

Property Mortgage
45.00Lacs.

76/7030

पावती

Original/Duplicate

Tuesday, June 18, 2019

नोंदणी क्र.: 39म

9:10 AM

Regn.: 39M

पावती क्र.: 8420 दिनांक: 18/06/2019

गावाचे नाव: महाजनवाडी
दस्तऐवजाचा अनुक्रमांक: टनन4-7030-2019
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: दिपक शिवलाल पटेल

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 2060.00
पृथांची संख्या: 103

एकूण: ₹. 32060.00

आपणाम मूळ दस्त, बँकनेल प्रिंट, सूची-२ अंदाजे
9:37 AM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 4

वाजार मूल्य: ₹. 2623000/-
मोबदला ₹. 6600000/-
भरलेले मुद्रांक शुल्क: ₹. 396000/-

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ४

- 1) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002301559201920M दिनांक: 18/06/2019
वेकचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: ₹. 2060/-

Dipak

मूळ दस्तऐवज परत मिळाला



2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 7030/2019

नोंदणी :

Regn.63m

गावाचे नाव : महाजनवाडी

लेखाचा प्रकार करारनामा
 मोबदला 6600000
 बाजारभाव(भाडेपट्ट्याच्या तितपट्टाकार आकारणी देतो की ददार ते नमुद करावे) 2623000



भू-मापन, पोटहिस्सा व घरक्रमांक सल्यास)

1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती. , इतर माहिती. मौजे महाजनवाडी जूना सर्वे नं. 92,नवीन 13/1 मध्ये बांधली जाणारी आराध्या हायपार्क हि इमारतीत सदनिका क्रमांक. ए-1003,10 वा मजला,ए-बिंग,आराध्या हायपार्क,तिंभार इंटरनेशनल शाळे जवळ,महाजनवाडी,वेस्टर्न एक्सप्रेस हायवे,मिरा रोड पूर्व,ठाणे-401107. दस्तात नमुद केलेले क्षेत्रफळ 36.01 चौ.मिटर रेटा कारपेट व वाहनतळ क्षेत्रात एक वाहन पार्क करण्याचे अधिकार सह.((Survey Number : जूना सर्वे नं. 92, नवीन 13/1 ;))

5) क्षेत्रफळ

1) 39.61 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मन वास्तुकॉन एल.एल.पी चे अधिकृत हस्ताक्षरी श्री मुकेश एम. शेठ वरिष्ठ मुखत्यार श्री यश किशोर गजरे वय:-24; पत्ता:-, 12 वा मजला, कृशाल कमर्शियल कॉम्प्लेक्स, शोपर्स स्टोप च्या वर, चेंबूर पश्चिम,मुंबई-400089, जी. एम. रोड, चेंबूर ज. MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-ACRFSS663E

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-दिपक शिवलाल पटेल वय:-47; पत्ता:-रूम नं. 601, -, पटेल अपार्टमेंट, मूवी जेन थियेटर समोर, मराठा कॉलोनी, दहिसर पूर्व, मुंबई-400068, मराठा कॉलोनी रोड, दहिसर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400068 पॅन नं:-AIPPP9985Q

(9) दस्तऐवज करून दिल्याचा दिनांक

16/06/2019

(10) दस्त नोंदणी केल्याचा दिनांक

18/06/2019

(11) अनुक्रमांक, खंड व पृष्ठ

7030/2019

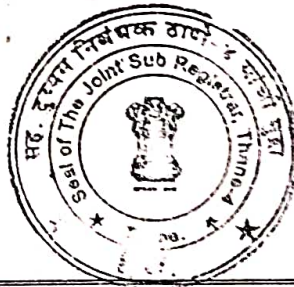
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

396000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर



सह दुय्यम निबंधक वर्ग-२
 ठाणे क्र. ४

मुल्यांकनासाठी दिचारात घेतलेला तपशील:-

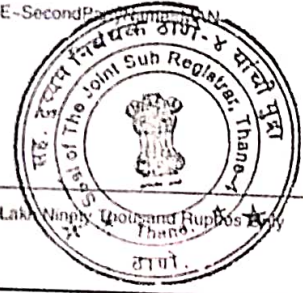
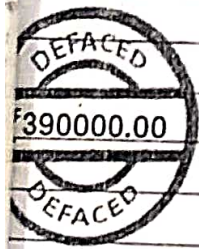
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

CHALLAN
MTR Form Number-6



MH002301559201920M		BARCODE		Date	04/06/2019-16:48:19	Form ID	25.2
Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID (If Any)					
Registration Fee		PAN No.(If Applicable)		AIPPP9985Q			
Name THN4_THANE NO 4 JOINT SUB REGISTRA		Full Name		DEEPAK SHIVLAL PATEL			
Location THANE		Flat/Block No.		FLAT NO.A-1003, 10TH FLOOR, AARADHYA			
2019-2020 One Time		Premises/Building		HIGHPARK PHASE-1, NEAR DAHISAR CHECK			
Account Head Details		Amount In Rs.		NAKA			
0046401 Stamp Duty		360000.00		Road/Street		MAHAJANWADI / WESTERN EXPRESS HIGHWAY	
30053301 Registration Fee		30000.00		Area/Locality		MIRA ROAD EAST / DIST. THANE	
				Town/City/District			
				PIN		4 0 1 1 0 7	
				Remarks (If Any)			
				PAN2=ACRFS8663E-Second Phase PAN VASTUCON			
				LLP-CA=6600000			
Total		3,90,000.00		Amount In Words		Three Lakhs Ninety Thousand Rupees Only	
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.		69103332019060616043 218095088	
Cheque/DD No.		Bank Date		RBI Date		06/06/2019-17:45:47 07/06/2019	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No , Date		100 , 07/06/2019			
Department ID		Validity unknown		Mobile No. :		9987060642	
NOTE: This challan is to be registered in Sub Registrar office only. Not valid for unregistered document.							
Digitally signed by D. N. N. - 8							
VIRTUAL TREASURY							
MUMBAI 02							
Date: 2019.06.18							
09:10:20 IST							
Reason for Signature							
Challan Defaced Document							
Location: India							
No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount		
(S)-76-7030		0001542242201920	18/06/2019-09:10:17	IGR116	30000.00		



Digitally signed by D. N. N. - 8
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.06.18
09:10:20 IST
Reason for Signature
Challan Defaced Document
Location: India

दस्तावेज क्रमांक 60030 / 2019
9/903

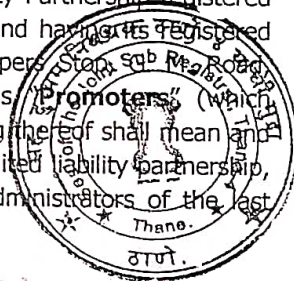
D. N. N.

AGREEMENT FOR SALE

THIS AGREEMENT made at Thane this 16th day of June in the year Two Thousand and Nineteen.

BETWEEN

MAN VASTUCON LLP, (PAN: ACRFS8663E) a Limited Liability Partnership registered under the provisions of Limited Liability Partnership Act, 2008 and having its registered office at 12th Floor, Krushal Commercial Complex, above Shoppers Stop, Subhash Road, Chembur (w), Mumbai- 400 089, hereinafter referred to as "**Promoters**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partners or partner for the time being of the said limited liability partnership, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and their or his assigns) of the first part;



AND

DEEPAK SHIVLAL PATEL (PAN: **AIPPP99850**),
(PAN: _____),
(PAN: _____),
(PAN: _____),
(PAN: _____),

having address at Room No.- 601, Patel Apartment, Maratha Colony Road, Opp. Movie Gem Theatre, Maratha Colony, Dahisar (East), Mumbai - 400068. hereinafter referred to as the "**Purchaser(s)**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include (a) in case of individual(s), his/her/their respective heirs, executors, administrators, and permitted assigns; (b) in case of a Partnership Firm, its partners for the time being, the survivors or the last survivor of them and heirs, executors, administrators or the permitted assigns of such last survivor of them; (a) in case of Hindu Undivided Family, the HUF, the members and the coparceners of HUF and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member; and (d) In case of a Company, LLP and body corporate, its successors and permitted assigns); of the second part.

(The Promoters and the Purchaser(s) are, wherever the context so requires, hereinafter individually referred to as "Party" and collectively as the "Parties")

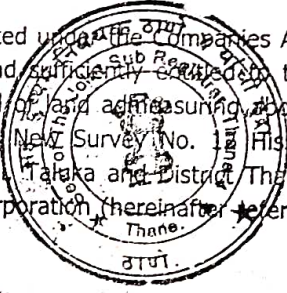
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दस्त क्रमांक 10030/२०१९
५/९०३

WHEREAS:

- A. Originally one Estate Investment Company Private Limited (formerly known as "The Estate Investment Company Limited" and hereinafter referred to as "EICPL") was seized and possessed of and was well and sufficiently entitled to the property being all that the piece and parcel of land and ground admeasuring about 59,700 square meters, forming part of the land bearing Old Survey No. 92 (corresponding New Survey No. 13/1) situate, lying and being at Village Mahajarwadi (earlier Village Mire), Taluka and District Thane within the jurisdiction of Mira Bhayandar Municipal Corporation, hereinafter referred to as "**Survey No. 92 Property**";
- B. By and under an Agreement for Joint Venture dated 24th February, 2007 ("**Joint Venture Agreement**") entered into between Conwood Construction Company Private Limited ("**Conwood**") and D. B. Realty Limited ("**DB**"), Conwood and DB in joint venture or as an Association of Persons to be known as "**Conwood DB Joint Venture**", subject to Conwood, complying with the obligations undertaken by it thereunder, agreed to undertake, commence, carry on and complete work of development of the said Survey No. 92 Property, on "as is where is basis";
- C. By and under a Development Agreement dated 16th April, 2007 registered under Sr. No. TNN/5971 of 2007 ("**Development Agreement**"), entered into between The Estate Investment Company Pvt. Ltd. ("**the Owners**") and Conwood Construction Company Private Limited ("**the Developers**"), the Owners therein granted unto the Developers, the right to develop the said Survey No. 92 Property, on an "as is where is basis" as regards its physical condition and title thereof, for the consideration and subject to the terms and conditions therein recorded;
- D. By and under a Deed of Assignment of Development Rights dated 19th August 2015 registered under Sr. No. TNN-33/12106/2015 ("**the Assignment Deed**") entered into between Conwood DB JV and Man Vastucon LLP (the Promoters herein and therein referred to as "Man Vastucon") and The Estate Investment Company Private Limited ("EICPL") and Conwood Constructions & Developers Private Limited ("CCDPL") and DB Realty Limited ("DB Realty") at or for the consideration and on the terms and conditions more particularly recorded therein, the Promoters herein have acquired exclusive development rights in respect of Survey No. 92 Property and more particularly described in the **Schedule I** hereunder written. The said Survey no. 92 Property is demarcated in Red coloured boundary line on the plan hereto annexed and marked "**Annexure A**". The 7/12 Extracts in respect of the Survey No. 92 Property is annexed hereto and marked as "**Annexure B**".
- E. Thereafter, by and under a Conveyance Deed dated 29th March 2017 registered on 5th July, 2017 under Sr. No. TNN-7/9355/2017, entered into between The Estate Investment Company Private Limited (as the Vendor) and Goan Hotels & Realty Private Limited ("Purchaser No. 1") and Horizontal Realty & Aviation Private Limited, ("Purchaser No. 2") and Eversmile Construction Company Private Limited ("Purchaser No. 3") (Purchaser No. 1, Purchaser No. 2 and Purchaser No. 3 being collectively referred to as "**the Purchasers**") and Conwood DB JV, the Conwood DB JV assigned and transferred unto the Purchasers jointly all its rights, entitlements and obligations under the Deed of Assignment of Development Rights dated 19th August 2015 and at the request and direction of Conwood DB JV, The Estate Investment Company Private Limited sold, transferred, conveyed and assigned 55% (fifty five percent) undivided right title and interest in favour of Purchaser No.1,

35% (thirty five percent) undivided right title and interest in favour of Purchaser No.2 and 10% (ten percent) undivided right title and interest in favour of Purchaser No.3 respectively, for the consideration and on the terms and conditions therein recorded, however, subject to the rights of Promoters under the said Deed of Assignment in respect of the said Survey no. 92 Property and also subject to the then existing mortgages.

- F. By and under a Deed of Modification of Deed of Assignment of Development Rights dated 19th August, 2015; dated 18th August 2017 ("**Modification Deed**") registered at the office of Sub-registrar at Thane under Serial No. TNN7-11769-2017, entered into between Conwood DB JV, Goan Hotels & Realty Private Limited (Owner No. 1) and Horizontal Realty and Aviation Private Limited, (Owner No. 2) and Eversmile Construction Company Private Limited (Owner No. 3) and Man Vastucon LLP (as the Developer), some of the terms of the Assignment Deed were modified in the manner and to the extent therein recorded.
- G. Pursuant to the development scheme and by and under the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7663/2016) recording handover of possession to Mira Bhayander Municipal Corporation an area 8717 sq. mtrs out of the S. No.92 Property that has been demarcated & reserved as 30 mtrs wide DP Road and further by and under the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7662/2016) recording handover of possession to Mira Bhayander Municipal Corporation an area admeasuring about 5255 sq. mtrs out of the S. No.92 Property that has been demarcated as Amenity Open Space.
- H. One Lion Pencils Limited, a company incorporated under the Companies Act, 1913, was seized and possessed of and was well and sufficiently described in the larger property including all that the piece and parcel of land admeasuring about 10509 sq. mtrs., bearing old Survey No. 260 (part) New Survey No. 1 Hissa no. 2, situate, lying and being at Village Mahajanwada, Taluka and District Thane within the jurisdiction of Mira Bhayandar Municipal Corporation (hereinafter referred to as "**Survey No. 260(p) Property**");
- I. By and under an Agreement for Joint Development dated 19th January, 2018 registered at the office of Sub-registrar at Thane under Serial No. TNN7-982-2018, entered into between Lion Pencils Limited ("Lion Pencil"), the Promoters herein, Goan Hotels & Realty Private Limited, Horizontal Realty and Aviation Private Limited and Eversmile Construction Company Private Limited; at or for the consideration and on the terms and conditions more particularly recorded therein, the Promoters herein have agreed to acquire exclusive development rights in respect of the said Survey No. 260(p) Property. The said Survey no. 260(p) Property is demarcated in Yellow coloured boundary line on the plan hereto annexed and marked "**Annexure A**" and is more particularly described in the **Schedule II** hereunder written.
- J. The Survey No. 92 Property and Survey No. 260(p) Property are hereinafter collectively referred to as "**the Larger Property**". Subject to what is stated hereinabove and approvals from the concerned authorities, the Promoters are proposing to undertake phase-wise development of the Larger Property in the name and style of "**Aaradhya HighPark**" ("**Project**"). In the event the Promoters acquire further adjacent land(s), then the same shall be included in the definition of "the Larger Property".

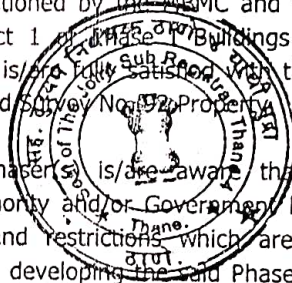


ट.न.न.-४
दस्त क्रमांक ६०३०/२०१९
६०/९०३

- K. The existing encroachments on the said Survey No. 92 Property are admeasuring on or about 2416 square meters.
- L. The Promoters are rightfully and sufficiently entitled to develop the said Survey No. 92 Property and are in use, occupation and possession of the same. By virtue of and subject to terms and conditions of aforesaid agreements/ documents, the Promoters have sole and exclusive right to sell the Flat(s)/Shops(s) in the buildings to be constructed by the Promoters on the said Survey No. 92 Property and to enter into Agreement(s) with Purchaser(s) of the premises and to receive the sale consideration in respect thereof.
- M. The Promoters are proposing to develop a portion of the said Survey No. 92 Property admeasuring approximately 15,776 sq. mtrs.; delineated in hatched Blue colour on the plan annexed hereto and marked "**Annexure A**" and more particularly described in the **Schedule III** hereunder written ("**Phase-I Land**"); by constructing 6 (Six) Buildings namely Wing A, Wing B, Wing C, Wing D, Wing E and Wing F; each consisting of 2 (Two) Basements, Ground/ Stilt Level, 2 (Two) Podiums, 1 (One) Fire Check Floor and up to 30 (thirty) habitable upper floors including Shops mentioned herein (hereinafter referred to as the "**Phase I Buildings**") by utilization of FSI (including but not limited to fungible FSI, free FSI, premium FSI, incentive FSI) and TDR or any other form of FSI as may be sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations as may be in force at present and/or at any time hereafter.
- N. For the aforesaid purpose the Promoters have appointed 'Disha Design Consultants' as the architect for preparing the plans of the Phase-I Buildings (hereinafter referred to as the "**Architect**") and have also appointed 'Mahimtura Consultants Private Limited' as the structural engineer for preparing designs, drawings and specifications for the construction of the Phase-I Buildings (hereinafter referred to as the "**Structural Engineer**");
- O. The Promoters through their Architects have prepared and submitted plans to the Mira Bhayander Municipal Corporation ("**MBMC**") and the MBMC has issued Commencement Certificate No. MBH/MNP/NR/3576/2018-19 dated 31st August, 2018 in respect of construction of the aforesaid Buildings, Shops and other Structures on terms and conditions more particularly mentioned therein. The copy of the latest Commencement Certificate is annexed and marked as "**Annexure C**". The Promoters shall from time to time make necessary applications for extension of the Commencement Certificate. The Promoters have informed the Purchaser(s) and accordingly, the Purchaser(s) is/are aware that the Promoters have obtained some of the approvals and have also got the layout sanctioned, certain other approvals (or amendments to current approvals) may be received from time to time and the Purchaser(s) has/have entered into this Agreement without any objection or demur and agree(s) not to raise and waive his/her/their right to raise any objection in that regard,
- P. A copy of the Title Report dated 11th September 2018 in respect of Survey No. 92 Property issued by M/s Juris Corp; Advocates & Solicitors is hereto annexed and marked as "**Annexure D**" (hereinafter referred to as the "**Title Report**").

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- Q. The construction of 3 (Three) Buildings namely Wing A, Wing B and Wing C; each consisting of 2 (Two) Basements, Ground/Stilt Level, 2 (Two) Podiums, 1 (One) Fire Check Floor and up to 30 (thirty) habitable upper floors including Shops from/ below Wings A to F (hereinafter referred to as the "Project 1 of Phase I Buildings"); comprised in Phase I Buildings (as defined hereinabove) has been registered by Promoters under provisions of the Real Estate (Regulations and Development) Act, 2016 (RERA) and rules made thereunder; having registration no. P51700017865. The copy of the RERA Registration Certificate is annexed and marked as "Annexure E". The Promoters have disclosed the plinth area of 4,816.23 sq. mtrs. of the Project 1 of Phase I Buildings as the plot area for registration with the RERA authorities. Under provisions of the Real Estate (Regulations and Development) Act, 2016 ("RERA") and rules made thereunder, Man Vastucon LLP shall be the Promoter and Goan Hotels & Realty Private Limited, Horizontal Realty & Aviation Private Limited and Eversmile Construction Company Private Limited shall collectively be the Co-Promoters.
- R. As regards development of Wings D, E and F on Phase I Land shall be registered by the Promoters as an Independent project(s) with RERA (as defined herein) authorities.
- S. On demand by the Purchaser(s), the Promoters have given to the Purchaser(s) inspection of all title documents relating to the Survey No. 92 Property including documents mentioned herein above and the plans, layout, designs, specifications prepared by the Architects and approved/sanctioned by the MBMC and all such other documents pertaining to the said Project 1 of Phase I Buildings as are specified under the RERA and the Purchaser(s) is/are fully satisfied with the right and authority of the Promoters to develop the said Survey No. 92 Property.
- T. The Promoters have informed and the Purchaser(s) is/are aware that while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Phase-I Land and undertaking the said Project 1 of Phase-I and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Project 1 of Phase-I Buildings shall be granted by the concerned local authority.
- U. The Purchaser(s) being desirous of acquiring a Flat in the said Project 1 of Phase I Buildings, has applied to the Promoters to allot a Flat along with the right to park car(s) in the car parking areas more particularly described in the **Part A of Schedule IV** (hereinafter referred to as the "Flat") at or for the consideration and subject to the terms and conditions more particularly described in the **Part B of Schedule IV**. It is clarified that sale of the said Flat is on the basis of RERA carpet area only. The copy of floor plan is hereto annexed and marked as "Annexure F", whereon the said Flat has been hatched by red colour.
- V. The Purchaser(s) have prior to the execution of these presents paid to the Promoters an amount as described in **Part B of Schedule IV** as part payment of the sale price of the Flat agreed to be purchased by the Purchaser(s) (the payment and receipt whereof the Promoters doth hereby admit and acknowledge). The said amount includes Earnest Money Deposit (hereinafter referred to as "EMD") as mentioned in **Part B of Schedule IV**. The Purchaser(s) has/have agreed to pay to the Promoters the balance of the sale price of the Flat in the manner mentioned in **Part B of Schedule IV**.



or for the consideration and subject to the terms and conditions more particularly described in the Part B of Schedule IV . It is clarified that sale of the said Flat is on the basis of RERA carpet area only. The copy of floor plan is hereto annexed and marked as "Annexure F", whereon the said Flat has been hatched by red colour.
2020/2019 e/903

- W. The Promoters have availed Loan/construction finance and to secure the same, the Promoters have created a mortgage on its interest in the said Survey no. 92 Property and the Buildings in favour of such Lenders. The Lenders have issued NOC for the sale of the said Flat, a copy of which is hereto annexed and marked as **Annexure G.**
- X. This Agreement is entered into subject to the terms and conditions hereto before or after recited, documents referred to herein and the terms and conditions imposed by the concerned authorities and also subject to variations modifications as may be approved by the authorities/ other public authorities from time to time;
- Y. In the above circumstances, the parties hereto have agreed to execute this Agreement as hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. AGREEMENT:

- 1.1 The recitals contained above form an integral and operative part of this Agreement, as if the same were set out and incorporated herein seriatim. The Purchaser(s) hereby confirm/s that he/she/they has/have fully read and understood the foregoing recitals and has/have agreed that the Promoters shall be entitled to develop the Survey No. 92 Property. The Purchaser(s) also confirm/s, agree/s and declare/s that the consideration agreed to be paid by him/her/it/them under this Agreement is in respect of the Flat and also in the common fixtures, fittings and ~~other amenities~~ and he/she/they shall have no right or claim and/or will not make any claim of any other portion of the Larger Property or any part thereof.
- 1.2 The Promoters have the sole and exclusive development rights in all that piece and parcel of the Survey No. 92 Property and shall construct the Project 1 of Phase I Buildings to be part of "Aaradhya HighPark" ("Project") in accordance with the plans, layout, designs and specifications sanctioned/ to be sanctioned by MBMC and other concerned authorities from time to time. The Promoters shall obtain prior consent of the Purchaser(s) in respect of variations or modifications which may adversely affect the Flat of the Purchaser(s); except any alterations or additions pursuant to requirements of any Government authorities or due to change in applicable laws.

४३.३.-४

The Promoters state that the Floor Space Index (FSI) (including but not limited to TDR, (Compensatory FSI or FSI available on payment of premium, Additional FSI, Pro-rata FSI or FSI available as incentive FSI by implementing various schemes and or any other benefit of FSI as available under Development Control Regulations from time to time) proposed to be utilised and sanctioned for the Project 1 of Phase I buildings is on or about 37500 sq. mtrs. The residual FSI on the said Larger Property, not consumed will be available to the Promoters till full utilisation of the Larger Land. The Promoters have disclosed the FSI proposed to be utilised for the Project 1 of Phase I Buildings and the Purchaser(s) has/have agreed to purchase the said Flat based on the proposed construction to be carried out by the Promoters on the Larger Land and on understanding that the balance FSI shall belong to the Promoters only.

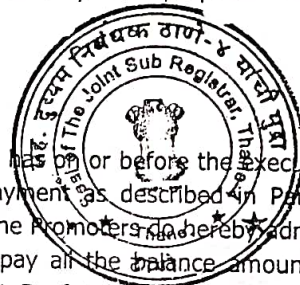
1.4 The Purchaser(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser(s), subject to the provisions of these presents, a Flat in the said Project 1 of Phase I Buildings along with the right to park car(s) in the car parking areas more particularly described in the **Part A of Schedule IV** and hatched in red colour on the floor plan being "**Annexure F**" TOGETHER WITH the proportionate undivided share, right, title and interest in the 'common areas, amenities and facilities' as intended to be used in common with the Promoters and/or the nominee(s)/ allottee(s)/ transferee(s) of the Promoters more particularly described in **Schedule V** and and the 'fixtures and fittings' to be provided in the Premises more particularly described in **Schedule VI**, hereunder written (all of which are hereinafter collectively referred to as "**the Premises**") at or for total consideration amount as described in **Part B of Schedule IV** (hereinafter referred to as the "**Total Consideration**"). The car parking number(s) shall be assigned and communicated at the time of handing over possession of the said Premises to the Purchaser(s).

1.5 The Purchaser(s) shall not use the Premises for any purpose other than residence and shall not use the Flat for guest house or any commercial activities, as the case may be, without prior written permission of the Promoters/ co-operative society, as the case may be, and of the local authorities. The Purchaser(s) shall also not use the Car Parking(s) allotted to him/her/them for any other purpose other than for parking vehicle(s).

2. PAYMENT:

2.1 Out of the Total Consideration, the Purchaser(s) has on or before the execution of this Agreement paid to the Promoters part payment as described in Part B of Schedule IV (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Purchaser(s) agrees to pay all the balance amounts and other amounts in the manner provided in Part B of Schedule IV including the instalments (time being of the essence).

2.2 The Purchaser(s) agrees and undertakes to pay the Total Consideration and all other amounts payable in terms hereof from his/her/their own bank accounts and legitimate resources only. The Promoters shall not be obliged to accept amounts from any person other than the Purchaser(s) herein. The Promoters shall not be responsible towards any third party making any payments or remittances on behalf of Purchaser(s) and such third party shall not have any right in the Premises and the Promoters shall issue payment receipts in the name of Purchaser(s) only. Further in case of cancellation of Premises in accordance with provisions of this Agreement, all refunds (subject to deductions) shall be made in the name of Purchaser(s) only.



पुणे (१) ४
१०/३०/१९
११/१०३

2.3 The Purchaser(s) is/are aware that the Purchaser(s) is/are required to deduct tax at source (TDS) in accordance with the applicable rates as per the Income Tax Act, 1961. The Purchaser(s) shall pay the tax deducted to the government and deliver the relevant TDS certificate, challans, receipts and other relevant documents relating to each payment, to the Promoters as per the provisions of the Income-tax Act, 1961 and the rules made thereunder. Any delay in making the payment and/or taxes as aforesaid, the Purchaser(s) shall be liable to pay the interest and/or any penalty levied by the concerned authority/ies in respect thereof.

10.18 Notwithstanding anything contained herein, it is agreed between the parties hereto that the sample flat if any, constructed by the Promoters and all furniture, items, electronic goods, amenities etc. provided therein are only for the purposes of show casing the premises, and the Promoters is not liable, required and/or obligated to provide any furniture, items, electronic goods, amenities etc. as displayed in the said sample flat, other than as expressly agreed by the Promoters under this Agreement.

THE SCHEDULE I ABOVE REFERRED TO
SURVEY NO. 92 PROPERTY

All that piece and parcel of land admeasuring approx. 59,700 sq. mtrs bearing old Survey No. 92 (corresponding New Survey No.13/1) Village Mahajanwadi, Taluka and District Thane, within the jurisdiction of Mira Bhayandar Municipal Corporation; subject to the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7663/2016) recording handover of possession to Mira Bhayander Municipal Corporation an area 8717 sq. mtrs out of the S. No.92 Property that has been demarcated & reserved as 30 mtrs wide DP Road and further subject to the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7662/2016) recording handover of possession to Mira Bhayander Municipal Corporation an area 5255 sq. mtrs out of the S. No.92 Property that has been demarcated as Amenity Open Space.

THE SCHEDULE II ABOVE REFERRED TO
THE LION PENCIL LAND



All that the piece and parcel of land bearing old Survey No. 260(part), New Survey No. 12, Hissa No. 2, admeasuring on or about 10509 sq. mts., situated at Village Mahajanwadi, Taluka and District Thane, within the jurisdiction of Mira Bhayandar Municipal Corporation

THE SCHEDULE III ABOVE REFERRED TO
THE PHASE I LAND

Land admeasuring approx. 15,776 sq. mtrs forming part of the Survey No. 92 Property defined in Schedule I above located at Village Mahajanwadi, Taluka and District Thane, within the jurisdiction of Mira Bhayandar Municipal Corporation

[Handwritten signature]

[Handwritten signature]

द.स.स.-४
दस्त क्रमांक ७०३० / १९९९
२० / १०३

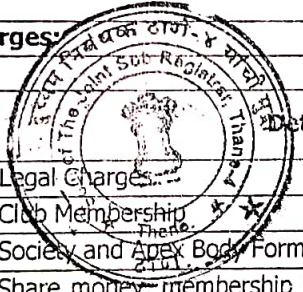
**THE SCHEDULE IV ABOVE REFERRED TO
DESCRIPTION OF THE SAID FLAT, CAR PARKING,
CONSIDERATION & PAYMENT TERMS**

PART A	
Details of Flat	<p>Flat bearing number <u>A-1003</u>, admeasuring on or about <u>36.01</u> sq. mtr. of RERA Carpet Area on the <u>10th</u> floor of the Wing "A" of the Project 1 of Phase I Buildings together with the right to park <u>01 (One)</u> car(s) in the car parking area of the Project to be known as "<u>Aaradhy HighPark</u>" located at Western Express Highway, Near Singapore International School, Mahajanwadi, Mira Road East, Thane- 401107</p> <p>RERA carpet area means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls</p>

PART B	
Total Consideration (excluding all applicable taxes and other charges)	Rs. 6,600,000.00 (Rupees Sixty Six Lakh Only)
Amount received (excluding all applicable taxes and other charges)	Rs. 594,000.00 (Rupees Five Lakh Ninety Four Thousand Only) including Earnest Money Deposit of Rs. <u>100,000.00 (Rupees One Lakh Only)</u>

Other Charges:

Sr. No.	Details	Amount
1	Legal Charges	20,000.00
2	Club Membership	Free
3	Society and Apex Body Formation Charges	15,000.00
4	Share money, membership application and entrance fee of the society	600.00
5	Charges payable towards installation of utilities including electricity meter, water connection to building	40,000.00
6	Infrastructure and Development Charges	165,000.00
7	Advance deposit for the maintenance, management and upkeep of the building as also taxes and other outgoings for 12 months (excluding property tax)	37,152.00
8	Fit-out Deposit (Refundable)	100,000.00
9	Corpus fund	38,700.00
Total Rupees Four Lakh Sixteen Thousand Four Hundred Fifty Two Only		416,452.00

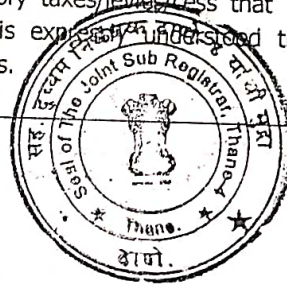


दस्तावेज क्र.मांक 10030/17099

Payment Schedule:

Details	%	Amount (Rs.)
On Booking	10%	660,000.00
On completion of excavation	5%	330,000.00
On completion of basement 2	10%	660,000.00
On completion of basement 1	10%	660,000.00
On completion of podium 1	5%	330,000.00
On completion of stilt	5%	330,000.00
On completion of 2 nd floor slab	2.5%	165,000.00
On completion of 6 th floor slab	2.5%	165,000.00
On completion of 9 th floor slab	2.5%	165,000.00
On completion of 12 th floor slab	2.5%	165,000.00
On completion of 15 th floor slab	2.5%	165,000.00
On completion of 18 th floor slab	2.5%	165,000.00
On completion of 21 st floor slab	2.5%	165,000.00
On completion of 24 th floor slab	2.5%	165,000.00
On completion of 27 th floor slab	2.5%	165,000.00
On completion of terrace slab	2.5%	165,000.00
On completion of walls and plaster/ gypsum	4%	264,000.00
On completion of flooring, doors, windows and sanitary fittings and staircases, liftwells, lobbies	5%	330,000.00
On completion of terraces with water proofing of the building	5%	330,000.00
On completion of external plumbing, external plaster, elevation of the building, lifts and water pumps and electrical fittings	10%	660,000.00
On possession	6%	396,000.00
Total Rupees Sixty Six Lakh Only	100%	6,600,000.00

All taxes including Goods and Service Tax or any other statutory taxes/levies/cess that may be imposed as applicable shall be paid by the Purchaser(s). It is expressly understood that the consideration mentioned herein do not include any taxes/levies/cess.




ट.न.न.-४
दस्ता क्रमांक ७०३०.१२०११
२९/१०३

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED
By the within named Developers
MAN VASTUCON LLP
by the hand of its Designated Partner/
Authorised Signatory

For MAN VASTUCON LLP


Authorised Signatory



Mukesh M. Sheth.

In the presence of

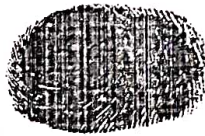
Vishal Vishant Shah



SIGNED AND DELIVERED
by the within named Purchaser(s)

DEEPAK SHIVLAL PATEL





_____ x _____

_____ x _____

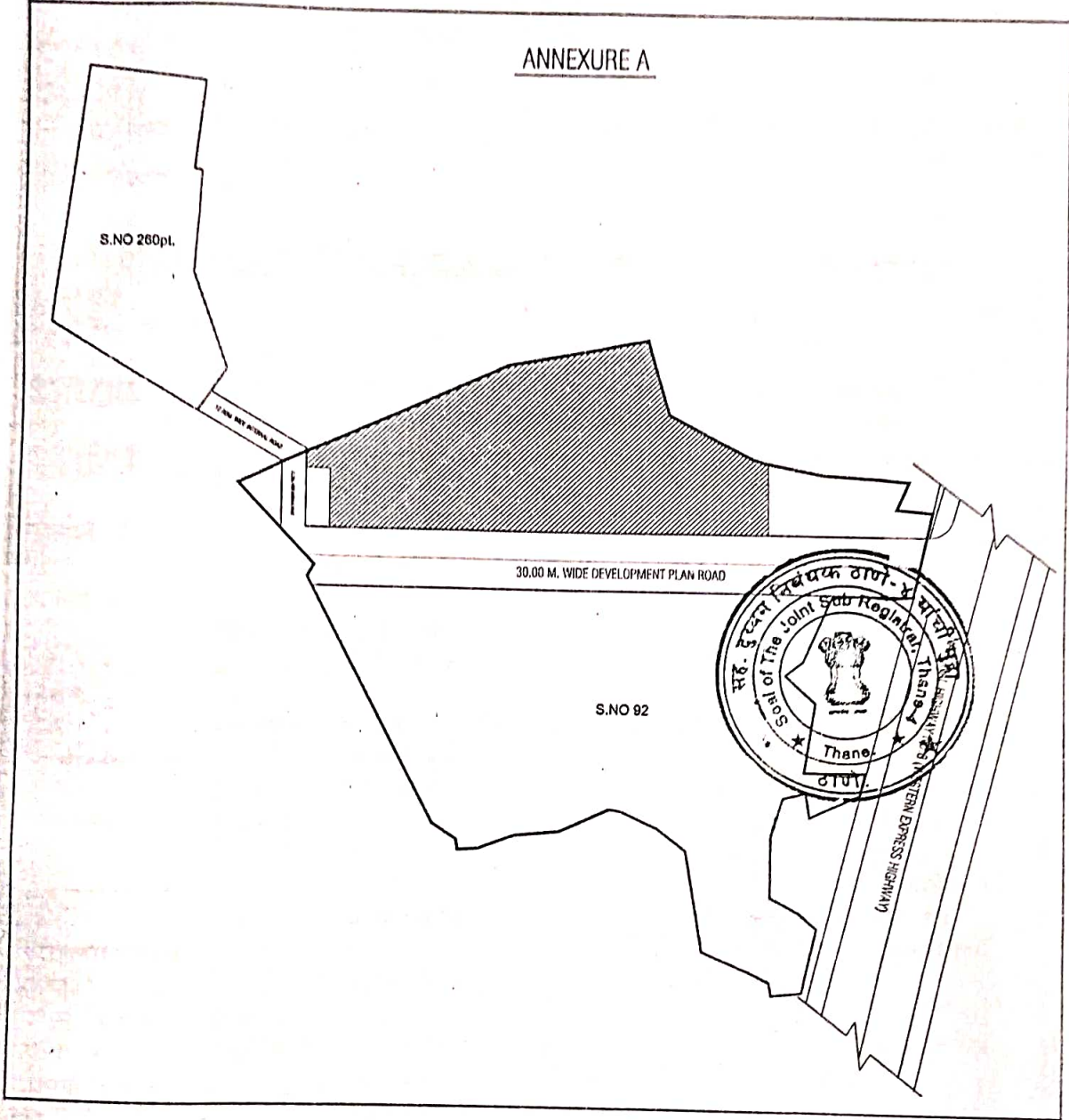
ट.न.न.-४
दस्त क्रमांक 20030/2019
39/903

In the presence of

Rajesh [Raju Prem Sobedi]

J.D. Patel [Nigisha²⁷ Deepak Patel]

ANNEXURE A



ट.न.न.-४
दस्त क्रमांक 10030 12029
33/903

सहस्रिलवार ठाणे
 सहस्रिलवार कार्यालय ठाणे, ठाणे स्टेशन रोड ठाणे (पश्चिम), ता.कहा ठाणे, जि.ठाणे
 पिन कोड : ४०० ६०१
 पुरवणी क्रमांक ०१२ २५७३१२५७

N.A. 7091

क्र.महसुल/क-१/टे-२/जमिनीस/SR-६६/२०१७/०८

दिनांक: ७/०१/२०१८
 ६/०१/१८



मि. ए. ए. इन्स्ट्रुमेंट पब्लिशिंग

विषय : मौजे महाजनवाडी, जुना स.नं.१२/१, नविन स.नं.१३/१ मधील जमिनीसाठी मि.रा. माईदर महानगरपालिका मंडळ विकास आराखड्यानुसार दाखविलेल्या रविवास झोन नुसार रूपांतरित कर सातणे जागत.

आपला दिनांक २३/०४/२०१७ रोजीचा अर्ज
 म.रा.माईदर शासन, महसुल विभाग वन विभाग चौथ्या मंजूर महाराष्ट्र जमिन
 महसुल संहिता (सुधारणा) अध्यादेश २०१७, अंतिम सुचना
 दि.०५/०१/२०१७

उपरोक्त विभागात संपत्तीय अर्जांवर आपण मौजे महाजनवाडी, जुना स.नं.१२/१, नविन स.नं.१३/१, क्षेत्र ५९,७००.०० चौ.मी. पैकी ५०,९८३.०० चौ.मी. या भौगोलिक क्षेत्रात अकृषिक कारणाकरीता अकृषिक आकारणी व रूपांतरित कर भरून घेणेबाबत या कार्यालयाला विनंती अर्ज सादर केलेला आहे.

शासन महसुल व वन विभाग चौथ्या मंजूर स.नं. २०१७ चा महाराष्ट्र अध्यादेश क्र.०५/०१/२०१७ (महाराष्ट्र जमिन महसुल संहिता १९६६) यात आणखी सुधारणा करण्यासाठी अध्यादेश क्र.०५/०१/२०१७ अर्जा करणेत येऊन ठरलेले संहिता कलम ४२ अन्वयेत अर्ज, अर्ज करून घ्यावेत असा विचार करणेत येऊन सुधारणा करण्यात आलेली आहे.

या अधिसूचनेनुसार या क्षेत्रात रूपांतरित कर भरून घेणे व अकृषिक आकारणी करणे आवश्यक आहे. मि.रा. माईदर महानगरपालिका क्षेत्राच्या मंडळ विकास आराखड्यानुसार या क्षेत्रात विभागात समाविष्ट करण्यात आलेली आहे. त्यानुसार मौजे महाजनवाडी, जुना स.नं.१२/१, नविन स.नं.१३/१, क्षेत्र ५९,७००.०० चौ.मी. पैकी ५०,९८३.०० चौ.मी. या क्षेत्रात अकृषिक आकारणी करणे आवश्यक आहे. अकृषिक आकारणी व रूपांतरित कर भरून घेणेबाबत या कार्यालयाला विनंती अर्ज सादर केलेला आहे.

मौजे महाजनवाडी भूभागाकरीता विनंतीची आकारणी कर १४,८६,४२९.००
 अकृषिक आकारणी कर १४,८६,४२९.००
 रूपांतरित कर १४,८६,४२९.००
 अकृषिक कर १४,८६,४२९.००

आपण करे वरीलप्रमाणे अकृषिक कर व रूपांतरित कर मिळवून शीगरी एकूण रक्कम रुपये ४५,४२,५८७/- मात्र या कार्यालयाला चलनादर (SBI GOVT B- COLLECTION A/C NO.३२१२२२२५५४९) शासनमार्फत केलेले तद. नियोजित प्राधिकारी यांचेकडून बांधकामाबाबत शा.प. भंयवलगी (POD /CC) मौजे महाजनवाडी, जुना स.नं.१२/१, नविन स.नं.१३/१, क्षेत्र ५९,७००.०० चौ.मी. पैकी ५०,९८३.०० चौ.मी. या अर्जाबाबत १२/१२ उतारे, अ. अधिकार परवानगीच्या प्रमाणपत्राच्या अतीसह मा. जिल्हाधिकारी कार्यालयाला सच.द. सि.व्ही.को.मी. अर्ज सादर करावा.

TRIP COPY
 ANSARU SHARDELL
 NOTARY
 GOVT. OF INDIA

सहस्रिलवार ठाणे

11.2 APR 2018

द.न.न.-४
दस्त क्रमांक 10030/१०१९
3E/903

ANNEXURE C

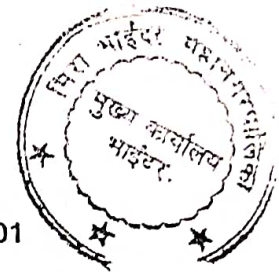
मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.),

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - 401 101

जा.क्र. मिभा / मनपा / नर / 3464 / 2015-16

दिनांक - 31/07/2018



प्रति,

अधिकार पत्रधारक - मे. मनवास्तु कॉन् एल.एल.पी.

द्वारा - वास्तुविशारद - मे. दिशा डिझाइन कन्सल्टंट

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - महाजनवाडी

स.क्र. 13(92)/पे. व 12(260)/पे., स.क्र. 6(85)/5

या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र

मिळणेबाबत.

संदर्भ :- 1) आपला दि.06/07/2018 चा अर्ज.

2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील मौजे महाजनवाडी.

स.क्र.92/पे. या जागेसाठी नागरी जमिन कमाल धारणा यांचेकडील पत्र

क्र.सी/युएलसी/टे-5/6(1)/एसआर-6/928 दि.29/01/2009 अन्वये 10(1) ची

कार्यवाही रद्द झाल्याबाबत आदेश, स.क्र.260/पे., व स.क्र.6(85)/5 या जागेसाठी

युएलसी/टिए/डब्ल्यूएसएचएस-20/एसआर-1137 दि.23/04/2001 अन्वये कलम 20

चे आदेश.

3) मा. जिल्हाधिकारी ठाणे यांचेकडील स.क्र. 85/5 साठी क्र.

महसूल/क-1/टे-2/जमिनबाब/एसआर-66/2007 दि.06/02/2018 अन्वयेचे

रुपांतरित कर भरणा केल्याची पावतीपत्र स.क्र. 85/5 साठी मा. महसूल/क-

1/टे-1/एनएपी/एसआर-111/2002 दि.02/09/2002 नसेच स.क्र. 260/पे.

साठी क्र. महसूल/क-1/टे-1/एनएपी/ एसआर-98/2008 दि.08/05/2008

अन्वयेचे अकृषिक आदेश.

4) दी इस्टेट इनवेस्टमेंट प्रा.लि. यांचेकडील पत्र क्र. 33/275 दि.11/01/2010

अन्वयेचा नाहरकत दाखला.

5) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/3464/2015-16 दि.30/11/2015

अन्वये बांधकाम परवानगी.

6) विकासकाचे दि.29/08/2018 रोजीचे शपथपत्र.

:- सुधारीत बांधकाम प्रारंभपत्र :- (सुधारीत नकाशे मंजूरीसह)

(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - महाजनवाडी सि.स.नं./सर्वे क्र./हिस्सा क्र. स.क्र. 13(92)/पे. व 12(260)/पे., स.क्र. 6(85)/5 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

1) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शिलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.

2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.

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हक्कात नसलेल्या जागेवर	दस्त क्रमांक 2030/12018
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- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चर्टईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजुला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत विकसक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकीकृत जबाबदार वाद अंतर्गत झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधित व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पाँच मार्ग उपलब्ध असल्याची या जागेच्या इटी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे अनिवार्य आहे.
- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.
- 10) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय

ट. मंजूर बांधकाम करण्यात येऊ नये.

11) इमारतीचे अग्निशमन तरतूद, पाण्याची जमिनीवरील व इमारतीवरील अशा दस्त क्रमांक देऊ टाकण्या, येणे इलेक्ट्रिक पंपसेटसह तरतूद केलेली असली पाहिजे.

12) महानगरपालिकेच्या आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल.

- 13) अर्जदाराने स.क्र. / हि.क्र. मोजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अफृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- 14) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- 15) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- 16) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमानुसार अनाधिकृत ठरते. नियमानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करणारा येईल.
- 17) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणारे नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- 18) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील धारा क्र. १३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.
- 19) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
- 1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
 - 2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होणे नसल्याचे निदर्शनास आल्यास.
 - 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर १९१९ अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
 - 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.

शर्तीचे पालन होणे नसल्याचे
अधिनियम १९६६ व इतर १९१९
होत असल्यास अथवा वापरात

- 20) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stillt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- 21) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र 8717.00 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त घटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 22) मंजूर बांधकाम नकाशातील 15.00 मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे ' नाहरकत प्रमाणपत्र ' सादर करणे बंधनकारक आहे.
- 23) जागेवर प्रत्यक्ष बांधकाम करण्यापूर्वी Eco-Sensitive Zone च्या अनुषंगाने सक्षम प्राधिकरणास नोंदणीकृत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 24) सदरची जागेच्या पर्यावरण क्षेत्रामध्ये येत नसल्याबाबत पर्यावरण विभागामार्फत घ्यावी करून घेणे तसेच त्याबाबतची सर्वस्वी संपुर्ण जबाबदारी विकासक व वास्तुविशारद यांची राहणार असून महानगरपालिका जबाबदार असणार नाही.
- 25) जोत्याच्या दाखल्याची नोंदणी करणेपूर्वी पर्यावरण विभागाकडील सुधारित नाहरकत दाखला सादर करणे आवश्यक आहे.
- 26) जोत्याच्या दाखल्यापूर्वी राष्ट्रीय महामार्ग क्र. 8 यांचेकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 27) जोत्याच्या दाखल्यापूर्वी सादर प्रस्तावाप्रमाणे दुरुस्तीसह अद्यावत मालमत्ता पत्रक सादर करणे आपणावर बंधनकारक राहिल.
- 28) जोत्याच्या दाखल्यापूर्वी स.क्र. 12(260)/पैकी व स.क्र. 85/5 या जागेपैकी या योजनेखालील जागेच्या मालकीहक्काची अद्यावत नोंदणीकृत करारनामा करून अद्यावत कागदपत्रे सादर करणे आपणावर बंधनकारक राहिल.
- 29) आपण सादर केलेल्या शपथपत्रप्रमाणे आर.जी. मध्ये कायमस्वरुपी पाण्याच्या स्त्रोत निर्माण करणेसाठी नोंदने विहीरीचे खोदकाम व बांधकाम करणे बंधनकारक राहिल.
- 30) जागेतील अग्निशमन असलेल्या तीन रहिवाश्यांना घरे बांधून देण्याची जबाबदारी आपणावर राहिल.
- 31) सदरची सुधारित बांधकाम प्रमाणगी 70.00 मी. उंचीच्या मर्यादित असून 70.00 मी. उंचीवरील बांधकाम बांधकामासाठी प्रस्तावित High Rise Committee ची मान्यता घेवून, जर High Rise Committee ने बदल सुचविले तर त्याप्रमाणे पुर्तता करणेसह सुधारित नकाशे सादर करून मंजूरी प्राप्त करून घेणे आपणावर बंधनकारक राहिल.
- 32) जोत्याच्या दाखल्यापूर्वी प्रस्तावित जागेतील दर्शविलेले नागरी सुविधा क्षेत्राची जागा (2237.70 चौ.मी.) मिरा भाईंदर महानगरपालिकेकडे नोंदणीकृत करारनामा करून हस्तांतरीत करणे आपणावर बंधनकारक राहिल.

जा.स.मनजा/नं. 3744/2018-92 दि. 31/07/2018

- 33) सदर रेखांकनात दर्शविलेले तात्पूरत्या साईट ऑफिससाठी दिलेली परवानगीस सहा महिन्यासाठी असून सदर मुदतीनंतर मुदतवाढ घेणे तरोच बांधकाम पूर्ण झाल्यानंतर निष्कासीत करणे आपणावर बंधनकारक राहिल.
- 34) महाराष्ट्र शासनाच्या अग्निशमन सेवा विभागाकडील जा.क्र. MRS/51/2018/443, दि.03/07/2018 अन्वयेच्या नाहरकात दाखल्यात नमुद अटी व शर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- 35) सदर बांधकाम प्रारंभपत्रान्वये 70.00 मी. पर्यंतच्या मर्यादित असून त्यावरिल उंचीसाठी प्रस्तावित High Rise Committee च्या मान्यतेसाठी तत्वतः मान्यता देत आहे.
- 36) यासोबतच्या मंजूर नकाशाच्या आधारे High Rise Committee साठी पूर्वबांधीलकी गृहित धरता येणार नाही. तसेच सदर बाबतीत High Rise Committee चे धोरण व निर्णय अंतिम राहिल.
- 37) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका कोणत्याही जबाबदार राहणार नाही.
- 38) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रमाणे असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणित करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 39) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर इमारतीचा वापर परवाना प्राप्त करून घेणे व तदनुसार वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तितः कायदेशीर कार्यवाही करण्यात येईल.
- 40) या मंजूरीची मुदत एक वर्षापर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे तरतूदीनुसार विहित कालावाधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 41) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 42) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि.03/07/2018 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 43) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकांची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही.

तसेच याबाबत कोणत्याही प्रकारची विसंगती येईल.
दस्त क्रमांक 10030/2018
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25/11

- 44) सादर परवानगीन्चये खालीलप्रमाणेच्या इमारतीसाठी रेखांकन नकाशांना प्रस्तावित High Rise Committee च्या मान्यतेकरिता तत्वतः मंजूरी देण्यात येत आहे.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	विंग "अ"	1	2 बेसमेंट + पार्ट तळ + 2 पोजियम + 30	13041.20
2	विंग "बी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 30	12023.46
3	विंग "सी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 30	11326.68
4	विंग "डी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 23	7473.01
5	विंग "इ"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 1	410.04
6	विंग "एफ"	1	2 बेसमेंट + पार्ट तळ + 2 पोजियम + 1	1082.41
7	विंग "जी"	1	स्टिल्ट + 3 पार्ट	226.60
8	विंग "एच"	1	तळ + 1	251.14
9	विंग "आय"	1	पार्ट तळ + 4 पार्ट	823.04
10	हॉल	1	तळ मजला	85.00
			एकूण बांधकाम क्षेत्र	46742.58

- 45) वरिलप्रमाणेच्या इमारतीपैकी सद्यस्थितीत खालीलप्रमाणेच्या इमारतीसाठी त्यासमोर दर्शविल्याप्रमाणे बांधकाम परवानगी देण्यात येत आहे.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	विंग "अ"	1	2 बेसमेंट + पार्ट तळ + 2 पोजियम + 19	8524.91
2	विंग "बी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 19	7606.41
3	विंग "सी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 19	7163.63
4	विंग "डी"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 19	6147.77
5	विंग "इ"	1	2 बेसमेंट + स्टिल्ट + 2 पोजियम + 1	410.04
6	विंग "एफ"	1	2 बेसमेंट + पार्ट तळ + 2 पोजियम + 1	1082.41
7	विंग "जी"	1	स्टिल्ट + 3 पार्ट	226.60
8	विंग "एच"	1	तळ + 1	251.14
9	विंग "आय"	1	पार्ट तळ + 4 पार्ट	823.04
10	हॉल	1	तळ मजला	85.00
			एकूण बांधकाम क्षेत्र	32321.24 चौ.मी.

- 46) यापूर्वी पत्र क्र. मिभा/मनपा/नर/3464/2015-16 दि.30/11/2015 अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.

- 47) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटेक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

- 48) परतावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 49) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 50) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 51) मा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल. तसेच भोगवटा दाखल्यापूर्वी स.क्र. 92 साठीची सनद सादर करणे बंधनकारक राहिल.
- 52) शासन निर्देश क्र. TPS-1816/CR-443/16/RP Directives/UD-13, dt.13/04/2017 मधील अटीशर्तीचे पालन करणे बंधनकारक राहिल.
- 53) महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- 54) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणा-या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 55) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला घेण्यात येणे नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम 1986 व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 अन्वये विकासाचा खर्च गुन्म करून पुढील कार्यवाही करण्यात येईल.
- 56) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- 57) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 58) मंजूर विकास नियंत्रण नियमावलीमधील तरतूदीप्रमाणे आवश्यक वस्तु लागवड करणे बंधनकारक राहिल. आवश्यक वस्तु लागवड करणे
ट.न.न.-8
- 59) सदर गृहसंकुलातील रहिवाश्यांसाठी 5 टन क्षमतेच्या स्तंभिका खर्च निमित्त प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल. स्तंभिका खर्च निमित्त प्रकल्प
88/903
- 60) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.

२७/१०/१८

61) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

जा.क्र. मनपा / नर / 3445 / 2018-19

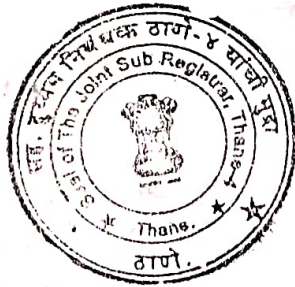
दि. 31/05/2018



आयुक्त
मिरा भाईंदर महानगरपालिका
24/8/18

प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

- १) विभाग प्रमुख
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग
- २) कर निर्धारक व संकलक अधिकारी
कर विभाग



ट.न.न.-४
दस्त क्रमांक 10030 / 2018
24/903



ANNEXURE

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700017865
Project: AARADHYA HIGHPARK - PROJECT 1 OF PHASE I at Bearing / CTS / Survey / Final Plot No.: S. NO. 92, CORRESPONDING NEW S. NO. 13-1 at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;

1. Man Vastucon Llp having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400089.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

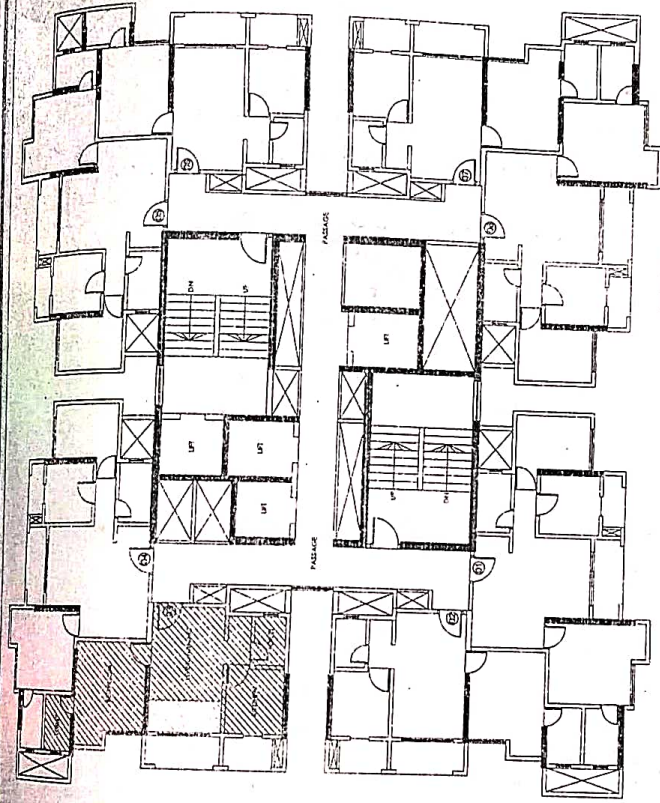
- The Registration shall be valid for a period commencing from 24/09/2018 and ending with 31/03/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date: 9/24/2018 7:28:02 PM

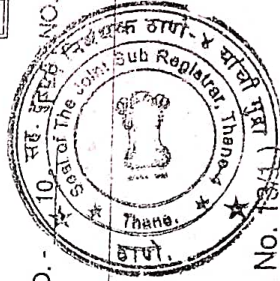
Dated: 24/09/2018
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

ट.न.न.-४
दस्त क्रमांक ७०३० / २०११
९० / १०३



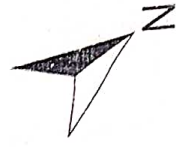
WING - A FLOOR NO. - 10 REG. NO. - 1003



FLOOR PLAN

Proposed "AARADHYA HIGH PARK" Project Comprising of Residential Buildings with Shopline on Old S. No. 92 (Corresponding New S. No. 1341) located at Western Express Highway, Near Singapore International School, Mira Road (E), Thane 401107.

RERA C.A. - 36.01 MF
EBVT & OP AREA - 10.00 MF



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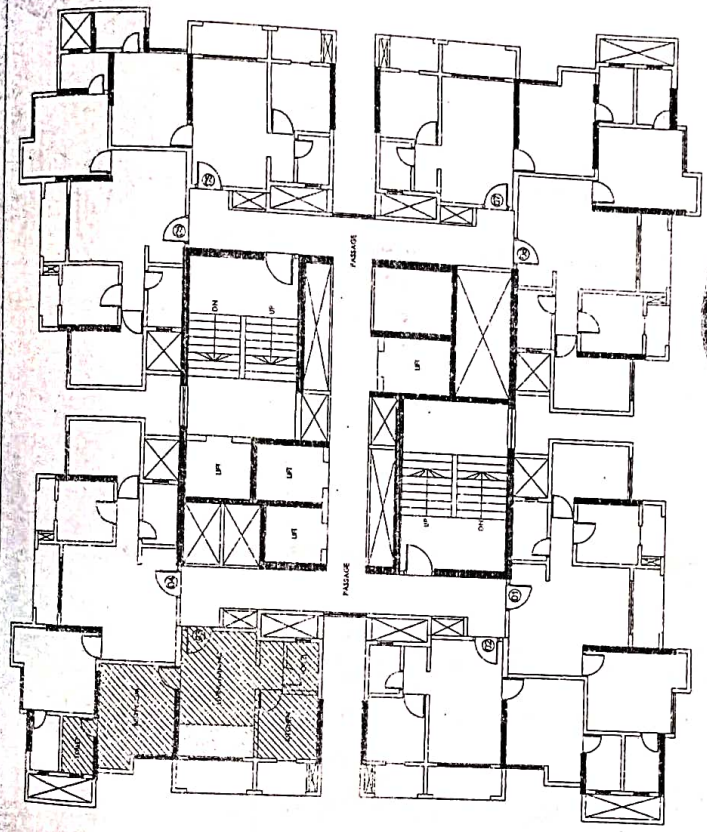
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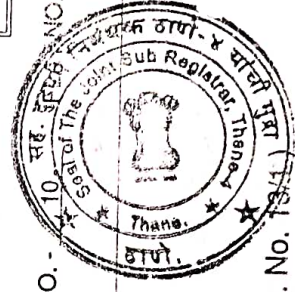
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WING - A FLOOR NO. - 1003
 RE. 3758 NO. - 1003
 State of The Maharashtra Sub Registrar, Thane.



FLOOR PLAN

Proposed "AARADHYA HIGH PARK" Project Comprising of Residential Buildings with Shopline on Old S. No. 92 (Corresponding New S. No. 1341) located at Western Express Highway, Near Singapore International School, Mira Road (E), Thane 401107.

RERA C.A. - 36.01 MF
 EBVT & OP AREA - 10.00 MF



द.न.न. - ४	
दस्त क्रमांक	10030/2011
६५/१०३	

(Handwritten signatures and initials)

मिरा भाईंदर महानगरपालिका

MIRA BHAINDAR MUNICIPAL CORPORATION

कार्यालय : स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनकिया,
मिरारोड (पूर्व), ता. जि. ठाणे - ४०११०७.

दूरध्वनी: 022-28121455 Email ID : tp@mbmc.gov.in

नगररचना विभाग



स्वातंत्र्याचा अमृत महोत्सव

क्र. मिभा/मनपा/नर/ 3966/ 2022 - 2023

दिनांक: १८/११/२०२२

// शुद्धीपत्र //

प्रति,

1. मे. मनवास्तु कॉन एल.एल.पी., (विकासक)

12 वा मजला, कृशाल कर्मशिशल कॉम्प्लेक्स,
शॉपर्स स्टॉपच्या वर, जी.एम. रोड,
चेंबूर (प.), मुंबई 89.

2. मे. दिशा डिझाईन कन्सल्टंट (वास्तुविशारद)

शॉप नं.4, अचलगिरी, पद्मावती नगर,
मॅक्सिस मॉल जवळ, भाईंदर (प.).

विषय -

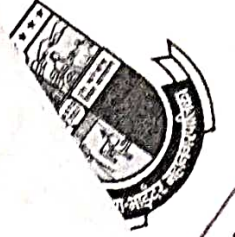
मौजे महाजनवाडी येथिल स.क्र.13/1 [सिसक्र.3815, 4174 ते 4192,
4101, 4250, 3458, 3460, 3342 ते 3343, 3346, 4243, 3805,
3807, 3809, 3811, 3813, 3814, 3867, 3749, 4100, 4244 ते
4249, 3459, 3805, 3807, 3809, 3811, 3813, 3814, 3867]
(92पै.) 12/2 (260पै.) 6 (85)/5पै. या जागेतील फेज क्र-1 मधील
इमारत प्रकार "अ" (2 बेसमेंट + पार्ट तळ + 2 पोडियम + 1 ते 30)
इमारत प्रकार "बी" (2 बेसमेंट + स्टिल्ट + 2 पोडियम + 1 ते
30), इमारत प्रकार "सी" (1 बेसमेंट + स्टिल्ट + 2 पोडियम + 1 ते 30),
इमारत प्रकार "डी" (1 बेसमेंट + स्टिल्ट + 2 पोडियम + 1 ते 30),
इमारत प्रकार "एफ" (1 बेसमेंट + पार्ट तळ + 2 पोडियम) या
इमारतींच्या मर्यादित Online दिलेल्या भाग भोगवटा दाखल्यास "शुद्धीपत्र"
मिळणेबाबत.

संदर्भ -

1. वास्तुविशारद मे. दिशा डिझाईन कन्सल्टंट यांचा BPMS प्रणालीद्वारे
On-Line प्रस्ताव. (Proposal number 136748 ऑप्लिकेशन
नं. MBMC/2022/136748/21496, दि. 07/10/2022)
2. मिरा भाईंदर महानगरपालिकेचे Online परवानगी क्र. MBMC/PO/
2022/APL/00003, दि. 09/11/2022.
3. वास्तुविशारद मे. दिशा डिझाईन यांचे दि. 17/11/2022 रोजीचे
विनंती पत्र.

"आपली जबाबदारी व अधिकार, मजबूत लोकशाहीचा आधार"

"जागरूक मतदार लोकशाहीचा आधार"



जा. क्र. नि.

महोदय,

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे महाजनवाडी येथील स.क्र.13/1 [सिसक्र.3815, 4174 ते 4192, 4101, 4250, 3458, 3460, 3342 ते 3343, 3346, 4243, 3805, 3807, 3809, 3811, 3813, 3814, 3867, 3749, 4100, 4244 ते 4249, 3459, 3805, 3807, 3809, 3811, 3813, 3814, 3867] (92पै.) 12/2 (260पै.) 6 (85)/5पै. या जागेतील फेज क्र-1 मधील इमारत प्रकार "अ" (2 बेसमेंट + पार्ट तळ + 2 पोडियम + 1 ते 30) इमारत प्रकार "बी" (2 बेसमेंट + स्टिल्ट + 2 पोडियम + 1 ते 30), इमारत प्रकार "सी" (1 बेसमेंट + स्टिल्ट + 2 पोडियम + 1 ते 30), इमारत प्रकार "डी" (1 बेसमेंट + स्टिल्ट + 2 पोडियम + 1 ते 30), इमारत प्रकार "एफ" (1 बेसमेंट + पार्ट तळ + 2 पोडियम), इमारत प्रकार "जी" (स्टिल्ट + पार्ट 3), इमारत प्रकार "जे" (बेसमेंट + तळ + 4), इमारत प्रकार "एच" (स्टिल्ट + 2) या इमारतीकरीता मंजूर नकाशानुसार भाग भोगवटा दाखला मिळणेकरीता मे. दिशा डिझाईन कन्सल्टंट (वास्तुविशारद) यांनी BPMS प्रणालीद्वारे संदर्भियान्वये On-Line प्रस्ताव सादर केला असता सदर प्रस्तावास मा. आयुक्त सो., यांनी दि. 09/11/2022 रोजी On-Line मान्यता दिलेली आहे.

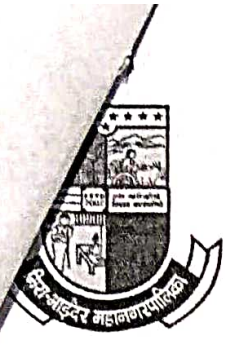
यानंतर सदर प्रस्तावास मिरा भाईंदर महानगरपालिकेने वरील नमुद इमारत प्रकार- अ, बी, सी, डी, एफ, जी, जे व एच या इमारतींच्या मर्यादेत संदर्भिय पत्र क्र. 2 अन्वये Online BPMS कार्यप्रणालीद्वारे भाग भोगवटा दाखला दिला आहे.

तथापी, संदर्भिय पत्र क्र. 2 मध्ये मंजूर भाग भोगवटा दाखल्यामधील एकुण 08 इमारतींपैकी इमारत प्रकार-अ, बी, सी, डी व एफ या 05 इमारतींमध्ये मधील काही मजले यांचा दाखल्यामध्ये उल्लेख झालेला नसल्याने सदर प्रकरणी संदर्भिय पत्र क्र. 2 मधील भाग भोगवटा दाखल्यास संपूर्ण मजले नमुद करून सदर इमारतींच्या मर्यादेत शुद्धीपत्र देणेबाबत प्रस्तावाचे वास्तुविशारद, मे. दिशा डिझाईन कन्सल्टंट यांनी संदर्भिय पत्र क्र. 3 अन्वये विनंती पत्र या कार्यालयाकडे सादर केले आहे. सदर पत्रानुसार संदर्भिय पत्र क्र. 2 मधील इमारत प्रकार-अ, बी, सी, डी व एफ यामध्ये खालील प्रमाणे दुरुस्ती करण्यात येत आहे.

इमारत प्रकार-अ (2 बेसमेंट + पार्ट तळ (दुकान क्र. 1 ते 20) + 2 पोडीअम + 1 ते 30 मजले)

इमारत प्रकार-बी (2 बेसमेंट + स्टिल्ट + 2 पोडीअम + 1 ते 30 मजले)

لیدر



मिरा भाईंदर महानगरपालिका
MIRA BHAINDRAR MUNICIPAL CORPORATION

कार्यालय : स्यामी विवेकानंद भवन, आर.सी.के. स्कूलच्या बाजूला, कनकिया,

भिरारोड (पूर्व), ता. जि. ठाणे - ४०११०७.

दूरध्वनी: 022-28121455 Email ID : tp@mbmc.gov.in

नगररचना विभाग



स्यातंत्र्याचा अमृत महोत्सव

जा. क्र. मिभा/मनपा/नर/ 3966/ 2022- 2023

दिनांक: 9/9/2022

इमारत प्रकार-सी व डी (1 बेसमेंट + स्टील्ट + 2 पोडीअम + 1 ते 30 मजले)

इमारत प्रकार-एफ (1 बेसमेंट + पार्ट तळ + पहिला पोडीअम (दुकान क्र. 21 ते 40) + दुसरा पोडीअम)

सबब वरील प्रमाणेच्या दुरुस्तीसह संदर्भीय पत्र क्र. 2 मधील भाग भोगवटा दाखला वाचण्यात यावा. संदर्भीय पत्र क्र. 2 मधील भाग भोगवटा दाखल्यातील अटीशर्ती व मंजूर नकाशाचा संदर्भ कायम राहिल, याची कृपया नोंद घ्यावी.

(मा. आयुक्त तथा प्रशासक सो., यांचे मान्यतेने.)

(Signature)

(हे. रा. ठाकूर)

सहाय्यक संचालक, नगररचना
मिरा भाईंदर महानगरपालिका



Mira Bhayandar Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : MBMC/PO/2022/APL/00003
Proposal Code : MBMC-22-ENTRY-64701

Building Proposal Number - 136748
Date : 09/11/2022

Building Name : WING A(Mixed)	Floor :	LOWER BASEMENT(0.00 Sq mt),UPPER BASEMENT(0.00 Sq mt),GROUND FLOOR(993.83 Sq mt),FIRST PODIUM(0.00 Sq mt),STILT FLOOR(76.01 Sq mt),Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor(604.78 Sq mt),Typical 4th, 9th, 14th, 19th, 24th, 29th floor(570.37 Sq mt)
Building Name : WING B(Mixed)	Floor :	LOWER BASEMENT(0.00 Sq mt),UPPER BASEMENT(0.00 Sq mt),GROUND FLOOR(305.03 Sq mt),FIRST PODIUM(0.00 Sq mt),STILT FLOOR(272.00 Sq mt),Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor(594.54 Sq mt),Typical 4th, 9th, 14th, 19th, 24th, 29th floor(559.76 Sq mt)
Building Name : WING C AND D(Mixed)	Floor :	BASEMENT(0.00 Sq mt),GROUND FLOOR(503.92 Sq mt),PODIUM(0.00 Sq mt),TOP PODIUM(525.50 Sq mt),Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor(1066.44 Sq mt),Typical 4th, 9th, 14th, 19th, 24th, 29th floor(1003.96 Sq mt)
Building Name : WING F(Mixed)	Floor :	BASEMENT (0.00 Sq mt),GROUD FLOOR(0.00 Sq mt),FIRST PODIUM(792.00 Sq mt),TOP PODIUM(544.32 Sq mt)
Building Name : WING G(Mixed)	Floor :	GROUND FLOOR(13.96 Sq mt),TYPICAL FIRST AND SECOND(120.46 Sq mt),THIRD FLOOR(68.37 Sq mt)
Building Name : WING H(Mixed)	Floor :	GROUND FLOOR(0.00 Sq mt),TYPICAL FIRST AND SECOND(182.02 Sq mt)
Building Name : WING J(Mixed)	Floor :	BASEMENT(193.65 Sq mt),GROUND FLOOR(255.41 Sq mt),TYPICAL FIRST TO FOURTH(257.07 Sq mt)

To,

i) MANAN P SHAH,

NH8,WEH,NEAR DAHISAR CHECK NAKA,BEHIND THAKUR MALL,MAHAJANWADI,MIRA ROAD-401107

ii) Chetan Sarvaiya (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name **WING A(LOWER BASEMENT,UPPER BASEMENT,GROUND FLOOR,FIRST PODIUM,STILT FLOOR,Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor,Typical 4th, 9th, 14th, 19th, 24th, 29th floor),WING B(LOWER BASEMENT,UPPER BASEMENT,GROUND FLOOR,FIRST PODIUM,STILT FLOOR,Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor,Typical 4th, 9th, 14th, 19th, 24th, 29th floor),WING C AND D(BASEMENT,GROUND FLOOR,PODIUM,TOP PODIUM,Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor,Typical 4th, 9th, 14th, 19th, 24th, 29th floor),WING F(BASEMENT ,GROUD FLOOR,FIRST PODIUM,TOP PODIUM),WING G(GROUND FLOOR,TYPICAL FIRST AND SECOND,THIRD FLOOR),WING H(GROUND FLOOR,TYPICAL FIRST AND SECOND),WING J(BASEMENT,GROUND FLOOR,TYPICAL FIRST TO FOURTH) Plot No 92(pt);260(pt);85/5(pt), City Survey No./Survey No./Khasara No./ Gut No. 92(pt);260(pt);85/5(pt), Village Name/Mouje MAHAJANWADI, completed under the supervision of Architect, License No CA/1992/14868 as per approved plan vide Permission No. 509/2022-23 Date 18/05/2022 may be occupied on the following conditions.**

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)



Mira Bhayandar Municipal Corporation
PART OCCUPANCY CERTIFICATE

नोंकरीका हकका
Right to Public Access
आपनी सेवा काये

Building Proposal Number - 136744
Date : 09/11/2022

Approval No. : MBMC/PO/2022/APL/00003
Proposal Code : MBMC-22-ENTRY-64701

Please refer approved plan issued vide Permission No 509/2022-23 Date 18/05/2022

Signature valid

Digitally signed by HEEMANT RAMDAS
THAKUR
Date: 2022.11.11 12:29 IST
Reason: Approved Certificate
Location: Mira Bhayandar Municipal Corporation

Yours faithfully,
Assistant Director Town Planning.



Scan QR code for verification of authenticity.

Basement	Wing A West	Floor
Basement	Wing A East	Floor
Basement	Wing B West	Floor
Basement	Wing B East	Floor
Basement	Wing C West	Floor
Basement	Wing C East	Floor
Basement	Wing D West	Floor
Basement	Wing D East	Floor
Basement	Wing E West	Floor
Basement	Wing E East	Floor
Basement	Wing F West	Floor
Basement	Wing F East	Floor
Basement	Wing G West	Floor
Basement	Wing G East	Floor
Basement	Wing H West	Floor
Basement	Wing H East	Floor
Basement	Wing I West	Floor
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Basement	Wing J West	Floor
Basement	Wing J East	Floor
Basement	Wing K West	Floor
Basement	Wing K East	Floor
Basement	Wing L West	Floor
Basement	Wing L East	Floor
Basement	Wing M West	Floor
Basement	Wing M East	Floor
Basement	Wing N West	Floor
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Basement	Wing P West	Floor
Basement	Wing P East	Floor
Basement	Wing Q West	Floor
Basement	Wing Q East	Floor
Basement	Wing R West	Floor
Basement	Wing R East	Floor
Basement	Wing S West	Floor
Basement	Wing S East	Floor
Basement	Wing T West	Floor
Basement	Wing T East	Floor
Basement	Wing U West	Floor
Basement	Wing U East	Floor
Basement	Wing V West	Floor
Basement	Wing V East	Floor
Basement	Wing W West	Floor
Basement	Wing W East	Floor
Basement	Wing X West	Floor
Basement	Wing X East	Floor
Basement	Wing Y West	Floor
Basement	Wing Y East	Floor
Basement	Wing Z West	Floor
Basement	Wing Z East	Floor

The PART development with a section in section 2 of the plan and part of the first wing
 LOWER BASEMENT UPPER BASEMENT GROUND FLOOR FIRST FLOOR SECOND FLOOR THIRD FLOOR
 1. All conditions mentioned in the plan shall be observed and the developer shall be responsible for the same.
 2. The developer shall be responsible for the water supply system and sewerage system.
 3. The developer shall be responsible for the fire fighting system and fire alarm system.
 4. The developer shall be responsible for the maintenance of the building and the surrounding area.
 5. The developer shall be responsible for the safety of the building and the surrounding area.
 6. The developer shall be responsible for the security of the building and the surrounding area.
 7. The developer shall be responsible for the cleanliness of the building and the surrounding area.
 8. The developer shall be responsible for the noise and vibration control.
 9. The developer shall be responsible for the air quality control.
 10. The developer shall be responsible for the energy efficiency of the building.
 11. The developer shall be responsible for the sustainable development of the building.
 12. The developer shall be responsible for the social and economic benefits of the building.
 13. The developer shall be responsible for the cultural and heritage values of the building.
 14. The developer shall be responsible for the landscape and greenery of the building.
 15. The developer shall be responsible for the parking facilities of the building.
 16. The developer shall be responsible for the accessibility of the building.
 17. The developer shall be responsible for the safety of the building and the surrounding area.
 18. The developer shall be responsible for the security of the building and the surrounding area.
 19. The developer shall be responsible for the cleanliness of the building and the surrounding area.
 20. The developer shall be responsible for the noise and vibration control.
 21. The developer shall be responsible for the air quality control.
 22. The developer shall be responsible for the energy efficiency of the building.
 23. The developer shall be responsible for the sustainable development of the building.
 24. The developer shall be responsible for the social and economic benefits of the building.
 25. The developer shall be responsible for the cultural and heritage values of the building.
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 27. The developer shall be responsible for the parking facilities of the building.
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 31. The developer shall be responsible for the cleanliness of the building and the surrounding area.
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 33. The developer shall be responsible for the air quality control.
 34. The developer shall be responsible for the energy efficiency of the building.
 35. The developer shall be responsible for the sustainable development of the building.
 36. The developer shall be responsible for the social and economic benefits of the building.
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