

AGREEMENT FOR SALE

80/10120

पावती

Original/Duplicate

Friday, May 10, 2024

नोंदणी क्र. 39म

10:41 AM

Regn. 39M

पावती क्र.: 11291 दिनांक: 10/05/2024

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई-2-10120-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: तृती कमळाकर बारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त: थंबनेल प्रिंट, सूची-२ अंदाजे
11:01 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 2

बाजार मूल्य: रु. 3398915.52/-

मोबदला रु. 5472000/-

भरलेले मुद्रांक शुल्क : रु. 383100/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

1) देयकाचा प्रकार: DHC रकम: रु. 1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524093716549 दिनांक: 10/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001834269202425E दिनांक: 10/05/2024

बँकेचे नाव व पत्ता:

Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				10 May 2024, 10:18:56 AM
मूल्यांकनाचे वर्ष	2024					वसई 2
जिल्हा	पालघर					
मूल्य विभाग	तालुका : वसई					
उप मूल्य विभाग	4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी					
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :	सर्व्हे नंबर#326			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
खुली जमीन	निवासी सदनिका	66700	70900	66700	चौ. मीटर	
11700	57600					
बांधीव क्षेत्राची माहिती		मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकाम क्षेत्र(Built Up)-	56.199चौ. मीटर	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	51.09चौ. मीटर	
उद्दवाहन सुविधा -	आहे					
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घटावाढ	= 105 / 100 Apply to Rate= Rs.60480/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
	= (((60480-11700) * (100 / 100)) + 11700)					
	= Rs.60480/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 60480 * 56.199					
	= Rs.3398915.52/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 3398915.52 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	= Rs.3398916/-					
	= ₹ तेहेतीस लाख अठ्ठ्याणव हजार नऊ शो सोळा /-					

Home Print

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

वसई क्र.-२
१०९२० १ ६०
२०२४

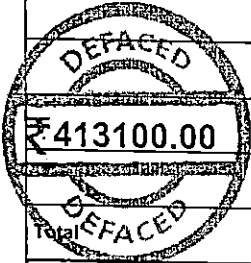




CHALLAN
MTR Form Number-6



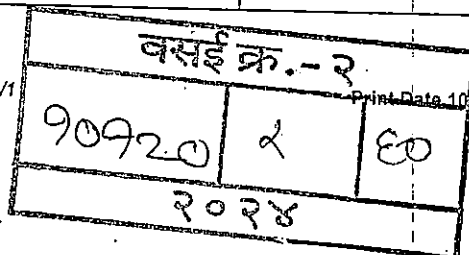
GRN	MH001834269202425E	BARCODE	Date		09/05/2024-18:19:38	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	VS12_VASAI NO 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	ALZPB6766E			
Location	PALGHAR		Full Name	TRUPTI KAMALAKAR BARI			
Year	2024-2025 One Time		Flat/Block No.	Apartment/Flat No.704, B wing, Narayan Bhoomi			
Account Head Details	Amount In Rs.	Premises/Building					
0030046401 Stamp Duty	383100.00	Road/Street	Virar				
0030063301 Registration Fee	30000.00	Area/Locality	Virar West				
		Town/City/District					
		PIN	4 0 1 3 0 3				
		Remarks (If Any)	PAN2=AAPFN9255P~SecondPartyName=NARAYAN GROUP BUILDERS~CA=5472000				
		Amount In Words	Four Lakh Thirteen Thousand One Hundred Rupees Only				
	4,13,100.00						
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332024050920728		2868282418		
Cheque/DD No.	Bank Date	RBI Date	09/05/2024-18:20:46		Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9987866686
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-80-10120	0001049209202425	10/05/2024-10:41:13	IGR134	30000.00
2	(IS)-80-10120	0001049209202425	10/05/2024-10:41:13	IGR134	383100.00
Total Defacement Amount					4,13,100.00



वसई क्र.-२		
98920	3	६०
२०२४		

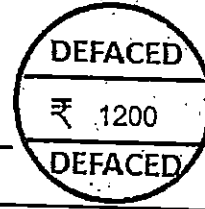


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0524093716549 Receipt Date 10/05/2024

Received from Trupti Bari, Mobile number 9270039042, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 10120 dated 10/05/2024 at the Sub Registrar office Joint S.R.Vasai 2 of the District Palghar.

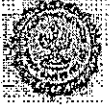


Payment Details

Bank Name IBKL	Payment Date 09/05/2024
Bank CIN 10004152024050915468	REF No. 2903086760
Deface No 0524093716549D	Deface Date 10/05/2024

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



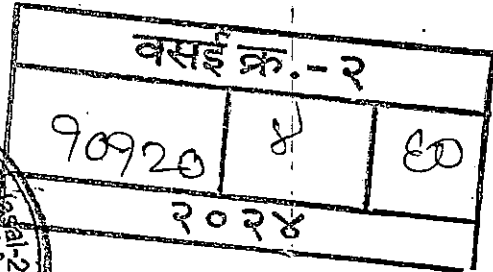
GRN	MH001834269202425E	BARCODE	09/05/2024-18:19:38		Date	09/05/2024-18:19:38	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				VSI2_VASAI NO.2 JOINT SUB REGISTRAR				
Location				PALGHAR				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				383100.00				
0030063301 Registration Fee				30000.00				
Total				4,13,100.00				
Payment Details				IDBI BANK				
Cheque/DD No.				FOR USE IN RECEIVING BANK				
Name of Bank				IDBI BANK				
Name of Branch				Not Verified with Scroll				
Bank CIN				69103332024050920728				
Bank Date				09/05/2024-18:20:46				
RBI Date				Not Verified with RBI				
Bank-Branch				IDBI BANK				
Scroll No., Date				Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9876543210

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Print Date 09-05-2024

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0524093716549	Date	09/05/2024
Received from Trupti Bari, Mobile number 9270039042, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Vasai 5 of the District Palghar.			
Payment Details.			
Bank Name	IBKL	Date	09/05/2024
Bank CIN	10004152024050915468	REF No.	2903086760
This is computer generated receipt, hence no signature is required.			

वसई क्र.-२
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प्रतिज्ञापत्र / घोषणापत्र

वसई क्र.-२

१०१२० ९ ६०

मी/आम्ही खालील सही करणार प्रतिज्ञापत्राद्वारे घोषित करतो की, मी/आम्ही नॉंदणी सहानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचे दि.३०.११.२०१३ रोजीचे प्रतिज्ञापत्राचे काळजीपूर्वक वाचन केलेले आहे. त्यातील सर्व अटी शर्ती आम्हास कबूल आहेत. तसेच नॉंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणुकद्वारे अथवा दुबार विक्री होत नाही. मी/आम्ही सादर दस्तातील मिळकतीबाबत अभिलेखात शोध घेतलेला आहे. दस्तातील लिहून देणार/घेणार/कुलमुखत्यारधारक हे खरे असून आज रोजी आम्ही सर्व ह्यात आहोत व खात्री करून देण्यासाठी या दस्तासोबत दोन प्रत्यक्ष चांगल्याप्रकारे ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे. सादर नॉंदणीचा दस्तऐवज निष्पादित करताना नॉंदणी प्रक्रीयेनुसार आमची वैयक्तीक मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे ह्यात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. सादरची मिळकत शासन मालकीची नसून अतिक्रमण केलेली नाही. दस्तातील मिळकतीवर कोणतेही शासकीय, निमशासकीय कर्ज, हक्क, बोजा, हितसंबंध बँक बोजे, विकसन बोजे नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही देणार, घेणार जबाबदार राहू याची जाणीव आहे दस्तातील मिळकती बाबतचे मी/आम्ही आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

नॉंदणी अधिनियमानुसार या दस्तासोबत नॉंदणी प्रक्रीयेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत. दस्तातील हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई हुकुम नाही. तसेच दावा दाखल नाही किंवा प्रस्तावित नाही. नॉंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही. याची मी/आम्ही खात्री देत आहोत. मी/आम्ही नॉंदविलेल्या व्यवहारात भविष्यात कायदानुसार मुद्रांक शुल्क किंवा नॉंदणी फी कमी लावली/कमी पडली/बुडाली असल्यास ती शासन जमा करण्याची जबाबदारी घेणार देणार म्हणून आमची राहिल हे आम्हास कबूल आहे.

मा. न्यायालयाने दिलेल्या निर्णयानुसार (मा. उच्च न्यायालय नागपूर यांनी गोपाल द्दारकादास पांडे विरुद्ध जिल्हाधिकारी भंडारा व इतर रिट पिटीशन क्र. २९/२००३, मध्ये २४/०३/२००३ रोजी दिलेल्या निकाल) विक्रेता यांचे मिळकतीचे मालकी हक्क (Title) तपासून पहाण्याची जबाबदारी नॉंदणी अधिकाऱ्याची नाही. (Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्सफर ऑफ प्रॉपर्टी अॅक्ट, १८८२ कलम ५५ नुसार संबंधीत व्यवहार करणाऱ्या उभय पक्षकारांची असते याची आम्हास पूर्ण जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावट/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नॉंदणी अधिनियम १९०८ चे कलम ८२ तरतुदीचे अधीन राहून मी/ आम्ही प्रतिज्ञापत्र/घोषणापत्र लिहून देत आहोत. तसेच मी/आम्ही नॉंदणी प्रक्रीयेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. भविष्यात कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण जाणीव आहे.

नॉंदणी अधिनियम १९०८ चे कलम ८३ भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस मी/आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे प्रतिज्ञापत्र/घोषणापत्रदस्ताचा भाग म्हणून जोडत आहे.

लिहून देणार :-.....

लिहून घेणार :-.....



वसई क्र. - २		
१०९२०	U	६०
२०२४		

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT for sale is made and entered into at VIRAR, on this 10th day of May Christian Year Two Thousand Twenty Four.

BETWEEN

M/s. NARAYAN GROUP BUILDERS, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at Shop No. 12, 13, 14, Narayan Bhoomi, Opp. John XXIII CBSE School, Dongarpada, Virar (West), Taluka Vasai, District Palghar, Pin - 401 303, Pan No. AAPFN9255P, represented by its authorized Partner MR. ABHAY ARUN GAWAD (Aadhar No. 6860 2022 1322) hereinafter called "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the **FIRST PART**:-

A N D

TRUPTI KAMALAKAR BARI (Aadhar No. 3356 2076 7204), Pan No. ALZPB6766E, Age 42 years, residing at C/o. Kamalakar Bari, Vartak Ward, Behind Ram Mandir, Kolwadi, Virar (West), Taluka Vasai, District Palghar, Pin - 401 303; hereinafter called "**THE ALLOTTEE/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her heirs, executors, administrators successors-in-interest and permitted assigns) of the **SECOND PART** :-

The Promoters and Allottee/s shall hereinafter collectively be referred to as the "Parties" and individually as "Party".

WHEREAS :-

i) Mr. Govind Dharmaji Vartak was the owner of land bearing Survey No. 326, Hissa No. Part, admeasuring 1 Acre 36 Gunthas, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

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ii) By an Conveyance Deed dated 14/08/1950, Mr. Govind Dharmaji Vartak has sold and conveyed the said land to Mr. Narayan Chandru Gawad.

iii) Narayan Chandru Gawad died intestate on 14/08/1995 leaving behind him 1) Mr. Govind Narayan Gawad 2) Hareshwar Narayan Gawad (Pre deceased on 29/08/1986) 2a) Smt. Vimal Hareshwar Gawad 2b) Mr. Hemant Hareshwar Gawad 3) Mr. Balkrishna Narayan Gawad being the legal heirs.

iv) The land bearing Survey No. 326 was surveyed through TILR vide M.R. No. 489/2000 and as per Hissa Form No. 12, the said land has been given New Survey No. 326, Hissa Nos. 1 to 12 respectively and accordingly by Mutation Entry No. 10069, the land bearing Survey No. 326, Hissa No. 11, admeasuring H.R. 0-20-5 and Survey No. 326, Hissa No. 12, admeasuring H.R. 0-20-0 had been recorded in the names of- 1) Mr. Govind Narayan Gawad 2) Smt. Vimal Hareshwar Gawad 3) Mr. Hemant Hareshwar Gawad 4) Mr. Balkrishna Narayan Gawad.

v) Balkrishna Narayan Gawad died intestate on 17/08/2003 leaving behind him 1) Smt. Vasanti Balkrishna Gawad (pre deceased on 07/05/1999) 2) Mr. Prashant Balkrishna Gawad 3) Aarti Balkrishna Gawad 4) Kirtesh Balkrishna Gawad being the legal heirs as observed from mutation entry No. 10538.

vi) By an Release Deed dated 08/12/2017 and registered in the office of Sub-registrar at Vasai No. V under Serial No. 8414 dated 08/12/2017, Aarti Balkrishna Gawad had released her undivided share in the said land in favour of 1) Mr. Prashant Balkrishna Gawad 2) Kirtesh Balkrishna Gawad.

vii) By an Conveyance Deed dated 31/12/2020 and registered in the office of Sub-registrar at Vasai No. 5 under Serial No. 8058/2020 dated 31/12/2020, executed by and between 1) Mr. Govind Narayan Gawad 2) Smt. Vimal Hareshwar Gawad 3) Mr. Hemant Hareshwar Gawad 4) Mr. Prashant Balkrishna Gawad 5) Mr. Kirtesh Balkrishna Gawad (therein called "The Vendors") of the First Part And 1) Mrs. Sakhubai Govind Gawad, 2) Mr. Arun Govind Gawad, 3) Mrs. Alka Arun Gawad, 4) Mr. Abhay Arun Gawad, 5) Mrs. Nutan Abhay Gawad Nee Nutan Manohar Patil, 6) Mr. Manohar Govind Gawad, 7) Mrs. Kavita Manohar Gawad, 8) Mr. Hiten Manohar Gawad, 9) Mr. Kalpesh Manohar Gawad, 10) Mr. Mukesh Govind Gawad, 11) Mrs. Savita Mukesh Gawad, 12) Mrs. Kavita Hemant Gawad, 13) Mr. Dhiraj Hemant Gawad, 14) Mrs. Sonali Prashant Gawad Nee Sonali Bhagirath Patil (therein called "the Confirming party") And M/s. NARAYAN GROUP BUILDERS represented by its partner Mr. Arun Govind Gawad and others (therein called "the Purchaser") and hereinafter called "the Promoters" of the Third part, the said Vendors with the consent and confirmation of the Confirming party has sold and conveyed the land bearing Survey No. 326, Hissa Nos. 11, 12 to M/s. NARAYAN GROUP BUILDERS represented by its partner Mr. Arun Govind Gawad and others.

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viii) Govind Narayan Gawad died intestate on 02/04/2021 leaving behind him 1) Smt. Sakhubai Govind Gawad 2) Arun Govind Gawad, 3) Manohar Govind Gawad, 4) Mukesh Govind Gawad, 5) Jayashree Rajaram Patil, 6) Vanita Vinod Bhoir, 7) Bharti Alias Sangita Pradeep Patil being the legal heirs.

ix) Smt. Sakhubai Govind Gawad died intestate on 27/04/2021 leaving behind her 1) Arun Govind Gawad, 2) Manohar Govind Gawad, 3) Mukesh Govind Gawad, 4) Jayashree Rajaram Patil, 5) Vanita Vinod Bhoir, 6) Bharti Alias Sangita Pradeep Patil being the legal heirs.

x) Manohar Govind Gawad died intestate on 05/05/2021 leaving behind him 1) Smt. Kavita Manohar Gawad, 2) Mr. Hiten Manohar Gawad, 3) Mr. Kalpesh Manohar Gawad, 4) Kaushal Kumarsen Patil being the legal heirs.

xi) Mukesh Govind Gawad died intestate on 15/05/2021 leaving behind him 1) Smt. Savita Mukesh Gawad, 2) Miss. Ananya Mukesh Gawad being the legal heirs.

xii) By an Agreement for transfer of land dated 18/08/2021 and registered in the office of Registrar at Vasai No. 5 under Serial No. 9519-2021, dated 18/08/2021, M/s. NARAYAN GROUP BUILDERS represented by its partner Mr. Arun Govind Gawad has transferred the land admeasuring 11.23.14 Ares/Square metres out of Survey/Hissa.No. 326/11 And 0.060 Ares/Square metres, out of Survey/Hissa No. 326/12 to Vasai Virar City Municipal Corporation, on the terms and conditions mentioned in the said agreement.

xiii) The land bearing Survey No. 326/11, 12 has been surveyed through TILR vide M.R. No. भूमापन/मौजे विरार/अ.ता. बि. शै. ११८९/२०२२ दिनांक १८/०४/२०२२ and Kami Zasta Patrak was made and accordingly the said Survey No. 326/11, 12 has been sub-divided into Survey/Hissa No. 326D/1, admeasuring 0.55.20 Ares Square metres, Survey/Hissa No. 326D/2, admeasuring 27.78.72 Ares Square metres, Survey/Hissa No. 326D/3, admeasuring 0.86.94 Ares Square metres, Survey/Hissa No. 326/D/4, admeasuring 1.62.52 Ares Square metres, Survey/Hissa No. 326/D/5, admeasuring 8.63.85 Ares Square metres, Survey/Hissa No. 326/D/6, admeasuring 1.02.77 Ares Square metres and the land bearing Survey/Hissa No. 326D/1, 326D/2, 326D/3 has been recorded into the name of M/s. NARAYAN GROUP BUILDERS represented by its partner Mr. Arun Govind Gawad And Survey/Hissa No. 326/D/4, 326/D/5, 326/D/6 has been recorded into the name of Vasai Virar City Municipal Corporation as observed from mutation entry no. 14080.

xiv) As such M/s. NARAYAN GROUP BUILDERS (hereinafter called "the Promoters") are fully seized and possessed of or otherwise well and sufficiently entitled to piece and parcel of N.A. land bearing Survey/Hissa No. 326D/1, admeasuring 0.55.20 Ares Square metres, assessed at Rs.40.84 Paise, Survey/Hissa No. 326D/2, admeasuring 27.78.72 Ares

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Square metres, assessed at Rs.2056.25 Paise, Survey/Hissa No. 326D/3, admeasuring 0.86.94 Ares Square metres, assessed at Rs.64.47 Paise, lying being and situate at Village Virar, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 (hereinafter called "The said land") more particularly described in the scheduled 'I' hereunder written

xv) The Promoters are in possession of the project land and entitled and enjoined upon to construct building on the project land in accordance with the recitals herein above;

xvi) The Promoters are constructing on the project land Building known as "NARAYAN BHOOMI", Wing 'A' having Stilt + Ground + 10 upper floors and Wing 'B' having Stilt + Ground + 15 upper floors, consisting of 157 Apartments, 16 Shops and 14 Offices.

xvii) The Allottee/s has/have offered to purchase an Apartment/Flat bearing Number 704 on the 7th Floor, in 'B' wing (hereinafter referred to as the said "Apartment/Flat"), in the Building known as "NARAYAN BHOOMI", Wing A & B, (herein after referred to as the said "building") being constructed by the Promoters.

xviii) The Promoters have entered into a standard agreement with its Architects, viz. Mr. Sameer Desai who is registered with the Council of Architecture, and such agreement is as per the agreement prepared by the Council of Architecture.

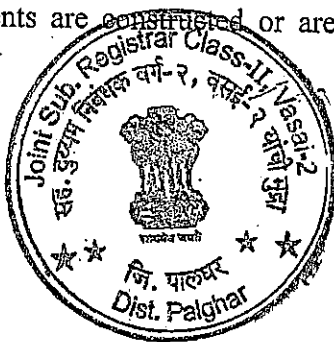
xix) The Promoters have appointed a structural engineer M/s. Nimisha Structural Design Academy (Mr. Paresh Unarkar) for the preparation of the structural design and drawings of the said building and the Promoters accepts the professional supervision of the Architect and structural engineer till the completion of the said building/s.

xx) By virtue of the Development Agreement/Power of Attorney, the Promoters have sole and exclusive right to sell the Apartments in the said Building/s to be constructed by the Promoters on the project land and to enter into Agreement/s with the Allottee/s of the Apartments/Shops/ Offices to receive the sale consideration in respect thereof;

xxi) On demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of the all the document of title relating to the said land and the plans, designs and specifications prepared by the Promoters Architects Mr. Sameer Desai and of such other documents as specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and rules and regulations made there under.

xxii) The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be

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constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

xxiii) The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto.

xxiv) The authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto.

xxv) The authenticated copies of the plans and specifications of the Apartment/Shop/Office agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked hereto.

xxvi) The Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

xxvii) The said land has been converted into N.A. by the Collector of Thane vide Order bearing No. REV/D-1/T-9/ NAP/VIRAR-VASAI/SR-145/2011, dated 29/05/2012.

xxviii) The Vasai Virar City Municipal Corporation has granted the Commencement Certificate for the proposed Residential with Shopline Building on the said land vide its Order bearing No. VVCMC/TP/CC/VP-0494/239/2018-19, dated 15/12/2018.

xxix) The Vasai Virar City Municipal Corporation has granted the Plinth Completion Certificate for proposed Residential with shopline Building on the said land vide its Order bearing No. VVCMC/TP/PCC/VP-0494/99/2019-20 dated 27/09/2019.

xxx) The Vasai Virar City Municipal Corporation has granted the Revised Development permission for proposed Residential with Shopline Building on the said land vide its Order bearing No. VVCMC/TP/RDP/VP-0494/278/2019-20, dated 17/01/2020.

xxxi) The Vasai Virar City Municipal Corporation has granted the Revised Development permission for proposed Residential Building with Commercial Building on the said land vide its Order bearing No. VVCMC/TP/RDP/VP-0494/639/2021-22, dated 09/12/2021.

xxxii) 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 Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in

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respect of the said building/s shall be granted by the Vasai Virar City Municipal Corporation.

xxxiii) The Promoters have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

xxxiv) The Allottee/s has/have applied to the Promoters for allotment of an Apartment/Flat No. 704 on 7th Floor, in B wing, situate in the Building known as "NARAYAN BHOOMI", being constructed on the said Project,

xxxv) The carpet area of the said Apartment/Flat is 51.09 square meters and "carpet area" means the net usable floor area of an Apartment/Shop/Office, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment/Shop/Office for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment/Shop/Office for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Apartment/Shop/Office.

xxxvi) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

xxxvii) Prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of Rs.12,36,640/- (Rupees Twelve Lakhs Thirty Six Thousand Six Hundred Forty only), being part payment of the sale consideration of the Apartment/Shop/Office agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do and each of them doth hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

xxxviii) The Promoters have registered the said project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on 15/02/2022 under Registration No. P99000033298.

xxxix) Under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Apartment/Shop/Office with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

xl) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agrees to sell and the Allottee/s hereby agrees to purchase the Apartment/Shop/Office.

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

1. The Promoters are constructing the said building consisting of Wing 'A' having Stilt + Ground + 10 upper floors and Wing 'B' having Stilt + Ground + 15 upper floors, consisting of 157 Apartments, 16 Shops and 14 Offices on the project land in accordance with the plans designs and specifications as approved by the CIDCO/VVCMC from time to time.

Provided that the Promoters shall have to obtain prior consent in writing of the Allottee/s in respect of variations and modification which may adversely affect the Apartment/Shop/Office of the Allottee/s except any alterations or additions required by any Government authorities or due to change in law.

1(a) (i) The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Apartment/Flat No. 704, of carpet area admeasuring 51.09 Square metres and enclosed balcony area admeasuring ___ Square metres, on 7th floor, in B wing, in the Building known as "NARAYAN BHOOMI", (hereinafter referred to as "THE APARTMENT/FLAT") as shown in the floor plan thereof and annexed hereto for the consideration of Rs.54,72,000/- (Rupees Fifty Four Lakhs Seventy Two Thousand only) including Rs. ___/- being the proportionate price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule III hereunder written.

(ii) The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s covered parking spaces bearing No. ___ situate at ___ Basement and/or stilt and/or ___ podium being constructed in the layout for the consideration of Rs. ___/-.

1 (b) The total aggregate consideration amount at lumpsum price for the Apartment/Flat is Rs.54,72,000/-

1 (c) The Allottee/s has/have paid on or before execution of this Agreement a sum of Rs.12,36,640/- (Rupees Twelve Lakhs Thirty Six Thousand Six Hundred Forty only) as advance part/full payment or application fee and hereby agrees to pay to that Promoters the balance amount of Rs.42,35,360/- (Rupees Forty Two Lakhs Thirty Five Thousand Three Hundred Sixty only) in the following manner :-

i) Rs. ___/- (not exceeding 30% of the total consideration) to be paid to the Promoters after execution of Agreement.

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- ii) Rs. _____/- (not exceeding 45% of the total consideration) to be paid on completion of the plinth of the building or wing in which the said Apartment/Shop/Office located.
- iii) Rs. _____/- (not exceeding 70% of the total consideration) to be paid on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment/Shop/Office is located.
- iv) Rs. _____/- (not exceeding 75% of the total consideration) to be paid on completion of the walls, internal plaster, of the said building or wing in which the said Apartment/Shop/Office is located.
- v) Rs. _____/- (not exceeding 80% of the total consideration) to be paid on completion of the staircases, lift wells, lobbies upto the floor level of the said building or wing in which the said Apartment/Shop/Office is located.
- vi) Rs.34,14,560/- (not exceeding 85% of the total consideration) to be paid on completion of external plumbing and external plaster, elevations, terraces with waterproofing, of the said building or wing in which the said Apartment/Shop/Office is located.
- vii) Rs.5,47,200/- (not exceeding 95% of the total consideration) to be paid on completion of lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s paving of areas appertain and all other requirements as may be prescribed in the of the said building or wing in which the said Apartment/Shop/ Office is located.
- viii) Rs.2,73,600/- against and at the time of handing over the possession of the said Apartment/Shop/Office to the Allottee/s on or after receipt of occupancy certificate or completion certificate.

1(d) The Total price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the said Project payable by the Promoters) up to the date of handing over the possession of the said Apartment/Shop/Office.

1(e) The total price is escalation-free, save and except escalations/increase due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The

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Promoters undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges cost or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s which shall only be applicable on subsequent payment.

1(f) The Promoters may allow in its sole discretion a rebate for early payments of installments payable by the Allottee/s by discounting such early payments @ ___% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal once granted to an Allottee/s by the Promoters.

1(g) The Promoters shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoters shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Allottee/s authorizes the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoters may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.

2.1 The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or any time thereafter and shall before handing over possession of the said Apartment/Shop/Office to the Allottee/s herein, obtain from the concerned local authority occupancy and/or completion certificate in respect of the said Apartment/Shop/Office.

2.2 Time is essence for the Promoters as well as the Allottee/s. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment/Shop/Office to the Allottee/s and the common areas to the association of the Allottee/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of

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construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoters hereby declares that the Floor Space Index available as on date in respect of the project building land is _____ Square meters only and Promoters has planned to utilize Floor Space Index of _____ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoters have disclosed the Floor Space Index of _____ as proposed to be utilized by him/her/them on the project land in the said Project and Allottee/s has/have agreed to purchase the said Apartment/Shop/Office based on the proposed construction and sale of Apartment/Shop/Office to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

4.1 If the Promoters fails to abide by the time schedule for completing the project and handing over the Apartment/Shop/Office to the Allottee/s, the Promoters agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoters.

4.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause 4.1 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoters under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of installments, the Promoters shall at their own option, may terminate this Agreement:

Provided that, Promoters shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s, of his/her/their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoters) within a period of thirty days

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of the termination, the installments of sale consideration of the Apartment/Shop/Office which may till then have been paid by the Allottee/s to the Promoters.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoters in the said building and the Apartment/Shop/Office as are set out in annexed hereto.

6. The Promoters shall give possession of the Apartment/Shop/Office to the Allottee/s on or before **31st day of December 2029**. If the Promoters fails or neglects to give possession of the Apartment/Shop/ Office to the Allottee/s on account of reasons beyond his/her/their control and of his/her/their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee/s the amounts already received by him/her/them in respect of the Apartment/Shop/Office with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment/Shop/Office on the aforesaid date, if the completion of building in which the Apartment/Shop/Office is to be situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1) Procedure for taking Possession:- The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the Apartment/Shop/Office, to the Allottee/s in terms of this Agreement to be taken within 3 (three months) from the date of issue of such notice and the Promoters shall give possession of the Apartment/Shop to the Allottee/s. The Promoters agrees and undertakes to indemnify the Allottee/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoters or association of Allottee/s, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee/s shall take possession of the Apartment/Shop/Office within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said Apartments/Shops are ready for use and occupancy:

7.3 Failure of Allottee/s to take Possession of Apartment/Shop/Office: Upon receiving a written intimation from the Promoters as per clause 7.1, the Allottee/s shall take possession of the Apartment/Shop/Office from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters

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shall give possession of the Apartment/Shop/Office to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 7.1 such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment/Shop/Office to the Allottee/s, the Allottee/s brings to the notice of the Promoters any structural defect in the building in which the Apartment/Shop/Office are situated, then, wherever possible such defects shall be rectified by the Promoters.

8. The Allottee/s shall use the Apartment/Shop/Office or any part thereof or permit the same to be used only for purpose of residence / commercial. He/She/They shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee/s along with other Allottee/s of Apartments/Shops in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee/s, so as to enable the Promoters to register the common organisation of Allottee/s. No objection shall be taken by the Allottee/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, 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.

9.1 The Promoters shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said appurtenant land of the Building or wing in which the said Apartment/Shop/Office is situated.

9.2 The Promoters shall, within three months of registration of the Federation/Apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project common space land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoters to the Allottee/s that the Apartment/Shop/Office is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment/Shop/Office) of outgoings in respect of the project land and Building/s namely local

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taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the Promoters such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined the Allottee/s shall pay to the Promoter/s provisional monthly contribution of Rs. _____/- per month towards the outgoings. The amounts so paid by the Allottee/s to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/ assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement shall be paid over by the Promoters to the Society or the Limited Company, as the case may be.

10. The Allottee/s shall nor before delivery of possession of the said premises keep deposited with the Promoters, the following amounts :

- i) Rs. _____/- for share money, application entrance fee of the society or limited Company/Federation/Apex Body.
- ii) Rs. _____/- for formation and registration of the Society or limited Company/Federation/Apex Body.
- iii) Rs. _____/- for proportionate share of taxes and other charges/levies in respect of the Society or limited Company/Federation/Apex Body.
- iv) Rs. _____/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/Apex body.
- v) Rs. _____/- for deposit towards water, electric and other utility and services connection charges &
- vi) Rs. _____/- for deposits of electrical receiving and sub-stations provided in Layout.

11. The Allottee/s shall pay to the Promoters a sum of Rs. _____/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoters in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

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12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/s shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee/s shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. Representation and Warranties of the Promoters:- The Promoters hereby represents and warrants to the Allottee/s as follows:-

i) The Promoters have clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and have the requisite rights to carry out development upon the project land and also have actual, physical and legal possession of the project land for the implementation of the project;

ii) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

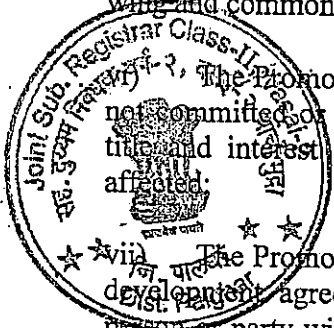
iii) There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv) There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vii) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right title and interest of the Allottee/s created herein, may prejudicially be affected;

viii) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and



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the said Apartment/Shop/Office which will, in any manner, affect the rights of Allottee/s under this Agreement.

viii) The Promoters confirms that the Promoters are not restricted in any manner whatsoever from selling the said Apartment/Shop/Office to the Allottee/s in the manner contemplated in this Agreement;

ix) At the time of execution of the conveyance deed of the structure to the association of Allottee/s the Promoters shall handover lawful, vacant, peaceful, physical possession of the common area of the Structure to the Association of the Allottee/s;

x) The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities,

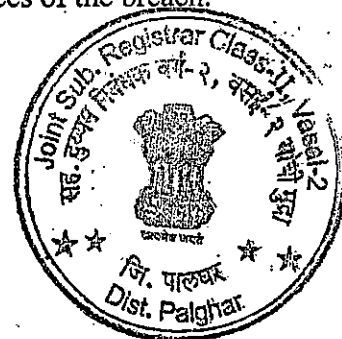
xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) have been received or served upon that Promoters in respect of the Project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/herself/themselves with intention to bring all persons into whosoever hands the Apartment/Shop/Office may come, hereby convents with the Promoters as follows :

a) To maintain the Apartment/Shop/Office at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment/Shop/Office is taken and shall not do or suffer to be done anything in or to the building in which the Apartment/Shop/Office is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment/Shop/Office is situated and the Apartment/Shop/Office itself or any part thereof without the consent of the local authorities, if required.

b) Not to store in the Apartment/Shop/Office any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment/Shop/Office is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment/Shop/Office is situated, including entrances of the building in which the Apartment/Shop/Office is situated and in case any damage is caused to the building in which the Apartment/Shop/Office is situated or the Apartment/Shop/Office on account of negligence or default of the Allottee/s in this behalf, the Allottee shall be liable for the consequences of the breach.

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c) To carry out at his/her/their own cost all internal repairs to the said Apartment/Shop/Office and maintain the Apartment/Shop/Office in the same condition, state and order in which it was delivered by the Promoters to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Apartment/Shop/Office is situated or the Apartment/Shop/Office which may be contrary to the rules regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/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 Apartment/Shop/Office or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment/Shop/Office or any part thereof, nor any alteration in the elevation in the elevation and outside colour scheme of the building in which the Apartment/Shop/Office is situated and shall keep the portion, sewers, drains and pipes in the Apartment/Shop/Office and the appurtenances there in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment/Shop/Office is situated and shall not chisel or in the any other manner cause damage to columns, beams, walls, slabs or RCC, Pardi or other structural members in the Apartment/Shop/Office without the prior written permission of the Promoters and/or the Society or the Limited Company.

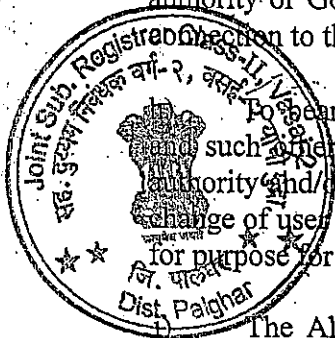
e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment/Shop/Office is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment/Shop/Office in the compound or any portion of the project land the building in which the Apartment/Shop/Office is situated.

g) Pay to the Promoters within fifteen days of demand by the Promoters, their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment/Shop/Office is situated.

To bear and pay increase in local taxes, water charges, insurance 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 use of the building by the Allottee/s for any purposes other than for purpose for which it is sold.

The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Apartment/Shop/Office or part with the



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possession the Apartment/Shop/Office until all the dues payable by the Allottee/s to the Promoters under this Apartment/Shop/Office fully paid up.

j) The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartment/Shop/Office therein and for the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment/Shop/Office in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

k) Till a conveyance of the structure of the building in which Apartment/Shop/Office is situated is executed in favour of society/Limited Society, the Allottee/s shall permit the Promoters and his/her/their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building/s or any part thereof to view and examine the state and conditions thereof.

l) Till a Conveyance of the project land on which the building in which Apartment/Shop/Office is situated is executed in favour of Apex body or federation, the Allottee/s shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project or any part thereof to view and examine the state and conditions thereof.

15. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee/s on account of the share capital for the formation of the Co-operative Society or association or Company or towards the out goings, legal charges etc. and shall utilized the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Apartment/Shop/Office hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.

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17. Promoters shall not Mortgage or create a charge :- After the Promoters executes this Agreement he shall not mortgage or create a charge on the Apartment/Shop/Office and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Apartment.

18. Binding Effect :- Forwarding this Agreement to the Allottee/s by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

19. Entire Agreement :- This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment/Shop/Office/plot/building, as the case may be.

20. Right to amend :- This Agreement may only be amended through written consent of the Parties.

21. Provisions of this Agreement applicable to Allottee / Subsequent Allottee/s :- It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment/Shop/Office for all intents and purposes.

22. Severability :- If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the application law, as the case may be, and the remaining

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provisions of this agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. Method of Calculation of proportionate share wherever referred to in the Agreement :- Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee/s in Project, the same shall be in proportion to the carpet area of the Apartment/Shop/Office to the total carpet area of all the Apartments in the Project.

24. Further Assurances :- Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. Place of execution :- The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee/s. After the Agreement is duly executed by the Allottee/s and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

26. The Allottee/s and/or Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee/s and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

TRUPTI KAMALAKAR BARI
Name of Allottee/s

C/o. Kamalakar Bari,
Vartak Ward, Behind Ram Mandir, Kolwadi, Virar (West),
Taluka Vasai, District Palghar, 401 303
(Allottee/s Address)

Notified Email ID : _____

M/s. NARAYAN GROUP BUILDERS
Promoters name

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Shop Nos. 12, 13, 14, Narayan Bhoomi, Opp. John XXIII CBSE School,
Dongarpada, Virar (West), Taluka Vasai, District Palghar, Pin - 401 303
(Promoters Address)

Notified Email ID : _____

It shall be the duty of the Allottee/s and the Promoters to inform each other of any change in address subsequent to the execution of this agreement in the above address by Registered Post failing which all communication and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee/s, as the case may be.

28. Joint Allottees :- That in case there are Joint Allottees, they shall be considered as joint and severable Allottee/s for the purpose of these clauses in the agreement and all communications shall be sent the Promoters to the Allottee/s whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Allottee/s.

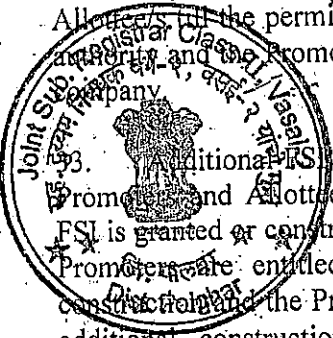
29. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the Promoters.

30. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the appropriate Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

31. Governing Law :- That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Vasai courts will have the jurisdiction for this Agreement.

32. Terrace attached to the Apartment :- It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace Apartments in the said building/s, if any, shall belong exclusively to the respective Allottee/s of the terrace Apartment and such terrace spaces are intended for the exclusive use of the respective terrace Apartment Allottee/s. The said terrace shall not be enclosed by the Apartment Allottee/s unless the permission in writing is obtained from the concerned local authority and the Promoters or the society, or as the case may be, the limited

33. Additional FSI / TDR / Premium FSI etc. :- It is agreed between the Promoters and Allottee/s that in case any additional F.S.I./TDR/ Premium FSI is granted or construction of additional floor or floors is allowed then the Promoters are entitled to construct and dispose of the said additional construction and the Promoters have reserved the right to construct the same additional construction mentioned above and dispose the same. The necessary covenant in the deed of conveyance to be executed in favour of Co-operative Housing society shall be incorporated.



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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Virar in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE 'I'

DESCRIPTION OF THE LAND

ALL THAT piece and parcel of N.A. land bearing Survey/Hissa No. 326D/1, admeasuring 0.55.20 Ares/Square metres, assessed at Rs.40.84 Paise, Survey/Hissa No. 326D/2, admeasuring 27.78.72 Ares/Square metres, assessed at Rs.2056.25 Paise, Survey/Hissa No. 326D/3, admeasuring 0.86.94 Ares/Square metres, assessed at Rs.64.47 Paise, lying being and situate at Village Virar, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

SCHEDULE 'II'

DESCRIPTION OF THE PROJECT/PHASE REGISTERED WITH THE REAL ESTATE REGULATORY AUTHORITY UNDER S.5 OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.

Building known as "NARAYAN BHOOMI", Wing A & B, being constructing on N.A. land bearing Survey/Hissa No. 326D/1, admeasuring 0.55.20 Ares/Square metres, Survey/Hissa No. 326D/2, admeasuring 27.78.72 Ares/Square metres, Survey/Hissa No. 326D/3, admeasuring 0.86.94 Ares/Square metres, lying being and situate at Village Virar, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

SCHEDULE 'III'

DESCRIPTION OF THE APARTMENT/SHOP/OFFICE

Apartment/Flat No.704, on the 7th Floor, admeasuring 51.09 Square metres (Carpet area) and enclosed balcony area admeasuring _____ Square metres, in 'B' wing, in the Building known as "NARAYAN BHOOMI", being constructed on N.A. land bearing Survey/Hissa No. 326D/1, Survey/Hissa No. 326D/2, Survey/Hissa No. 326D/3, lying being and situate at Village Virar, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

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SCHEDULE 'IV'

DESCRIPTION OF AMENITIES

- Earthquake resistant structural design.
- Immaculate main entrance lobby.
- Each wing consists of 2 high speed lifts.
- Single coated internal & double coated external cement mortar plaster.
- Excellent quality of internal & external Painting.
- Mirror finished designer vitrified tiles with skirting.
- POP false ceiling in living, bedroom, & master bedroom.
- Decorative main door with branded fittings.
- Exquisite kitchen with artificial granite top & service platform with S.S sink.
- Glazed dado tiles in kitchen & WC with wash basin in WC.
- Concealed plumbing with branded sanitary fittings.
- Water storage tank in loft over WC with shutters.
- Concealed copper wiring with modular branded switches.
- Power provisions for AC, TV, washing machine, inverter, oven, water-purifier, refrigerator, geyser, exhaust fan etc.
- Granite jam seal to all windows, ¾ powder coated aluminum window frame with PP coat aluminum sliding windows having glazed glass & extra mosquito net.
- Place for parking & also stack parking.
- Safety railing in balcony.
- Generator backup for lifts & common areas.

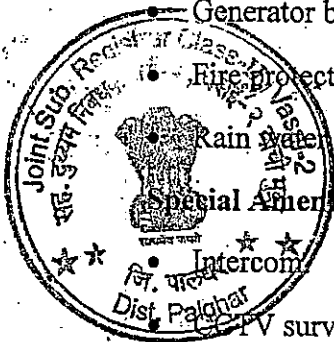
• Fire protection system.

• Rain water harvesting.

• Special Amenities

• Intercom

• TV surveillance.



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- Modular kitchen Trolley
- 1 split AC in master bedroom of each flat.
- Geysers & Exhaust fan in WC.
- Water Purifier.
- Concealed LED lights & fans in each room.

SIGNED AND DELIVERED by the)
 withinnamed "THE PROMOTERS")
 M/s. NARAYAN GROUP BUILDERS)
 a partnership firm, represented by its partner)
 MR. ABHAY ARUN GAWAD)
 in the presence of



Abhay

1. *Ravali*
 Name : Pratiksha Kamalakar Bari
 Address : Vantakwad (Kolwad), Vindur (W).

2. *Yogiesh*
 Name : MR. YOGIESH BHOIR
 Address : A1101, Aashi Apartment, Vindur (W)

SIGNED AND DELIVERED by the)
 withinnamed "THE ALLOTTEE/S")
 TRUPTI KAMALAKAR BARI)
 in the presence of



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1. *[Signature]*

2. *[Signature]*

RECEIVED the day and the year first)
 hereinabove written of and from the)
 withinamed ALLOTTEE/S, the sum of)
 Rupees Twelve Lakhs Thirty Six Thousand)
 Six Hundred Forty only, as and by way of part)
 consideration money, to be paid by them to us.)

Rs.12,36,640/-

The said amount is paid as under ;

Sr.	Amount	Cheque/RTGS No.	Date
i)	Rs.51,000/-	328720	09/04/2024
i)	Rs.6,86,640/-	BKIDR52024050800851084	08/05/2024
i)	Rs.4,99,000/-	BKIDR52024050800847397	08/05/2024

drawn on Bank of India,

WITNESSES :-

1. *[Signature]*

2. *[Signature]*

WE SAY WE HAVE RECEIVED

[Signature]
 PROMOTERS



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ANNEXURE 'A'

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of Survey/Hissa No. 326D/1, admeasuring 0.55.20 Ares Square metres, assessed at Rs.40.84 Paise, Survey/Hissa No. 326D/2, admeasuring 27.78.72 Ares Square metres, assessed at Rs.2056.25 Paise, Survey/Hissa No. 326D/3, admeasuring 0.86.94 Ares Square metres, assessed at Rs.64.47 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to M/s. NARAYAN GROUP BUILDERS represented by its partner Mr. Arun Govind Gawad and others.

Mr. Govind Dharmaji Vartak was the owner of land bearing Survey No. 326, Hissa No. Part, admeasuring 1 Acre 36 Gunthas, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

By an Conveyance Deed dated 14/08/1950, Mr. Govind Dharmaji Vartak had sold and conveyed the said land to Mr. Narayan Chandru Gawad.

Narayan Chandru Gawad died intestate on 14/08/1995 leaving behind him 1) Mr. Govind Narayan Gawad 2) Hareshwar Narayan Gawad (Pre deceased on 29/08/1986) 2a) Smt. Vimal Hareshwar Gawad 2b) Mr. Hemant Hareshwar Gawad 3) Mr. Balkrishna Narayan Gawad being the legal heirs.

The land bearing Survey No. 326 was surveyed through TILR vide M.R. No. 489/2000 and as per Hissa Form No. 12, the said land has been given New Survey No. 326, Hissa Nos. 1 to 12 respectively and accordingly by Mutation Entry No. 10069, the land bearing Survey No. 326, Hissa No.11, admeasuring H.R.0-20-5 and Survey No.326, Hissa No.12, admeasuring H.R. 0-20-0 had been recorded in the names of 1) Mr. Govind Narayan Gawad 2) Smt. Vimal Hareshwar Gawad 3) Mr. Hemant Hareshwar Gawad 4) Mr. Balkrishna Narayan Gawad.

Balkrishna Narayan Gawad died intestate on 17/08/2003 leaving behind him 1) Smt. Vasanti Balkrishna Gawad (pre deceased on 07/05/1999) 2) Mr. Prashant Balkrishna Gawad 3) Aarti Balkrishna Gawad 4) Kirtesh Balkrishna Gawad being the legal heirs as observed from mutation entry No. 10538.

The said land has been converted into N.A. by the Collector of Thane vide Order bearing No. REV/D-1/T-9/ NAP/VIRAR-VASAI/SR-145/2011, dated 29/05/2012.

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By an Release Deed dated 08/12/2017 and registered in the office of Sub-registrar at Vasai No. V under Serial No. 8414 dated 08/12/2017, Aarti Balkrishna Gawad had released her undivided share in the said land in favour of 1) Mr. Prashant Balkrishna Gawad 2) Kirtesh Balkrishna Gawad.

The Vasai Virar City Municipal Corporation has granted the Development permission for proposed Residential Buildings on the said land vide its Order bearing No. VVCMC/TP/CC/VP-0494/ 239/2018-19, dated 15/12/2018.

The Vasai Virar City Municipal Corporation has granted the Plinth Completion Certificate for proposed Residential with shopline Building on the said land vide its Order bearing No. VVCMC/TP/PCC/VP-0494/99/2019-20 dated 27/09/2019.

The Vasai Virar City Municipal Corporation has granted the Revised Development permission for proposed Residential with Shopline Building on the said land vide its Order bearing No. VVCMC/TP/RDP/VP-0494/278/2019-20, dated 17/01/2020.

By an Conveyance Deed dated 31/12/2020 and registered in the office of Sub-registrar at Vasai No. 5 under Serial No. 8058/2020 dated 31/12/2020, 1) Mr. Govind Narayan Gawad 2) Smt. Vimal Hareshwar Gawad 3) Mr. Hemant Hareshwar Gawad 4) Mr. Prashant Balkrishna Gawad 5) Mr. Kirtesh Balkrishna Gawad (therein Called "The Vendors") of the First Part And 1) Mrs. Sakhubai Govind Gawad, 2) Mr. Arun Govind Gawad, 3) Mrs. Alka Arun Gawad, 4) Mr. Abhay Arun Gawad, 5) Mrs. Nutan Abhay Gawad Nee Nutan Manohar Patil, 6) Mr. Manohar Govind Gawad, 7) Mrs. Kavita Manohar Gawad, 8) Mr. Hiten Manohar Gawad, 9) Mr. Kalpesh Manohar Gawad, 10) Mr. Mukesh Govind Gawad, 11) Mrs. Savita Mukesh Gawad, 12) Mrs. Kavita Hemant Gawad, 13) Mr. Dhiraj Hemant Gawad, 14) Mrs. Sonali Prashant Gawad Nee Sonali Bhagirath Patil (therein called "the Confirming party") And M/s. NARAYAN GROUP BUILDERS represented by its partner Mr. Arun Govind Gawad and others (therein called "the Purchaser") of the Third part, the said Vendors with the consent and confirmation of the Confirming party have sold and conveyed the land bearing Survey No. 326, Hissa Nos. 11, 12 to M/s. NARAYAN GROUP BUILDERS represented by its partner Mr. Arun Govind Gawad and others.

Govind Narayan Gawad died intestate on 02/04/2021 leaving behind his 1) Smt. Sakhubai Govind Gawad 2) Arun Govind Gawad, 3) Manohar Govind Gawad, 4) Mukesh Govind Gawad, 5) Jayashree Rajaram Patil, 6) Vanita Vinod Bhoir, 7) Bharti Alias Sangita Pradeep being the legal heirs.

Smt. Sakhubai Govind Gawad died intestate on 27/04/2021 leaving behind her 1) Arun Govind Gawad, 2) Manohar Govind Gawad, 3) Mukesh Govind Gawad, 4) Jayashree Rajaram Patil, 5) Vanita Vinod Bhoir, 6) Bharti Alias Sangita Pradeep Patil being the legal heirs.



Jawad *R. B. B.*

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Manohar Govind Gawad died intestate on 05/05/2021 leaving behind him 1) Smt. Kavita Manohar Gawad, 2) Mr. Hiten Manohar Gawad, 3) Mr. Kalpesh Manohar Gawad, 4) Kaushal Kumarsen Patil being the legal heirs.

Mukesh Govind Gawad died intestate on 15/05/2021 leaving behind him 1) Smt. Savita Mukesh Gawad, 2) Miss. Ananya Mukesh Gawad being the legal heirs.

By an Agreement for transfer of land dated 18/08/2021 and registered in the office of Registrar at Vasai No. 5 under Serial No. 9519-2021, dated 18/08/2021, M/s. NARAYAN GROUP BUILDERS represented by its partner Mr. Arun Govind Gawad has transferred the land admeasuring 11.23.14 Ares/Square metres out of Survey/Hissa No. 326/11 And 0.060 Ares/Square metres, out of Survey/Hissa No. 326/11 to Vasai Virar City Municipal Corporation, on the terms and conditions mentioned in the said agreement.

The Vasai Virar City Municipal Corporation has granted the Revised Development permission for proposed Residential Building with Commercial Building on the said land vide its Order bearing No. VVCMC/TP/RDP/VP-0494/639/2021-22, dated 09/12/2021.

The land bearing Survey No. 326/11, 12 has been surveyed through TILR vide M.R. No. भूमापन/मौजे विहार/अ.ता. वि. शौ. ११८९/२०२२ दिनांक १८/०४/२०२२ and Kami Zasta Patrak was made and accordingly the said Survey No. 326/11, 12 has been sub-divided into Survey/Hissa No. 326D/1, admeasuring 0.55.20 Ares Square metres, Survey/Hissa No. 326D/2, admeasuring 27.78.72 Ares Square metres, Survey/Hissa No. 326D/3, admeasuring 0.86.94 Ares Square metres, Survey/Hissa No. 326/D/4, admeasuring 1.62.52 Ares Square metres, Survey/Hissa No. 326/D/5, admeasuring 8.63.85 Ares Square metres, Survey/Hissa No. 326/D/6, admeasuring 1.02.77 Ares Square metres and the land bearing Survey/Hissa No. 326D/1, 326D/2, 326D/3 has been recorded into the name of M/s. NARAYAN GROUP BUILDERS represented by its partner Mr. Arun Govind Gawad And Survey/Hissa No. 326/D/4, 326/D/5, 326/D/6 has been recorded into the name of Vasai Virar City Municipal Corporation as observed from mutation entry no. 14080.

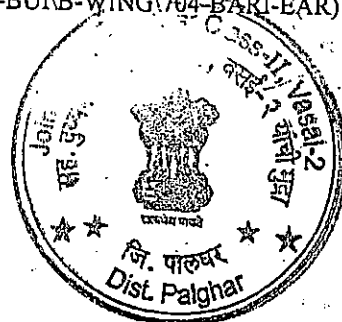
I have investigated the title and the same is found clear, marketable and without any encumbrance.

sd/-

(N.B.DESHMUKH & Co.)
ADVOCATE

(data\WORD\ENGLISH\NARAYAN-GROUP-BUITB-WING\704-BARI-EAR)

Chawal *Raj*





Maharashtra Real Estate Regulatory Authority

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

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२०२४		

This registration is granted under section 5 of the Act to the following project under project registration number :
P99000033298

Project: **Narayan Bhoomi** , Plot Bearing / CTS / Survey / Final Plot No.: 326, 11/12 at Vasai-Virar City (M Corp),
Vasai, Palghar, 401303;

1. **Narayan Group Builders** having its registered office / principal place of business at Tehsil: **Vasai, District: Palghar, Pin: 401303.**

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 (I) 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 15/02/2022 and ending with 31/12/2029 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



Dated: 15/02/2022
Place: Mumbai

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



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अहवाल दिनांक : 08/08/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र कर्मानुसारी अधिकाऱा अभिलेख आणि नोंदवट्टा (तयार करणे व सुविधेने ठेवणे) नियम, १९७१ च्यातील नियम ३,५,६ आणि ७]

गाव :- वि.र (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 326ड/1

भू-धारणा पध्दती : भू-गावदादार वर्ग -1	शेताचे स्थानिक नाव :
क्षेत्र, एकक व आकारणी	खाली क्र. भोगवट्टादागचे नाव क्षेत्र आकार पो.ख. फे.फा. कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.जी.मी. मूळ क्षेत्र क्षेत्राची मूल्य मूल्य मूल्य आकारणी	11252 मे.रागवट्टा पुप विल्लस घागेवट्टा संस्था तर्फे अहवाल नोंदवट्टा गावदा 0.55.20 40.84 (14080) कुळाचे नाव व खंड इतर अधिकार इतर साव्यात समलेखे क्षेत्र (14080) मूळ क्षेत्राचे नाव : ... रीपटचा फेरफार क्रमांक : 14080 व दिनांक : 08/08/2022
दुसरे फेरफार क्र. (1203) (229) (9293) (10069) (10538) (12019) (12587) (12871) (13513) (13598) (13765) (13791) (13795)	श्रीना आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवट्टी)

[महाराष्ट्र कर्मानुसारी अधिकाऱा अभिलेख आणि नोंदवट्टा (तयार करणे व सुविधेने ठेवणे) नियम, १९७१ च्यातील नियम ३९]

गाव :- वि.र (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग 326ड/1

पिकांखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा		
मिश्र पिकांखालील क्षेत्र										निर्भळ पिकांखालील क्षेत्र		स्वरूप	क्षेत्र	(१५)	(१६)
पट्टे पिके व प्रत्येकाखालील क्षेत्र										पिकाचे नाव	जल सिंचित				
वर्ष	हंगाम	ख.ना क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप			क्षेत्र	जल सिंचनाचे साधन	शेरा	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			आर. जी.मी			आर. जी.मी			आर. जी.मी		आर. जी.मी		आर. जी.मी		

सूचना :- सदरचे क्षेत्र अन्वय क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतिसाद को प्रमाण १५/- रुपये मिळाले." दिनांक :- 10/08/2022 सांकेतिक क्रमांक :- 2 2100084211600000820221207

सहायक नोंदवट्टा अधिकारी, वसई-२, पालघर जिल्हा



<https://mahafar1.enlightcloud.com/DDM/PgHtml712>

10/08/2022

अहवाल क्रमांक : 08/08/2022

वसई क्र.- २		
१०१२०	३६	६०
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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन परमूल अधिकार अभिलेख आणि नोंदवट्टा (तयार करणे व सुविधायी ठेवणे) नियम, १९७१ चागून नियम ३,५,६ आणि ७]

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 326ड/2

भू-धारणा पध्दती :		भोगवट्टादार वर्ग -1		शेताचे स्थानिक नाव :		कुळ, खंड व इतर अधिकार	
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्टादाराचे नांव	क्षेत्र	आकार	पो.ख.	फ.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक अकृषक दिन शेती आकारणी	आर.घो.मी ३६ २७.७८.७२ २०५६.२५	11252 शे.नातारवण मुप पिल्लडसं चारोवारी संस्था तर्फे अल्प गोविंद गावड	२७.७८.७२	२०५६.२५		(14080)	कुळाचे नाव व खंड इतर अधिकार इतर रिवाज (14080) गोपट्टा वरतदार क्रमांक : 14080 दिनांक : 08/08/2022
इतर केवळ क्र. (1203) (2203) (9293) (10069) (10538) (12019) (12587) (12871) (13513) (13598) (13765) (13791) (13795)							सीमा आणि भुमापन दिने :

गाव नमुना बारा (पिकांची नोंदवट्टी)

[महाराष्ट्र जमीन परमूल अधिकार अभिलेख आणि नोंदवट्टा (तयार करणे व सुविधायी ठेवणे) नियम, १९७१ चागून नियम २९]

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 326ड/2

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	सोप
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र							
		घटक पिक व प्रत्येकाखालील क्षेत्र												
वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. घो.मी	आर. घो.मी		आर. घो.मी	आर. घो.मी	आर. घो.मी					आर. घो.मी	

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 10/08/2022

संकेतिक क्रमांक :- 272100084211600000820221203

(नाव :- श्री. वि. पावडे)
जिल्हा साक्षर :- वि. पावडे जिल्हा :- पालघर

वसई क्र.-२		
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अहवाल दिनांक : 08/08/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन नदमूल अधिकार अभिलेख आणि नोंदवण (तयार करणे व सुविधाने देणे) नियम, १९७९ च्या निले नियम ३,५,६ आणि ७]

गाव :- वि.र (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग 326ड/3

भू-धारणा पध्दती : भू गवटादार वर्ग -1		शेताचे स्थानिक नाव :	
क्षेत्र, एकक व आकारणी	खाने क्र.	भोगवट्याचा नाव	क्षेत्र आकार पो.ख. फे.फा.
क्षेत्राचे एकक अत.चौ.चौ अक्षयिक क्षेत्र चिन शेती आकारणी	11252	शे.नासापण पुन विलडर धारणीतरी संस्था तर्फे अक्षय मंमिंद गावड	0.86.94 64.47 (14080)
			कुडाचे नाव व रंग इतर अधिकार इतर साव्यत नारलेले क्षेत्र (14080) प्रतिबंध : नसापण शेताचा फेरदार क्रमांक : 14080 व दिनांक : 08/08/2022
दुसरे फेरदार क्र. (1203)(2203)(9293)(16069)(10538)(12019)(12587)(12871)(13513)(13598)(13765)(13791)(13795)			शेता आणि सुभाषन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन नदमूल अधिकार अभिलेख आणि नोंदवण (तयार करणे व सुविधाने देणे) नियम, १९७९ च्या निले नियम २९]

गाव :- वि.र (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग 326ड/3

पिकाखालील क्षेत्राचा तपशील													लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेता
मिश्र पिकाखालील क्षेत्र						निर्भेद्य पिकाखालील क्षेत्र									
वर्ष	हंगाम	शे.ना क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र					
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)

सूचना :- सदरचे क्षेत्र आ. त्वक क्षेत्रांमध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतियेकी ही दृष्टान्त १/५- कपचे निवडावे."
दिनांक :- 10/08/2022
सांकेतिक क्रमांक :- 2: 1100084211600000820221209

सावळ
तलाठी रुझा विरार क्र.-१
ता. वसई, जि. पालघर

sanction plot it has been shown 18.93



वसई क्र.-२		
१०९२०	३६	६०
२०२४		

अहवाल दिनांक : 26-03/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७।



19360213378

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

ULPIN : 19360213378

भूमापन क्रमांक व उपविभाग : 326ड/4

भू-धारणा

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फेर.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अक्षाधिक क्षेत्र विन शेती 1.6252 आकारणी 115.38	11380	वसई विरार शहर महानगरपालिका	1.6252	115.38		(14080)	कुळचे नाव व खंड इतर अधिकार इतर शाळा (14080) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक 14080 व दिनांक 08/08 2022
दुन फेरफार क्र (1203) (2203) (9293) (10069) (10538) (12019) (12587) (12871) (13513) (13598) (13765) (13791) (13795)							सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

:326ड/4

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	

टीप : सदरची नोंद गोंबाइहा ऑप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५०- रुपये मिळाले."
दिनांक :- 10/04/2023
सांकेतिक क्रमांक :- 272100084211600000420231180

(नाव :- सी एम. सुबेदी)
तालुका सहायक, विरार, वसई जि. पालघर





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३५.६ आणि १०.११

वसई क्र. २०२४		
१०९२०	३९	६०

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

ULPIN : 15634409289

भूमापन क्रमांक व उपविभाग : 326ड/5

15634409289

भू-धारणा पध्दती :

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अर्काधिक क्षेत्र बिन शेती आकारणी 8.6385 639.24	11380	वसई विरार शहर महानगरपालिका	8.6385 639.24 (14080)	कुळाचे नाव व खंड इतर अधिकार इतर २० मी डि पी रॉड (14080) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक 14080 व दिनांक 08/08/2022
शुन फेरफार क्र (1203) (2203) (9293) (10069) (10538) (12019) (12587) (12871) (13513) (13598) (13765) (13791) (13795)				सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

: 326ड/5

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकांचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी

टीप : सदरची नोंद मोबाइल ॲप द्वारे घेऊन आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५० रुपये मिळाले."

दिनांक :- 10/04/2023

सांकेतिक क्रमांक :- 272100084211600000430231181

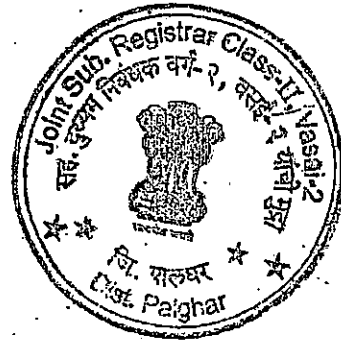
(नाव :- सी.एन. सावळे)

तलाठी सातः विरार क्र. १२० जिल्हा :- पालघर

श्री. सी.एन. सावळे

तलाठी सात विरार क्र.-१

ता. वसई, जि. पालघर.



वसई क्र.-२		
७०७२०	४०	६०
२०२४		

अहवाल दिनांक : 26 03 2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७।



गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

ULPIN : 32059253500

भूमापन क्रमांक व उपविभाग : 326ड/6

32059253500

भू धारणा
पध्दती :

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळाचे खंड व इतर अधिकार
क्षेत्राचे एकक आर.चो.मी अक्षाधिक क्षेत्र चिन शेती आकारणी	11380	वसई विरार शहर महानगरपालिका	1.0277	80.82		(14080)	कुळाचे नाव व खंड इतर अधिकार इतर अनविल्टेवत (14080) प्रलंबित फेरफार : नाही. शेताचा फेरफार क्रमांक 14080 व दिनांक 08/08/2022
जून फेरफार क्रं (1203) (2203) (9293) (10069) (10538) (12019) (12587) (12871) (13513) (13598) (13765) (13791) (13795)							सीमा आणि भूमापन चिन्हे .

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- विरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

326ड/6

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चो.मी	आर. चो.मी			आर. चो.मी	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 10/04/2023
सांकेतिक क्रमांक :- 272100084211600000420231182

(नाव :- सी. एन. सावळे)
तलाठी सादरा : विरार, वसई, जि. पालघर

श्री. सी. एन. सावळे
तलाठी सादरा : विरार, वसई, जि. पालघर



वाचले :-

१. श्री. गोविंद नारायण गावड व इतर, श्री. प्रशांत बाळकृष्ण गावड व श्री. किर्तेश बाळकृष्ण गावड यांचे.अ.पा.क. श्री. मनोहर गोविंद गावड रा. नारायण निवास, गावड वाडी, विरार (पूर्व) ता.वसई जि.ठाणे यांचा अर्ज दिनांक १९/९/२०११ रोजीचे 'महाराष्ट्र जनमुद्रा' व दिनांक ३०/११/२०११ रोजीचे 'महाराष्ट्र बुलंद टाईम्स' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा
२. वसई-विरार शहर महानगरपालिकेने यांचेकडील पत्र क्र. VVCMC/TP/NANOC/VP-0898/600 दि. २८/७/२०११
३. तहसिलदार वसई यांचेकडील पत्र क्र.मशा/कक्ष-१/व-जंमिनबाब/कावि-१३३४ दि.१६/१२/२०११
४. १) उपजिल्हाधिकारी (भूसंपादन) लघूपाटबंधारे, ठाणे ३ रा मजला यांचेकडील पत्र क्र. भूस/ल.पा/टे-१/एसआर-८७ दि.१७/१/२०१२ २) भूमी संपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचेकडील पत्र क्र.भुसविअ/नाहदा/४ दि.२/१/२०१२ ३) उपजिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर-३,ठाणे यांचेकडील पत्र क्र.भूस/मे.से-३/एसआर-१००९ दि.३/११/२०११ ४) उपजिल्हाधिकारी (भूसंपादन) उल्हास खारे प्रकल्प, ठाणे यांचेकडील पत्र क्र भूसंपादन/टे.नं.१/सी-६५८२१ दि.१७/१/२०१२ ५) उप-विभागीय अधिकारी भिवंडी विभाग भिवंडी यांचेकडील पत्र क्र.बीडी/महसूल/टे-३/भुसं/कावि-१०७६७ दि. १८/११/२०११ ६) उपजिल्हाधिकारी (भूसंपादन) लघूपाटबंधारे, ५वा माळा ठाणे यांनी त्यांचेकडील पत्र क्र.भूसंपादन/एसआर/वशि-६९५/टे-१/जा.क्र.२६७२/११ दि. १२/१/२०१२
५. अर्जदार यांनी सादर केलेले हमीपत्र दिनांक १९/९/२०११
६. इकडील कार्यालयाने दिनांक ८/१०/२०११ रोजीचे 'महाराष्ट्र जनमुद्रा' व दिनांक ३०/११/२०११ रोजीचे 'महाराष्ट्र बुलंद टाईम्स' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा

आदेश :-

ज्याअर्थी श्री. गोविंद नारायण गावड व इतर, श्री. प्रशांत बाळकृष्ण गावड व श्री. किर्तेश बाळकृष्ण गावड यांचे.अ.पा.क. श्री. मनोहर गोविंद गावड रा. नारायण निवास, गावड वाडी, विरार (पूर्व) ता.वसई जि.ठाणे यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे विरार येथील स.नं./हि नं ३२६/११ क्षेत्र २०५०-०० चौ.मी., स.नं./हि नं ३२६/१२ क्षेत्र २०००-०० चौ.मी. असे एकूण क्षेत्र ४०५०-००चौ.मी., जागेचा रहीवास व वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्याअर्थी, प्रस्तावित जमीनीस बिनशेती परवानी देण्याच्या संदर्भात दिनांक ८/१०/२०११ रोजीचे दैनिक 'महाराष्ट्र जनमुद्रा' या वृत्तपत्रात व दिनांक ३०/११/२०११ रोजीचे 'महाराष्ट्र बुलंद टाईम्स' या वृत्तपत्रात जाहिरनामा प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत अर्जदारांनी वकालत करित या कार्यालयास प्राप्त झाली नाही.

त्याअर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ च्या कलम ४४ अन्वये त्यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी कार्यालयाद्वारे १) गोविंद नारायण गावड २) चिमल हरेश्वर गावड ३) हेमंत हरेश्वर गावड ४) प्रशांत बाळकृष्ण गावड ५) आरती बाळकृष्ण गावड ६) किर्तेश बाळकृष्ण गावड अ.पा.क. मनोहर गोविंद गावड यांना ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे विरार येथील स.नं./हि नं ३२६/११ क्षेत्र २०५०-०० चौ.मी., स.नं./हि नं ३२६/१२ क्षेत्र ३०००-०० चौ.मी. असे एकूण क्षेत्र ४०५०-००चौ.मी., मधील १) एरिया अंडर २०.०० मी.डब्ल्यू.डी.पी. रोड ४३४-४४ चौ.मी. व एरिया अंडर पी.एस. रिझर्व्हेशन २३६-७६ चौ.मी. असे एकूण क्षेत्र ६७१-२० चौ.मी. वगळून उर्वरित क्षेत्र ३३७८-८० चौ.मी. पैकी क्षेत्र ३१६७-१० चौ.मी. रहीवास क्षेत्र २११-७० चौ.मी. वाणिज्य या बिगर शेतकी



प्रयोजनार्थ वापर करण करून मुदती शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून वसई-विरार शहर महानगरपालिका यांचेकडील मंजूर नकाशाप्रमाणे बांधकाम अनुज्ञेय राहिल.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम १९६० च्याखालील केलीने नियम यांना अधिन ठेवून देण्यांत आलेली आहे.

२. अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्याच प्रयोजनार्थ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्या शिवाय इतर कोणताही वापर करता कामा नये. इमारतीच्या वापरावरून जमीनीचा वापर ठरविण्यांत येईल.

अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.

अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या सिडकोने मंजूर केलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणेच जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

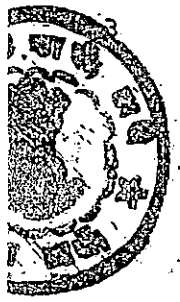
६अ) प्रस्तावित बांधकाम हे वसई-विरार शहरमहानगरपालिका यांचे मंजूर नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) वसई-विरार शहरमहानगरपालिका यांची असे बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या वसई-विरार शहरमहानगरपालिका मंजूर नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी आपोआप रद्द झाली असल्याचे समजण्यांत येईल.

अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेती प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत वसई-विरार शहरमहानगरपालिकेकडे कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल



(जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११ अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ. मी. मागे रुपये ०-७४-० या दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती आकार देणे बंधनकारक राहिल.अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याप्रसंगी निवृत्त झालेले बिगरशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यात येणार नाही.

१०१२०	४३	६०
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१२ प्रस्तावित जमिनीची अतितातडीची मोजणी फी रक्कम रुपये १०,०००/- (अश्वी रुपये अठरा हजार मात्र) चलन क्र.३४३/२०१२ (भारतीय स्टेट बँक चलन क्र. ३१०/१२) दिनांक - २८/०५/२०१२ अन्वये शासन जमा केली आहे.



भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५ पुर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६ अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७ जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल

१८अ या आदेशात आणि सनदी मध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ;देता ठाण्यांच्या जिल्हाधिका-यांस तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा त्याच्यावर कोणत्याही प्रकारचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९ दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी लागू असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्वये बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.



8

वसई क्र. - २		
१०७२०	४४	६०
- ४ - २०२ क्र. महसूल/क-१/१-९/एनएपी/विरार-वसई/एसआर-१४५/२०११		

२० प्रस्तावित जमिनीच्या बिगरशेतकी आकारणीच्या पाचपट रक्कम रु.१६५५२/- (अक्षरी रु. सोळा हजार पाचशे बावन्न मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून चलन क्र.४१७ /२०१२ (भारतीय स्टेट बँक चलन क्र २२५/१२) दिनांक - २८/०५/२०१२ अन्वये सरकार जमा केली आहे.

२१ महाराष्ट्र चेंबर्स ऑफ हऊसिंग विरुद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील रिट याचिका क्र.६७०२/२०११मधील मा.न्यायालयाचे अंतरिम स्थगितीबाबत शासनाचे महसूल व वन विभागाचे पत्र क्र.गौखनि-१०/२०११/प्र.क्र.६१८/ख दि.१७/११/२०११ मधील सुचनांनुसार मा.न्यायालयाचे अंतीम आदेशास अधीन राहून सदर परवानगी देणेत आली असून मा.उच्च न्यायालय/शासनयाबाबतीत जे निर्णय/आदेश देतील ते अर्जदार यांचेवर बंधनकारक राहतील.

२२. अनुज्ञाग्राही यांनी वसई-विरार शहरमहानगरपालिका यांचे कडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे. त्यात सिडको व महसूल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.

अनुज्ञाग्राही यांनी वसई-विरार शहरमहानगरपालिका यांचेकडील बांधकाम नकाशा विरिक्त जादा बांधकाम केल्यास अगर् बांधकामा मध्ये बदल करून जादा चटार्डक्षेत्र नकाशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यांस पात्र रहातील व असे जादा बांधकाम दूर करण्यांस पात्र राहिल.

वसई-विरार शहरमहानगरपालिका यांचे दिनांक २८/७/२०११ चे परवानगी मधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.

सही /-

(ए. एल जन्हाड)

जिल्हाधिकारी ठाणे.

प्रति,

श्री. गोविंद नारायण गावड व इतर,
श्री. प्रशांत बाळकृष्ण गावड व श्री. कितेश बाळकृष्ण गावड
यांचे.अ.पा.क. श्री. मनोहर गोविंद गावड
रा. नारायण निवास, गावड वाडी, विरार (पूर्व) ता.वसई जि.ठाणे

आदेश निर्गमित केले



(Signature)
जिल्हाधिकारी ठाणे करिता



वसई क्र.- २		
१०७२०	४५	६०

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दस्तावेज क्र. २४५२५२०१/०२/०३/०४/०५६
दिनांक ०२/१२/२०१८
ई-मेल: vasaiVirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-0494/238/2018-19

Dated 15/12/2018

To
Mr. Govind N. Gawad & 5 others
Narayan Niwas 'C', Gawad wadi,
Virar(w), Tal. Vasai,
DIST : PALGHAR.

Assesment Order

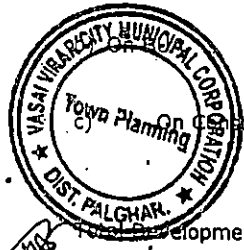
Sub -- Commencement Certificate for the proposed Residential With Shopline Buildings on land bearing S.No. 326, H. No. 11 & 12 of Village: Virar, Taluka Vasai, Dist Palghar.
Ref -- 1) 1. Your Registered Architect's letter dated 01/12/2018.

Sir / Madam,

Find enclosed Assesment order Issued herewith as per Sec 124(E) of MR & TP Act 1966.

1 Name of Assessee owner / P.A. Holder	:	Mr. Govind N. Gawad & 5 others
2 Location	:	Virar
3 Land use (Predominant)	:	Residential with shopline bldg.
4 Gross plot area (As per 7/12)	:	4050.00 Sqm.
5 Area Under Encroachment	:	142.14 Sqm.
6 Area Under D.P. Road	:	434.44 Sqm.
7 Area Under (P.S.) Reservation	:	236.76 Sqm.
8 Balance Plot Area	:	3236.66 Sqm.
9 Buildable plot Area	:	3236.66 Sqm.
10 Permissible FSI	:	1.00
11 Permissible Built-up-Area	:	3236.66 Sqm.
12 Proposed Built-Up-Area	:	2611.59 Sqm.
13 Area for Assessment	:	
14 Weighted Average of Open land value as per ASR 2018-19	=	Rs. 10,900.00

a) On Plot/Land area					
Residential	:	3338.45 Sq.m. x	54.50	Rs. 10,900.00 x	0.5% x 1.5 = Rs. 181,945.53
Commercial	:	347.65 Sq.m. x	109.00	Rs. 10,900.00 x	1.0% x 1.5 = Rs. 37,893.85
Residential	:	2263.94 Sq.m. x	218.00	Rs. 10,900.00 x	2.0% x 1.5 = Rs. 493,538.92
Commercial	:	347.65 Sq.m. x	436.00	Rs. 10,900.00 x	4.0% x 1.5 = Rs. 151,575.40
Free of FSI	:				
Residential	:	1057.57 Sq.m. x	218.00	Rs. 0.00 x	2.0% x 1.5 = Rs. 230,550.26
Commercial	:	16.94 Sq.m. x	436.00	Rs. 10,900.00 x	4.0% x 1.5 = Rs. 7,385.84
Development Charges					= Rs. 1,102,889.8



15 Less : Development Charges Paid Vide
a) Receipt No.713047 dated 01/12/2018.

16 Balance development charges to be paid

17 Date of Assessment

18 Premium Components given free FSI :

a) On Balcony	:	224.03 Sq.m. x	750	=	Rs. 168,022.50
b) Proposed Staircase	:	833.54 Sq.m. x	750	=	Rs. 625,155.00
c) Proposed Staircase	:	16.94 Sq.m. x	1000	=	Rs. 16,940.00
d) Proposed Pocket Terrace	:	25.42 Sq.m. x	450	=	Rs. 11,439.00

19 Less : Premium Paid Vide
a) Receipt No.713369 dated 01/12/2018

20 Balance Premium Charges to be paid



= Rs. 1,102,900.0
= Rs. Nil
= /12/2018
= Rs. 821,556.50
= Rs. 821,600.00
= Rs. Nil

वसई क्र.- २		
१०९२०	४६	६०
२०२४		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ज. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल: vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-0494/238/2018-19

Dated 15/12/2018

- 21 Labour Charges
a) On Construction Area : 4102.00 Sq.m. x {24200.00 x 1%} = Rs. 992,684.00
= Rs. 992,700.00
- 22 Less : Labour Charges Paid Vide
a) Receipt No.713393 dated 05/12/2018. = Rs. 992,700.00
- 23 Balance Labour CESS Charges to be paid = Rs. 992,700.00
= Nil
- 24 As requested by you vide letter _____ for balance payable amount, installment facility is hereby granted . The balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below:

SCHEDULE OF PAYMENT					
Sl. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in. Rs.)	Amount for fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
-----Nil-----					

Yours Faithfully,

(Issued as approved by the Commissioner)

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



- C.C., to
1. Shri. Sameer R. Desai Architect
14, Mirza Nagar, 1st Floor,
Virar (E), Tal- Vasai,
Dist- Palghar.



वसई क्र. - २

१०९२०

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मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दस्तावेज क्र. : ०२५० - २५२१२०१ / ०२/०३/०४/०५/०६

फॅक्स - ०२५० - २५२१०९

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0494/ 638/2021-22

Dated 03 / 12 / 2021

To
1. M/s. Narayan Group Builder
Through Partner Mr. Arun G. Gawad
Narayan Niwas 'C', Gawad wadi,
Virar (W), Tal: Vasai,
DIST: PALGHAR

2. Shri. Sameer R. Desai Architect
14, Mirza Nagar, 1st floor
Virar (E), Taluka. Vasai,
Dist: Palghar.

Add. Assesment Order

SUB -- Revised Development Permission for proposed Residential with Commercial Building on land bearing S.No. 326, H.No.11 & 12 of Village Virar, Tal: Vasai Dist Palghar,

Ref -- 1) Your Architect's letter dated 03/11/2021

Sir / Madam,

Find enclosed Assesment order issued herewith as per Sec 124(E) of MR & TP Act 1966.

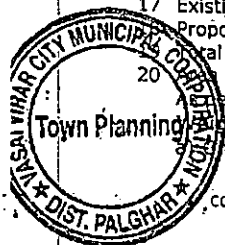
1	Name of Assessee owner / P.A.	:	M/s. Narayan Group Bullder
2	Location	:	Virar
3	Land use (Predominant)	:	Residential with Commercial bidg
4	Gross plot area (As per 7/12)	:	4050.00 Sqm.
5	Area under Encroachment area	:	142.14 Sqm.
6	Area under D.P. Road	:	863.85 Sqm.
7	Area under (P.S.)-reservation	:	162.52 Sqm.
8	Area under unbuildable	:	102.77 Sqm.
9	Balance plot area	:	2778.72 Sqm.
10	Built up area with reference to basic FSI as per front road width	:	Sqm.
11	Max. Permissible premium FSI	:	3056.59
	Max. BUA for premium	:	Sqm.
12	In situ area against DP road /Reservation/unbuildable plot	:	1953.92
13	Balance potential basic FSI of plot	:	Sqm.
		:	2759.73
14	Add. Premium BUA Proposed	:	1953.92 Sqm.
15	Ancillary area FSI up to 60% with payment of charges	:	
		:	2828.19 Sqm.
16	Total entitlement	:	7541.84 Sqm.
17	Existing BUA	:	2611.59 Sqm.
	Proposed BUA (P-line)	:	7541.52 Sqm.
	Total BUA	:	10153.11 Sqm.
20	for Assessment	:	

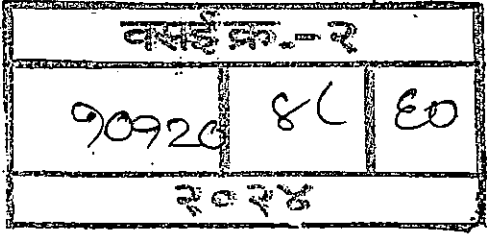
As per UDCPR Regulation dtd 02/12/2020 Charges are as follows
Weighted Average of Open land value as per ASR 2021-22

Plot/Land area : Residential to commercial change : 545.29 Sq.m. x 57 = Rs. 11,400.00
of use

$$\left. \begin{array}{l} \text{Rs. 11,400.00} \\ \times 0.50\% \times 1 \end{array} \right\} = \text{Rs. 31,081.53}$$

b) On BUA





VVCMC/TP/RDP/VP-0494/ **638/2021-22**

Residential : 6993.77 Sq.m. x 228
 Commercial : 547.75 Sq.m. x 456

Dated **09/12/2021**

Rs. 11,400.00 x 2.00% x 1 = Rs. 1,594,579.56
 Rs. 11,400.00 x 2.00% x 2 = Rs. 249,774.00
Rs. 1,875,435.09

Total Development Charges
 21 Less : Development Charges Paid Vide
 a) Receipt No.27245 dated 23/11/2021

= Rs. 1,875,600.00
Rs. 1,875,600.00

22 Balance development charges to be paid

= Rs. Nil
 = / /2018

23 Date of Assessment

24 Premium Components

a) BUA on paymnet of 1953.92 Sq.m. x 3990.00
 premium FSI @ the
 rate of 35%/15% as
 per UDCPR

Rs. 11,400.00 x 35% x 1

= Rs. 7,796,140.80

b) BUA on paymnet of 2828.19 Sq.m. x 1140.00
 Ancillary FSI @ area
 at the rate of 10% as
 per UDCPR

Rs. 11,400.00 x 10% x 1

= Rs. 3,224,136.60

Balance Premium Charges to be paid

Rs. 11,020,277.40

Less : Concession 50% As per Government GR Dated 14/01/2021.
 a) Receipt No.27283 dated 26/11/2021

= **Rs. 11,020,277.40**

= **Rs. 5,510,138.70**

= **Rs. 5,510,200.00**

= **Rs. 5,510,200.00**

= Nil

25 Balance Premium Charges to be paid

26 Labour Charges

A) On Construction : 7541.52 Sq.m. x { 26620.00 x 1% }
 Area

= **Rs. 2,007,552.62**

27 Less : Labour Charges Paid Vide
 a) Receipt No.27247 dated 23/11/2021

= **Rs. 2,007,552.62**

= **Rs. 2,007,600.00**

= **Rs. 2,007,600.00**

= Nil

28 Balance Labour CESS Charges to be paid

29 Marginal open space charges

a) Marginal open : 190.31 Sq.m. x 2850.00 [Rs. 11,400.00 x 25% x 1]

= **Rs. 542,383.50**

= **Rs. 542,383.50**

30 Less : Marginal open space charges

a) Receipt No.27246 dated 23/11/2021

= **Rs. 542,400.00**

= **Rs. 542,400.00**

= Nil

31 Balance Marginal Open space Charges to be paid

32 As requested by you vide letter _____ for balance payable amount, installment facility is hereby granted . The balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below:

SCHEDULE OF PAYMENT					
Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for fire Charges (in Rs.)	Due Date of Payment	Interest (In Rs.)
					-----Nil-----



Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,
 VVCMC, Virar.

sal-
 Commissioner
 Vasai-Virar City Municipal Corporation



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



वसई क्र. - २	
१०९२०	४९-६०
दस्तावेजी क्र. - २५२५२०२१/०१/२३/०४/०५/०६	
फिक्स - ०२५० - ३५२५२०१९	

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0494/ 639/2021-22

०९/१२/२०२१

To,

1. M/s. Narayan Group Builder
Through Partner Mr. Arun G. Gawad
Narayan Niwas 'C', Gawad wadi,
Virar (W), Tal: Vasai,
DIST: PALGHAR
2. Shri. Sameer R. Desai Architect
14, Mirza Nagar, 1st floor
Virar (E), Taluka. Vasai,
Dist: Palghar.

Sub: **Revised Development Permission for proposed Residential with Commercial Building on land bearing S.No. 326, H.No.11 & 12 of Village Virar, Tal: Vasai Dist Palghar.**

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-0494/239/2018-19 dtd. 15/12/2018.
2. Revised Development permission vide no. VVCMC/TP/RDP/VP-0494/278/2019-20 dtd. 17/01/2020.
3. Your Architect letter dated 03/11/2021.

Sir/Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide Notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC-37 (1AA)/UD-13 dtd. 2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



वसई क्र. - २		
१०९२०	५९	६०

दूरध्वनी : ०२२०४२५२५१०१ / ०२/०३/०४/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasairvirarcorporation@yahoo.com

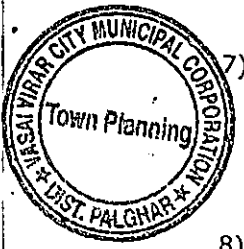
जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-0494/639/2021-22

०९/१२/२०२१

VVCMC/TP/CC/VP-0494/239/2018-18 dtd. 15/12/2018. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-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 by said empanelled consultant of VVCMC.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/en road without permission of VVCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.



वसई क्र.-२		
१०१२०	५२	६०
२०२४		

VVCMC/TP/RDP/VP-0494/639/2021-22

09/12/2021

- 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.
- 14) 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 Malaria to the satisfaction of VVCMC.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-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 by said empanelled consultant of VVCMC.
- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) 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.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 21) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 22) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



वसई क्र.-२		
१४९२०	५३	६०

२ फ्लोअर: ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

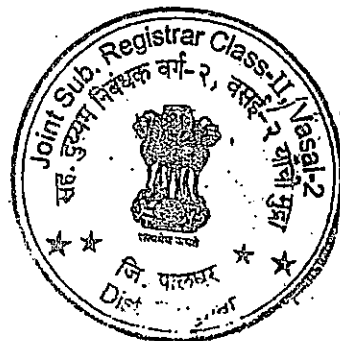
जावक क्र. : व.वि.श.म.

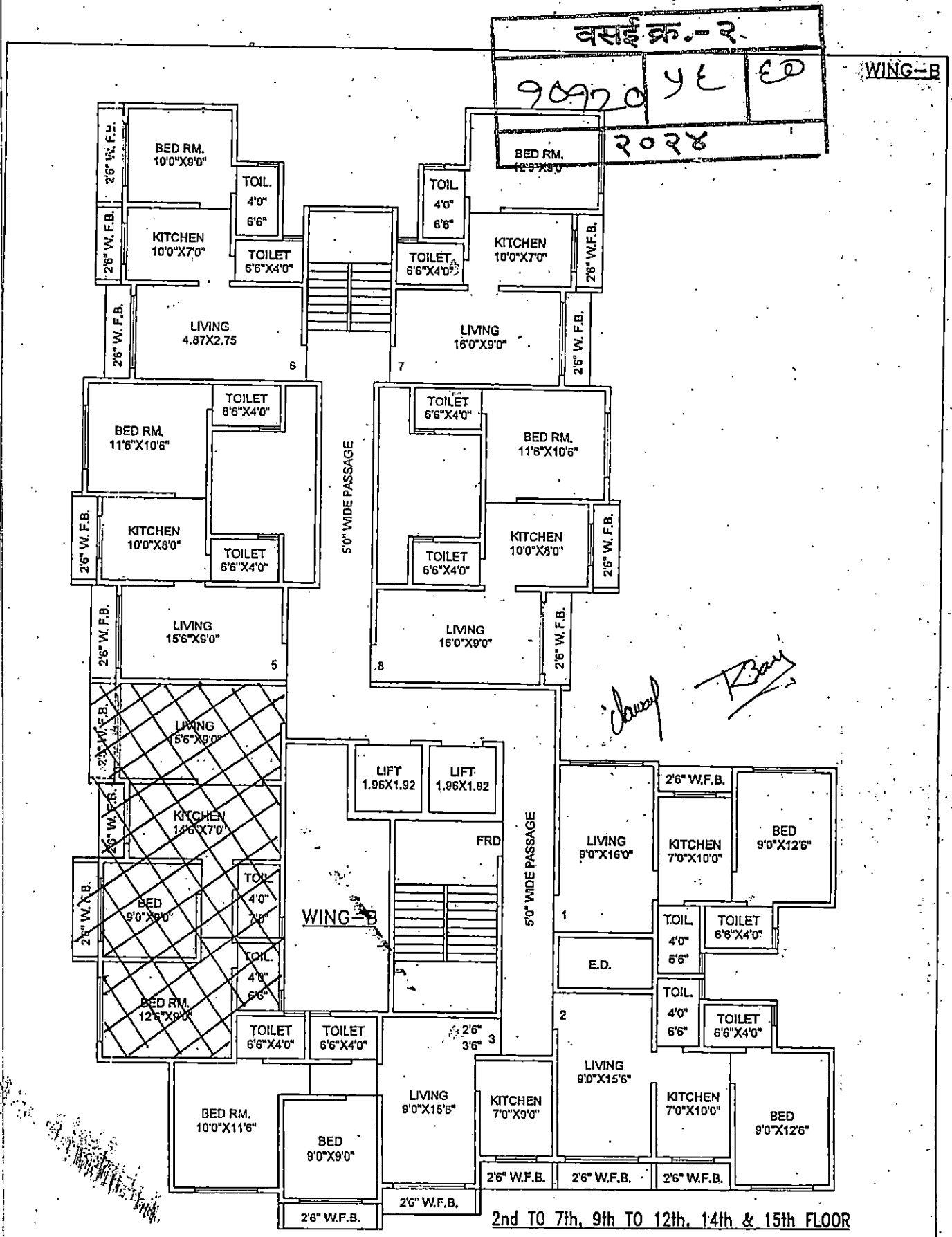
दिनांक :

VVCMC/TP/RDP/VP-0494/639/2021-22

०९/१२/२०२१

- 23) 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 Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 24) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall 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. Only you are 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.
- 25) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent 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
- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 27) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate





2nd TO 7th, 9th TO 12th, 14th & 15th FLOOR

BUILDERS
NARAYAN GROUP BUILDERS
 SHOP NO.12, BALAJI CENTER
 GAWADWADI, Y.S. MARG, VIRAR (E).
 OFFICE NO. (0250) 2528713

PROPOSED BUILDING ON PROPERTY BEARING S.NO.326 H.NO.11
 & 12 OF VILLAGE-VIRAR TAL-VASAI, DIST-PALGHAR.



वसई का. - २

RDP 90720 YU LAYOU

DESCRIPTION OF PROPOSEL & PROPERTY

PROPOSED BUILDING ON PROPERTY BEARING S.NO.326 H.NO.11 & 12

OF VILLAGE-VIRAR TAL-VASAI, DIST-PALGHAR

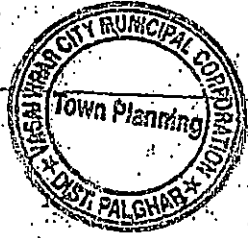
SHEET No.1/A VP-8484

STAMP AND DATE OF APPROVAL OF PLAN

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW.

The amended plan duly approved herewith Supercedes all the earlier approved plans

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/P/1153/01. VPI. 043/11/202. Dated: 03/11/2021



COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305, Dist. Palghar.

Certified that the above permission is issued by Commissioner, VVCMC, Virar

Deputy Director,
VVCMC, Virar.

PROFORMA-1

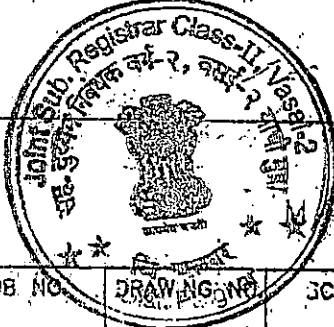
A	AREA STATEMENT	
I	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	SQUARE METRES
	a. AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	4050.00

CERTIFICATE OF AREA
I CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE ... WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME ... LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

(SAMEER R. DESAI)

OWNER'S DECLARATION-

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK SUPERVISION BY PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.



NAME OF THE OWNER M/S. NARAYAN GROUP BUILDERS

S. NARAYAN GROUP BUILDERS

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
					CA/50/12252

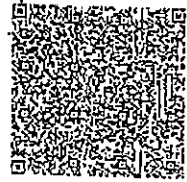
SAMEER R. DESAI
ARCHITECT
14, MIRZA NAGAR, 1ST FLOOR,
OPP-RLY STATION, VIRAR (E).
PHONE- 9511860431

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAPFN9255P



नाम / Name
NARAYAN GROUP BUILDERS

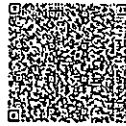
गठन/गठन तारीख
Date of Incorporation/Formation
01/09/2018

2412018

वसई क्र.-२		
90920	96	60
भारत सरकार		



अभय अरुण गावडे
Abhay Arun Gawad
जन्म तारीख / DOB: 13/08/1990
पुरुष / MALE



6860 2022 1322

माझे आधार, माझी ओळख

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALZPB6766E

नाम / Name
TRUPTI KAMALAKAR BARI

पिता/माता/पति/सहोदर/सहोदरी
KAMALAKAR DHARMA BARI



जन्म तारीख / Date of Birth
26/12/1981




भारत सरकार
GOVERNMENT OF INDIA

श्री कर्मळाकर बारी
Trupti Kamalakar Bari

जन्म वर्ष / Year of Birth: 1981
स्त्री / Female

3356 2076 7204

आधार - सामान्य माणसाचा अधिकार

Handwritten signature

80/10120

शुक्रवार, 10 मे 2024 10:41 म.पू.

दस्त गोषवारा भाग-1

वसई2

92120

दस्त क्रमांक: 10120/2024

दस्त क्रमांक: वसई2 /10120/2024

बाजार मुल्य: रु. 33,98,916/-

मोबदला: रु. 54,72,000/-

भरलेले मुद्रांक शुल्क: रु.3,83,100/-

दु. नि. सह. दु. नि. वसई2 यांचे कार्यालयात

पावती:11291

पावती दिनांक: 10/05/2024

अ. क्र. 10120 वर दि.10-05-2024

सादरकरणाराचे नाव: तुमी कमळाकर बारी

रोजी 10:39 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण: 31200.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar

सह. मुख्य निबंधक वर्ग-२
वसई क्र. २ (विरार)सह. मुख्य निबंधक वर्ग-२
Sub Registrar Vasai 2
वसई क्र. २ (विरार)

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 10 / 05 / 2024 10 : 39 : 24 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 05 / 2024 10 : 41 : 01 AM ची वेळ: (फी)



10/05/2024 10:47:55 AM





दस्त गोपवारा भाग-2

वसई ६०/६०

दस्ता क्रमांक:10120/2024

दस्ता क्रमांक :वसई2/10120/2024



दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मं.नारायण गुण विल्डर्म तर्फे भागिदार अभय अरुण गावड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नांव: -शॉप नं. 12, 13, 14, नारायण भूमी, डोंगरगाडा, विरार पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:AAPFN9255P	लिहून देणार वय :-33 स्वाक्षरी:-		
2	नाव:तृती कमळाकर बारी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नांव: कमळाकर बारी, वर्तक बॉर्ड, राम मंदीर च्यामागे, कोलवाडी, विरार पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:ALZPB6766E	लिहून घेणार वय :-42 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफ्टा क्र.3 ची वेळ:10 / 05 / 2024 10 : 47 : 05 AM.

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार तृती कमळाकर बारी	10/05/2024 10:47:44 AM	तृती कमळाकर बारी F 1238359306497712128 
2	लिहून देणार मं.नारायण गुण विल्डर्म तर्फे भागिदार अभय अरुण गावड	10/05/2024 10:47:25 AM	अभय अरुण गावड M 1169163002324738048 

प्रमाणित करण्यात येते की, या

दस्तामध्ये एकूण.....६०.....पाने आहेत.

पुस्तक क्र. १/वसई क्र.-२/२०१२.....२०२४

वर नोंदला, दिनांक...१०...../.....०५.....२०२४

शिफ्टा क्र.4 ची वेळ:10 / 05 / 2024 10 : 47 : 45 AM

सह. दुय्यम निबंधक वर्ग-२

वसई क्र. २ (विरार)

Payment Details.

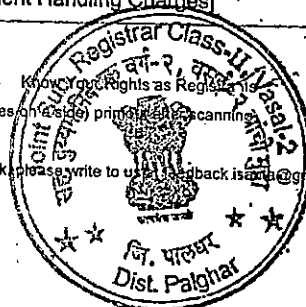
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	वसई क्र. २ (विरार) Deface Number	Deface Date
1	TRUPTI KAMALAKAR BARI	eChallan	69103332024050920728	MH001834269202425E	383100.00	SD	0001049209202425	10/05/2024
2		DHC		0524093716549	1200	RF	0524093716549D	10/05/2024
3	TRUPTI KAMALAKAR BARI	eChallan		MH001834269202425E	30000	RF	0001049209202425	10/05/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

10120 /2024

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) print and scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isan@gnai.com



सूची क्र.2

14/05/2024

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 10120/2024

नोंदणी :

Regn:63m

गावाचे नाव : विरार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5472000
(3) बाजारभाव(भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	3398915.52
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: विभाग 4 : गांव भौजे विरार,सर्वे नं. 326डी/1,326डी/2,326डी/3,अपार्टमेंट नं. 704,सातवा मजला,बी विंग,नारायण भूमी,क्षेत्र 51.09 चौ.मी. (कारपेट).((Survey Number : 326D/1 ; HISSA NUMBER : - ;))
(5) क्षेत्रफळ	1) 51.09 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:-ने.नारायण गुप.विल्डसी.तर्फे भागिदार अभय अरूण गावड वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-शांप नं: 12, 13, 14, नारायण भूमी, डोंगरपाडा, विरार पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-AAPFN9255P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तुसी कमळाकर बारी वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कमलाकर बारी, वर्नक वॉर्ड, राम मंदीर न्यायामागे, कोलवाडी, विरार पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-ALZPB6766E
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10120/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	383100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

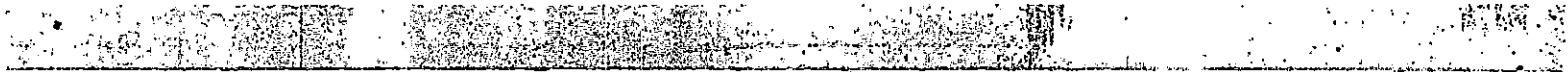
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TRUPTI KAMALAKAR BARI	eChallan	69103332024050920728	MH001834269202425E	383100.00	SD	0001049209202425	10/05/2024
2		DHC		0524093716549	1200	RF	0524093716549D	10/05/2024
3	TRUPTI KAMALAKAR BARI	eChallan		MH001834269202425E	30000	RF	0001049209202425	10/05/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Amal
 सह. दुय्यम निबंधक वर्ग- २
 वसई क्र. २ (विरार)





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