

534/5685

पावती

Original/Duplicate

Tuesday, August 08, 2017

नोंदणी क्र. :39म

5:49 PM

Regn.:39M

पावती क्र.: 6659

दिनांक: 08/08/2017

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई5-5685-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रफुल्ल बाबाजी बाईत - -

नोंदणी फी

रु. 25000.00

दस्त हाताळणी फी

रु. 900.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 45

एकूण:

रु. 25920.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

6:02 PM ह्या वेळेस मिळेल.



Joint S R Vasai-5

बाजार मुल्य: रु.2083000 /-

मोबदला रु.2500000/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

सह दुय्यम निबंधक वर्ग-२

वसई क्र. ५

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.25000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004319435201718R दिनांक: 08/08/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 920/-





08/08/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वर्ग 5

दस्त क्रमांक : 5685/2017

नोंदणी :

Regn 63m

गावाचे नाव : 1) विरार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	2083000
(4) भू-मापन, पोट्टिग्या व घरक्रमांक (अमल्याग)	1) पात्रिकेचे नाव: टाणे इतर वर्गन , इतर माहिती: मदनिका क्र-बी/208, दुसरा मजला, माई स्वप्रा अपार्टमेंट वि नं-2, क्षेत्र 43.21 चौ.मी. विल्लअप ((Survey Number : 175 ; HISSA NUMBER : 1 ;))
(5) क्षेत्रफळ	1) 43.21 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विद्वन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याग, प्रतिवादिचे नाव व पत्ता.	1): नाव:-वर्द विनायक विल्लर्म अंन्ड डेव्हलपर्म चे प्रोप्रा. ज्ञानेश्वर रुपचंद पाटील - - वय:- 26; पत्ता:-प्लॉट नं: शीप नं-5, माळा नं: -, इमारतीचे नाव: माई स्वप्रा अपार्टमेंट, प्लॉक नं: -, रोड नं: मनवेल पाडा, विरार पु., महाराष्ट्र, टाणे. पिन कोड:-401305 पॅन नं:- CQAPP3114N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याग, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रफुल्ल बाबाजी बाईत - - वय:-34; पत्ता:-रुम नं-02, -, विश्व माई सोसायटी, -, गणेश नगर, साकीनाका, अंधेरी पु., साकीणाका, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-AOFPB9121C 2): नाव:-पुत्रा प्रफुल्ल बाईत - - वय:-30; पत्ता:-रुम नं-02, -, विश्व माई सोसायटी, -, गणेश नगर, साकीनाका, अंधेरी पु., साकीणाका, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-CKAPB2796N
(9) दस्तऐवज करून दिल्याचा दिनांक	08/08/2017
(10) दस्त नोंदणी केल्याचा दिनांक	08/08/2017
(11) अनुक्रमांक, खंड व पृष्ठ	5685/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14) शेर	

Bandy
सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Valuation ID 201708081300

मूल्यांकनाचे वर्ष 2017
जिल्हा पालघर
मूल्य विभाग तालुका : वसई
उप मूल्य विभाग 4-विरार क्रमांक 1 मूल्यदर विभाग ड
क्षेत्राचे नांव Vasai-Virar Municipal Corporation सव्हे नंबर /न. भू क्रमांक : सव्हे नंबर#175

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 10900	निवासी सदनिका 48200	कार्यालय 58800	दुकाने 66300	औद्योगिक 58800	मोजमापनाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	43.21 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.48200/-
उद्वहन सुविधा	नाही	मजला -	Ground Floor/Still Floor		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ
= (48200 * (100 / 100)) * 100 / 100
= Rs.48200/-

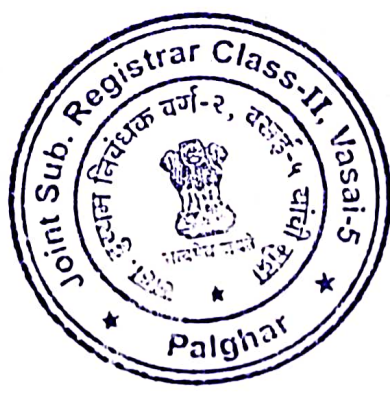
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 48200 * 43.21
= Rs.2082722/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
= A + B + C + D + E + F + G + H
= 2082722 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2082722/-

Home Print

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

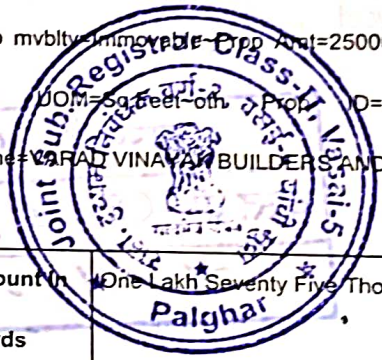
वसई - ५
दस्त क्र. ५६८५ / २०१७
१ / २५





CHALLAN
MTR Form Number-6

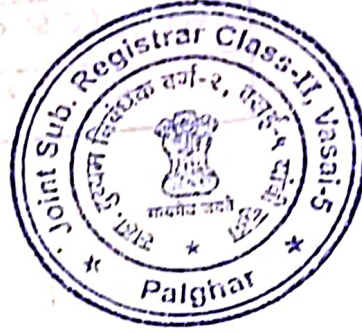
MH004319435201718R		BARCODE		Date	08/08/2017-15:47:29	Form ID	B25
Inspector General Of Registration				Payer Details			
Bank Portal - Simple Receipt				TAX ID (If Any)			
Type of Payment				PAN No.(If Applicable)		AZRPB5590B	
Name VS15_VASAI NO 5 JOINT SUB REGISTRAR				Full Name		PRAFUL B BAIT	
Location THANE				Flat/Block No.		FLAT NO 208B WING SAISV/APNA	
2017-2018 One Time				Premises/Building		APARTMENTBUILDING NO 02	
Account Head Details		Amount In Rs.		Road/Street		VIRAR EAST	
46401 Stamp Duty(Bank Portal)		150000.00		Area/Locality		Maharashtra	
63301 Registration Fee		25000.00		Town/City/District			
				PIN		4 0 1 3 0 5	
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p>वसई - ५</p> <p>दस्ता क्र. ८६८९/२०१७</p> <p>3 / २०</p> </div>				Remarks (If Any)			
				<p>Prop mvblty=immovable-Prop Amt=2500000.00~Prop area=465.00~Prop area DOM=54.66sq feet-oth Prop ID=PAN-CQAPP3114N-oth Prop Name=VARAD VINAYAK BUILDERS AND DEVELOPERS-</p>			
		1,75,000.00		Amount In Words		One Lakh Seventy Five Thousand Rupees Only	
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		69103332017080850812	
Cheque/DD No.				Ref. No.		132291224	
Name of Bank				Bank Date		08/08/2017-15:46:32	
Address of Branch				RBI Date		Not Verified with RBI	
				Bank-Branch		IDBI BANK	
				Scroll No. , Date		Not Verified with Scroll	



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 919
चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू.

Handwritten signature

वसई - ५
दस्त क्र. ५८८७/२०१७
५ / २५



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Virar, on this 08th day of AUGUST, in the Christian year Two thousand Seventeen, BY AND BETWEEN : VARAD VINAYAK BUILDERS & DEVELOPERS, a proprietorship firm, through Proprietor MR. DNYANESHWAR ROOPCHAND PATIL, having his office at Shop No. 05, Sai Swapna Apartment, Near Sakshi Plaza, Manvelpada, Virar (E), Taluka : Vasai, District : Palghar, hereinafter called "THE DEVELOPERS" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include his heirs, executors, administrators and assigns) of the FIRST PART.

AND

MR./MRS./MISS PRAFUL BABAJI BAIT
AGE - 34 YRS. &
MRS. POOJA PRAFULLA BAIT - 30 YRS.
adult, Indian Inhabitant residing at ROOM NO-02, GANESH NAGAR,
VISHW SAI SOCIETY, PARERA WADI,
SAKINAKA, ANDHERI - EAST - 400072.

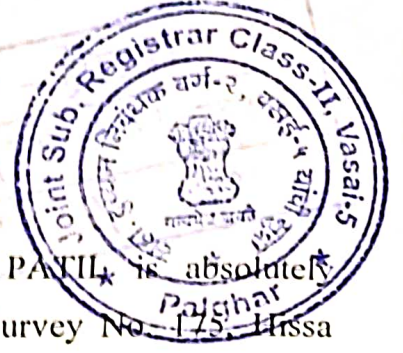
hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART.

Patil

Patil

Pooja Bait

वसई - ५२..
दस्त क्र. ८२ ८९/२०१७
६ / २५



WHEREAS:-

- a. MR. DNYANESHWAR ROOPCHAND PATIL is absolutely seized, possessed and owner of the land bearing Survey No. 175, Hissa No.1, admeasuring H. R. 0-08-0 out of total land admeasuring H. R. 0-14-0, lying, being and situated at **Village : Virar (E)**, Taluka : Vasai, District : Palghar.
- b. The land owner is developing himself the aforesaid land in the name and style of **"VARAD VINAYAK BUILDERS AND DEVELOPERS"** proprietary concern.
- c. The Collector of Thane has granted N.A. permission in respect of said land vide his order No. MAHASUL/K-1/T-9/NAP/VIRAR-VASAI/S.R.-14/2013, dated 03/08/2013.
- d. The VVCMC has granted Commencement Certificate vide No. VVCMC/TP/CC/VP-0299/2335/2015-16, dated 03/01/2015 for proposed residential with shopline building on the said land.
- e. The Developers propose to construct on the said land a new multi-storeyed building of ground and Four Upper floors, under the name and style of **"SAI SWAPNA APARTMENT NO. 2"** (hereinafter referred to as "The said Building").
- f. The Developers have entered into a standard agreement with an Architects registered with the Council of Architect and such agreement is as per the agreement prescribed by the Council of Architects, and the Developers have appointed a structural Engineer for the preparation of structural design and drawings of the building and the Developers accept the professional supervision of the Architect and the structural Engineer till the completion of the building.
- g. Being absolutely seized, possessed and the owner of the said land the Developers alone have the sole and exclusive right to sell the flats in the said building to be constructed by the Developers on the said land and to enter into agreements with the purchasers of flats and to receive the sale price thereof;

वसई - ५
दस्त क्र. ५६८५/२०१७
७ / २५

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h. The flat purchaser/s demanded from the Developers and the Developers have give inspection to the flat purchaser/s of all the documents of title relating to the said land, the agreement, the Power of Attorney, and the plans, design and specifications prepared by the Developers Architects VASTUKALA ARCHITECT and of such other documents as specified under the Maharashtra Ownership Flats (Regulation of promotion, Construction, Sale, Management, transfer) Act, 1963 (hereinafter referred to as the said Act) and the rules made thereunder.

i. The Copies of certificate issued by Advocate SHRI R. T. PATHAK of Developers, showing the nature of title of the said owner to the said land on which the flats are to be constructed and of the plans and specifications of the flat agreed to be purchased by the flat purchaser/s approved by the concerned local authority "A", "B", "C" & "D" respectively.

j. The Developers have got the approved from the concerned local authority the plans, the specifications, elevations, section and detail of the said building.

k. 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 Developers while developing the said land and the said building and upon due observance and performance of which only the completion and occupation certificates in respect of the said building shall be granted by the concerned local authority.

l. The Developers have accordingly commenced constructed of the building in accordance with plans.

m. The flat purchaser/s applied to the Developers of allotment to the flat purchaser/s flat/shpp No. 208, on the SECOND Floor, B wing, admeasuring 43.21 Sq. Mtrs. built-up/Super Built-up area in building known as "SAI SWAPNA APARTMENT NO. 2", situated at Village : Virar (E), Taluka : Vasai, District : Palghar;

Paik Pooja Bai

Paik

वसई - ५

दस्त क्र. ८८८८/२०१७

n. Prior to making application as aforesaid as required by the provisions of Maharashtra Co-operative societies Act, 1960, (Maharashtra Act No. XXIV of 1960), the purchaser/s has/have made a declaration to the effect that neither the purchaser/s own/s a tenement, house or building within the limits of Village : Virar (E), Tal. Vasai, Dist. Palghar;

o. Relying upon the said application, declaration and agreement the Developers agreed to sell to the Flat purchaser/s a flat at the price and on the term and conditions hereinafter appearing.

p. Prior to the execution of these present, the flat purchaser/s has/have paid to the developers a sum of Rs. 50,000/- /- (Rupees

FIFTY THOUSAND ONLY -

) only being part payment of the sale price of the flat agreed it be sold by the Developers to the flat purchaser/s as advance payment or deposit (the payment and receipt whereof the Developers to hereby admit and acknowledge) which shall, in no event exceeded fifteen per cent of the sale price of the flat agreed to be sold to the purchaser/s and the purchaser/s has agreed to pay the developers balance of the sale price in the manner hereinafter appearing.

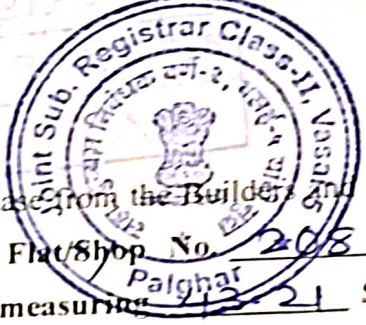
q. Under section 4 of the said Act, the Developers are required to execute a written agreement for sale of the said flat to the flat purchaser/s being in fact these present and also to register the said agreement under the Registration Act.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Builders shall construct the said building consisting of ground and Four upper floors on the said land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the purchaser/s with only such variations and modifications as the builders may consider necessary or as may be required by the concerned local authority/ Government to be made in them or any of them. The purchaser has inspected the Flat/Shop/Open Space/ Office, its area, amenities and sections, which is found satisfactory by the Purchaser/s in all respects.

दस्ता क्र. ८९८५/२०१७
९ / २५

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2. The purchaser/s hereby agrees to purchase from the Builders and the Builders hereby agree to sell to the purchaser Flat/Shop No. 208, on SECOND Floor, B wing, admeasuring 13-21 Sq. Mtrs. Built-up (465 Sq. Ft. Super/Built-up) area which is inclusive of the area of balconies) as shown in floor plan annexed hereto. in the building known as "SAI SWAPNA APARTMENT NO. 2", situated at Village : Virar (E), Taluka : Vasai, District : Palghar. land bearing Survey No. 175, Hissa No. 1. (more particularly described in the schedule "A" written hereinunder for a total consideration of Rs 25,00,000/- (Rupees TWENTY FIVE LAKH ONLY -)

a. The flat purchaser has/have paid a sum of Rs. 50,000/- (Rupees FIFTY THOUSAND ONLY only) by cash/cheque as written in the receipt column hereunder. on the day of execution of the Agreement and the Developers both hereby admit and acknowledge the receipt of the said amount. .

b. It has been mutually agreed upon by and between the parties hereto that the Purchasers shall pay to the Developers the balance amount of Rs 24,50,000/- (Rupees TWENTY FOUR LAKH FIFTY THOUSAND ONLY only) within - months from the date of this Agreement

3 The Builders hereby agrees to observe and comply with all the terms, conditions, stipulations and restriction, if any, which have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the flat/shop/open space/office to the purchaser/s. obtain from the concerned local authority occupation and/or completion certificates in respect of the building.

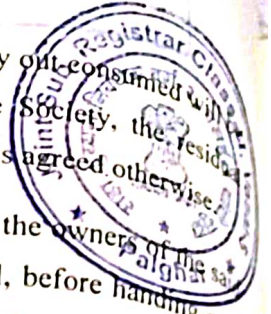
4. The Builders hereby declare that the Floor space Index available in respect of the said property is consumed here only and that Builders have utilized no part of the said floor space elsewhere for any purpose whatsoever. In case while developing the said property the Builders have utilized any floor space index of any other land and properties by way of floating floor space index or TDR the builders to the Purchaser/s shall

Bejo Poojari

दस्त क्र. ८८८८/२०१७

१० / २५

disclose the same. The residual F.S.I. in the plot or lay out consumed with the Society, the residual F.A.R. (F.S.I.) shall be available to the Builders, unless agreed otherwise.



5. In case, the Builders is acting as an agent of the owners of the property, then be Builders hereby agree that they will, before handing over the possession of the Flat/Shop/Open Space/ Office to the purchaser/s and in any event before execution of a Conveyance of the said property in favor of the Housing Society to be formed by the purchaser/s of the flat/s, shop/s in the building to be constructed on the said property (hereinafter referred to as "The Society") make full and true disclosure of the nature of their title to the said property as well as encumbrances, if any, including any right, title, or claim of any part in over the said property and shall as far as practicable, ensure that the said property and shall as far as practicable, ensure that the said property is free from all encumbrances and that they have the absolute, clear and marketable title to the said property so as to enable them to convey to the said society such absolute, clear and marketable title on the execution of conveyance of the said property by the owners and the Builders in favour of the said society.

6. The Purchaser/s agrees to pay to the Builders interest at the rate of 18% per annum on all the amounts which become due and payable by the purchaser/s to the Builders under the terms of this agreement from the date of the said amount is payable by the purchaser/s to the builders, until the actual payment is made to the builders by the purchaser/s.

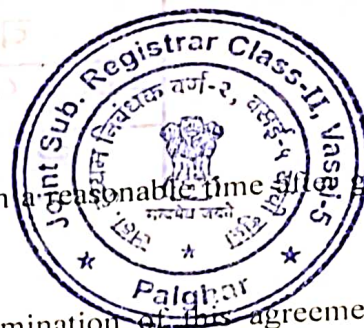
7. On the purchaser/s committing default in payment on due of any amount due and payable by the flat/shop purchaser/s to the builders under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the flat/shop Purchaser/s committing breach of any of the terms and conditions herein contained, the Builder shall be entitled at his own option to terminate this agreement.

8. PROVIDED always that the power termination hereinabove before contained shall not exercised by the Builder unless and until the Builder shall given to the Flat/Shop Purchaser/s fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of term and condition in respect of which it is intended to terminate the agreement and default shall have been made by the flat/shop purchaser/s

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वसई - ५
दस्त क्र. ५६६६/२०१७
११ / २५

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in remedying such breach or breaches within a reasonable time after giving such notice.

PROVIDED further that upon termination of this agreement as aforesaid, the Builders shall refund to the purchaser/s after deducting due expenses for notice and other expenses incurred by the Builders the installments of the sale price of the flat which till then have been paid by the purchaser/s to the Builders but the builders shall not be liable to pay to the purchaser any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Builders, the Builders shall be at liberty to dispose of and sell the flat to such person and at such price as the builders may in their absolute discretion think fit, however the builders may withhold the refund until the sale of the said Flat/Shop/Open Space/Office.

9. The fixtures, fittings and amenities to be provided by the Builders in the said building and the flats are set out in Annexure attached hereto. The purchaser has satisfied himself about the design of the said premise and the said building in which the said premises is located, as also the specifications and amenities to be provided in the said premises. The purchaser/s however agrees that the developers reserve the right to change the fixture, fittings and amenities to be provided in circumstances wherein there is an uncertainty about the availability of fixture, fittings or amenities or the materials required to be provided, either in terms of quantity and/or quality and/or delivery and/or for any other reason beyond the control of the developers shall substitute the fixture, fittings and amenities without any approval of the purchaser/s, in order to enable the developers to offer possession of the said premises on the said premises on the stipulated date. The purchaser/s agrees not to claim any rebate or discount or concession in the consideration on account of any change or substitution in the fixture, fittings or amenities by the developers, in the circumstances aforesaid.

10. The Builders shall give possession of the premises to the flat/shop purchaser/s on or before _____ day of _____ 20____. If the Builders fails or neglects to give possession of flat/shop to the flat/shop purchaser on account of reasons beyond his/ her/ their control and of his / their agents as per the Provisions of Section 8 of Maharashtra Ownership Flat/Shop Act, by the aforesaid Act, then the promoter shall be liable on demand to refund to the purchaser/s the amounts already received by them in respect of the flat. PROVIDED that the Builders shall be entitled to reasonable extension of

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दस्त क्र. ५२/३५
time for giving delivery of flat/shop/open space/office or
if, the completion of Building in which the flat is to be situated is delayed in delivery
account of :

- i) Non - availability of steel, cement. Other building materials and electric supply.
- ii) War, Civil Commission or Act of God.
- iii) Any notice, order rule, notification of the Government and/ or other public or competent authority.

11. The purchaser/s shall take possession of the flat within 10 days of the Builder giving written notice to the flat/shop purchaser/s intimating that the said Flats/Shops/Open Space/Office is ready for use and occupation. The purchaser/s shall use the flat or any part thereof or permit the same to be used only for the purpose of residence and parking space only for parking/keeping his own vehicle.

12. The purchaser/s along with other purchaser/s of flat/shop in the building shall join in informing and registering the society or a limited company to be known by the name as "SAI SWAPNA APARTMENT NO. 2" Co. Op. Hsg. Soc. The flat/shop purchaser/s will also from time to time sign and execute the application for registration and / or Membership and other papers and documents necessary for the information and the registration of the society or limited company and for becoming a member including the Bye - Laws of the proposed society and full fill in sign, and return to the promoter within 7 days of the same being forwarded by the promoter to the flat/shop purchaser/s. So as to enable promoter to register the organization of the flat/shop purchaser/s under section 10 of the said act with the time limit prescribed by rule 8 of the Maharashtra Ownership flat/shop (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the flat/shop purchaser/s if ally, changes or modification are made in draft bye - laws or the memorandum and /or articles of Associations, as may be required by the registrar of Co-operative societies or the Registrar of Companies, as the case may be, or any other competent authority.

13. Unless it is otherwise agreed to hereto the promoter shall, within reasonable time of registration of the society or limited company transferred to the society or limited company all right, title and interest of the vendor and/ or the owners in the aliquot part of the said land tighter with the

वसई - ५

दस्त क्र. ५६८५/२०१७

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necessary conveyance and/or assignment of lease of the said land (or) to the extent as may society or limited, as the case may be such conveyance/ assignment of lease shall be in keeping with the terms and provision of this agreement.

14. Commencing a week after notice in writing is given by the Builder to the flat/shop purchaser/s that the flat/shop is ready for use and occupation the flat/shop purchaser/s shall be liable to be a and pay the proportionate share (i.e. proportion to the floor area at the flats/shops) of outgoing in respect of the said land & Building/s namely local taxes betterment charges or such other levies by the consult local authority and /or Government Water Charge, Insurance, common lights, repairs and salaries so clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the society/ limited company is formed and the said land and buildings transferred to it, the flat/shop purchaser/s shall pay to the promoter provisional monthly contribution of Rs. 500/- per months towards the outgoing. The amounts so paid by the flat/shop purchaser/s to the Builder shall not carry and interest and remain with the Builder until a conveyance/ assignment of lease is executed in favour of the society or a limited company as aforesaid. Subject to the Provision of Section 6 of the said Act on such conveyance/ assignment of lease being executed, the aforesaid deposits (less deduction provided for this agreement) shall be paid over by the Promoter to the society or the limited company, as the case may be. The flat/shop purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

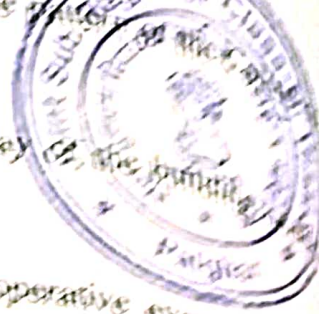
a). The purchaser/s shall on or before deliver of possession of the said flat keep non-refundable and non-accountable deposit with the Builders being a sum of Rs. 2350 /- (Rupees Two Thousand Three Hundred and Fifty Only) for the purpose and as and by way of legal charges, various Deposits for water connection and light meters cable for share money, application/entrance fee of society, for formation of society, for proportionate share of other charges and also pay 12 months advance maintenance cheques/cash.

b) The Purchaser/s of flat/s hereby agrees and covenants with developers that at no time the purchaser shall;

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1) Change the external elevation or outlay of the building under construction.

ii) Change in the external elevation or outlay of the building under construction.



15. These covenants shall be binding and operative even after the formation of the society or the organization or the limited company of the flats purchasers, as the case may be. The flat purchaser further agrees not to fix any grill to the building or windows except in accordance with the design approved by the Builder and kept at site for display.

16. The Developers shall utilize the amount mentioned in clause 14(a) above paid by the flat purchaser/s to the Developers for meeting all legal costs, charges, and expenses, including, professional costs of the Attorney at law/advocates of the Developers in connection with formation of the said society, or as the case may be, limited company, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the Agreement and conveyance or lease as the case may be.

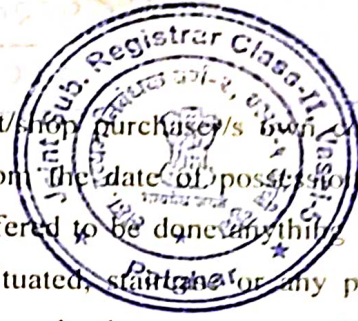
17. It is hereby expressly agreed that the Builders shall always be entitled to sell all the units in the said building being constructed on the said plot for the purpose of using the same as Guest Houses, Dispensaries, Nursing Homes, Maternity Homes, shops for Residential or Commercial user, Consulting Rooms, Banks, Coaching Classes, Training Centers, Community Halls, Stalls, Temples or for any other Non-Residential use as may be permitted by the concerned authorities and/or for any other use that may be permitted by the said Authorities and the purchasers thereof shall be entitled to use the units purchased by them accordingly and similarly the purchaser shall not object to the said units in the said buildings for the aforesaid purpose by the respective Purchasers thereof.

18. The Purchaser/s or himself/ herself/ themselves with intention to bring all persons into whatsoever hands the flat/shop may come, doth hereby covenant with the Builders as follows :-

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वसई - ५
दस्ता क्र. ८८८५/२०१७
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- a) To maintain the flat/shop a flat/shop purchaser/s own costs any good tenantable repair and condition from the date of possession of the flat/shop is taken and shall not do or suffered to be done anything in or to the building in which the flat/shop is situated, staircase or any passages which may be against the rules, regulations or byelaws or concerned local or any other authority or change alter or make addition in or to the building in which the flat/shop is situated the flat/shop itself or any part thereof.
- b) Not to store in the flat/shop any goods which are of hazardous, combustible or dangerous nature or area so heavy as to damage the construction or structures of the building in which the flat/shop is situated or strong which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damages the staircase, common passages or any other structure of the building in which flat/shop is situated, including entrances of the building in which the flat/shop is situated and in case any damage is caused to the building in which the flat/shop is situated or the flat/shop on account of negligence or default of the flat/shop purchaser/s in this behalf, the flat/shop Purchaser/s shall be liable for the consequences of the breach.
- c) To carry at his own cost all internal repairs to the said Flat/shop and maintain the flat/shop in the same conditions, state and Order in which it was delivered by the Builder to the flat/shop Purchaser/s and shall not do or suffering to be done anything in or to the building in which the flat/shop is situated or the flat/shop which may given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the flat/shop purchaser/s committing any act the contravention of the above provision, the flat/shop purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the flat/shop or any part thereof, nor at any time make or cause to be made any addition for alteration in the elevation and outside colour scheme of the building in which the flat/shop is situated and shall keep the sewers, drains pipes in the flat/shop and appurtenance thereto in good tenantable repairs and conditions, and in particular, so as to support shelter and protect the other parts of the building in which the flat/shop is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R.C.C. Partis or other structural members in the flat/shop without the prior written permission of the Builder and/ or the society or limited company.

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Not to do permit to be

voidable any insurance of the said land and the building in which the flat/shop is situated or any part thereof or where any increase in premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, rages, garbage or other refuse or permit the same to be thrown from the said flat/shop in the compound or any proportion of the said land and the building in which the flat/shop is situated.

g) Pay to the Builders within 7 days of the demand by the Builders, his/her/their share of security deposit demanded by the concerned local authority or convenient for giving water, electricity, or any other service connection to the Builders in which the flat is situated.

h) To bear and pay increase in local taxes, water charges, insurance and such other Levies if any which are imposed by the concerned local authority and / or Government and / or other public authority, on account of change of user of the flat/shop by the flat/shop purchaser viz, user for any purpose other than for residential purpose.

i) The purchaser shall not let, sub - transfer, assign or part with flat/shop purchaser interest or benefit factor or this agreement or part with the possession of the flat/shop until all the dues by the flat/shop purchaser to the builder under this agreement are fully paid up and only if the flat/shop purchaser had not been guilty of breach of or non - observance of any of the terms and conditions of this agreement and until the flat/shop purchaser has intimated in writing to the Builder.

j) The purchaser shall observe and perform all the rules and regulations which the society or the limited company may adopt at its inception and the additions, alteration or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats/shops therein and for the observance and performance of the said building rules, regulations and bye - laws for time being of the concerned local authority and Government and other public bodies. The flat/shop Purchaser shall also observe and perform all the stipulation and condition lay down. By the society/ limited company regarding the occupation and use of the flat/shop in the building and shall pay and contribute regularly punctually towards the taxes, expenses of other outgoings in accordance with the terms of this agreement.

k) Till a conveyance of building in which flat/shop is situated is executed the flat/shop purchaser shall permit the builder and his surveyors and agents, with or without workmen and others, at all reasonable times, to

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वसई - ५
दस्त क्र. ५६८५/२०१७
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enter into and upon the land and buildings or any part thereof to, and examine the state and condition thereof.

1) To pay the Stamp Duty and Registration charges payable on this Agreement for sale.

19. The builders shall maintain a separate account in respect of sums received by the Builder from the purchaser/s as advance or deposits. sums received on account of the share capital for the promotion of the Co-operative society or a company or towards the outgoings, legal charges and shall utilize the amount only for the purpose for which they have been received.

20. Nothing contained in this agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said plot and building or any part thereof. The purchaser/s shall have no claim save and except in respect of the flat hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terrace and recreation spaces etc. shall remain the properties of the Builders until the said property and building is transferred to the society as hereinabove mentioned.

21. Any delay tolerated or indulgence shown by the Builder in enforcing the terms of this agreement or any forbearance or giving time to the flat/shop purchaser by the Builder shall not be constructed as a waiver on the part of the Builder shall not be constructed on the part of the Builder or any breach or noncompliance of any of, the terms and conditions of this agreement by flat/shop purchaser not shall the same in any manner prejudice the right of the Builder.

22. The purchasers shall not be entitled to let or sublet or sell or transfer or convey or mortgage and/or charge or in any way encumber or deal with or dispose off or part with possession of the said premises or any part thereof and/or assign, underlet, sublet, or part with his right, title or interest under this Agreement or the benefit of this Agreement without the prior consent in writing of the developers PROVIDED HOWEVER that the Purchaser shall be entitled to mortgage the Purchaser's right, title, interest or estate in the said premises in favour of any Bank of Financial Institution for the purpose of securing loan to require the said premises after taking prior permission of the developers.

23. If the purchasers desires to sell or transfer his interest in the said premises or wishes to transfer or give the benefit of this Agreement to

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वसई - ५

वस्त क्र. ५६८५/२०१७

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29. 20 IT IS ALSO AGREED by and between the parties hereto that the terrace space in front of or adjacent to the terrace flats/shop building, if any, shall belong exclusively to the respective terrace flat and such terrace spaces are intended for the exclusive use of the respective purchaser of the terrace flat/shop purchaser. The said terrace shall not be enclosed by the flat/shop purchaser till the permission in writing obtained from the concerned local authority and Builders until the registration of the society.

30 This Agreement shall always be subject to the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer of Property) Act 1963 and the rules framed thereunder.

SCHEDULE 'A'

THE SCHEDULE ABOVE REFERRED TO FLAT

ALL THAT Flat/Shop No. 208, on SECOND floor, Wing B, admeasuring 43.21 Sq. Mtrs. Built-up (465 Sq. Ft. Super/Built-up) in the Building known as "SAI SWAPNA APARTMENT NO. 2" constructed on land bearing Survey No. 175, Hissa No. 1, admeasuring 0-08-0 out of total admeasuring 0-14-0, lying, being and situated at Village : Virar (E) within the area of Vasai Virar Mahanagar Palika, Taluka and Registration Sub-District : Vasai-II, Virar, District and Registration District : Palghar.

THE SCHEDULE OF AMENITIES

1. R.C.C. Frame structure with Brick walls.
2. Colour work for interior walls.

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वसई - ५
दस्त क्र. ५६६५/२०१७
२९ / १५

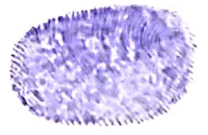
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR *RESPECTIVE
HANDS THE DAY AND THE YEAR FIRST HEREINABOVE
WRITTEN.

SIGNED AND DELIVERED by the
Within named "THE BUILDER/S
VARAD VINAYAK BUILDERS AND
DEVELOPERS,
through Proprietor

MR. DNYANESHWAR ROOPCHAND
PATIL



Patil

In the presence of :.....

1. [Signature]
2. ssmehite

SIGNED AND DELIVERED by the
Within named "PURCHASER/S"

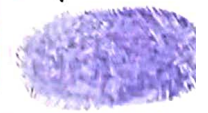
MR. PRAFUL
BABAJI
BAIT &
MRS. POOJA
PRAFULLA
BAIT



Bait



Poojabait



in the presence of :.....

1. [Signature]
2. ssmehite

वसई - ५
दस्तक्र. ५६८५/२०१७
२० / ०५

मुख्य कार्यालय, विरार
विरार (पूर्व),
पिन कोड - ४०२ ३०५



दूरध्वनी : ०२२०-२५२५२०२/०२२०३/०२२०४/०२२०५/०२२०६
फॅक्स : ०२२०-२५२५२०७
ई-मेल : vasaivirarcorporation@yahoo.com

मा.क्र. व.वि.१५ म
दिनांक



VVCMC/VP/0299/2335/2015-16

Mrs. Vaishali Samant
Samadhan Apt
Road: Virar(E)
Vasai, Dist- Palghar

Commencement Certificate for proposed Residential Building on land bearing S. No.175, H.No. 1 At of Village: Virar, Tal. Vasai, Dist.Palghar.

1. NOC for N.A. Permission granted by VVCMC vide letter No. VVCMC/TP/NA NOC/VP-0299/394/2012-13 Dtd. 16/05/2012
2. N.A. Order No. REV/K-1/T-9/NAP/VIRAR-VASAI/SR-14/2013 Dtd.03/08/2013
3. TILR M.R. NO.560/2005 dtd. 17/05/2012 for measurement.
4. Your Licensed Surveyor's Letter dated 03/06/2014

Madam,

Development permission is hereby granted for the proposed Residential Building No.1 in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah.XXVII of 1966) to Mrs. Vaishali Samant

The conditions mentioned in the letter No. VVCMC/TP/CC/VP-0299/2335 dated 02/11/2015 are binding on you. The details of the layout is given below:

The details of the building is given below:

Sr No.	Predominant Building	No of Bldg	No. of Floors	No. of Flats/Shops	Built Up Area (in sq.mt.)
1.	Resi bldg.	1	G+4(pt)	124/Nil	4584.07

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations 2001).
- 2) The amount of Rs.15150/- (Rupees Fifteen Thousand One hundred Fifty only) deposited vide receipt No. 311936 dated 19/03/2015 & Rs.26000/- (Rupees Twenty six thousand only) deposited vide receipt No.311937 dated 19/03/2015 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building control Regulation & Conditions attached to the permission covered by the Commencement

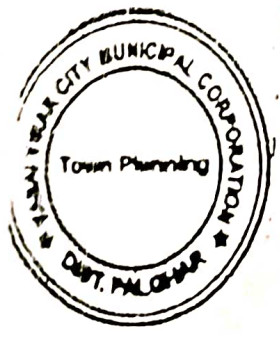


मुख्य कार्यालय, विरार
विरार (पूरुव),
मार्ग नं. ३, वि. नं. ३०९, वि. नं. ३०९

वसई - ५
दिनांक ५६६६ / २०११
दूरधनी : ०२५०-२५२५१०
फॅक्स : ०२५०-२५२५१०
ई-मेल : vasavirarcorporation@gmail.com
स्थापना : ३ जुलै २००९
जा.क्र. : व.वि.श.प.
दिनांक :

VVCMC/FP/CC/VP-0299/2335/2015-16

- certificate. Such forfeiture shall be without prejudice to any other Corporation.
- 3) You shall transport all the construction material in a good transport system and shall not be stacked in unhygienic / polluting condition.
 - 4) You shall see that water shall not be stored to lead to unhygienic conditions like breeding, disease prone conditions.
 - 5) You shall provide drainage, sewerage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which please be noted.
 - 6) You have to fix a board of public notice regarding unauthorized covering of marginal spaces before applying for occupancy certificate of next building as per the format finalized by Vasai-Virar City Municipal Corporation.
 - 7) You shall develop the road to the satisfaction of Vasai-Virar City Municipal Corporation applying before plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintain, storm water drainage systems, sewerage system and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
 - 8) You shall construct cupboard if any, as per D.C. Regulations.
 - 9) You shall responsible for disputes occur due to access & title.
 - 10) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Mosquito to the satisfaction of VVCMC.
 - 11) You shall provide two distinct pipelines for drinking, cooking and for other residential activities.
 - 12) You shall provide the Rain Water Harvesting Systems as per Govt. notification No. 432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting Systems.
 - 13) You shall construct the compound wall before Plinth Completion Certificate.



वसई - ५
दस्त क्र. ५६८५/२०१७
39 / २०१७

मुख्य कार्यालय, विरार
विरार (पूर्व).

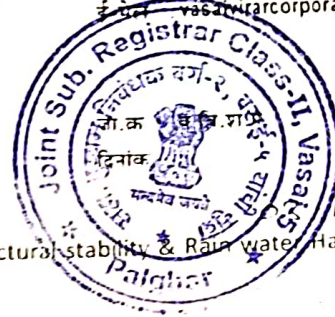
पिन कोड : ४०१ ३०५



दस्तावेज नं. : ०२५०-२५२५१०१/०२/०३/०४/०५/०६

फॅक्स : ०२५०-२५२५१०७

ई-मेल : vasaircorporation@yahoo.com



DMC/TP/CC/VP-0299/2335/2015-16

14) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth Competition Certificate.

15) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.

16) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by talking permission from Vasai-virar city municipal Corporation.

17) You shall provide all the flush tanks in W.C/Toilets with dual valve system to regulate the flow of water.

18) You shall do structural Audit for the buildings under references after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.

19) You shall plant the by talking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC Vasai-Virar City Municipal Corporation and shall plan the same as will be directed by DMC VVCMC under intimation to this office.

20) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway, NOC from railway, NOC from MSEB etc., as may be applicable and N.A TILR as required as per N.A order. If any of the compliances as per other Dept/Acts requirement are not done, you shall only face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.

21) You are responsible for complying with all conditions of N.A order sale permission / other permissions of other authorities. Any violation with reference to conditions of N.A order / permissions of other Authorities. You shall only be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A order etc. you are only liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

22) As per notification no: TPB-4312/CR-45/2012(II)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer- 1 Konkan Housing and area Development Board, MHADA, Room



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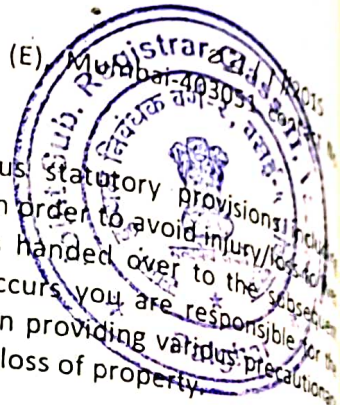
प्राज्ञ कार्यालय, विरार
विहार (पूर्व)



दूरध्वनी : ०२५०-२५२५१०१/०२५२५१०२
फॅक्स : ०२५०-२५२५१०९
ई-मेल : vasavirarcorporation@gmail.com

जा.सं. व.वि.शा.म
दिनांक

VVCMC/TP/CC/VP-0299/2335/2015-16
No 169A, Mezzanine floor, grihanirman Bhavan, Bandra (E)
02266405018.



- 3) You shall take all precautionary measures as per various statutory provisions as contained in National Building code of India in order to avoid injury/loss of life and property during construction and till the property is handed over to the legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 4) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.



Yours faithfully
Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation
Dai

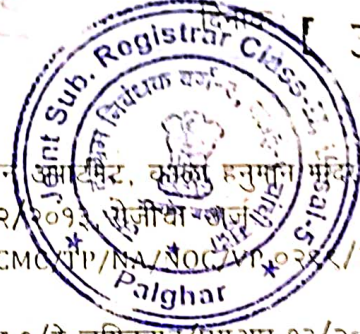
Encl./a.
c.c to

1. The Collector
Office of the Collector, Palghar
2. The Tahasildar
Office of the Tahasildar, Vasai
3. Dy. Municipal Commissioner
Vasai-Virar City Municipal Corporation
4. Asst. Commissioner, UCD,
Vasai-Virar City Municipal Corporation
Ward office.....
5. M/s Vastukala Architects Pvt. Ltd
B 101, Chhaya-Sugandh, Sugandhi Vihar,
Opp. Disha Hotel, Kharodi Naka, Bolinj,
Virar(W), Tal: Vasai, Dist : Palghar.

वसई - ५ १ क्र.गहसुल/क-१/टे-९/एनएपी/विरार-वसई/एसआर-१४/२०१३
दस्त क्र. ५६८५/२०१७
33 / ०५

जिल्हाधिकारी कार्यालय ठाणे

3 AUG 2013



श्रीमती वैशाली विजय सामंत व इतर रा. बी/०९, समाधान आरामिटे, वसई, जिल्हा ठाणे यांचा दिनांक २२/०२/२०१३ रोजीचा मजूर वीर सावरकर मार्ग, विरार (पूर्व), ता. वसई, जि. ठाणे यांचा दिनांक २२/०२/२०१३ रोजीचा मजूर वीर सावरकर मार्ग, विरार शहर महानगरपालिकेने यांचेकडील पत्र क्र. VVCMOP/NA/NOCCVP/०२२२/३९४/२०१२-१३ दिनांक १६/०५/२०१२.

महासिलदार वसई यांचेकडील पत्र क्र. गशा/कश-१/टे-जमिनवाव/एसआर-१३/२०१२ दिनांक १९/०३/२०१३.

उपाजिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर-३ ठाणे यांचेकडील क्र. भूस/भे.से-३/एसआर. १५५ दिनांक ५४/०३/२०१३.

उपाजिल्हाधिकारी (भूसंपादन) उल्हास खोरे प्रकल्प ठाणे यांचेकडील पत्र क्र. भूसंपादन/टे.नं.१/सी-१११२६/१३ दिनांक १३/०३/२०१३.

उपावभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्र. टिडी/टे-५/भू.सं.दा/कावि-४६९९/१३ दिनांक ०१/०४/२०१३.

उपाजिल्हाधिकारी (भूसंपादन) लघू पाटबंधारे, ठाणे ५ वा माळा ठाणे यांचेकडील क्र. भूसंपादन/एसआर./टे-१/वशि २२९ दिनांक २५/०३/२०१३.

उपाजिल्हाधिकारी (भूसंपादन) लघू पाटबंधारे, ३ रा माळा, ठाणे यांचेकडील पत्र क्र. भूस/लपा/टे-१/एसआर.-२५३६ दिनांक १३/०३/२०१३.

भूमि संपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचेकडील क्र. भूसविअ/नाहदा/३६१ दिनांक १३/०३/२०१३.

अजदार यांनी गादर केलेले क्षतिपुर्ती वंधपत्र दिनांक १६/०२/२०१३.

एकडील कार्यालयाने दिनांक ०४/०३/२०१३ रोजीचे "महाराष्ट्र जनमुद्रा" व दिनांक २८/०२/२०१३ रोजीचे "आपला उपनगर" या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा.

गादर

ज्या अर्थी उपोद्घातातील अनुक्रमांक १ अन्वये ठाणे जिल्हयातील वसई तालुक्यातील मौजे विरार येथील स.नं. १७५, हि.नं. १, क्षेत्र १७२०.०० चौ. मी. असे एकूण क्षेत्र १७२०.०० चौ. मी. जागेचा रहिवास या विगरशेतकी वापर करण्याची परवानगी मिळण्याबाबत अर्ज प्राप्त झालेला आहे.

आणि ज्या अर्थी, प्रस्तावित जमीनीस विनशेती परवानगी देण्याच्या संदर्भात दिनांक ०४/०३/२०१३ रोजीचे "महाराष्ट्र जनमुद्रा" या वृत्तपत्रात तसेच दिनांक २८/०२/२०१३ रोजीचे "आपला उपनगर" या वृत्तपत्रात प्रसिध्द करण्यात आला होता. सदर जाहिरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत एकदां अर्ज किंवा कार्यालयास प्राप्त झाली नाही.

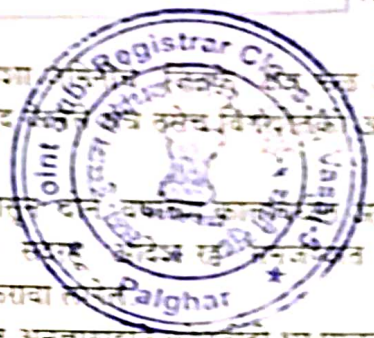
आणि ज्या अर्थी, प्रस्तुत जमीन भोगवटादार वर्ग-१ ने धारण केली आहे. सदर जमिनीमध्ये आदिवासी झालेले नाही असे अभिप्राय नमुद करून उपोद्घातातील अनुक्रमांक ३ अन्वये तहसिलदार वसई यांनी अहवाल सादर केलेला आहे.

ज्या अर्थी आता महाराष्ट्र जमीन गहसुल अधिनियम १९६६ चे कलम ४४ अन्वये त्यांच्याकडे निहित करण्यात आलेल्या आधिकार्यांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, १) श्रीमती. वैशाली विजय सामंत २) प्रणव हेमंत कुलकर्णी, ३) यज्ञेशाहेव नानासाहेव माने यांना ठाणे जिल्हयातील वसई तालुक्यातील मौजे विरार येथील स.नं. १७५, हि.नं. १, क्षेत्र १७२०.०० चौ. मी. असे एकूण क्षेत्र १७२०.०० चौ. मी. जागेचा रहिवास या विगर शेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येत असून वसई-विरार शहर महानगरपालिका यांचेकडील अध्याय येत असून वसई-विरार शहर महानगरपालिका यांचेकडील मंजूर नकाशाप्रमाणे वांधकाम अनुज्ञेय राहिल.

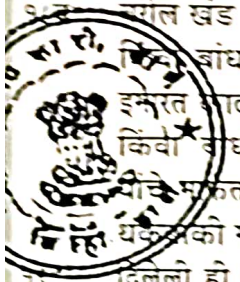
ज्या अर्थी अशा :

वसई - ५ क. न. महसुल / क-५/टे-२/एनएच/विरार-वसई/एनएच-१४/२०१३
 दस्त क्र. ५९८५/२०१७
 ३५ / २५

जिल्हाधिकारी कार्यालय ठाणे
 दिनांक: 3 AUG 2013



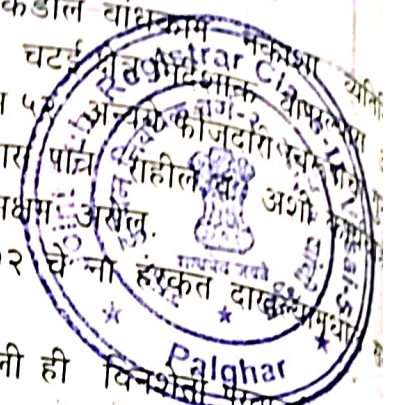
१३. भूभाषन विभागाकडून जमिनीची नोंदणी करण्यात आल्या नंतर अशा नोंदीत बदल घेईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सदनमध्ये नमुद करणे आणि क्षेत्र विस्तार आकारणी यांत बदल करण्यांत येईल.
१४. सदर जमिनीच्या विंगरशेतकी वापराला प्रारंभ केल्याच्या दिनांकापासून घन वसई-विरार शहर महानगरपालिका अनुज्ञाग्राही अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सध्या सध्या आदेश रद्द नसताना घेईल व अनुज्ञाग्राही यांना आकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
१५. पुर्वोच मंजूर केलेल्या नकाशावरहून अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहाने कोणत्याही भर घालता काना नये किंवा ती मध्ये कोणताही फेरबदल करता काना नये. मात्र अशा भर घालण्यासाठी किंवा फेरबदल करण्यासाठी नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.
१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरात अस्वच्छता व घान निर्माण होणार नाही अशा रितीने आपल्या स्वतःच्या खचाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
१७. जमिनीच्या विंगरशेतकी वापराला प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या काळात अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमिनीच्या वापराला बदल व विंगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
१८. अ. या आदेशात आणि सनदीमध्ये नमुद केलेल्या शर्तीची कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिकाऱ्यास तो निर्दिष्ट करेल असा वंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
१९. अ. या वंड अ मध्ये काहीही अंतर्भूत असेल तरीही या परवानगीच्या तरतूदी विरुद्ध जाऊन कोणत्याही इमारत बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट नुदतीच्या आंत अशा रितीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिकाऱ्याला अशा इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे कान वसई-विरार शहर महानगरपालिका यांचे माफक करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकीतकी म्हणून वसूल करून घेण्याचा अधिकार असेल.
१९. अ. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रानसंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.
२०. प्रस्तावित जमिनीच्या विंगरशेतकी आकारणीच्या पाचपट रक्कम रु. ६,३६४/- (अक्षरी रूपये सहा हजार तीनशे चौसठ मात्र) रूपांतरित कर (कन्व्हर्शन टॅक्स) म्हणून चलन क्र. ५८६/१३ (भारतीय स्टेट बँक चलन क्र. १३६) दिनांक १०/०७/२०१३ अन्वये सरकार जमा केली आहे.
२०. अ. अनुज्ञाग्राही यांनी विनशेती परवानगी घेणेपूर्वी केलेल्या अनधिकृत बांधकामाबाबत आकृषिक आकार व वंड रूपये ७,९६५/- (अक्षरी रक्कम रूपये सात हजार नऊशे पसष्ट हजार मात्र) चलन क्रमांक ८१८/१३ (भारतीय स्टेट बँक चलन क्र. ६०८) दिनांक १७/१२/२०१३ अन्वये सरकार जमा केली आहे. सदरचे अनधिकृत बांधकाम दुर करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
२१. महाराष्ट्र चॅम्बर्स ऑफि हाऊसिंग विरुद्ध महाराष्ट्र शासन या मा. उच्च न्यायालयातील रिट याचिका क्र. ६७०२/२०११ मधील मा. न्यायालयाचे अंतरिम स्थगितीबाबत शासनाचे महसूल व वन विभागाचे पत्र क्र. गौखनि-१०/२०११/प्र.क्र.६१८/ख दिनांक १७/११/२०११ मधील सुचनांनुसार मा. न्यायालयाचे अंतीम आदेशास अधीन राहून सदर परवानगी देणेत आली असून मा. उच्च न्यायालयात / शासन याबाबतीत जे निर्णय / आदेश देतील ते अर्जदार यांचेवर बंधनकारक राहतील.
२२. भविष्यात मालकी हक्काबाबत काही वाद उदभवल्यास कोणत्याही प्रकारची लेखी सनद न देता विनशेती परवानगी रद्द करणेत येईल.
२३. अनुज्ञाग्राही यांनी वसई-विरार शहर महानगरपालिका यांचेकडील मंजूर नकाशावर हुनच बांधकाम केले पाहिजे. त्यात वसई-विरार शहर महानगरपालिका व महसूल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.



वसई - ५ अ क्र. म. सुल/क-१/टे-२/एनएपी/विरार-वसई/पुनः शर
दस्त क्र. ८६८८/२०१७
३६ / ४५

जिल्हाधिकारी कार्यालय
दिनांक : ११/०५/२०१७

२४. अनुज्ञाग्राही यांनी वसई विरार शहर महानगरपालिका यांचेकडील बांधकाम बांधकामकेलयास अगर बांधकामा मध्ये बदलकरून ज्यादा चटई हे महाराष्ट्र प्राशिक्षिक नगररचना अधिनियम १९६६ चे कलम ५२ करण्यास पात्र राहतील व असे ज्यादा बांधकाम दूर करण्यास पात्र नियोजन प्राधिणकारी म्हणून वसई-विरार शहर महानगरपालिका सक्षम वसई-विरार शहर महानगरपालिका यांचे दिनांक १६/०५/२०१२ चे नो हंरकत दाखल अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.
२५. प्रस्तुत आदेशातील शर्तीचा भंग अर्जदार यांनी केल्यास दिलेली ही झालेच समजणेत येईल व त्यासाठी स्वतंत्र आदेश काढण्याची आवश्यकता राहणार नाही.



प्रति,
श्रीमती. वैशाली विजय सामंत आणि इतर
रा. वी/०९, समाधान अपार्टमेंट, काळा हनुमान मंदिर,
बोर सावरकर मार्ग, विरार (पूर्व), ता. वसई, जि. ठाणे.



सही/-
(पी.वेलरासू)
जिल्हाधिकारी ठाणे
आदेश निर्गमित केले
जिल्हाधिकारी ठाणे कानि

वसई - ५
दस्त क्र. ५६८५/२०१७
३७ / २५



B-208
SECOND FLOOR

वसई - ५
 दस्त क्र. ५६८५/२०१७
 ३८ / ४५

FORM II

CONTENTS OF SHEETS
 GROUND FLOOR PLAN, BLOCK PLAN, LOCATION, PLOT AREA CALCULATION

STAMP OF DATE OF RECEIPT OF PLAN

Approved as mentioned in...
 Subject to the Conditions mentioned in...
 this Office Letter No. VCMCTP/...
 VPI. 02/99/12/25/12015
 Dated 03/11/2015



Deputy Engineer, Town Planning
 Vasai-Virar City Municipal Corporation
 Vasai-Virar (E)

REVISION	DESCRIPTION	DATE	SIGNATURE
1			



CERTIFICATE OF AREA
 I HAVE SURVEYED THE PLOT UNDER REFERENCE ON...
 SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND
 THE AREA IS... SQUARE METRES
 THE ARE STATED IN THE DOCUMENT
 TOWN PLANNING SCHEME RECORDS
 LICENSED SURVEY OR ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR OR ARCHITECT

NOTICED THAT THE BUDG. PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENT
 FOR STRUCTURES BEING CONSTRUCTION IN SEISMIC ZONE III AND STRUCTURAL DESIGN INCLUDES
 NATURAL HAZARD HAS BEEN PREPARED BY DILLY QUALIFIED STRUCTURAL ENGINEER AT
 LEAST B.E. (CML) OR EQUIVALENT.

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL BUDG. ON PLOT OF S. NO. 175, H. NO. 1
 AT VILLAGE-VIRAR (E), TAL. VASAI, DIST-THANE

NAME OF OWNER
 MRS. VAISHALI SAMANT

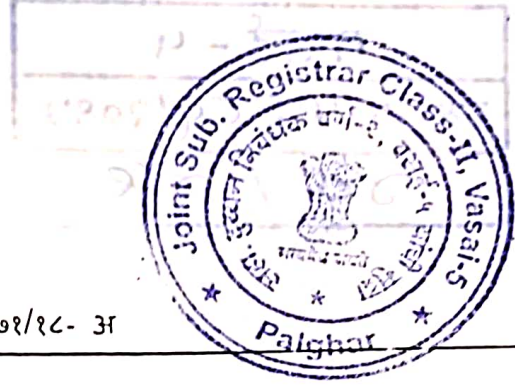
DATE	JOB NO.	DRG. NO.	SCALE	DRAWN-BY	CHECKED BY
		1	AS STATED		

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED ARCHITECT



VASTUKALA ARCHITECTS
 VICIY APARTMENT
 KHAROLI

वसई - ५
दस्त क्र. ७६८७/२०१७
३९ / ४५



शासन निर्णय क्रमांक प्रसुधा १६१४/३४५/प्र. क्र. ७१/१८- अ

प्रपत्र - व

स्वयं- साक्षांकनासाठी स्वयं घोषणापत्र



मी वसई विभागात जिल्हा इंटर रेव्हल फॉर्म लेवेली प्रो० जोनेश्वर आर. पाटील

यांचा मुलगा/ मुलगी वय 26 वर्ष, आधार क्रमांक (असल्यास)

व्यवसाय राहणाऱ्या राहण स्थान झुपट मजदूर वाडा विराट पु.

याद्वारे घोषित करतो / करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मुळ कागदपत्रे वगैरे सत्य पत्रे आहेत. या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / विना सर्वा पत्रे कायद्यानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी शिक्षेस पात्र असल्याची मला पूर्ण जाणीव आहे.

ठिकाण विराट

अर्जदाराची सही

दिनांक ०१/०१/२०१७

अर्जदाराचे नाव

जोनेश्वर रमणचंद्र पाटील



05/08/2017 5:52:19 PM

परम गोपनीय माग २

नमई 5
परम क्रमांक: 5985/2017

दस्त क्रमांक: नमई 5/5985/2017
दस्तावा प्रकार: कारारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: प्रफुल्ल बाबाजी बाईन --
पत्ता: कम नं-02, - , विश्व साई सोसायटी, - , गणेश नगर, साकीनाका, अंधेरी पु. , साकीनाका, MAHARASHTRA, MUMBAI, Non-Government
पिन नंबर: AOFPB9121C
 - 2 नाव: पुजा प्रफुल्ल बाईन --
पत्ता: कम नं-02, - , विश्व साई सोसायटी, - , गणेश नगर, साकीनाका, अंधेरी पु. , साकीनाका, MAHARASHTRA, MUMBAI, Non-Government.
पिन नंबर: CKAPB2796N
 - 3 नाव: वरुद विनायक विष्णू शंभू डेव्हलपर्स चे प्रोप्रा, ज्ञानेश्वर रुपचंद पाटील --
पत्ता: प्लॉट नं: शॉप नं-5, याळा नं: - , इमारतीचे नाव: साई स्वप्ना अपार्टमेंट, प्लॉट नं: - , गीड नं: मनवैव पाडा, विरार पु. , महाराष्ट्र, ठाणे.
पिन नंबर: COAPP3114N

पक्षकाराचा प्रकार
निहम वेणार
वय :-34
स्वाक्षरी:
[Signature]

निहम वेणार
वय :-30
स्वाक्षरी:
Pooja Cait

निहम वेणार
वय :-26
स्वाक्षरी:
[Signature]



दस्तावात दस्तऐवज करून देणारा नथाकथीत कारारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ: 08 / 08 / 2017 05 : 44 : 36 PM

ओळख:-
खाकील इयम अये निवेदीन करतान की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: संदिप मोहिते --
वय: 44
पत्ता: 207, नाना विठ्ठल अपार्ट, विरार पु.
पिन कोड: 401305
 - 2 नाव: सुविधा मोहिते
वय: 42
पत्ता: 207, नाना विठ्ठल अपार्ट, विरार पु.
पिन कोड: 401305



स्वाक्षरी
[Signature]

स्वाक्षरी
[Signature]



शिक्का क्र.4 ची वेळ: 08 / 08 / 2017 05 : 45 : 28 PM

शिक्का क्र.5 ची वेळ: 08 / 08 / 2017 05 : 45 : 42 PM नोंदणी पुस्तक 1 मध्ये

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mr. Praful Babaji Bait & Mrs. Pooja Prafulla Bait**

Residential Flat No. 208, 2nd Floor, Wing - B, Building No. 2, "Sai Swapna Apartment No. 2",
Manvelpada Road, Virar (East), Taluka - Vasai, District - Palghar,
State - Maharashtra, Country - India.

Latitude Longitude : 19°26'29.0"N 72°49'25.6"E

Valuation Done for:

Bank Of India

Churchgate Branch

Eros Theatre Building, Hight Court Jamshedji Tata Road, Post Box No. 11013, Mumbai
Maharashtra Pincode: 400020

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded



VALUATION OPINION REPORT

The property bearing Residential Flat No. 208, 2nd Floor, Wing - B, Building No. 2, "Sai Swapna Apartment No. 2", Manvelpada Road, Virar (East), Taluka - Vasai, District - Palghar, State - Maharashtra, Country - India. belongs to **Mr. Praful Babaji Bait & Mrs. Pooja Prafulla Bait**

Boundaries of the property :

- North Anusaya Vidyalaya
- South Open Space & Ekvira Darshan
- East Mangal Hall & Datta Mandir
- West C - Wing

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 25,57,500.00 (Rupees Twenty Five Lac Fifty Seven Thousand Five Hundred Only)**. As per site inspection / site information 98% construction work is completed as on date.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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C.M.D.

Director



Prad B. Chalikwar

vt. Reg. Valuer

Chartered Engineer (India)

No. (N) CCIT/1-14/52/2008-09

l.: Valuation report

Mumbai (South)
 4th Block, 2nd Floor,
 Rahimtoola House,
 7, Homji Street, Fort,
 Mumbai - 400 001,
 (M.S.), INDIA
 Tel. : +91 22 40032436
 +91 22 40022126

Delhi NCR
 L-306, Sispal Vihar,
 AWHO Society, Sohna Road,
 Sector - 49, Gurgaon,
 Haryana - 122018
 (U.P), INDIA
 Mobile : +91 9216012226

Nanded
 28, S.G.G.S. -
 Stadium Complex,
 Gokul Nagar,
 Nanded - 431 602,
 (M.S.), INDIA

Aurangabad
 Plot No. 106,
 N-3, CIDCO,
 Aurangabad - 431 005,
 (M.S), INDIA

www.vastukala.org