

Receipt (pavti)

534/9338

पावती

Original/Duplicate

Thursday, June 13, 2024

नोंदणी क्र. :39म

4:55 PM

Regn. :39M

पावती क्र. : 9957 दिनांक: 13/06/2024

गावाचे नाव: निळेमोरे

दस्तावेजाचा अनुक्रमांक: वसई5-9338-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: मिहीर शंकर विरकर -

नोंदणी फी

₹. 30000.00


दस्त हाताळणी फी

₹. 3200.00

पृष्ठांची संख्या: 160

एकूण:

₹. 33200.00

 Joint S R Vasai-5  
सह दुय्यम निबंधक वर्ग-२  
वसई क्र. ५

बाजार मूल्य: ₹.3392000 /-

मोवदला ₹.4800000/-

भरणेले मुद्रांक शुल्क : ₹. 336000/-

1) देयकाचा प्रकार: DHC रकम: ₹.1200/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0624134405902 दिनांक: 13/06/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0624135505706 दिनांक: 13/06/2024

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम ₹.30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH003481951202425E दिनांक: 13/06/2024

विक्रेते नाव व पत्ता:



मुळ दस्त परत दिला





13/06/2024

सूची क्र.2

दुय्यम निबंधक : मद्र द.नि.वसई 5

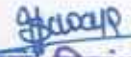
दस्त क्रमांक : 9338/2024

नोंदणी :

Regn:63m

## गावाचे नाव : निळेमोरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3392000
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: गाव मीजे निळेमोरे, विभाग क्र:6, सर्वे नं.104, प्लॉट नं.197, सर्वे नं.135, सर्वे नं.136, प्लॉट नं.98, सर्वे नं.103+136, प्लॉट नं.148 व 145, या मिळकतीवरील ऑक्युड विल्डिंग नं.8 मधील मदतिका क्र.1004, दहावा मजला, क्षेत्र 533 चौ.फुट म्हणजेच 49.52 चौ.मी, कारपेट ही मिळकत( ( Survey Number : 104,135,136,103+136 ; Plot Number : 197,98,148 व 145 : ) )
(5) क्षेत्रफळ	1) 49.52 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 अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.त्रिवदानी विल्डर्म आणि डेव्हलपर्स एलएलपी तर्फे भागीदार दिपक पुनपोनम शाह तर्फे कु.मु. अंकित विनोद सावंत - वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: दूमरा मजला, गुलमोहर प्लाझा, दिवेकर हॉस्पिटल समोर, विंगार प., ता.वसई, जि.पालघर, महाराष्ट्र, ठाणे, पिन कोड:-401303 पॅन नं:-AAQFJ8071L 2): नाव:-मे.त्रिवदानी विल्डर्म आणि डेव्हलपर्स एलएलपी तर्फे भागीदार विजय छोटालाल कामदार तर्फे कु.मु.विक्रम मागती कदम - वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: दूमरा मजला, गुलमोहर प्लाझा, दिवेकर हॉस्पिटल समोर, विंगार प., ता.वसई, जि.पालघर, महाराष्ट्र, ठाणे, पिन कोड:-401303 पॅन नं:-AAQFJ8071L
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मिर्झ शंकर विरकर - वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: वी-105, चावरे कॉम्प्लेक्स, स्टेशन रोड, सिविक सेंटर जवळ, नानासोपारा पश्चिम, सोपारा, ठाणे, महाराष्ट्र, THANE. पिन कोड:-401203 पॅन नं:-COOPV4379B 2): नाव:-विंकर शंकर किमन - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: वी-105, चावरे कॉम्प्लेक्स, स्टेशन रोड, सिविक सेंटर जवळ, नानासोपारा पश्चिम, सोपारा, ठाणे, महाराष्ट्र, पिन कोड:-401203 पॅन नं:-AEMPV2368E
(9) दस्तऐवज करून दिल्याचा दिनांक	13/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	13/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9338/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	336000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

  
 सह दुय्यम निबंधक वर्ग-२  
 वसई क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा 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	MIHIR SHANKAR VIRKAR AND ONE	eChallan	02300042024061364107	MH003481951202425E	336000.00	SD	0001938038202425	13/06/2024
2		DHC		0624134405902	1200	RF	0624134405902D	13/06/2024
3		DHC		0624135505706	2000	RF	0624135505706D	13/06/2024
4	MIHIR SHANKAR VIRKAR AND ONE	eChallan		MH003481951202425E	30000	RF	0001938038202425	13/06/2024

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

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID वसई5	202406138638	13 June 2024,04:44:52 PM			
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2024 पालघर तालुका - वसई 6- रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका 59300	कार्यालय 69000	दुकाने 81100	औद्योगिक 69000	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्वहनान सुविधा	54.472चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्षे 5th to 10th Floor	मिळकतीचा प्रकार- बांधकामाचा दर- कार्पेट क्षेत्र-	बांधीव Rs.26620/- 49.52चौ. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.62265/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = ( ( (62265-18300) * (100 / 100) ) + 18300 ) = Rs.62265/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 62265 * 54.472 = Rs.3391699.08/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तल्लघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळा = A + B + C + D + E + F + G + H + I + J = 3391699.08 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3391699/- = □ तेहेतीस लाख एकव्याण्णव हजार सहा शे नव्याण्णव /-				

Home

Print

वसई क्र.-५  
दस्ता क्र. ९३२८ / २०२४  
१ / १६०

सह दुय्यम निबंधक दर्ग-२  
वसई क्र. ५



Handwritten text in a narrow column on the left side of the page, possibly bleed-through from the reverse side. The text is illegible due to the low resolution and high contrast of the scan.



CHALLAN  
MTR Form Number-6



GRN	MH003481951202425E	BARCODE			Date	13/06/2024-11:32:48	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	COOPV4379B					
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	MIHIR SHANKAR VIRKAR AND ONE					
Location	PALGHAR			Flat/Block No.	FLAT NO. 1004, TENTH FLOOR, OAKWOOD					
Year	2024-2025 One Time			Premises/Building	BLDG.NO.8					
Account Head Details		Amount In Rs.								
0030046401 Stamp Duty		336000.00		Road/Street	VILLAGE NILEMORE					
0030063301 Registration Fee		30000.00		Area/Locality	NALLASOPARA WEST, VASAI, PALGHAR					
				Town/City/District						
				PIN	4	0	1	2	0	3
				Remarks (If Any)	SecondPartyName=MS JEEVDANI BUILDERS AND DEVELOPERS LLP-					
				Amount In	Three Lakh Sixty Six Thousand Rupees Only					
Total			3,66,000.00	Words						
Payment Details		BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	02300042024061364107	006489027					
Cheque/DD No.		Bank Date	RBI Date	13/06/2024-11:34:31	Not Verified with RBI					
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA							
Name of Branch		Scroll No. , Date	Not Verified with Scroll							

Department ID :

Mobile No. : 8888888888

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

सदर चलन केवल दृश्यन निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Print Date 13-06-2024 11:34:39

पुस्तक संख्या -  
पुस्तक नाम -  
दिनांक -







CHALLAN  
MTR Form Number-6



GRN MH003481951202425E	BARCODE	Date 13/06/2024-11:32:48	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable)	COOPV4379B	
Office Name VSI2_VASAI NO 2 JOINT SUB REGISTRAR	Full Name	MIHIR SHANKAR VIRKAR AND ONE	
Location PALGHAR			
Year 2024-2025 One Time	Flat/Block No.	FLAT NO. 1004, TENTH FLOOR, OAKWOOD	
	Premises/Building	BLDG.NO.8	

Account Head Details	Amount In Rs.	Road/Street				
0030046401 Stamp Duty	336000.00	Road/Street	VILLAGE NILEMORE			
0030063301 Registration Fee	30000.00	Area/Locality	NALLASOPARA WEST, VASAI, PALGHAR			
		Town/City/District				
		PIN	4	0	1	2 0 3
		Remarks (If Any)	SecondPartyName=MS JEEVDANI BUILDERS AND DEVELOPERS LLP-			
		Amount In	Three Lakh Sixty Six Thousand Rupees Only			
Total	3,66,000.00	Words				

वसाई क्र-५  
रस्त क्र ८३३८/२०२४  
३/१८०



Payment Details BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	02300042024061364107 006489027
Cheque/DD No.	Bank Date	RBI Date	13/06/2024-11:34:31 Not Verified with RBI
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID : Mobile No. : 8888888888  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
यह चालान केवल पंजीयन कार्यालय में ही प्रयोग के लिए वैध है। अनपंजीयत दस्तावेज के लिए यह चालान वैध नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-534-9338	0001938038202425	13/06/2024-16:55:00	IGR545	30000.00



Print Date 13-06-2024 04:55:49

GRN : MH003481951202425E Amount : 3.66.000.00 Bank : BANK OF MAHARASHTRA Date : 13/06/2024-11:32:48

2	(IS)-534-9338	0001938038202425	13/06/2024-16:55:00	IGR545	336000.00
Total Defacement Amount					3,66,000.00

वसई क्र.-५  
दस्त क्र. ९३३८ / २०२४  
४ / १६०



वसई क्र.-५
दस्त क्र. ८३३८ / २०२४
१ / १६०

घोषणापत्र / शपथपत्र

मी / आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रण, म.रा. पुणे यांचे 10.11.2013 रोजीचे परीपत्र वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेला दस्तऐवजातधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार ह्यात आहे व फक्त कुलमुखत्यारपत्र अद्यापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेल्या व्यवहारास अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारांसमक्ष निष्पादित केलेला आहे.

या दस्त्या सोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा.न्यायालय / उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी / आम्ही व्यवहारकायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1860 मधील नमुद असलेल्या 7 वर्जाच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

// हमीपत्र //

सादर हमीपत्र आज दिनांक 13 माहे 06 सन 2024 रोजीचे दिवशी याद्वारे घोषित करण्यात येते की, या दस्तासोबत निवासी/वाणिज्य या स्थावर मिळकत सोबत वाहन तळ विकत देण्यात/घेण्यात आलेले नाही.

  
लिहून देणार

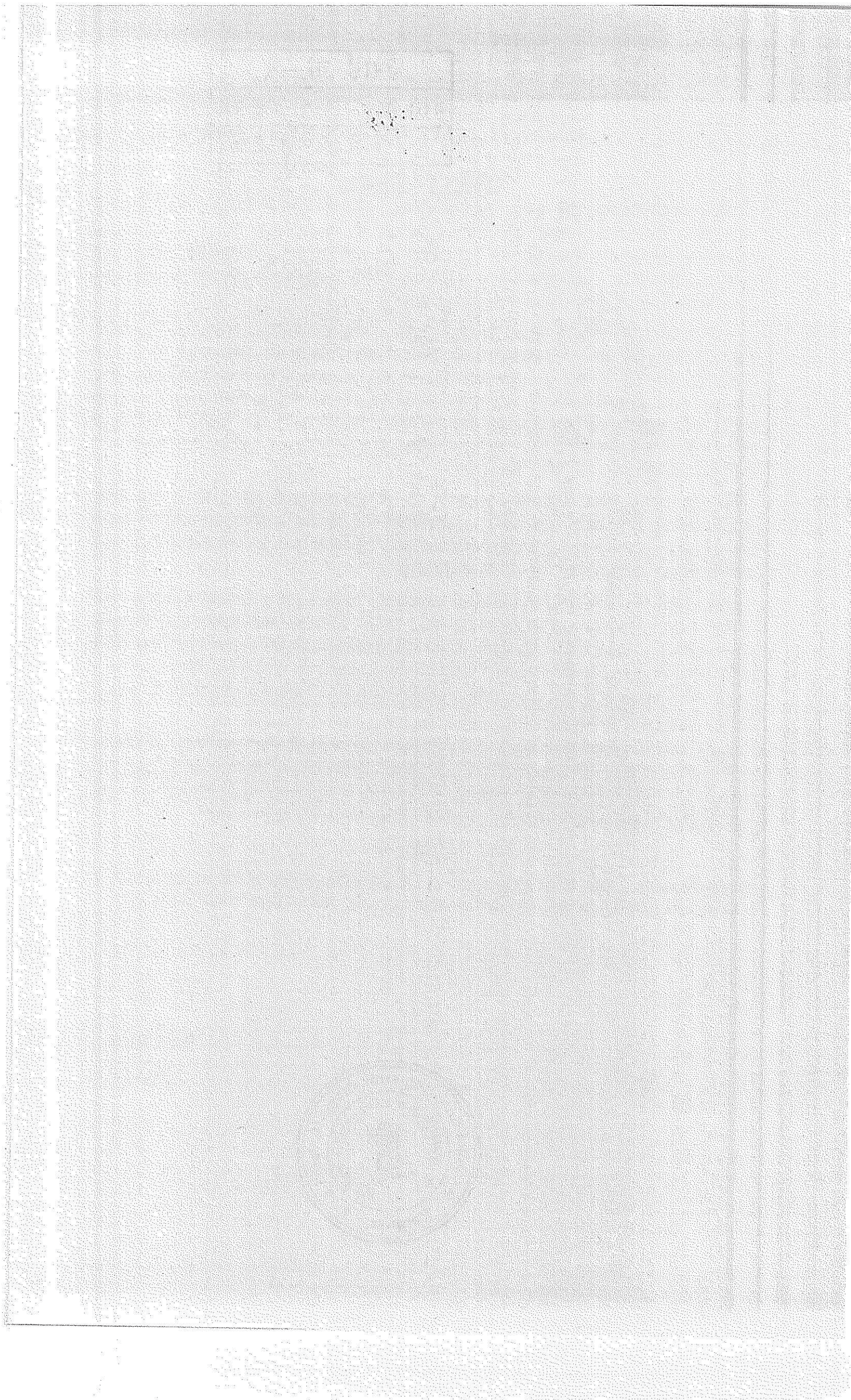




लिहून घेणार







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AGREEMENT FOR SALE

AGREEMENT FOR SALE made and entered into at VIRAR on this 13<sup>th</sup> day of JUNE, 2024 BETWEEN M/S JEEVDANI BUILDERS AND DEVELOPERS LLP, [Pan No.AAQFJ8071L] a Limited Liability Partnership Firm incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at Gulmohar Plaza, 2<sup>nd</sup> floor, Viva College Road, Near Divekar Hospital, Virar(West), Thane-Maharashtra 401303, hereinafter referred as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners for the time being and from time to time, their survivors, and the heirs, executors, administrators, successors and assigns of the last surviving partner) of the ONE PART;

AND

MIHIR SHANKAR VIRKAR [Pan No COOPV4379B ] AND VIRKAR SHANKAR KISAN [ Pan No AEMPV2368E ] an adult/s of Mumbai Indian Inhabitant/s residing at B-105, Chawre Complex, Station Road, Near Civic Center, Nalasopara West, Sopara, Thane, Maharashtra - 401203 hereinafter referred as the "PURCHASER/S /ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her their heirs, executors, administrators and assigns) of the SECOND PART.



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**WHEREAS:**

- A) M/s. Silver Land Development Corporation (SLDC) and Vijay Chhotalal Kamdar (hereinafter for the sake of brevity collectively referred to as "the Owners") are seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Plot Nos.146 and 147 as per the layout sanctioned/ approved by City and Industrial Development Corporation (CIDCO) in Sector VII of Sri Prastha Layout (said Layout) comprised of Survey No.104 (part) admeasuring 1266.27 sq.mtrs; Survey No. 135(part) admeasuring 2119.77 sq. mtrs., and Survey No.136 (part) admeasuring 309.21 sq. mtrs., admeasuring in aggregate 3693.25 sq. mtrs., lying, being and situated at Village Nile More, Taluka: Vasai, District Palghar, within the limits of Vasai Virar City Municipal Corporation (VVCMC) (hereinafter referred to as "the said Land");
- B) The Owners have obtained following permissions/approvals in respect of the said Layout of which the said Land forms part:
- i) The said layout of Sri Prastha was originally approved by the Order dated 30<sup>th</sup> December 1982 being No. BEV/DESK/1/NAP/VII/SR-491 made by the Additional Collector Thane, which amalgamated the several pieces of land bearing various Survey Numbers, and then subdivided the amalgamated land into building plots, D.P. Roads, garden and other common areas etc., as set out therein;
  - ii) The Office of Collector granted permission to change the user of lands comprised in the said Layout by his Order bearing No. REV/DESK-1/NAP/SR-VII/491 dated 30<sup>th</sup> December, 1982;
  - iii) CIDCO being the then Special Planning Authority appointed for the area, by its letter dated 17<sup>th</sup> July, 2003 bearing Ref. No.CIDCO/VVSR/CC/BP-3145/W886



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addressed by Associate Planner/ADD/TDP (W) CIDCO  
further amended the layout;

- iv) The Owners have obtained Commencement Certificate (CC) from CIDCO under No. CIDCO/VVSR/CC/BP-3145/W/886 dated 17<sup>th</sup> July, 2003 in respect of various plots in the said Layout including said Land;
- v) The said Layout was further amended by CIDCO, vide Order bearing No. CIDCO/VVSR/RDPBP-3145/ W/5723 dated 28/01/2010;
- vi) The Owners have obtained revised development permission from VVCMC under No. VVCMC/TP/RDP/VP -0402/83/ 2019-20 in respect of various plots in the said Layout including said Land;
- vii) The Owners have obtained Development Permission for the proposed Building No. 8 from VVCMC under letter No. VVCMC/TP/CC/VP-0402/82/2020-21 dated 27<sup>th</sup> November, 2020 in respect of the said Land;
- C) Thus, the Owners are entitled to develop the said Land by constructing thereon a Commercial cum Residential Building No.8 to be named as "Oakwood" consisting of ground and first floor, Service floor above 1<sup>st</sup> floor (Commercial Portion) and from 2<sup>nd</sup> habitable floor to 20<sup>th</sup> upper Residential floors (Residential Portion) having aggregate built up area admeasuring 12957.925 square meters (hereinafter referred to as the "said Building") on the said Land (said Project) forming part of the layout known as "SRI PRASTHA" (hereinafter referred to as the "said Complex");
- D) By a Development Agreement dated 28/10/21 (said Development Agreement) executed by and between the Owners (therein referred to as the Owners of the One Part) and the Developers herein (therein referred to as the Developers of the Second Part) and duly registered with the office of Sub-Registrar of Assurances at Vasai under No.5 of Virar the Owners have agreed to grant the development right in respect of said Land Viz.,



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all that piece and parcel of land bearing Plot Nos. 146 and 147 as per the layout sanctioned/ approved by CIDCO in Sector VII of the said Layout in respect of the said Land viz., Survey No.104 (part) admeasuring 1266.27 sq. mtrs; Survey No.135(part) admeasuring 2119.77 sq. mtrs and Survey No.136 (part) admeasuring 309.21 sq. mtrs admeasuring in aggregate 3693.25 sq. mtrs lying, being and situated at Village Nile More, Taluka: Vasai, District Palghar, within the limits of VVCMC within the Registration area of Sub-Registrar of Assurances at Vasai and delineated on the plan thereof hereto annexed and thereon shown by yellow colored boundary line with right to construct thereon the said Building on the terms and conditions mentioned therein. The said Land and the said Building shall hereinafter, unless referred separately be collectively referred to as **"the said Property"** and more particularly described in First Schedule hereunder written

- E) Pursuant to the said Development Agreement, the Owners have executed a Power of Attorney dated 28/10/2021 (**said Power of Attorney**) in favour of the Developers to enable the Developers to do all acts, deeds, matters, things as mentioned in the said Development Agreement. The said Power of Attorney is duly registered with the Office of Sub-Registrar of Assurances at Vasai under Serial No. 5;
- F) As agreed under the said Development Agreement, the Owners have granted license to the Developers to enter upon the said Land to construct the said Building thereon as per the plans and specifications approved by VVCMC and other concerned authorities. Accordingly, the Owners obtained Development Permission and Commencement Certificate (hereinafter referred to as **"the IOD/CC"**) bearing No. VVMC/TP/CC/VP-0402/82/2020-21 both dated 27<sup>th</sup> November, 2020, from VVCMC Palghar
- G) The Developers shall be entering into several agreements similar to this agreement with several parties who shall agree to take, acquire premises in the said Building on ownership basis with a view ultimately form co-operative Society/s for the said Building and

*(Handwritten signatures and stamps)*



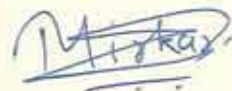


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convey the said Property to the Society/s as required under The Real Estate (Regulation and Development) Act, 2016 (RERA) (hereinafter for the sake of brevity referred to as "the said Act") and Rules made thereunder;

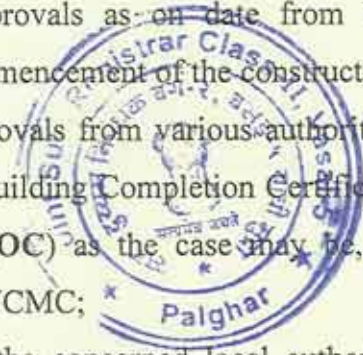
- H) The Owners engaged the services of Architect M/s. Ajay Wade & Associates and Structural Engineer J.W Consultants LLP, for preparation of the structural drawings of the said Building and the Developers shall accept the professional supervision of the architect and structural engineer till the completion of the said Building;
- I) The Purchaser/s /Allottee/s demanded from the Developers and the Developers have given inspection to the Purchaser/s /Allottee/s all the documents of title relating to the said Land, the said Development Agreement and the plans, designs said Land and specifications prepared by the Developers' Architects the Title Report issued by Advocate Vijay G. Gangan of the Developers, copies of extract of 7/12 extracts along with other building permission and of such other documents as specified under the said Act and Rules made thereunder, and the Purchaser/s /Allottee/s has/have satisfied himself/herself/ themselves/itself about the same;
- J) The Developers have entered into and/or may enter into such Agreements with other persons and/or parties in respect of the flat/s and shop/s, and allotting car parking space/s etc. in the said Building as the Developers may desire proper;
- K) The Purchaser/s/Allottee/s has/have applied to the Developers for a Flat/ bearing No. 1004 admeasuring 533 square feet RERA carpet area equivalent to 49.52 sq.mtrs. or thereabouts together with the exclusive right to use an area admeasuring 690 sq.ft appurtenant to the said Flat on the 10<sup>th</sup> Floor (hereinafter referred to as "the said Flat") in the said Building and more particularly described in the Second Schedule hereunder written.
- L) As per the amendment to the Income-tax Act, 1961, the Purchaser/s/Allottee/s shall deduct Tax at Source (TDS) at

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applicable rate from each instalment of the consideration payable by him/her/them to the Developers under these presents. The Purchaser/s/Allottee/s shall deposit the TDS amount deducted with the Income-tax Department within the period prescribed under the Income-Tax Act/Rules and furnish to the Developers, a Certificate of deduction of tax at source in Form No.16B;

- M) The Developers have registered the Project of development of the said Land in 2(two) phases i.e., Commercial Portion as Phase I and Residential Portion as Phase II with the Maharashtra Real Estate Regulatory Authority constituted under the said Act. The Phase II being the Residential Portion of which the said Flat forms part is registered under Maharela No. P99000029584 on 11<sup>th</sup> June, 2021;
- N) The Developers have informed to the Purchaser/s/Allottee/s and the Purchaser/s /Allottee/s is/are aware that the Developers have commenced the construction of the said Building and shall complete the construction of the said Building as per the sanctioned plans, with such modifications amendments as the Developers may from time to time determine and as may be approved/sanctioned by the concerned local bodies and authorities without taking permission/consent of the Purchaser/s/ Allottee/s;
- O) The Developers have got the approvals as on date from the concerned local authority(s) for commencement of the construction and shall obtain the remaining approvals from various authorities from time to time, so as to obtain Building Completion Certificate (BCC) or Occupancy Certificate (OC) as the case may be, in respect of the said Building from VVCMC;
- P) While sanctioning the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said Project and upon due observance and performance of which only the BCC or OC in respect of the said Building shall be granted by the concerned local authority;



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Q) The Developers have represented to the Purchaser/s/Allottee/s the following: -

- (i) That the Owners have availed loan from Edelweiss Asset Reconstruction Company Limited (EARCL) (hereinafter referred to as "the said Lender");
- (ii) That the Owners have obtained NOC dated 8<sup>th</sup> February, 2021 from EARCL for grant of Development in favour of the Developers.
- (iii) As per the said NOC the Developers shall have to take prior NOC from the said Lender for sale of the Flats/Shops accordingly the Lender has vide its letter dated 10<sup>th</sup> JUNE - 2024 issued the NOC to sale the said Flat to the Purchaser/s Allottee/s;
- (iv) All the sale proceeds are required to be deposited in the designated account as detail herein below:

(a)	Account Name:	JB & DLLP Master Collection Escrow Account
(b)	Account No:	50200057287169
(c)	Bank Name:	HDFC Bank Ltd.
(d)	Branch:	Aster Apartment, Viva Super Market, Nallasopara (West), Thane-401203
(e)	IFSC Code:	HDFC0000662.

R) The photocopies of the following documents are annexed hereto as annexure as set-out hereinafter:

- (i) Plan of the said Land, as **Annexure "I"**.
- (ii) The authenticated copies of layout plans, building Plan approved / sanctioned by the concerned authorities according to which the construction of the said Building and open spaces proposed to be provided in the said Project as **Annexure "II"**.
- (iii) Copy of Index II of the said Development Agreement as **Annexure "III"**; [Please provide the copy of Index II]

*Mitkar*

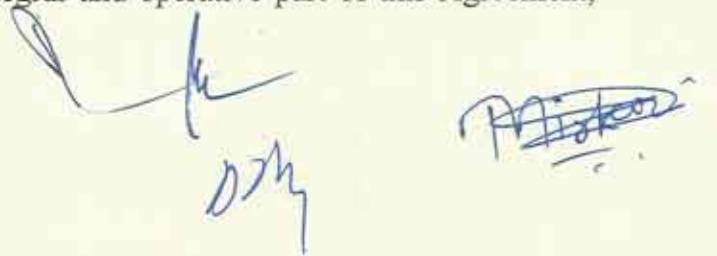
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- (iv) Copy of Title Report issued by Advocate Vijay G. Gangan dated 1<sup>st</sup> June, 2021 of the Developers, alongwith 7/12 Extracts, as **Annexure "IV"**.
- (v) Copy Development Permission and Commencement Certificate bearing No. VVMC/TP/CC/ VP-0402/82/2020-21 both dated 27<sup>th</sup> November 2020 as **Annexure "V"**.
- (vi) Copy of the typical floor plans in respect of the said Flat, as **Annexure "VI"**.
- (vii) List of Common Amenities and specifications to be provided by the Developers in the said Building as **Annexure "VII"**.
- (viii) List of Amenities and specifications to be provided by the Developers in the said Flat, as **Annexure "VIII"**.
- (ix) Copy of NOC letter dated 8<sup>th</sup> February, 2021 issued by the lender to the Owners to grant development right to the Developers as **Annexure "IX"**.
- (x) Copy of NOC Issued by the said lender for sale of the said Flat as **Annexure "X"**.
- (xi) Copy of Certificate issued by Maharashtra Real Estate Regulatory Authority bearing No. P99000029584 dated 11<sup>th</sup> June, 2021 in respect of the Residential Phase as **Annexure "XI"**.
- (xii) Copy of the Plan showing separate entrance gate for Commercial Portion and Residential Portion as **Annexure "XII"**.
- S) The Developers are required to execute written agreement in favor of the Purchaser/s /Allottee/s as per section 13 of the said Act being these presents on the terms and conditions hereinafter appearing:

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

**1. THE RECITALS FORM PART OF THE AGREEMENT: -**

The parties hereby agree and confirm that all the recitals of this Agreement form an integral and operative part of this Agreement,



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as if the same are set-out and incorporated herem and shall be read accordingly.

## 2. DESCRIPTION OF THE PROJECT: -

2.1 The Developers have commence construction the Building No.8 to be named as "Oakwood" consisting of ground and first floor, Service floor above 1<sup>st</sup> floor (Commercial Portion) and from 2<sup>nd</sup> habitable floor to 20<sup>th</sup> upper Residential floors (Residential Portion) having aggregate built-up area admeasuring 12957.925 square meters (hereinafter referred to as "the said Building") on the said Land forming part of the layout known as "SRI PRASTHA" (hereinafter referred to as the "said Complex") in accordance with the plans, designs, specifications approved by the concerned local authority and which have seen by the Purchaser/s /Allottee/s with only such modifications as the Developers may consider necessary or as may be required by VVCMC or concerned local or Government Authorities without taking permission/consent from the Purchaser/s /Allottee/s **PROVIDED HOWEVER** the Developers shall have to obtain prior consent in writing of the Purchaser/s /Allottee/s in respect of variations or modifications which may adversely affect the said Flat (*defined herein below*) of the Purchaser/s /Allottee/s except any alteration or addition required/ necessitated by any Government Authorities or due to change in law.

2.2 The said Land and the said Building unless referred separately shall hereinafter collectively be referred to as "the said Property" and more particularly described in the First Schedule hereunder written.

## 3. AGREEMENT: -

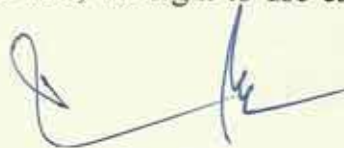
3.1 The Developers have agreed to sell and the Purchaser/s /Allottee/s has/have agreed, purchase and acquire from the Developers on "Ownership Basis", a Flat bearing No. 1004


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admeasuring 533 sq.feet RERA carpet area equivalent to 49.52 sq.mtrs RERA carpet area or thereabouts, together with the exclusive right to use an area admeasuring 690 sq.ft appurtenant to the said Flat on the 10<sup>th</sup> floor (hereinafter referred to as "the said Flat") in the said Building being constructed on the said Land and shown on the typical floor plan annexed hereto and is marked as Annexure "VI" and thereon shown surrounded by color boundary lines, for the total consideration of **Rs. 48,00,000/- (Rupees Forty Eight Lakhs Only)** [subject to deduction of TDS at prevailing rate] (hereinafter referred to as "**the said Total Consideration**") which includes proportionate price for the common areas and facilities appurtenant to the said Flat, to be paid by the Purchaser/s /Allottee/s to the Developers in the manner set-out hereinafter:

- 3.2 For the purpose of this Agreement, the carpet area of the said Flat is as defined under Section 2(k) of the said Act.
- 3.3 The Purchaser/s /Allottee/s shall make an application to the Developers for allotment of car parking space/s and the Developers shall after receipt of OC in respect of the said Building allot the car parking space/s to the Purchaser/s /Allottee/s in the mechanized puzzle parking at cost to be determined by the Developers.
- 3.4 The said Flat is more particularly described under the **Second Schedule**.
- 3.5 Earmarking of specific car parking space/s will be done at cost at the time of offering possession of the said Flat and the Purchaser/s /Allottee/s shall not have any objection to the same. Each allotted car parking space/s will entitle the Purchaser/s /Allottee/s to park only 1(one) vehicle. In case of transfer of the said Flat, the right to use car parking space/s shall be







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automatically transferred along with the said Flat. The right to use car parking space/s under no circumstances is separately transferable.

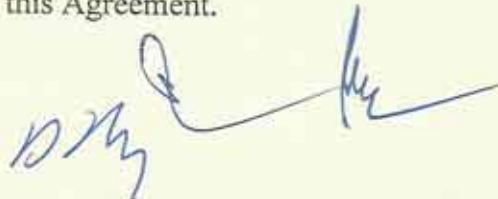
- 3.6 This right to use car parking space/s shall not confer upon the Purchaser/s /Allottee/s any right of ownership of the space/s on which such parking facility is provided. Un-earmarked car parking space/s, if any, shall continue to belong and remain in possession of the Developers. It shall be the discretion of the Developers to earmark these un-earmarked car parking spaces, at his sole discretion.
- 3.7 The Purchaser/s /Allottee/s agree/s that car parking space/s would be used exclusively for parking of light motorized vehicles. The car parking right shall be an integral part of the said Flat and it cannot be detached from the said Flat.
- 3.8 The Purchaser/s /Allottee/s shall not be entitled to sell / deal with the said car parking space/s independent of the said Flat and it shall stand automatically transferred along with the transfer of the said Flat. All articles and clauses of this Agreement shall apply to all future transfers made by the Purchaser/s /Allottee/s and his/her/their successor/s-in-title and shall apply mutatis mutandis to the car parking space/s, wherever applicable in transfer deeds/ sale deeds to be executed by such persons in the future for resale of the said Flat. The Purchaser/s /Allottee/s agree/s that all such reserved car parking space/s allotted to all occupants shall not form part of the common areas of the said New Building.
- 3.9 The Developers shall provide amenities in the said New Building and also in the said Flat more particularly set-out in the said list of amenities annexed hereto as Annexure "VII and VIII" respectively.
- 3.10 It is expressly agreed that the Purchaser/s /Allottee/s shall be entitled to the restricted common areas and facilities along with the said Flat. The nature, extent and description of such restricted common areas and facilities and percentage of


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undivided interest which the Purchaser/s /Allottee/s will enjoy in the restricted common areas and facilities appurtenant to the said Flat are more particularly set-out in the **Third Schedule** hereunder written.

- 3.11 It is expressly agreed that the Purchaser/s /Allottee/s shall be entitled to the common areas and facilities along with the said Flat. The nature, extent and description of such common areas and facilities and percentage of undivided interest which the Purchaser/s /Allottee/s will enjoy in the common areas and facilities appurtenant to the said Flat is set out in the **Fourth Schedule** hereunder written. Save and except the common areas mentioned in the Fourth Schedule the Developers will be entitled to declare and other area as restricted common area at their own discretion.
- 3.12 The Developers shall confirm the final carpet area that has been allotted to the Purchaser/s/Allottee/s after the construction of the said Building is complete and the Occupancy Certificate (OC) is granted by VVCMC, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% per cent. The said Purchase Consideration/Total Consideration (*mentioned herein below*) payable for the carpet area shall be recalculated upon confirmation by the Developers. If there is any reduction in the carpet area within the defined limit, then the Developers shall refund the excess money paid by Purchaser/s /Allottee/s prior to handing over possession of the said Flat. If there is any increase in the carpet area allotted to the Purchaser/s /Allottee/s within the defined limit, the Purchaser/s /Allottee/s shall demand additional amount from the Purchaser/s /Allottee/s and the same shall be paid by the Purchaser/s /Allottee/s to the Developers before taking the possession of the said Flat. All these monetary adjustments shall be made at the same rate per square feet RERA carpet area as agreed in Clause 3.1 of this Agreement.







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4. PAYMENT TERMS AND TAXES:

4.1 The Purchaser/s /Allottee/s has/have agreed to purchase and acquire the said Flat "on Ownership Basis" at and for the total consideration of Rs. 48,00,000/- (Rupees Forty Eight Lakhs Only) (subject to deduction of TDS at applicable rate) [said Total Consideration] to be paid by the Purchaser/s /Allottee/s to the Developers in the manner set-out hereinafter:

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Sr. No	Paym ent %	Event	Towards Agreeeme nt	Towards GST
1.	10%	On Booking	4,80,000	24,000
2.	20%	On Execution of Agreement	9,60,000	48,000
3.	15%	On Plinth	7,20,000	36,000
4.	2.5%	On completion of Second Slab	1,20,000	6,000
5.	2.5%	On completion of Fourth Slab	1,20,000	6,000
6.	2.5%	On completion of Sixth Slab	1,20,000	6,000
7.	2.5%	On completion of Eight Slab	1,20,000	6,000
8.	2.5%	On completion of Tenth Slab	1,20,000	6,000
9.	2.5%	On completion of Twelfth Slab	1,20,000	6,000
10.	2.5%	On completion of Fourteenth Slab	1,20,000	6,000
11.	2.5%	On completion of Sixteenth Slab	1,20,000	6,000
12.	2.5%	On completion of Eighteenth Slab	1,20,000	6,000
13.	2.5%	On completion of Twenty Slab	1,20,000	6,000
14.	5%	On completion of Terrace Slab	2,40,000	12,000
15.	5%	On completion of walls, internal plaster, flooring, door & window of apartment allotted	2,40,000	12,000
16.	5%	On completion of sanitary fittings, staircase, lift wells, lobbies upto upper floor level of said apartment allotted	2,40,000	12,000
17.	5%	On completion of External Plumbing and External Plaster, Elevation, Terraces with water proofing of the building	2,40,000	12,000
18.	5%	On completion and installation of the lifts water pumps, electrical fittings, electric Mechanical and environmental requirements entrance Lobby/s, Plinth protection, Paving of areas of the building in which the said Apartment is allotted	2,40,000	12,000
19.	5%	On Intimation of Receipt of Occupancy certificate or completion Certificate	2,40,000	12,000
		<b>Total</b>	<b>48,00,000</b>	<b>2,40,000</b>

4.2 In addition to the said Total consideration the Purchaser/s Allotee/s shall be liable to pay the GST (Goods and Services

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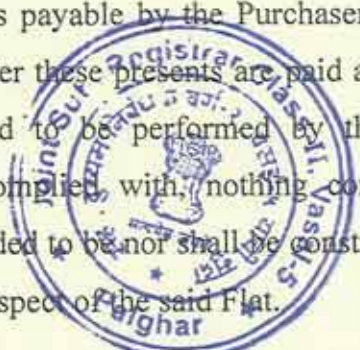
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Tax) on this Agreement as per the prevailing law and Rules framed by the Concerned Authorities as set-out in payment schedule herein above.

- 4.3 The said Total Consideration is escalation free. It is agreed by and between parties hereto that in addition to the said total consideration the Purchaser/s /Allottee/s shall pay to the Developers all the amounts as set-out in Clause 10.1 at the time of taking possession of the said Flat. The Purchaser/s /Allottee/s hereby agree/s that in future due to any amendments to the constitution or enactment or amendment of any other law, Central Government or State Government, or Local Body/ Authorities or any other levy imposed by the Government under any Statute same shall be borne and paid by the Purchaser/s /Allottee/s. The Developers agree and undertake that while raising a demand on the Purchaser/s /Allottee/s for any such future levies imposed by the Competent Authorities etc., the Developers shall enclose the notification/order/ rule/ regulation published / issued in that regard along with the demand letter.
- 4.4 The Purchaser/s /Allottee/s authorizes the Developers 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 Developers may in its sole discretion deems fit and the Purchaser/s /Allottee/s undertake/s not to object /demand /direct the Developers to adjust the payments in any manner.
- 4.5 Till all the amounts payable by the Purchaser/s/Allottee/s to the Developers under these presents are paid and until all the obligations required to be performed by the Purchaser/s/ Allottee/s is/are complied with, nothing contained in this Agreement is intended to be nor shall be construed as sell and transfer in law in respect of the said Flat.
- 4.6 The Purchaser/s /Allottee/s shall pay the instalments as set out in Clause 4.1(b) hereinabove on the due date without fail/s



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and without any delay or default or demur as time in respect of payment of the said instalments is the essence of this Agreement. The Developers will forward to the Purchaser/s /Allottee/s an intimation of having carried out the work against which the instalment is due, by Under Certificate of Posting at the address given by the Purchaser/s /Allottee/s under this Agreement and the Purchaser/s /Allottee/s shall be bound to pay the amount of instalments within 15 days of the receipt of such intimation. The Developers shall also mail the same intimation at the e-mail address provided by the Purchaser/s /Allottee/s. The Purchaser/s /Allottee/s doth/do hereby agree/s and undertake/s to give intimation to the Developers about change in his/her/their address, if any. For the purpose of this clause the Purchaser/s /Allottee/s shall be deemed to have received the intimation within the period in which same would be delivered in normal course.

4.7 The Purchaser/s /Allottee/s is/are required to deduct TDS at the applicable rate from each of the instalments payable by him/her/them under these presents. The Purchaser/s /Allottee/s doth/ do hereby irrevocably agree/s and undertakes:

- (i) to deposit TDS deducted by him/her/them with the Income-tax Department within the time stipulated under law;
- (ii) to furnish to the Developers, TDS Certificate in Form 16B along with the copy of Challan in Form 26QB.

4.8 Time is an essence of contract, for the Developers as well as the Purchaser/s /Allottee/s. The Developers shall abide by the time schedule for completing the said Project and offering possession of the said Flat to the Purchaser/s /Allottee/s after receiving the occupancy certificate from the VVCMC. Similarly, the Purchaser/s /Allottee/s shall make timely payments of the instalment and other dues payable by him/

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her/them as provided herein and meeting the other obligations under this Agreement.

5. **PENALTIES, TERMINATION AND CONSEQUENCES OF TERMINATION: -**

- 5.1 In the event of any delay or default on the part of the Purchaser/s/Allottee/s, in making payment of any of the instalments or amounts, the Developers shall, without prejudice to their other rights in law including the right of termination, be entitled to claim interest at the prevailing Highest Marginal Cost of Lending Rate of State Bank of India plus 2% thereon ("**the Interest Rate**") on all and any such delayed payments computed from the date such amounts become due and payable till the date such amounts are fully and finally paid together with the interest thereon to the Developers.
- 5.2. If the Developers fail to abide by the time schedule for completing the said Project as well as offering possession of the said Flat to the Purchaser/s/Allottee/s, the Developers do hereby agree to pay to the Purchaser/s /Allottee/s, who do not intend to withdraw from the said Project at the then prevailing Highest Marginal Cost of Lending Rate of State Bank of India plus 2% thereon ("**the Interest Rate**") per annum on all the amounts paid by the Purchaser/s/Allottee/s, for every month of delay, till the Developers offer possession. The Purchaser/s/Allottee/s agree/s to pay to the Developers, interest as set out in clause 5.1 hereinabove on all the delayed payments which become due and payable by the Purchaser/s/Allottee/s to the Developers under the terms of this Agreement from the date such respective amount becomes due and payable by the Purchaser/s /Allottee/s to the Developers.
- 5.3. Without prejudice to the right of the Developers to charge interest in terms of the clause 5.1 hereinabove, if the Purchaser/s /Allottee/s, commit/s default/s in making payment



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of his/her/their respective instalment on such respective due dates to the Developers under this Agreement, then the Developers shall at their option, be entitled to terminate this Agreement.

5.4 **PROVIDED HOWEVER** that the Developers shall before exercising their right to terminate this Agreement, give 15 days' written notice to the Purchaser/s/Allottee/s, by Registered Post AD at the address provided by the Purchaser/s /Allottee/s and also mail the same at the e-mail address provided by the Purchaser/s/Allottee/s, of their intention to terminate this Agreement for the specific breach or breaches of terms and conditions for which the Developers intend to terminate this Agreement. In the event if the Purchaser/s /Allottee/s fail/s to rectify(s) the breach or breaches mentioned by the Developers within the notice period then at the expiry of the notice period, then this Agreement shall stand terminated and Developers shall be entitled to deal with the Flat in the manner they desire proper.

5.5 **PROVIDED FURTHER** that upon termination of this Agreement as aforesaid, the Developers shall refund to the Purchaser/s/Allottee/s, after forfeiting the earnest money and adjustment and recovery of the interest if any, the amount which may till then have been paid by the Purchaser/s /Allottee/s to the Developers towards the consideration without any interest within a period of 15 days of the termination of this Agreement only against Purchaser/s /Allottee/s execute and admit execution of Deed of Cancellation of Agreement for Sale with the concerned office of Sub-Registrar of Assurances.

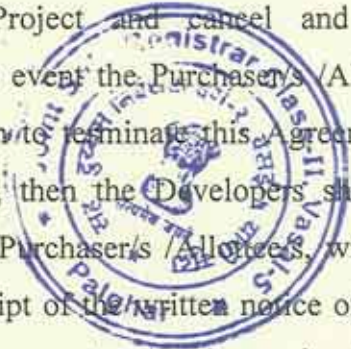
5.6 The Purchaser/s /Allottee/s hereby declare/s that he/she/they shall bear the loss, if any, being the difference of the amount in the rate at which the Purchaser/s/ Allottee/s have booked the said Flat and the rate prevailing at the time of the

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termination by the Purchaser/s/Allottee/s, of this Agreement relating to the said Flat. The Purchaser/s/Allottee/s will also be liable to pay interest on any default payment/s (due till the time of termination) as per the terms, contained herein, at the time of making accounts when the Purchaser/s/Allottee/s has/have expressed his/her/their desire to cancel this Agreement relating to the said Flat. It is agreed by and between the parties that, all the above-referred amounts due and payable by the Purchaser/s/ Allottee/s, as specified hereinabove, shall be deducted from the amount received by the Developers from the Purchaser/s/Allottee/s till the time of such cancellation and balance if any shall be refunded to the Purchaser/s/Allottees only against Purchaser/s/ Allottee/s execute and admit execution of Deed of Cancellation of Agreement for Sale with the concerned office of Sub-Registrar of Assurances.

- 5.7 The Developers agrees that if, for the reason other than those stated in clause 12 herein below, they fail to offer possession of the said Flat on the said Possession Date (*defined herein below*), the Purchaser/s /Allottee/s shall have an option to withdraw from the said Project and terminate this Agreement and in such case the Purchaser/s /Allottee/s shall notify the Developers in writing of his/her/their intention to withdraw from the said Project and cancel and terminate this Agreement. In the event the Purchaser/s /Allottee/s exercise his/her/their option to terminate this Agreement by sending Notice in writing, then the Developers shall be liable, to refund/pay to the Purchaser/s /Allottee/s, within a period of 30 days from receipt of the written notice of the Purchaser/s /Allottee/s, (i) all amounts already received by them under these presents after deducting earnest amount and brokerage charges if any, paid by them; (ii) interest at the said Interest Rate from the date the Developers have received the



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respective sums till amount and interest thereon is repaid. It is agreed between the parties hereto that, the Developers shall refund all the amounts received by them under these present as aforesaid only against Purchaser/s/Allottee/s execute and admit execution of Deed of Cancellation of this Agreement for Sale with the concerned office of Sub-Registrar of Assurances.

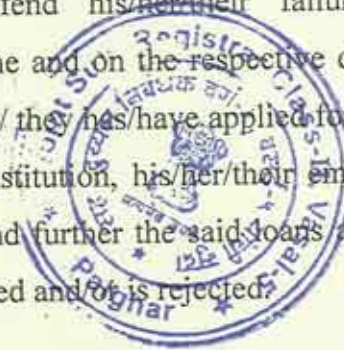
- 5.8 Upon cancellation of this Agreement and refund of the amount as aforesaid by the Developers to the Purchaser/s/Allottee/s, all the rights of the Purchaser/s/Allottee/s accrued to him/her/them under this Agreement shall come to an end and the Developers shall be at liberty to dispose of and sell the said Flat, to any third party, and on such terms and conditions as the Developers may in their absolute discretion, deems fit and proper, without any reference and/or recourse to the Purchaser/s/Allottee/s.
- 5.9 If the Purchaser/s/Allottee/s in order to augment the resources in his/her/their hand for the purpose of payment of consideration amount to the Developers under this Agreement, seeks a loan from financial institutions, banks or other institutions/Employer against the security of the said Flat subject to the consent and approval of the Developers, then in that event, the Purchaser/s/Allottee/s committing a default of the payment of the instalment/s of the said Total Consideration and in that event if the Developers exercises their right to terminate this Agreement, the Purchaser/s/Allottee/s hereby undertake/s to clear the mortgage debt outstanding at the time of such termination and the Purchaser/s/Allottee/s shall obtain the necessary letter from such Bank, financial institution, employer's bank as the case may be, confirming that the Purchaser/s/Allottee/s has/have cleared the mortgage debt. On receipt of such letter





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from the bank, financial institution, employer's bank of the Purchaser/s/Allottee/s etc. as the case may be, the Developers shall be entitled to refund the amount (after deducting the earnest amount and brokerage charges if any, paid by him/her/them) under these presents **PROVIDED HOWEVER**, if the Purchaser/s /Allottee/s fail/s to repay the loan and clear the debt, the Developers shall directly pay the amount payable to the bank, financial institution, employer's bank of the Purchaser/s/ Allottee/s or other such institutions who would have made the payment on behalf of the Purchaser/s/ Allottee/s from the amount standing to the Purchaser's credit with the Developer towards the said Flat and (paid by him/her/them to the Developers towards the consideration amount) to the extent of the mortgage debt so as to clear the same. Only on receipt of the letter of clearance of debt from such bank, financial institution, employer's bank of the Purchaser/s/Allottee/s, the Purchaser/s /Allottee/s shall be entitled to the refund the balance amount, if any, standing credited to the account of the Purchaser/s /Allottee/s with the Developers towards the said Flat **NOTWITHSTANDING** all that is stated hereinabove, it shall ALWAYS be obligatory on the part of the Purchaser/s/ Allottee/s to pay the respective instalment/s on the due date/s to the Developers. The Purchaser/s /Allottee/s shall not be permitted to raise any contention to defend his/her/their failure to pay the instalment/s on time and on the respective due date/s on the ground that he/ she/ they has/have applied for the loan to such banks, financial institution, his/her/their employer's or such other institution and further the said loans are under process and sanction awaited and/or is rejected.



5.10 It is agreed between the parties hereto, that in case this Agreement is terminated by either of them as aforesaid, then in such an eventuality, the Purchaser/s/Allottee/s shall not be entitled to claim from the Developers, refund in respect

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of the stamp duty, registration charges, paid by him/her/them under these presents and/or any other amount including GST paid to the Competent Authorities.

**6. OBLIGATIONS OF DEVELOPERS: -**

- 6.1 The Developers do hereby agree 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 thereafter and shall, before handing over possession of the said Flat to the Purchaser/s /Allottee/s, obtain from the concerned local authority, occupancy certificate in respect of the said Building.
- 6.2 The Developers do hereby agree and undertake that they shall construct the said Building as per the building plans sanctioned/ approved by VVCMC.
- 6.3 The Developers do hereby declare that as per the sanctioned plans the Floor Space Index (FSI) available for construction of the said Building on the said Land as on date is 12957.925 square meters only which comprises of FSI, TDR/FSI, Fungible FSI and all other benefits made available by VVCMC as per the applicable Development Control Regulation. The Developers shall be entitled to avail all the future benefits in respect of the said Land by whatever name called till procurement of OC in respect of the said Building subject to the terms of the said Development Agreement. The Purchaser/s /Allottee/s has/ have agreed to purchase the said Flat based on the proposed construction and the sale of the said Flat to be carried out by the Developers by utilizing the proposed FSI and on the understanding that the proposed FSI is belong to Developers only and the Developers shall be entitled to avail the same without any obstruction and/or hindrance from any third party.

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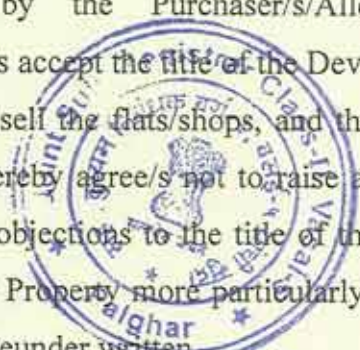
7. USE OF FLAT AND CAR PARKING SPACES: -

7.1 It is expressly agreed between the Developers and the Purchaser/s /Allottee/s that, the said Flat shall be utilized for the purposes sanctioned by the Competent Authority and car parking space/s shall be used only for parking vehicle belonging to the Purchaser/s /Allottee/s and for no other purpose whatsoever. The Purchaser/s /Allottee/s doth/do hereby agree/s not to change the user of the said Flat without prior consent in writing of the Developers till society is formed and thereafter of the societies as may be formed as set-out herein.

8. INVESTIGATION OF TITLE: -

8.1 The Purchaser/s/ Allottee/s confirm/s that he/she/they has/have taken inspection of the original sanctioned plan and that the copies annexed hereto are the true copies of the said Originals inspected and perused by the Purchaser/s /Allottee/s.

8.2 The Purchaser/s /Allottee/s further confirm/s having inspected the original Title Report issued by Vijay G. Gangan Advocate for the Developer and further confirms that the copy annexed hereto is the true copy of the Original Title Report inspected by the Purchaser/s/Allottee/s. The Purchaser/s /Allottee/s accept the title of the Developers to the said Property and to sell the flats/shops, and the Purchaser/s /Allottee/s doth/do hereby agree/s not to raise any further or other requisitions or objections to the title of the Developers in respect of the said Property more particularly described in the First Schedule hereunder written.



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9. DATE OF POSSESSION: -

9.1 The Developers shall (subject to force majeure as mentioned in clause 12 herein below), offer possession of the said Flat/ Shop to the Purchaser/s /Allottee/s on the possession date mentioned in the RERA Registration Certificate i.e. on or before 31<sup>st</sup> May, 2025 [said Possession Date] after procuring OC for Phase II from VVCMC, in respect of the said Building.

9.2 The Developers shall after procuring OC for Phase II of the said Building from VVCMC, offer possession of the said Flat (with operational electric and water connection) to the Purchaser/s /Allottee/s by giving 15 (fifteen) days written notice to the Purchaser/s /Allottee/s *inter alia* informing him/her/them that the said Flat is ready for use and occupation along with a copy of OC for Phase II of the said Building. The Purchaser/s /Allottee/s shall be deemed to have taken possession of the said Flat on expiry of such notice period.

10. MAINTENANCE CHARGES AND OTHER OUTGOINGS:

10.1 The Purchaser/s/Allottee/s doth/do hereby agree/s, declare/s and confirm/s with the Developers that after Developers offering possession of the said Flat with operational electric and water connection and till each Flat in the said Building is not separately assessed for Municipal Assessment Tax, the Purchaser/s /Allottee/s shall pay the proportionate amount to the Developers till the society as mentioned in clause 13 herein below is formed, in proportion to the area of the said Flat. The Purchaser/s /Allottee/s further agree/s that till the Purchaser/s /Allottee/s share is so determined the Purchaser/s /Allottee/s shall pay to the Developers the lumpsum amount of Rs. 2, 50,000/- (Rupees Two Lakh Fifty Thousand Only) for 2 BHK towards advance maintenance charges for the said Building for Municipal and other taxes such as property taxes,

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water charges bills, electrical charges bills, cesses, land revenue, NA tax etc. The Purchaser/s /Allottee/s undertake/s to continue to pay such provisional contribution charges and shall not withhold the same for any reason whatsoever. The amount so paid by the Purchaser/s /Allottee/s to the Developers shall not carry any interest and after paying the charges as above the balance amount if any shall remain with the Developers and upon the Society is formed in respect of the said Building, the Developers shall deposit the aforesaid amounts if any, (less deductions provided in this Agreement) with the Society, **PROVIDED HOWEVER** that if any special taxes and/or rates are demanded by VVCMC or any other authority by reason of any permitted use of the said Flat, the Purchaser/s /Allottee/s shall alone bear and pay such special taxes and rates. The Purchaser/s /Allottee/s shall observe and perform all rules and regulations of VVCMC, the Society and/or the statutory Bodies.

10.2 If the Developers is not able to offer possession of the said Flat to the Purchaser/s /Allottee/s on the said Possession Date on account of any reasonable cause or circumstances beyond their control as mentioned in clause 12 herein, the Purchaser/s /Allottee/s shall not be entitled to any damages whatsoever but he/she/they shall be entitled to remedies available under the said Act.

10.3 After the Developers hand over the charge of the said Building to the Society, the Purchaser/s /Allottee/s shall be liable to pay the maintenance charges and outgoings directly to the Society as per the bills as may be raised by the Society from time to time.

10.4 Wherever in this Agreement it is stipulated that, the Purchaser/s /Allottee/s to make any payment, in common with other Purchaser/s /Allottee/s in the said Project, the same shall

  
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be in proportion to the carpet area of the said Flat to the total carpet area of all the Flats/Shops in the said Building.

#### 11. OTHER CHARGES:-

11.1 The Purchaser/s /Allottee/s shall on or before taking possession of the said Flat pay to the Developers the amounts (i) towards lumpsum amount of legal charges;(ii) electricity meter and water meter charges; (iii) Share application money; (iv) Entrance fees; (v) advance payment towards deposits of maintenance assessment taxes and other outgoings in respect of the said Building on ad-hoc basis as may be demanded by the Developers.

11.2 The Developers shall maintain a separate account in respect of sums received by them from the Purchaser/s /Allottee/s and utilize the aforesaid amounts only for the purposes for which they have been received.

11.3 The Developers shall not be liable to refund or to give to the Purchaser/s /Allottee/s any charges collected by them under this present. The Purchaser/s /Allottee/s also agree/s to deposit with the Developers, any further additional amount by way of ad-hoc maintenance charges as and when called for by the Developers without any delay or demur.

#### 12. FORCE MAJEURE:-

12.1 The Developers shall be entitled to reasonable extension of time for offering possession of the said Flat to the Purchaser/s /Allottee/s from the said Possession Date, if the Developers is prevented from carrying out the construction due to any Force Majeure reasons, such as:

- (i) War, civil commotion or act of God, affecting the said Property;
- (ii) Total or partial lockdown due to outbreak of any pandemic, endemic, or epidemic;





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- (iii) Any notice, order, rule, notification or directive of the Government and/or any local or public or private body or authority or any other Competent Authority or other public authority or any order issued by Court or any Tribunal or any quasi-judicial body or authority which would prejudicially affect the development in respect of the said Property;
- (iv) Shortage of raw materials which affects the entire industry of construction, and
- (v) Stoppage of work due to any order of injunction arising out of any notice, claim or dispute in respect of the said Property.

### 13. FORMATION OF SOCIETY:-

- 13.1 The Developers have represented to the Purchaser/s /Allottee/s and Purchaser/s /Allottee/s hereby confirm/s that the said Owners and/or the Developers shall form and register 2(two) separate societies for the said Building i.e., one society for the commercial Phase and another society for Residential Phase] as per the provisions of the said Act. The Developers shall execute and shall cause the said Owners to execute common conveyance in respect of the said Property in favour of the said Societies within the period as stipulated under the said Act.
- 13.2 Both Societies shall maintain their own accounts and maintain their respective portion of the said Building as an autonomous body.
- 13.3 The Commercial Phase and Residential Phase shall have separate entrance gate as shown on the Plan annexed hereto as Annexure "XII".
- 13.4 The members of Societies shall be entitled to enjoy the amenities to be provided in the said Project.
- 13.5 The Purchaser/s /Allottee/s along with other Purchaser/s /Allottee/s of Flats in the said Building shall join in forming



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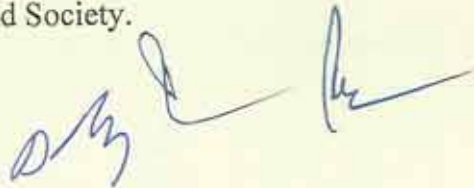
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and registering the Society to be formed by the Developers. The Purchaser/s /Allottee/s will also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the Society and for becoming a member, including the bye-laws of the proposed society and duly fill in sign and return to the Developers within seven days of the same being forwarded by the Developers to the Flat Purchaser/s /Allottee/s, so as to enable the Developers to register the society of the Flat Purchaser/s /Allottee/s under Section 17 of the said Act within the time limit prescribed by Rule 9 of the said Rules. No objection shall be taken by the Purchaser/s /Allottee/s if any changes or modifications are made in draft bye-laws of the Society, as may be required by the Registrar of Societies or any other Competent Authority.

- 13.6 At the time of execution and registration of the Conveyance as set out hereinabove the Purchaser/s /Allottee/s shall pay the share of stamp duty and registration charges if any, payable, on the conveyance or any documents or instrument of transfer in respect of the said Property to be executed in favour of the Society.
- 13.7 The Purchaser/s /Allottee/s shall be enrolled as member/s of the Society only on the payment of (i) Share Money, (ii) Entrance Fees and (iii) Membership Fees.
- 13.8 The Purchaser/s /Allottee/s on becoming member/s of the Society shall abide by all the rules, regulations and bye-laws adopted by the Society at the time of its inception and amendments thereto from time to time including payment of maintenance bills and other charges as per the bills as may be raised by the said Society.





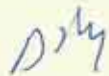
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13.9 The Developers shall pay the taxes in respect of the unsold Flats/Shops. If the Flat remains unsold for a period of 12 months from issuance of OC by VVCMC or formation of the Society whichever is later then the Developers shall become member of the Society in respect of such unsold Flat/s/Shops. However, as and when the Developers shall sell such Flat to the Prospective Purchaser/s/Allottee/s the Society shall admit such Prospective Purchaser/s /Allottee/s as its member without claiming any transfer charges either from the Developers or such Prospective Purchaser/s /Allottee/s.

#### 14. DEFECT LIABILITY:-

14.1 The Purchaser/s /Allottee/s shall check all the fixtures and fittings in the said Flat before taking possession of the same. Thereafter, the Purchaser/s /Allottee/s shall have no claim against the Developers for any defects in the said Building which may be alleged not to have been carried out and/or completed in accordance with the plans, specification, and/or this agreement and/or otherwise howsoever relating thereto **PROVIDED HOWEVER**, if within a period of 5(five) years, from the date of offering possession of the said Flat to the Purchaser/s /Allottee/s, if the Purchaser/s /Allottee/s bring/s to the notice of the Developers, any structural defect in the said Flat or in the said Building in which the said Flat is situated or any defects on account of workmanship, quality or provision of service (usual wear & tear excepted), then wherever possible such defects, shall be rectified by the Developers at their own cost and in case it is not possible to rectify such defects, then the Purchaser/s /Allottee/s shall be entitled to receive from the Developers reasonable compensation for such defects **PROVIDED FURTHER** if, such defects in the said Flat said Building, is due to negligent and/or due to any acts, matters, things, omitted or committed on the part of the other Purchaser/s /Allottee/s of the said Building including the







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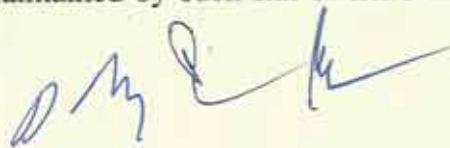
Purchaser/s /Allottee/s herein, in that event the Developers shall not be liable for the same.

**15. FIXTURES / FITTINGS / AMENITIES:-**

15.1 It is expressly agreed that the said Building shall contain standard fixtures, fittings and amenities as set out in the Annexure "VII" hereto. The said Flat shall contain standard fixtures, fittings and amenities as set out in the Annexure "VIII" hereto. It is specifically agreed by the Purchaser/s /Allottee/s that if any extra fittings, fixtures or amenities are required by the Purchaser/s /Allottee/s, then the Purchaser/s /Allottee/s shall inform in writing to the Developers who may in their sole discretion entertain such request which may be provided at the extra cost/price to be borne and paid by the Purchaser/s /Allottee/s.

**16. OTHER AGREED TERMS:-**

16.1 The Developers shall be entitled to construct the flat/s with the terrace attached thereto and sell the same to the Purchaser/s /Allottee/s. The Purchaser/s /Allottee/s of such flat/s with the attached terrace shall be exclusively entitled to use, occupy, possess and enjoy such terrace without any objection and/or obstructions from the other flat purchaser/s including the Purchaser/s /Allottee/s herein, and such terrace shall be construed to be the part and parcel of such flat/s and attached/ appurtenant to such flat, and the same shall be transferable and heritable with the such flat/s and other flat purchaser/s including the Purchaser/s /Allottee/s herein shall not object for such transfer. The Purchaser/s /Allottee/s of such flat/s shall not be required to pay any additional amount in respect of such terrace area as maintenance or otherwise **PROVIDED HOWEVER** such attached terrace to the flat/s shall be maintained by such flat owner/s and if any taxes or





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outgoings payable to any Competent Authority in respect of the terrace area then the same shall be borne and paid by such flat owner/s. All the Common areas such as lift, entrance lobby, top terrace, floor wise lobby, staircase, servant toilets, society offices and other amenities if any provided in the said Building shall belong to the Society that may be formed for the said Building. The Developers shall be entitled to deal with and/or dispose all flats/shops in the said Building.

- 16.2 The Developers shall be entitled to allot the all car parking spaces either in open or in the /mechanical puzzle parking in the said Building.
- 16.3 The Developers shall have first and exclusive charge on the said Flat for all the amounts payable by the Purchaser/s /Allottee/s to the Developers under this Agreement.
- 16.4 It is an express condition of this Agreement that, the Developers shall be entitled to allot any unallotted car parking spaces to any person of their choice and all such Agreements which may be entered into by the Developers with the persons/parties who agree to get parking space/s allotted as aforesaid shall be binding on the other Purchaser/s/Allottee/s of the Flat in the said Building including the Purchaser/s /Allottee/s herein and the Purchaser/s /Allottee/s shall not be entitled to and hereby agrees not to raise any objection and Purchaser/s/ Allottee/s shall do and execute all such deeds, matters and things as may be required by the Developers in that behalf.
- 16.5 It is specifically understood and accepted as a general permission by the Purchaser/s /Allottee/s to the Developers and other Purchaser/s /Allottee/s of the premises in the said Building that the Purchaser/s /Allottee/s shall not have any right to object to Developers granting any right in respect of common areas of the building whether computed in working





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out the calculations of F.S.I or not to any other purchaser/s at the exclusion of the Purchaser/s /Allottee/s and restrict the right to enjoy such common areas by the Purchaser/s /Allottee/s. The Purchaser/s /Allottee/s is/are aware and believe that for proper upkeep and maintenance of such common areas and the said Owners and Developers can allot such common areas for maintenance or otherwise to any Purchaser/s /Allottee/s of the Flat and attach such common areas with any Flat.

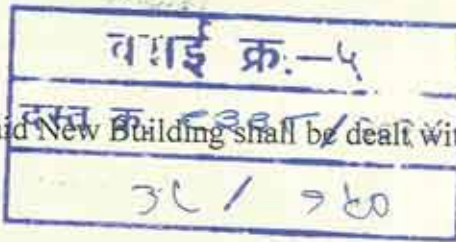
16.6 The Purchaser/s /Allottee/s doth/do hereby agree/s and undertake/s that in the event if he/she/they desire to sell his/her/their interest in the said Flat till Society in respect of the said Building is formed then he/she/they shall obtain NOC from the Developers and the Developers shall subject to receipt of the transfer fees/charges grant its NOC to the Purchaser/s /Allottee/s.

16.7 The Purchaser/s /Allottee/s doth/do hereby agree/s to be bound by all the covenants, agreements, reservations and obligations and/or terms and conditions as far as they are to be observed by the Developers, specified and contained in all the Agreements/ documents recited herein and/or any undertaking given to any local authority and/or any Government body and/or authority while obtaining any permission from such Government Body and/or authority both State and/or Central Government, as if, the Purchaser/s /Allottee/s has/have himself/themselves undertaken to perform the same.

16.8 It is expressly agreed that right of the Purchaser/s /Allottee/s under this Agreement is only restricted to the said Flat agreed to be sold by the Developers and agreed to be acquired by the Purchaser/s /Allottee/s and all the other Premises and portion

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or portions of the said New Building shall be dealt with by the Developers.

16.9 The Developers shall be entitled to alter the terms and conditions of the Agreement relating to unsold premises in the said Building and Purchaser/s /Allottee/s shall have no right to object the same.

**17. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPERS:-**

17.1 The Developers do hereby represent and warrants to the Purchaser/s /Allottee/s as follows:

- (i) The Developers have acquired development rights in respect of the said Land from the said Owners under the said Development Agreement and as such they are entitled to develop the same;
- (ii) The Developers have lawful rights and requisite approvals from the Competent Authorities to carry out development of the said Land and shall obtain requisite approvals from time to time to complete the same;
- (iii) Save and except EARCL there are no other encumbrances on the said Land;
- (iv) No litigation is pending before any Court of law with respect to the said Land;
- (v) All approvals, licenses and permits issued by the Competent Authorities with respect to the said Building 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 said Project shall be obtained by following due process of law and the Developers have been and shall, at all times, remain to be in compliance with all applicable laws in

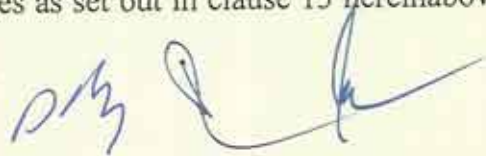




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relation to the said Building;

- (vi) The Developers have the right to enter into this Agreement for Sale and they have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s /Allottee/s created herein, may prejudicially be affected;
- (vii) The Developers have not entered into any Memorandum of Understanding, Agreement for Sale or any other agreement/ arrangement with any person or party with respect to the said Flat which will, in any manner, affect the rights of Purchaser/s /Allottee/s under this Agreement;
- (viii) The Developers confirm that they are not restricted in any manner whatsoever from selling the said Flat to the Purchaser/s /Allottee/s in the manner contemplated in this Agreement;
- (ix) The Developers 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 Property to the Competent Authorities from time to time;
- (x) 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 Land) has been received or served upon the Developers in respect of the said Land;
- (xi) The Developers shall, upon completing the construction and receipt of OC in respect of the said Building from the VVCMC, and formation of the societies as set out in clause 13 hereinabove and cause





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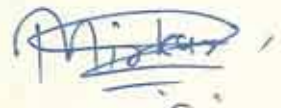
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the said Owners to convey the said Land to the  
Societies and the Developers shall convey the said  
Building to the Societies.

**18. REPRESENTATIONS AND WARRANTIES OF THE PURCHASER/S /ALLOTTEE/S:-**

18.1 The Purchaser/s /Allottee/s for himself/herself/themselves with an intention to bind all in whosoever hand the said Flat may come, including successors-in-title of the Purchaser/s /Allottee/s doth/do hereby covenant/s with the Developers as follows:

- (i) From the date of delivery of possession of the said Flat the Purchaser/s /Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat) of outgoing in respect of the said Property namely local 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 said Property, until the Societies are formed and the said Property is transferred to them jointly. The Purchaser/s /Allottee/s shall pay to the Developers such proportionate share of outgoing as may be determined by Developers. The Purchaser/s /Allottee/s further agree/s that till the Purchaser/s /Allottee/s share is so determined the Purchaser/s /Allottee/s shall pay to the Developers provisional monthly contribution towards the outgoings as may be decided by the Developers. The amounts so paid by the Purchaser/s /Allottee/s to the Developers shall





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not carry any interest and remain with the Developers until a conveyance is executed as aforesaid.

- (ii) To become a Member of the Society to be formed for the Residential Phase /Commercial Phase and for that purpose sign all the necessary documents as may be required by the Developers and to pay maintenance and all other charges from time to time, as may be determined, by the Developers /the Society as the case may be, without committing any default therein;
- (iii) To abide by and observe and perform all the rules, regulations and bye-laws as may be adopted by the society in its inception and amendments therein from time to time and at all times and shall be liable to bear and pay his/her/their proportionate share of outgoings, taxes, water charges, electricity charges and maintenance charges payable in respect of the said Flat and the Car Parking Space/s if any allotted to the Purchase/s Allottee/s in accordance with the bills that may be raised by the Developers till society is formed and thereafter as may be demanded by the society;
- (iv) That the Purchaser/s /Allottee/s shall use the said Flat or any part thereof or permit the same to be used only for residential/commercial purpose and/or such other purpose as may be permissible in law and/or by VVCMC and/or other Concerned Authorities in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said Building and occupiers of the neighbouring property or properties. The Purchaser/s /Allottee/s shall use the said Car Parking Space/s allotted to him only for purpose of keeping or parking Purchaser/s /Allottee/s own vehicles and for no other purpose whatsoever;



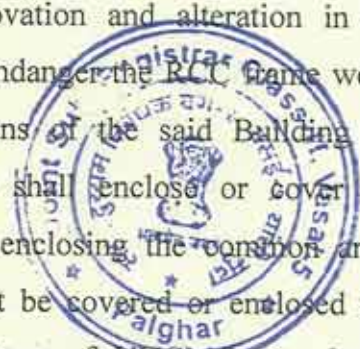


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(v)

The Purchaser/s /Allottee/s shall maintain the said Flat/ Shop at his/her/their own costs and keep in good tenable repair and condition from the date of possession of the said Flat is taken and shall not to do or suffer to be done anything, in or to the said Building in which the said Flat is situated, which is against the Rules, Regulations or Bye-laws of the concerned local authority;

The Purchaser/s /Allottee/s shall be entitled to carry out interiors/ renovation/ alterations or internal repairs, in the said Flat at his/her/their own costs and expenses, and in such manner as he/she/they may deems fit and proper **PROVIDED HOWEVER** that such repairs, renovation and alteration shall not be of structural nature and the same shall be with prior permission, sanction and approval of Developers, VVCMC, all other Concerned Authorities, if required **PROVIDED FURTHER** that such repairs, renovation and alteration shall not in any manner result in utilization or consumption of any additional FSI in addition to the FSI consumed and utilized in the construction of the said Flat nor shall such repairs, renovation and alteration in any manner damage or endanger the RCC frame work including RCC Columns of the said Building or any part thereof, nor shall enclose or cover or result in covering or enclosing the common areas or areas which cannot be covered or enclosed as per Rules and Regulations of VVCMC or other Concerned Authorities nor shall such repairs, renovation and alteration change or modify the elevation of the said Building **NOTWITHSTANDING** anything to the contrary contained herein, the Purchaser/s /Allottee/s doth/do hereby agree/s and undertake/s not to change



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or alter the location of any of the bathrooms/toilets in the said Flat. The Purchaser/s /Allottee/s shall not break the toilets, bathroom balcony area, provided in the said Flat. In case, the Purchaser/s /Allottee/s desires to renovate/ repair the toilets, bathrooms and balcony area, the Purchaser/s /Allottee/s with prior written permission of the Purchaser/s /Allottee/s and take utmost care to waterproof the same and shall not cause any nuisance or disturbance to the Flat below him/her/them due to leakage from his/her/their toilets/bathroom/ balconies. In case of any leakage from the said Flat to the Flat below the Purchaser/s /Allottee/s shall be totally responsible to rectify the same and bear all the costs for the same. The Purchaser/s /Allottee/s doth/do hereby indemnify shall and keep indemnified the Developers at all times against all actions, claims and demands of whatsoever nature taken or made by the VVCMC and/or by the State Government and/or by any other authority in respect of the said Flat or the said Building as a whole or by reason or as a result of anything done by the Purchaser/s /Allottee/s in or with regard to the said Flat or the said Building or any part thereof;

- (vii) Not to demolish or cause to be demolished any column and/or beam and/or floor in the said Building and/or the said Flat or part thereof, nor at any time make or cause to be made any structural changes of whatsoever nature to the said Building and/or said Flat or any part thereof, nor at any time make or cause to be made, any additions or alterations, in the elevation/arcade and outside colour scheme of the said Building and shall keep the sewers, drains and pipes in the said Building and appurtenances thereof,



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in good tenantable repair, and conditions and in particular, to support, shelter and protect other part of the said Building and shall not damage column, beams, walls, or RCC pardis or other structural members in the said Flat including the said Building without the prior written permission of the Developers;

- (viii) Not to shift windows of the said Flat and/or carry out any changes in the said Flat so as to increase the area of the said Flat and/or put any grill which would affect the elevation of the said Building and/or carryout any unauthorized construction in the said Flat. In the event if, any such change is carried out by the Purchaser/s /Allottee/s, he/she/they shall remove the same within 24 hours from receipt of notice in that regard from the Developers. In the event if, the Purchaser/s /Allottee/s fail/s to remove the same within the period of 24 hours, then the Developers shall be entitled to enter upon the said Flat and remove such unauthorized construction and the Purchaser/s /Allottee/s hereby agree/s and undertake/s not to raise any objection for the same and/or demand any damages for the same from the Developers;
- (ix) Not to hang clothes, garments or any other thing for drying or for any other purpose from windows, balcony/balconies or terrace(s) or of appurtenant to the said Flat or on any side of the said Building or above the parapet or railing level within the said Flat and will not put any plants/pots/flower pots or other such things that require watering so as to avoid water seepage that causes deterioration of walls and colour;

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- (x) Not to store in the said Flat, any goods which are of hazardous or combustible nature or are so heavy, as to damage the construction or structure of the said Building or storing of such goods, is objected by the concerned Local or other Authorities and shall not carry or cause to be carried, heavy packages or furniture along the staircase, common passage or any other structure, in the said Building including entrance of the said Building and in case any damage is caused to the said Building or to the said Flat, the Purchaser/s /Allottee/s shall be liable for consequences thereof;
- (xi) Not to do or permit to be done any act or thing which may render void or voidable any Insurance Policy of the said Building or any part thereof or whereby any increased premium, shall become payable, in respect of the said Building;
- (xii) Not to throw any dirt, rubbish, garbage, or permit the same to be thrown, from the said Flat, in the compound or any portion of the said Building and/or the said Property;
- (xiii) To bear and pay all increases in local taxes, water charges, insurance and such other levies, if any, which are imposed or which may be imposed in future by the concerned Local Authorities and/or Government and or other Public Authorities;
- (xiv) To pay to the Developers, on demand by the Developers, his/her/their share of maintenance charges, and all other amounts decided by the society from time to time;
- (xv) The Purchaser/s /Allottee/s shall not let, sub-let, transfer, assign or part with the interest in the said



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Flat or benefit of this Agreement or part with the possession of the said Flat until, the said Total Consideration [Less TDS at the applicable rate] and all other dues due and payable by the Purchaser/s /Allottee/s to the Developers including the TDS that may be payable under this Agreement, is fully paid up, only if the Purchaser/s /Allottee/s has/have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s /Allottee/s has/have first obtained consent in writing of the Developers;

- (xvi) The Purchaser/s /Allottee/s shall be entitled to use the lifts in the said Building at his/her/their own risk. The Purchaser/s /Allottee/s shall not carry or cause to be carried heavy or bulky packages to the upper floors by the lifts. The Purchaser/s /Allottee/s shall not cause any damages to the lifts, staircases, common passages, refuge area or any other parts of the said Building;
- (xvii) In the event if the Purchaser/s /Allottee/s attempting to and/or disposing of the said Flat or any part thereof to any person or party disregard to the provision of clause No.18.1(xv) hereinabove then (without further notice) automatically this agreement shall forthwith stand cancelled, revoked and then in such an event amounts paid if, then by the Purchaser/s /Allottee/s to the Developers under this Agreement, after deducting the earnest money being 10% of the total consideration, shall be refunded to the Purchaser/s/Allottee/s without any interest against the Purchaser/s /Allottee/s execute and admit execution Deed of Cancellation of this Agreement before the concerned office of Sub-Registrar of Assurances;



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(xviii) The open spaces, common entrances, common passages, ducts, refuge area, lobbies, staircases, lifts in each phase of the said Building shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purpose or anything else. The Purchaser/s /Allottee/s shall not use or permit use of common passage, ducts, refuge areas, open spaces, lobbies and staircases in the said Building for storage or use/occupy by his/her/their servants at any time.

#### 19. MORTGAGE BY DEVELOPERS: -

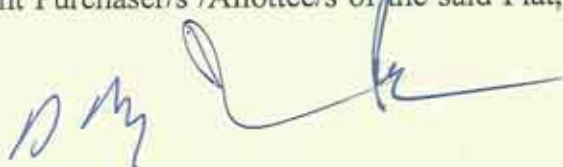
19.1 After the Developers execute this Agreement, they shall not mortgage or create a charge on the said Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser/s /Allottee/s who has/have taken or agreed to take such Flat.

#### 20. MISCELLANEOUS:-

20.1 This Agreement, along with its schedules and annexures, 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 Flat.

20.2 This Agreement may only be amended through written consent of the Parties.

20.3 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 said Project shall equally be applicable to and enforceable against any subsequent Purchaser/s /Allottee/s of the said Flat, in case of





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a transfer, as the said obligations go along with the said Flat for all intents and purposes.

- 20.4 If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
- 20.5 Both Parties agree that they shall execute, acknowledge and deliver to the other, such instruments and take such other actions, in addition 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.
- 20.6 Forwarding this Agreement to the Purchaser/s /Allottee/s by the Developers do not create a binding obligation on the part of the Developers or the Purchaser/s /Allottee/s until, firstly, the Purchaser/s/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 Purchaser/s /Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developers. If the Purchaser/s /Allottee/s fail/s to execute and deliver to the Developers this Agreement duly stamped as per the Maharashtra Stamps Act within 30(thirty) days from the date





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of its receipt from the Developers and appear before the Sub-Registrar for its registration as and when intimated by the Developers, then the Developers shall serve a notice to the Purchaser/s /Allottee/s for rectifying such default, which if not rectified within 15(fifteen) days from the date of its receipt by the Purchaser/s /Allottee/s, the allotment of the Purchaser/s /Allottee/s shall be treated as cancelled and all sums deposited by the Purchaser/s /Allottee/s in connection therewith including the booking amount shall be returned to the Purchaser/s /Allottee/s without any interest or compensation whatsoever.

20.7 The Purchaser/s /Allottee/s and persons to whom the said Flat is permitted to be transferred, shall, from time to time, sign all applications, papers, and documents and do all acts, deeds and things, as the Developers may require for safe-guarding the interest of the Developers and/or the Purchaser/s /Allottee/s and other Purchaser/s /Allottee/s of the said Flat in the said Building being constructed on the said Land.

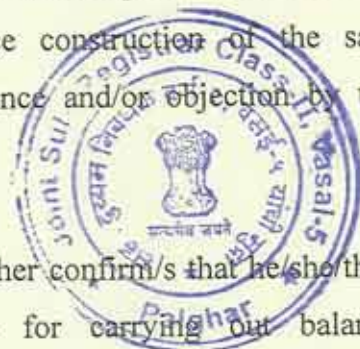
20.8 The Purchaser/s /Allottee/s do hereby expressly agree/s and covenants with the Developers that in the event if the Developers obtain part OC from VVCMC in respect of the said Building and offer possession of the said Flat to the Purchaser/s /Allottee/s then the Developers shall have the right to complete the balance construction of the said Building without any interference and/or objection by the Purchaser/s /Allottee/s.

20.9 The Purchaser/s /Allottee/s further confirm/s that he/she/they shall not object or dispute for carrying out balance construction work by the Developers on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Developers shall be entitled either to

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*





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transfer or complete the balance construction of the said Building on the said Land through any of his/her/their nominee/s as they may desire in their absolute discretion without any interferences and/or objection by the Purchaser/s /Allottee/s.

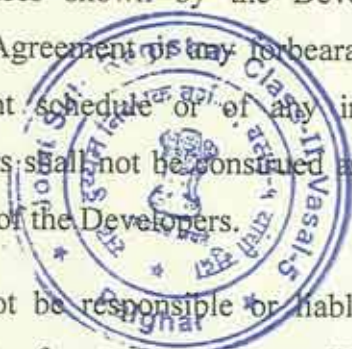
20.10 The Purchaser/s /Allottee/s shall at no time demand partition of his/her/their interest in the said Building and/or in the said Property. It is hereby agreed and declared by the Purchaser/s /Allottee/s that his/her/their interest in the said Building is impartible.

20.11 Nothing contained in these presents shall be construed to confer upon the Purchaser/s /Allottee/s any right, title or interest of any kind whatsoever in, to or over the said Property, said Building and the said Flat or any part thereof. Such conferment shall take place only upon transfer of title in respect of the said Property as contemplated herein

20.12 The said Building shall always be known as "Oakwood" and the Society to be formed for the Commercial Phase shall always be known as "Oakwood Premises Co-operative Society Ltd." and for the residential Phase shall always be known as "Oakwood Co-operative Housing Society Ltd." or other name as may be desired by the Developers.

20.13 Any delay or indulgences shown by the Developers in enforcing terms of this Agreement or any forbearance given or relaxing the payment schedule or of any instalments thereof by the Developers shall not be construed as a waiver of any rights, on the part of the Developers.

20.14 The Developers shall not be responsible or liable for any consequences arising out of any change or modification or enactment or re-enactment, fresh interpretation of any law (State and Central), Rules, Regulations, Circulars, Notifications, and Bye-laws.



*[Handwritten signature]*  
*[Handwritten initials]*

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- 20.15 All communications shall be sent by the Developers to the Purchaser/s /Allottee/s whose name appears first and at the address given by him/her/them for all intents and purposes to consider as properly served on all the Purchaser/s /Allottee/s.
- 20.16 Headings used in this Agreement are for the purpose of convenience and reference only and shall not be deemed to reduce the scope of the clauses of this Agreement and shall not affect in any way the meaning or interpretation of this Agreement.
- 20.17 The execution of this Agreement shall be complete only upon its execution by the Developers and the Purchaser/s /Allottee/s, after the Agreement is duly stamped and simultaneously with the execution, the Agreement shall be registered with the concerned office of the Sub-Registrar of Assurances.
- 20.18 This Agreement shall, to the extent they are statutory, always be subject to the provisions contained in the said Act and rules made there under being re-enactment of MOFA and/or any other provisions of Law Applicable, thereto.

21. **NOTICES: -**

- 21.1 All Notices to be served on the Purchaser/s /Allottee/s as contemplated by this Agreement or required by law, shall be deemed to have been duly served, if sent to the Purchaser/s /Allottee/s by email and by Registered Post A.D. at their address specified below :-

**Name:- MIHIR SHANKAR VIRKAR AND VIRKAR SHANKAR KISAN .**

**Email ID: drvirkarsk@gmail.com**

**Address: - B-105, Chawre Complex, Station Road, Near Civic Center, Nalasopara West, Sopara, Thane, Maharashtra, 401203.**

*(Handwritten signatures and stamps)*

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22. **STAMP DUTY AND REGISTRATION CHARGES:-**

- 22.1 The Purchaser/s /Allottee/s has/have already paid the stamp duty on these presents.
- 22.2 The parties hereto shall present this agreement for registration before the concerned office of Sub-Registrar and admit execution thereof before him.
- 22.3 The Purchaser/s/Allottee/s has/have agreed to purchase the said Flat being subject matter to this Agreement as an investor/s with a view to avail the benefit/ concession under the Proviso to Article 5 (g-a) (ii) of the Schedule I of the Maharashtra Stamp Act, 1958 while transferring the said Flat to the subsequent purchaser within a period of one year from the date of this Agreement or within such period as may be stipulated under the said Article to avail of the benefit of concession provided therein. The Purchaser/s /Allottee/s herein shall be deemed to be the investor(s) for the purpose of Article 5 (g-a) (ii) of the Schedule I of the Maharashtra Stamp Act 1958.

23. **DISPUTE RESOLUTION: -**

- 23.1 It is mutually agreed between the parties hereto, that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchaser/s/Allottee/s of other Flat in the said Building and the Developers in respect of the interpretation of these presents or concerning anything herein contained or arising out of the said Flat or as the rights, liabilities or the duties of the parties hereunder the same shall be subject to jurisdiction of courts in Thane.
- 23.3 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



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and the courts in Thane will have the jurisdiction to try and entertain the same.

23.4 This Agreement shall be subject to the provision of the said Act & Maharashtra Co-operative Societies Act, 1960 with rules made hereunder.

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

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**Part A: [Description of the said Land]**

All that piece and parcel of land bearing Plot Nos. 146 and 147 as per the layout sanctioned/approved by City and Industrial Development Corporation (CIDCO) in Sector VII of Sri Prastha Layout comprised of Survey No.104 (part) admeasuring 1266.27 sq. mtrs; Survey No.135(part) admeasuring 2119.77 sq.mtrs., and Survey No.136 (part) admeasuring 309.21 sq. mtrs admeasuring in aggregate 3693.25 sq.mtrs., lying, being and situated at Village Nile More, Taluka: Vasai, District Palghar, within the limits of Vasai Virar City Municipal Corporation and the said Land is bounded as follows:

On or towards East: by Building No.7 Aster Building;

On or towards West: by 12.00M.W. Lay-out Road;

On or towards North: by Building No.2 Papatlal Trust;

On or towards South: by 30.00M.W. D.P.Road;



**Part B:- Description of the said Building:**

The new building to be named as "Oakwood" consisting of ground and first floor, Service floor above 1<sup>st</sup> floor Commercial Portion registered separately as Phase I with RERA and from 2<sup>nd</sup> habitable floor to 20<sup>th</sup> upper Residential floors Residential Portion registered separately as Phase II with RERA with 5(five) nos. of lifts

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i.e., 1(one) lift for Phase I and 4(four) lifts for Phase II to be constructed on the Land more particularly described in Part A hereinabove.

**THE SECOND SCHEDULE REFERRED HEREINABOVE:**  
**[Description of the said New Flat**

A Flat bearing No.1004 on 10<sup>TH</sup> floor in the building "Oakwood" building no 8 admeasuring 533 sq.feet RERA carpet area equivalent to 49.52 sq.mtrs RERA carpet area or thereabouts, together with the exclusive right to use an area admeasuring 690 sq.ft appurtenant to the said Flat on the 10<sup>TH</sup> floor, together with ONE car parking space/s in puzzle parking system in the said Building being constructed on the Land more particularly described in Part A of the First Schedule hereinabove written.

**THE THIRD SCHEDULE REFERRED HEREINABOVE:**  
**[Restricted Common areas and facilities]**

The following facilities located in each one of the upper floors are restricted common areas and facilities restricted to the premises of respective floor.

Prorata right alongwith all Purchasers of Flat/ Shop /Flat with terrace/Flat without terrace in the said Property in limited common areas and facilities i.e. to say.

- (1) Staircase
- (2) Entrance Hall
- (3) Lift, lift machine room (if any)
- (4) Parking as per allotment.
- (5) A lobby which gives access to the stairway from the said Flat with terrace/Flat without terrace.
- (6) Terrace if any attached to the flat
- (7) All the mechanical car parking spaces in the said Building.



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**THE FOURTH SCHEDULE ABOVE REFERRED TO:**  
**[Common Areas and Facilities]**

- A. Common areas and facilities of the said Flat in relation to the said Building:-The said Property on which the said New Building shall be constructed and the common lifts service lines such as electricity, water, drainage, common recreation areas.
- B. The following common facilities which will be located throughout the said Building:
1. Water tanks located on Ground Floor and on the terrace of the said Building;
  2. Plumbing net-work throughout the said Building;
  3. Electric wiring net-work throughout the said Building;
  4. Necessary light, telephone and public water connections;
  5. The foundations and main walls, columns, girders, beams and roofs of the said New Building;
  6. All apparatus and installation existing for common use;
  7. Common Terraces above shop line on 2<sup>nd</sup> floor and above 20<sup>th</sup> habitable Floor;
  8. Society office in the Building;
  9. Main Gates. [specify the gate nos./location for both the phases];
  10. Common passage and lobby on the ground floor excepting car parking covered or uncovered areas
  11. Staircase and corridors on each floor and lift landings on all floors.
  12. Drains from the building to the Municipal duct, water and soil evacuation pipes from unit to drain, rain water pipes and other common plumbing installations, sewerage, septic tank.
  13. Electrical installations, electrical wiring and fittings, (excepting those as are installed for any particular unit), Transformers, Electrical Sub-Station, generators, concealed electrical wiring and



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fitting and fixtures for lighting the staircase, lobby, landing and other common area in the building and the said land. Electrical wiring from the ground floor to the unit and the main switch and meter, space for electric meters in the ground floors.

14. Lift plant installations, lift well, and lift room
15. Firefighting, fire protection equipment's Tube wells, if any Darwin's room, servant's toilet / bath Fixtures, fittings and spaces / car parking open or covered spaces in or within the building as are expressly specified to be common parts and common portions by the Developers.
16. The mechanized/puzzle car parking system to be installed in the said Building.

*[Handwritten signatures and initials]*



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**SIGNED AND DELIVERED**

by the within named )  
 "THE DEVELOPERS" )  
 M/S. JEEVDANI BUILDERS AND )  
 DEVELOPERS LLP )  
 Through its designated Partners )  
 MR. DEEPAK PURUSHOTTAM SHAH )




*DP*

**MR. VIJAY CHHOTALAL KAMDAR**



*V Kamdar*



in the presence of .....

Witnesses:

1. *[Signature]*
2. *[Signature]*

**SIGNED AND DELIVERED** by the )  
 within named "PURCHASER/S/ALLOTTEE/S")  
 MIHIR SHANKAR VIRKAR )



*Mihir*

**VIRKAR SHANKAR KISAN** )



*Virkar*

in the presence of :

Witnesses:

1. *[Signature]*
2. *[Signature]*





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**RECEIPT**

RECEIVED from the within named Purchaser/s/Allottee/s a sum of Rs.5,00,000/- (Rupees Five Lakh Only) being the part consideration paid by the Purchaser/s/Allottees to us.

Date	Mode	Bank	Cheque No/ UTR No	Amount
27.02.2024	Cheque	State Bank of India	121194	Rs. 500000/-
Total				Rs.5,00,000/-

We say Received

For, M/S JEEVDANI BUILDERS  
AND DEVELOPERS LLP  
[DEVELOPERS]  
Through its designated Partners

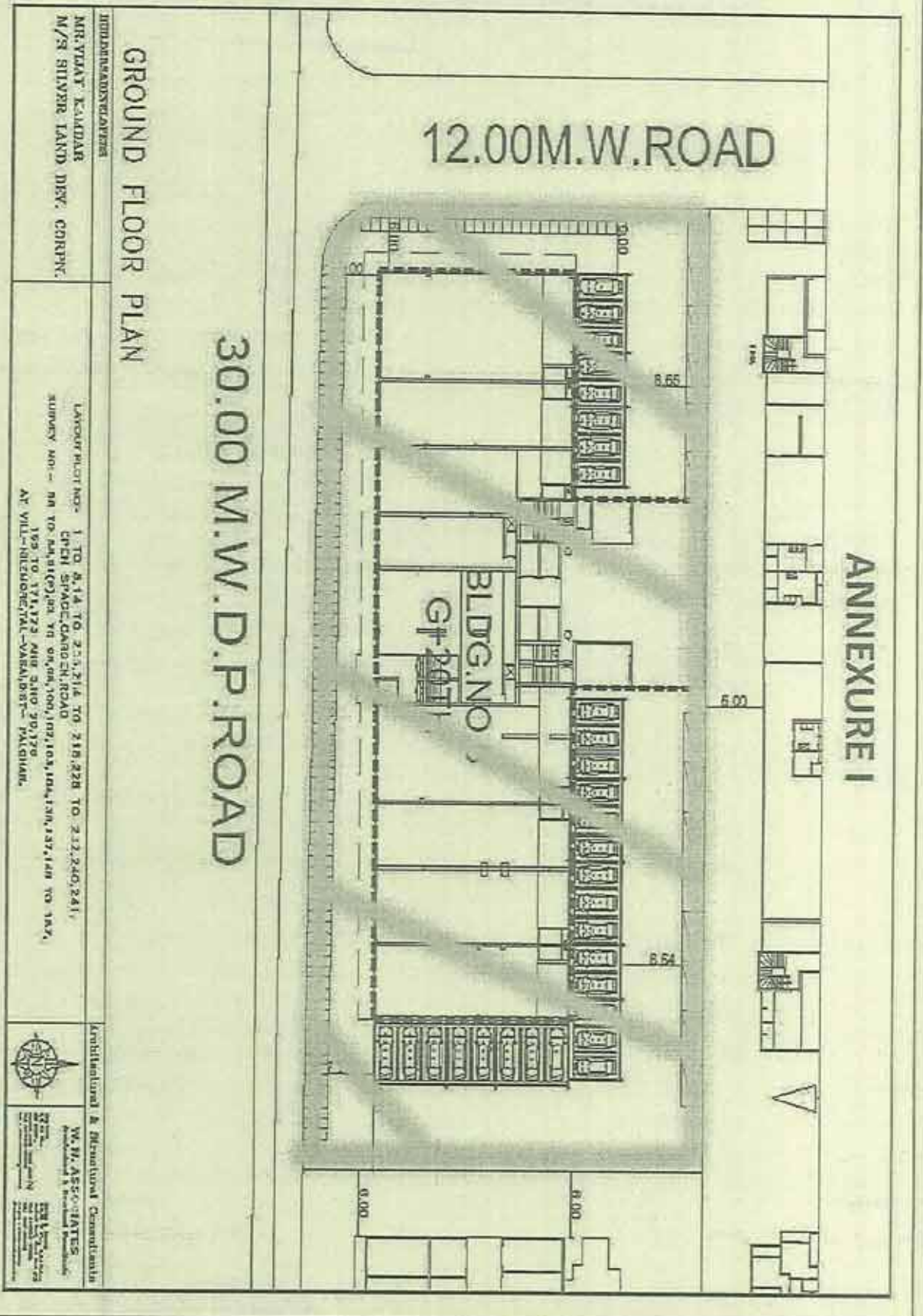
MR. DEEPAK PURUSHOTTAM SHAH

MR. VIJAY CHHOTALAL KAMDAR





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MR. VIJAY K. KADBAR  
 M/S SILVER LAND DEV. CORP. PVT.

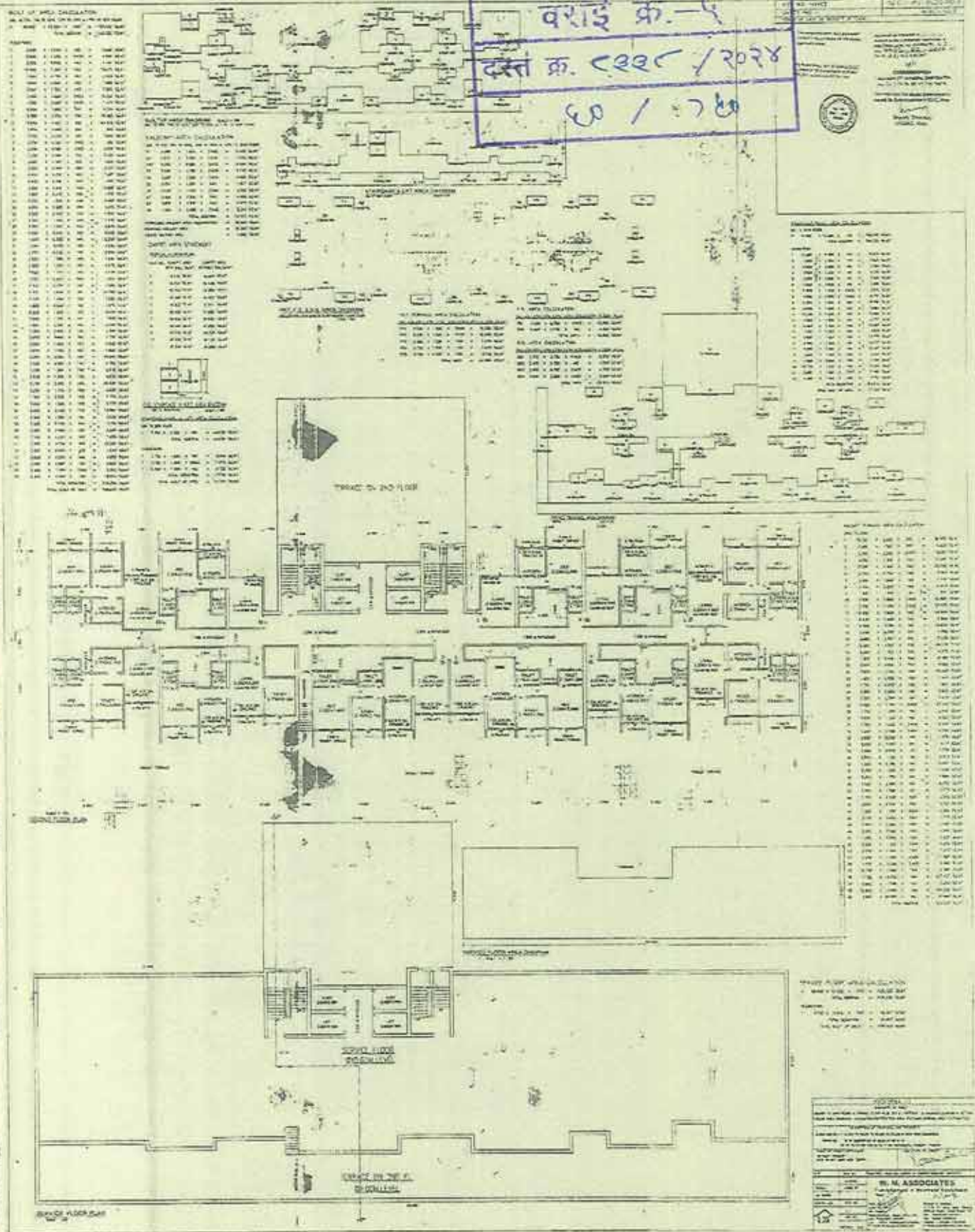
LAYOUT PLOT NO. 1 TO 8, 14 TO 21, 23, 21A TO 21B, 22B TO 23, 240, 241,  
 CPRI SPAGE, GARDEN, ROAD  
 SURVEY NO. - 98 TO 104, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Architectural & Mechanical Consultants  
 M. H. ASSOCIATES  
 PLOT NO. 1, INDUSTRIAL AREA, PALGHAR

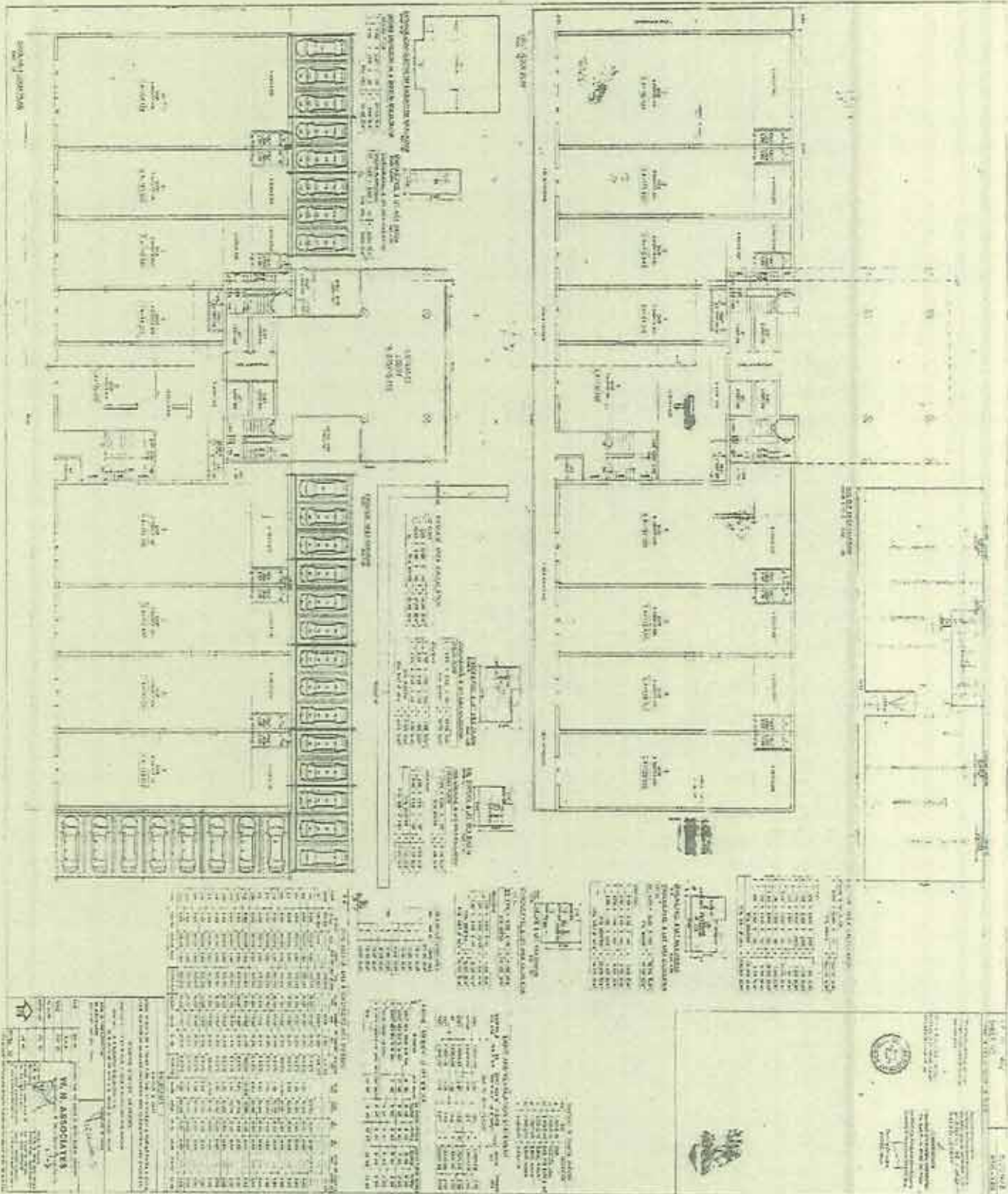


ANNEXURE II

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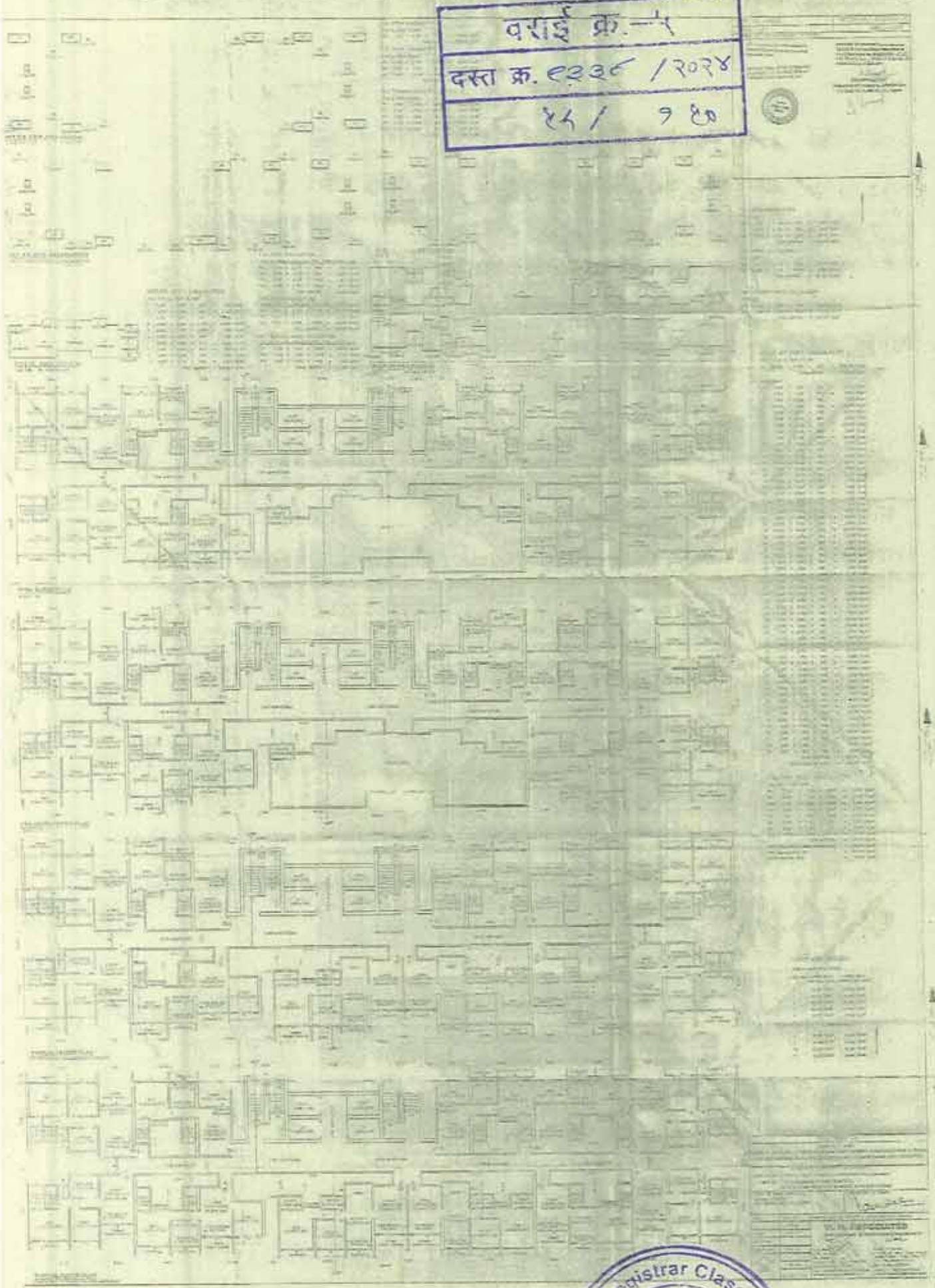
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ANNEXURE II



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वराई क्र.-५  
दस्त क्र. ९३३८ / २०२४  
४४ / ७६०



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अमिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अमिलेख आणि नोंदवही (तयार करणे व सुविधित ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- निळेंमोरे

तालुका :- वसई

जिल्हा :- पालघर

भुमापन क्रमांक व उपविभाग १०३/१३६/प्लॉ.न/१४५

भुधारणा पद्धती भोगवटादार वर्ग-१

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	दस्ता क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, थंड व इतर अधिकार
क्षेत्राचे एकक आर.ची.मी	११६	मे.सिल्व्हरलॅन्ड डेव्हलपमेंट कॉर्पोरेशन	७.२०.००	७२.००		(२९४)	कुळाचे नाव व खंड
अक्षुणिक क्षेत्र							इतर अधिकार
दिन शेती ७.२०.००							प्रस्तुत फेरफार : नाही.
दिन शेती ७२.००							शेवटचा फेरफार क्रमांक : २९८२ व दिनांक : १७/०९/२०१८
आकारणी							

ई महा भूमि



जुने फेरफार क्र : (२९४) (२९८२)

सीमा आणि भुमापन विन्हे



हा ७/१२ अमिलेख दि.१९/०८/२०१९,०१:३८:५५ PM रोजी डिजिटल स्वाक्षरीत दोषा असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

मुद्रण : सन ७/१२ डिजिटल स्वाक्षरीत प्रालयांतर मा.म.म. १२ मध्ये किर्लोसी यादिसी अकाशर इतरी असल्याने सापडिली <https://dhuaksh/mahabhumi.gov.in> या संकेत स्थळावर राहणी.

७/१२ डाउनलोड व वेब दि. : १९/१०/२०२१ : १४:२७:३९ PM, वेबसाईट पदाकाळीसाठी <https://digitalsatara.mahabhumi.gov.in/dst/> या संकेत स्थळावर जाऊन 3408100001055220 हा


क्रमांक वापरता.







वसाई क्र.-५  
दस्त क्र. २३३८ / २०२४  
६६ / ७६०

 महाराष्ट्र शासन <b>गाव नमुना सात (अधिकार अनिलेख पत्रक)</b> [महाराष्ट्र जमीन महसुल अधिकार अनिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७] गाव - निळेनोरे तालुका - वसाई जिल्हा - पालघर							
मुद्रापत्र क्रमांक व तपविभाग		१०३/१३६/एल.न/१४८		शेताचे स्थानीय नाव :			
मुद्रापत्र पद्धती		भोगवटादार वर्ग - १					
क्षेत्र, एकक व आकारणी	छाती क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	मुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.पी.मी	१९६	मे.सिल्व्हरलॅन्ड डेव्हलपमेंट कांफरिशन	७.२०.००	७२.००		(२९४)	कुळाचे नाव व खंड
अक्षयिक क्षेत्र							इतर अधिकार
चिन शेती	७.२०.००						प्रलंबित फेरफार : नाही.
चिन शेती	७२.००						शेवटचा फेरफार क्रमांक : २९८२ व दिनांक : १४/०९/२०१८
आकारणी							
जुने फेरफार क्र. : (२९४) (२९८२)							सीमा आणि मुद्रापत्र चिन्हे

महाराष्ट्र शासन  
इंफो मॅट्रिक्स  
महा भूमि



हा ७/१२ अनिलेख (दि.१९/०८/२०१९-१२-३३-३६ PM पोर्टल) डिजिटल स्वाक्षरीत कोला असल्यामुळे त्यावर कोणत्याही सही-सिंक्रमाची आवश्यकता नाही.  
 मुद्रापत्र : शबर ७/१२ डिजिटल स्वाक्षरीत प्राप्त्यनंतर सा.स.नं. १२ मध्ये पिकाची माहिती अद्यावत ठावरी असल्याने सशुध्दित <https://bhumi.mahabhumi.gov.in> वा संकेत नव्यावर पहावी.  
 ७/१२ वाचनलीप्य व वेब दि. : १९/१०/२०२१ : १४:२८:१३ PM, वेबसा पडताळणीसाठी <https://digitalsabara.mahabhumi.gov.in/csr/> वा संकेत स्वकार्य जाळण 368810008185378 इ.  
 क्रमांक आणतावा.

पृष्ठ क्र. १/२



ANNEXURE - III

सूची क्र. 2

दुपयम निवडणूक : मह. दु. नि. वसई 5

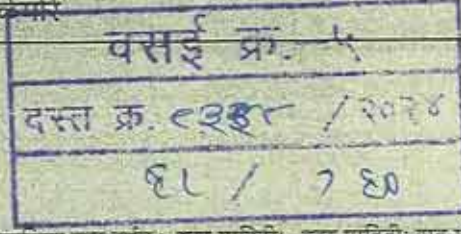
दस्ता क्रमांक : 12885/2021

नोंदणी :

Regn:63m

28/10/2021

गावाचे नाव : निळेमोरे



(1) विलेखाचा प्रकार विकसनकारणात

(2) मोबदला 195963500

(3) बाजारभावात (माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 234799000

(4) मू-मापन, पोटहिंग्मा व चक्रमांक (असल्यास) 1) पालिकेचे गाव: वसई विरार महानगरपालिका उत्तर वर्णतः, उत्तर माहिती: , उत्तर माहिती: गाव मोजे निळेमोरे, ता. वसई, जि. पालघर येथील सर्वे नं. 135 सर्वे नं. 103/136 प्लॉट नं. 145 व सर्वे नं. 103/136 प्लॉट नं. 148 मधील विच्छिन्न नं. 8 तळ अधिक 20 मजल्याची इमारत ज्याचे क्षेत्र 12957.925 चौ.मी. विच्छिन्न नं. 8 मिळकत अभिनिर्णित क्र. क्र. 586/2021 दि. 22/10/2021 जा. व. क्र. 12822/2021 दि. 28/10/2021 (( Survey Number : सर्वे नं. 135, सर्वे नं. 103/136 प्लॉट नं. 145 व सर्वे नं. 103/136 प्लॉट नं. 148 ))

(5) क्षेत्रफळ 1) 12957.925 चौ.मीटर

(6) आकारणी किंवा बुटी देण्यात असेल तेव्हा.

(7) दस्तावेज करून देणा-या पत्रकाराचे व किंवा पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:- विजय छोटालाल उर्फ छोटुभाई कामदार - वय:-70; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ऑफिस पहिला मजला धवलगिरी टॉवर, नाना बांक, ग्रांट रोड, मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, AHMEDNAGAR. पिन कोड:-400036 पॅन नं:- 2): नाव:- जे. तिव्वर लॅन्ड डेव्हलपमेंट कॉर्पोरेशन तर्फे भागीदार विजय छोटालाल कामदार - वय:-70; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ऑफिस पहिला मजला धवलगिरी टॉवर, नाना बांक, ग्रांट रोड, मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, . पिन कोड:-400036 पॅन नं:-

(8) दस्तावेज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:- जे. जीवदानी विल्डर्स अॅन्ड डेव्हलपर्स एलएलपी तर्फे भागीदार दिपक पी. शाह - वय:-61; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुलमोहर प्लाजा, विवा कॉलेज रोड, दिवेकर हॉस्पिटल जवळ, विरार प. , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:- 2): नाव:- जे. जीवदानी विल्डर्स अॅन्ड डेव्हलपर्स एलएलपी तर्फे भागीदार धवन विजय कामदार - वय:-39; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गुलमोहर प्लाजा, विवा कॉलेज रोड, दिवेकर हॉस्पिटल जवळ, विरार प. , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-

(9) दस्तावेज करून दिव्याचा दिनांक 28/10/2021

(10) दस्ता नोंदणी देण्याचा दिनांक 28/10/2021

(11) अनुक्रमांक, खंड व पृष्ठ 12885/2021

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 11740000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) क्षेत्र

मुल्यांकनासाठी विभागात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाबा तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



वसई क्र.-५  
दस्त क्र. ८३३८ / २०२४  
६४ / ७६०

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	12822	586/2021	11740000	SD		
2		eChalan		MH008180372202122E	30000	RF	0003858923202122	28/10/2021
3		DHC		2810202116548	1080	RF	2810202116548D	28/10/2021

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

सह दुय्यम विधिक वर्ग-२  
वसई क्र. १





वसई क्र.-५

दस्त क्र. ए.२३१ / २०२४

११ / १६०

**VIJAY G. GANGAN**

B.COM., G.D.C. & A, L.L.B.  
ADVOCATE HIGH COURT

FORMAT - A

ANNEXURE IV

(Circular No. 28 / 2021)

To,  
MahaRERA  
6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhavan  
Plot No.C-21, E Block  
Bandra Kurla Complex  
Bandra (East), Mumbai 400 051.

**LEGAL TITLE REPORT**

Sub.: Title clearance certificate with respect to land bearing CIDCO approved layout Plot Nos. 146 Part and 147 Part containing by admeasurement 3693.25 square meters in Sector VII of Sri Prastha Housing Complex Layout comprised in Survey Nos. 104 Part (1264.27 square meters out of 9,560.75 square meters), 135 Part (2119.77 square meters out of 5390 square meters) and 136 Part (309.21 square meters out of 14,770 square meters) of village Nilemore, Off. Station Road, Nalasopara (West), Taluka - Vasai, Dist. Palghar (previously part of District Thane) - 401 403, all three plot together (hereinafter referred as the said plot "the said Property").

I have investigated the title of the said plot on the request of M/s.Silver Land Development Corporation (SLDC) a partnership firm, registered under the Indian Partnership Act, 1932 and having its office at Le Palazzo, 1<sup>st</sup> Floor, August Kranti Marg, Nana Chowk, Mumbai - 400 036 and following documents i.e:-

- 1) Description of the property documents.
- 2) Indenture of Conveyance of all three Survey No.104 (Part), 135 (Part) and 136 (Part).
- 3) 7/12 extract issued by Government of Maharashtra dated 31.01.2021 for Plot No. 104, 135 & 135, Mutation Entry No. 294, 1353 & 294 respectively.
- 4) Search report for 30 years from 1989 till 4<sup>th</sup> February, 2018.
- 5) Title Diligence Report dated 18.02.2018 issued by M/s.Orbit Law Services, Mumbai.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Silver Land Development Corporation is clear, marketable and with encumbrances as mentioned in enclosed annexure

Page 1

Office : D/44, Gajanan Vijay CHS Ltd., Plot No.437, Charkop, Sector 4,  
Near Saraswat Co.Op.Bank Ltd., Kandivali (West), Mumbai - 400 057

Phone : 98200 41452 / 9820028532  
Email : vijay@ganganlegal.com  
Website : www.ganganlegal.com



वराई क्र.-५

दस्त क्र. २३३८ / २०२४

४७ / २६०



**VIJAY G. GANGAN**  
B.COM., G.D.C. & A, L.L.B.  
ADVOCATE HIGH COURT

Sl.No.5. The M/s. Silver Land Development Corporation having Joint Venture with M/s. Jeevdani Builders & Developers LLP, has every authority to develop the same by causing the construction of Building/s comprising of flats, tenements etc. and to sell and/or otherwise dispose of the same.

Owners of land

- (1) Plot No.104 (Part) of 1264.27 Sq.Meter
- (2) Plot No.135 (Part) of 2119.77 Sq.Meter
- (3) Plot No.136 (Part) of 309.21 Sq.Meter
- (4) Qualifying comments/ remarks if any - NIL

3. The report reflecting the flow of the title of the M/s.Silver Land Development Corporation (Owner) on the said land is enclosed herewith as annexure.

*V. Gangan*  
Vijay G. Gangan  
Advocate High Court



Place : Mumbai

Date : 01.06.2021

Encl : Annexure Sl.No.1 to 5.



Page 2

Office : D/AA, Gajanan Vijay CHS Ltd., Plot No.437, Charkop, Sector 4,  
Near Saraswat Co.Op.Bank Ltd., Kandivall (West), Mumbai - 400 067

Phone : 98200 48452 / 9820028532  
Email : vijay@ganganlegal.com  
Website : www.ganganlegal.com



वराई क्र.-५  
दस्त क्र. ८३३४ / २०२४  
४५ / १ ६०

**VIJAY G. GANGAN**

B.COM., G.D.C. & A, L.L.B.  
ADVOCATE HIGH COURT

FORMAT - A

(Circular No. 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND**

Sr. No.

- 1) 7/12 extract as on 31.05.2021.
- 2) Mutation Entry No.294, 1353 and 294, as per 7/12 extract.
- 3) Search report for 30 years from 1989 Taken from Sub-Registrar' office at Vasai.
- 4) Details of Devolution of Title
- 5) Details of encumbrances recorded.

*V. Gangan*  
(Vijay G. Gangan)  
Advocate High Court



Place : Mumbai

Date : 01.06.2021



Office : D/44, Gajanan Vijay CHS Ltd., Plot No.437, Charkop, Sector 4,  
Near Saraswat Co.Op.Bank Ltd., Kandivall (West), Mumbai - 400 067

Phone : 98200 48452 / 9820028532  
Email : vijay@ganganlegal.com  
Website : www.ganganlegal.com



नमूना क्र. - ५  
दस्ता क्र. ८३३८ / २०२४  
१३ / १६०

ANNEXURE → SL.NO. 1 & 2



महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदबद्धा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७ ]  
गाव :- विळेमेरे तालुका :- वरई जिल्हा :- पालघर

मुनापन क्रमांक व उपविभाग		मुघारणा पद्धती		नोंदबटादार वर्ग-१			
संज्ञाचे स्थानीक नाव		नोंदबटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकाक	व्ग.पो.मी	मे.सिल्व्हरलॅन्ड डेव्हलपमेंट कॉरपोरेशन	२४.७६.००	२४८.००		(२१४)	११६
दिन शेती	२४.७६.००						कुळाचे नाव
दिन शेती आकारणी	२४८.००						इतर अधिकार
विरासत	-						
वागासत	-						
उरी	-						
वनक्षत	-						
इतर	-						
एकुल क्षेत्र	-						
मोट-खराब (लागवळीच अयोग्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकुल पो.ख.	०.००.००						
आकारणी	०.००						
मुठी किंवा विरोध आकारणी	-						
जुने फेरफार क्र	(२१४),(२१८२)						सीमा आणि मुनापन विन्डे



हा ७/१२ अभिलेख दि. ११/०८/२०१९, २३:३१:६ PM रोजी डिजिटल स्वाक्षरीत केला. अगत्यामुळे त्यावर कोणासाठीही ग्राह्यदाराची आवश्यकता नाही.

पृष्ठ क्र. १ / २

मुद्रण : १६/०८/२०२४ डिजिटल स्वाक्षरीत प्रकाशित वार. नं. १२ मध्ये विकासाची माहिती अद्ययावत झाली असल्याचे साद्यच्छिती <https://taxshiksha.maharashtra.gov.in> या संकेत स्थळावर पहावे.

७/१२ कायदासंबंधी व वेब लि. : २१/०५/२०२१ : १६:२८:५५ PM, वेबसाईट वरताळणीसाठी <https://digitalsubara.maharashtra.gov.in/> या संकेत स्थळावर चार्कन ३६०४ १००० १०५३३६ या क्रमांक घ्यावे.

**वसई क्र.-५**  
**दस्ता क्र. ९३३८ / २०२४**  
**४४ / १४०**

**गाव नमुना बारा**  
**पिकांची नोंदपट्टी**  
**[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदपट्टा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१ ]**  
**गाव :- निळेगावे तालुका :- वसई जिल्हा :- पालघर**  
**मुनापत्र क्रमांक व उपदिनांक :- १०४/२०११/१९७**

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						
		पिकाच्या संकेत क्र.	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर.पी.सी	आर.पी.सी		आर.पी.सी	आर.पी.सी		आर.पी.सी	आर.पी.सी		आर.पी.सी		
२०१६-१७	संपूर्ण वर्ष										विनशेती	२४.७६००		
२०१७-१८	संपूर्ण वर्ष										विनशेती	२४.७६००		



हा ७/१२ अभिलेख दि. ११/०८/२०११/२३३१६ एवढी डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-किंवापाणी जापसालता नाही. पृष्ठ क्र. २ / २  
 मुद्रण : सधर ७/१२ डिजिटल स्वाक्षरीत प्रत्येकी ११ रु. व. व. १२ मध्ये पिकांची नोंदपट्टी अद्यावत ठाणी असल्याने वादाविधी <https://bhaskar.mahadisputa.gov.in> या संकेत स्थळावर पहावी.  
 ७/१२ दाखलद्वारे व वेब लि. : ३१/०४/२०२१ : १८,४८०५ PM, वेबसाईट <https://digitalmahadisputa.mahadisputa.gov.in/ask/> या संकेत स्थळावर जाणून घ्यावे ३६८८१०००१०५५३२६ हा अर्जात वापरता.

वसई क्र. - ५  
दस्त क्र. २३३६ / २०२४  
७७ / २६०



महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थिततेत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७ ]  
गाव :- निळेनोरे तालुका :- वसई जिल्हा :- पालघर

मुमापन क्रमांक व उपविभाग  
१३५

मुघारणा पद्धती मोगवटादार वर्ग - १

शेताचे स्थानीक नाव	मोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकूण	आर.पी.सी	विजय खोदुनाई फानदार	५३.९०.००	५३९.००	(१३५३)	६६६
चिन् शेती	५३.९०.००					कुळाचे नाव
चिन् शेती आकारणी	५३९.००					इतर अधिकार
जिरायत	-					म. ज. म. अधिनियम १९६६ च्या कलम ३६ व ३६ अ)
बागायत	-					ला अधीन
राठी	-					
घरफस	-					
इतर	-					
एकूण क्षेत्र	-					
पोट-खराब (लागवडीस						
अयोग्य)						
वर्ग (अ)	-					
वर्ग (ब)	-					
एकूण पोट ख	०.००.००					
आकारणी	०.००					
जुडी किंवा विशेष	-					
आकारणी	-					



जुने फेरफार क्र (१), (१८३), (१८४), (३९८), (३९९), (८००), (११४६), (११४७), (१२७७), (१३५१), (१३५३), (२१८०)

सीमा आणि मुमापन चिन्हे



हा ७/१२ अभिलेख दि. ०५/१२/२०२४ २३:५८:१४ PM रोमी) डिजिटल स्वाक्षरीत कॅम्ब्रिज अकादमीचे स्वाक्षरी तयार करणारी कंपनी-जिल्हादारी कार्यालय, पालघर येथे उपलब्ध आहे.

पृष्ठ क्र. १/२

मुद्रांक : हा ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर का. म. नं. १२ मध्ये विक्रीची नोंद घ्यावी अशाप्रमाणे झाली असल्याचे साधकिये <https://chikita.mahachurni.gov.in> या संकेत स्थळावर पहावी.

७/१२ आउटसोर्ट व ईय दि. : ३०/०५/२०२४ : १८:५२:३६ PM, ईयटा पद्धतीत तयार झाली <https://digitalstamps.mahachurni.gov.in/qr/> या संकेत स्थळावर जाऊन 3008100001088550 हा क्रमांक वाचवा.

वसई क्र.-५  
दस्ता क्र. ८३३८ / २०२४  
१६ / १६०

गाव नमुना बारा  
पिकांची नोंदवही  
[ महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]  
गाव :- निळंगोरे तालुका :- वसई जिल्हा :- पालघर  
मुनापन क्रमांक व संपदिनाम १३५

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध वसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						
		विभागक क्र.	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			अर.प.मी	आर.प.मी		अर.प.मी	आर.प.मी		अर.प.मी	आर.प.मी		अर.प.मी		
२०१७-१८	संपूर्ण वर्ष										विनशेती	५३.१०००		
२०१८-१९	संपूर्ण वर्ष										विनशेती पट	०.००००		
२०१९-२०	संपूर्ण वर्ष										विनशेती पट	०.००००		



स ३/१२ अधिलेख दि. ०५/१२/२०१९, ०३५८/१४/१५ येथील डिजिटल स्वाक्षरीत फॅला अखत्यारीत तयार कोणासाठी राही-सिक्व्याची आपत्तकना राही.  
सुचना : स ३/१२ डिजिटल स्वाक्षरीत प्रत्येकाला वा.म.नं. १२ मधील पिकांची नोंदवही अद्ययावत राखी अखत्यारीत राखिलेली <https://dgs.mahabharat.gov.in> वा संकेत स्वभाष्य वहापी.  
३/१२ अद्ययावत व दि.दि. : ३१/०५/२०२१ : १६/१२/२४/१५, वेबसाईट <https://dgs.mahabharat.gov.in/> वा संकेत स्वभाष्य वाकन ३६४६१०००११०४६६० वा प्रमाण आपत्तकना.

वराई क्र.-५  
दस्ता क्र. ६३३८/२०२४  
११ / २६०



महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्टा (तयार करणे व सुविधेतील ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- निळंगेरे

तालुका :- धर्साई

जिल्हा :- पालघर

मुमापन क्रमांक व उपविभाग  
१२८/१०१/२१८

मुघारणा पद्धती भोगवटाधार वर्ग - १

शेताचे स्थानीक नाव		भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकक	आर. चौ. मी	मे.सिद्धारलेंड टेक्नोलॉजिस्ट कॉर्पोरेशन	०.२०.००	०२.००		(२१४)	११६
बिन शेंदी	९.२०.००						कुळाचे नाव
बिन शेंदी आकारणी	०२.००						दिवर अधिकार
जिरापत	-						
आगावत	-						
गादी	-						
परकत	-						
इतर	-						
एकुण क्षेत्र	-						
घाट-खचव (लागावकीत)							
अर्थात							
घर्ग (१)	-						
घर्ग (२)	-						
एकुण घाट	०.००.००						
आकारणी	०.००						
जुद्धी किंवा विदेश	-						
आकारणी	-						
जुने फेरफार क्र	(२१४, २१८२)						सीमा आणि मुमापन दिन्हे



या ७/१२ अभिलेख दि. १८/११/२०१९, २४/१६/२२/१५४ पोलीस दिवसित स्वकारीय कंत्रा अद्यत्वामुळे तयार कोणत्याही राष्ट्रीय-मिळवणीची आवश्यकता नाही.  
 मुद्रण : सप्ट ७/१२ दिवसित स्वकारीय आल्यानंतर या.न.नं. १२ मध्ये विक्रीची माहिती अद्यत्वा मुळे अद्यत्वाचे साधनेची <https://dus.mah.gov.in> या संकेत स्थळावर वहावी.  
 ७/१२ आल्यानंतर व दि. : ३१/०९/२०२१ : १६/११/२१/१५४. वेळता वट्टाअधीनारी <https://dus.mah.gov.in> या संकेत स्थळावर आल्यान ३४०११००१०१७३३३६ या क्रमांक वारतात.

**वसई क्र.-५**  
**दस्त क्र. ६३३८ / २०२४**  
**NL / ७६०**

गाव नमुना बारा  
 पिकांची नोंदवही  
 [ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१ ]  
 तालुका - वसई जिल्हा - पालघर

गाव - विठ्ठलने  
 मुनापन क्रमांक व उपविभाग १२६/सी.३/१८

वर्षे	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र									स्वरूप	क्षेत्र		
		घटक पिके व प्रत्येकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						
		पिकाच्या संकेत क्र.	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
			जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	(१२)	(१३)	(१४)	(१५)
			अज.सी.सी	अज.सी.सी		अज.सी.सी	अज.सी.सी		अज.सी.सी	अज.सी.सी			अज.सी.सी	
२०१६-१७	संवृत्त वर्ष										विनाशेती	७.२०००		
२०१७-१८	संवृत्त वर्ष										विनाशेती	७.२०००		



हा व/१२ अतिरिक्त दि. १८/११/२०१९ १२:५६:३२ PM (गोपनीय) डिजिटल स्वाक्षरीत केल्या जाणाऱ्या खालील खबर आणि-सिद्धाची जातवळता आहे.  
 मुद्रा : १२६/१२ डिजिटल स्वाक्षरीत जातवळता आहे. १२ मार्च २०२४ रोजी घडणारा प्रथम अंशवर्षाचे नोंदवही <https://dgsahs.maharashtra.gov.in> या संकेत स्थळावर पहावे.  
 व/१२ अतिरिक्त दि. १८/११/२०२१ : १८:५५:२९ PM. वेबसाईट <https://dgsahs.maharashtra.gov.in/vos/> या संकेत स्थळावर जाऊन 3488100001073536 हा क्रमांक वाचता.

वसाई क्र.-५  
दस्ता क्र. ६३३८ / २०२४  
१६ / १६०



ADVOCATE

**VIJAY G. GANGAN**

B.COM., G.D.C. & A, L.L.B.  
ADVOCATE HIGH COURT

**Annexure: Sl.No.4**

**Details of Devolution of Title**

**Survey No. 104 Part (0.95.6 hectares).**

The land bearing Old Survey No. 94 Part, New Survey No. 104 Part measuring 0.46.5 hectares (4,650.75 square meters) was owned and possessed by Mr. Kashinath Narayan Sawant, Mr. Ramchandra Narayan Sawant, Smt. Satyabhama Krishnaji Desai, Smt. Lata Chintaman Desai as seen from the revenue record (7X12 extracts) for the years 1980-81.

By an Agreement for sale dated 14<sup>th</sup> June, 1982 Mr. Kashinath Narayan Sawant, Mr. Ramchandra Narayan Sawant, Smt. Satyabhama Krishnaji Desai, Smt. Lata Chintaman Desai agreed to sell the said land bearing Old Survey No. 94 Part, New Survey No. 104 Part measuring 0.46.5 hectares to M/s. Silver Land Development Corporation (SLDC), a partnership firm registered under the Partnership Act, 1932 having its office at "D" Block, Shroff Market, Gokhale Road, Dadar (West), Bombay 200 025, for a consideration of Rs. 73,144.50. Simultaneously with the entering into the Agreement, SLDC paid a sum of Rs. 5000/- as an earnest money to Mr. Kashinath Narayan Sawant and others and agreed to pay the balance consideration at the time of execution of Sale Deed in its favour.

As mentioned in para 1.1 above, the Collector, Thane vide his order No. REV.DESK.I.NAP.VII.SR.491 dated 30<sup>th</sup> December, 1982 permitted to use the said land bearing Old survey No. 94 Part, New Survey No. 104 Part measuring 0.46.5 hectares for non-agricultural use and also granted permission for sale and purchase of the said land.

Thereafter, Mr. Kashinath Narayan Sawant, Mr. Ramchandra Narayan Sawant, Smt. Satyabhama Krishnaji Desai, Smt. Lata Chintaman Desai executed a registered Indenture of Conveyance dated 20<sup>th</sup> March, 1986 (Document No. Vasai - 670 of 1986) and sold the non-agricultural land bearing Old Survey No. 94 Part, New Survey No. 104 Part measuring 0.46.5 hectares i.e. 4,650.72 square meters to SLDC for a consideration of Rs. 73,144.50, the receipt thereof was acknowledged in the said Indenture of Conveyance and possession of the said land was delivered to SLDC.



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Another portion of Old Survey No. 94 Part, New Survey No. 104 Part measuring 0.49.1 hectares (4,910 square meters) was owned and possessed by Mr. Peter Kitan Gomes, Mr. Johny Kitan Gomes, Mr. Vijay Kitan Gomes, Smt. Gracy Anton D'Souza, Smt Agnes Kitan Gomes, Smt. Shaila Kitan Gomes, Smt. Lusan Kitan Gomes and their names were recorded as the owners of the said land as seen from the revenue records (7x12 extracts) for the year 1980-81.

By an Agreement for sale dated 19<sup>th</sup> June, 1982 Mr. Peter Kitan Gomes, Mr. Johny Kitan Gomes, Mr. Vijay Kitan Gomes, Smt. Gracy Anton D'Souza, Smt. Agnes Kitan Gomes, Smt. Shaila Kitan Gomes, Smt. Lusan Kitan Gomes agreed to sell the said land bearing of Old Survey No. 94 Part, New Survey No. 104 Part measuring 0.49.1 hectares to SLDC for a consideration of Rs.75,504/-. Simultaneously with the entering into the Agreement, SLDC paid a sum of Rs. 5000/- as an earnest money to Mr. Peter Kitan Gomes and others and agreed to pay the balance consideration at the time of execution of Sale Deed in its favour.

As mentioned in Para above the Collector, Thane vide his Order No. REV.DESK.I.NAP.VII.SR.491 dated 31<sup>st</sup> December, 1982 permitted to use the said land bearing Old survey No.94 Part, New Survey No. 104 Part measuring 0.49.1 hectares for non-agricultural use and also sale and purchase of the said land.

Thereafter, Mr. Peter Kitan Gomes, Mr. Johny Kitan Gomes, Mr. Vijay Kitan Gomes, Smt. Gracy Anton D'Souza, Smt Agnes Kitan Gomes, Smt. Shaila Kitan Gomes, Smt. Lusan Kitan Gomes executed a registered Indenture of Conveyance dated 20<sup>th</sup> March, 1986 (Document No. Vasai - 671 of 1986) and sold the non-agricultural land bearing Old Survey No. 94 Part, New Survey No. 104 Part measuring 0.49.1 hectares i.e. 4,910 square meters to SLDC for a consideration of Rs. 75,504/- the receipt thereof was acknowledged in the said Indenture of Conveyance and possession of the said land was delivered to SLDC.

Survey NO. 135 (0.53.9 hectares).

The land bearing Old Survey NO.433, New Survey No. 135 measuring 0.53.9 hectares (5390 square meters) was owned and possessed by Smt. Vithabai Babu Shinwar (Patil), Mr. Barkya Babu Shinwar (Patil), Mr. Balkrishna Babu Shinwar (Patil), Smt. Venubai Waman Shinwar (Patil),

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Smt. Kashinai Ramesh Shinwar (Patil) and Smt. Zingubai Babu Shinwar (Patil) alias Mrs. Sita Mahendra Patil and their names were recorded as the owner of the said land as seen from the revenue record (7X12 extracts) for the years 1980-81. However, since the land was of new tenure, permission of the State Government was required to be obtained prior to sale of the said land and the expenditure for the same was agreed to be bore by SLDC.

The Commissioner, Konkan Division in exercise of powers vested in him vide Revenue and Forest Department's Resolution No. LND-1083/27925/CR-3671-G-6 dated 8<sup>th</sup> September, 1983 sanctioned sale of the said land vide his order No. RS.DESK.2.LND(II) CR-959 dated 3<sup>rd</sup> November, 1987 and directed Smt. Vithabai Babu Shinwar (Patil), Mr. Barkya Babu Shinwar (Patil), Mr. Balkrishna Babu Shinwar (Patil), Smt. Venubai Waman Shinwar (Patil), Smt. Kashinai Ramesh Shinwar (Patil) and Smt. Zingubai Babu Shinwar (Patil) alias Mrs. Sita Mahendra Patil to pay a sum of Rs. 3,23,383.60 to the Government. Smt. Vithabai Babu Shinwar (Patil), through SLDC, paid the said amount on 13<sup>th</sup> November, 1987 as seen from receipt No.7243185 dated 16<sup>th</sup> December, 1987.

Thereafter, Smt. Vithabai Babu Shinwar (Patil), Mr. Barkya Babu Shinwar (Patil), Mr. Balkrishna Babu Shinwar (Patil), Smt. Venubai Waman Shinwar (Patil), Smt. Kashinai Ramesh Shinwar (Patil) and Smt. Zingubai Babu Shinwar (Patil) alias Mrs. Sita Mahendra Patil executed a registered **Indenture of Conveyance** dated 25<sup>th</sup> November, 1987 (Documents No. Vasai-2570 of 1987) and sold the land bearing Old Survey No. 433, New Survey No. 135 measuring 0.53.9 to SLDC for a consideration of Rs. 5,16,804.64 (Rs. 3,23,383.60 paid to the Government and Rs. 1,93,421.05 paid to the vendors), the receipt thereof was acknowledged in the said Indenture of Conveyance and possession of the said land was delivered to SLDC.

However, Smt. Vithabai Babu Shinwar (Patil) raised the dispute on execution of Sale Deed dated 25<sup>th</sup> November, 1987 (document No. 2570 of 1987) though the possession of the land bearing New Survey NO. 135 measuring 0.53.9 was with SLDC. Mr. Vijatkumar C. Kamdar, a present Partner of SLDC resolved the dispute with Smt. Vithabai Babu Shinwar (Patil), Mr. Barkya Babu Shinwar (Patil), Mr. Balkrishna Babu Shinwar (Patil), Smt. Venubai Waman Shinwar (Patil), Smt. Kashinai Ramesh Shinwar (Patil) and Smt. Zingubai Babu Shinwar (Patil) alias Mrs. Sita Mahendra Patil entered into an Agreement to Sell dated 5<sup>th</sup> May, 2003 with Mr. Vijaykumar C. Kamdar agreeing to sell land bearing New



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Survey No. 135 measuring 0.53.9 to him/SLDC. The Revenue and Forest Department, Government of Maharashtra vide its letter No. Scheduled Tribe/2705/Case No. 1675/L-9 dated 22<sup>nd</sup> August, 2005 clarified that while granting permission dated 3<sup>rd</sup> November, 1987 under Sections 36 and 36A of Maharashtra Land Revenue Code, the Commissioner, Konkan Division had considered the unearned value of the said land to be paid to the State Government, as such no review of the terms and conditions of the said order was required.

Smt. Vithabai Babu Shinwar (Patil) died and her share in the land bearing New Survey No. 135 devolved on her heirs namely Mr. Barkya Babu Shinwar (Patil), Mr. Balkrishna Babu Shinwar (Patil), Smt. Venubai Waman Shinwar (Patil), Smt. Kashinai Ramesh Shinwar (Patil) and Smt. Zingubai Babu Shinwar (Patil) alias Mrs. Sita Mahendra Patil.

In order to enjoy and occupy peacefully the land bearing New Survey No. 135 after execution of Sale Deed in favour of Mr. Vijaykumar C. Kamdar, the landowners, Mr. Barkya Babu Shinwar (Patil), Mr. Balkrishna Babu Shinwar (Patil), Smt. Venubai Waman Shinwar (Patil), Smt. Kashinai Ramesh Shinwar (Patil) and Smt. Zingubai Babu Shinwar (Patil) alias Mrs. Sita Mahendra Patil agreed to provide, at their own cost, infrastructure facilities to the said land such as access through adjacent properly, drainage facility etc. For the purpose Mr. Barkya Babu Shinwar (Patil), Mr. Balkrishna Babu Shinwar (Patil), Smt. Venubai Waman Shinwar (Patil), Smt. Kashinai Ramesh Shinwar (Patil) and Smt. Zingubai Babu Shinwar (Patil) alias Mrs. Sita Mahendra Patil entered into a Facility Providing Agreement dated 6<sup>th</sup> May, 2006 (Document No. VSE-3-3902 of 2006) with SLDC and Shree Project Management & Control Private Limited and agreed to pay Rs. 89,03,638/- to SLDC and Shree Project Management & Control Private Limited to provide infrastructure facility to the land bearing New Survey No. 135 and other hands.

Mr. Barkya Babu Shinwar (Patil), Mr. Balkrishna Babu Shinwar (Patil), Smt. Venubai Waman Shinwar (Patil), Smt. Kashinai Ramesh Shinwar (Patil) and Smt. Zingubai Babu Shinwar (Patil) alias Mrs. Sita Mahendra Patil executed Sale Deed dated 6<sup>th</sup> May, 2006 (Document No. VSE-3-3904 of 2006) in favour of Mr. Vijaykumar C. Kamdar and sold the land bearing New Survey No. 135 measuring 0.53.9 hectares for the aggregate consideration of Rs. 1,30,71,170/- (including Rs. 3,23,383.60 paid to the State Government) of which sum of Rs. 89,03,638/- was to be paid to SLDC for the infrastructure facilities provided to the land of the

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landowners under Agreement dated 6<sup>th</sup> November, 2006 (Document No. 3902 of 2006). It was mentioned in the said Sale Deed that SLDC agreed to acquire 5-6 acres of land in Thane District as may be selected by the landowners and transfer it in their names or their nominee and for compliance of the same, Rs. 5,00,000/- was kept deposited with Mr. Vijaykumar Kamdar.

**Observations :** Though the land was purchased in the names of Mr. Vijaykumar C. Kamdar, the sale consideration was paid from the funds of SLDC and the land was purchased for their business carried by and under the name of SLDC and therefore belongs to SLDC. SLDC has been in continuous possession of the said land since 2006, and hence SLDC's title is clear and marketable. We understand that instead of acquisition of 5/6 acres of land in the name of the landowners or their nominee, they took back amount of Rs. 5,00,000/- from Mr. Vijaykumar Kamdar.

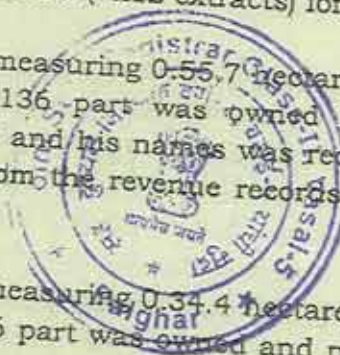
**Survey No. 136 (1.47.7 hectares).**

The land bearing Old Survey No. 98, New Survey No. 136 Part was having area of 1.47.7 hectares out of which the land measuring 0.43.5 hectares was owned and possessed by Mr. Nathu Ramji Jadhav and his name was recorded as the owner of the said land as seen from the revenue records (7x12 extracts) for the year 1980-81.

Another portion of land measuring 0.14.1 hectares in Old Survey No. 98 part, New Survey No. 136 part was owned and possessed by Mr. Manu Atu Soz and his name was recorded as the owner of the said land as seen from the revenue records (7x12 extracts) for the years 1980-81.

Another portion of land measuring 0.55.7 hectares in Old Survey No. 98 part, New Survey No. 136 part was owned and possessed by Mr. Dattatray Gajanan Joshi and his names was recorded as the owners of the said land as seen from the revenue records (7x12 extracts) for the years 1980-81.

Another portion of land measuring 0.34.4 hectares in Old Survey No. 98 part, New Survey No. 136 part was owned and possessed by Mr. Motya Farsha Ghosal and his names was recorded as the owners of the said land as seen from the revenue records (7x12 extracts) for the years 1980-81.



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By an Agreement for sale dated 8<sup>th</sup> October, 1982 Mr. Nathu Ramji Jadhav agreed to sell the said land bearing Old Survey No. 98, New Survey No. 136 measuring 0.43.5 hectares to SLDC for a consideration of Rs. 78,045/-. SLDC paid a sum of Rs. 1,500/- as an earnest money and agreed to pay the balance consideration at the time execution of Sale Deed in its favour.

By an Agreement for sale dated 20<sup>th</sup> June, 1982 Mr. Manu Atu Soz agreed to sell the said land bearing Old Survey No. 98, New Survey No. 136 measuring 0.14.1 hectares to SLDC for a consideration of Rs.22,022/-. SLDC paid a sum of Rs.2,000/- as an earnest money and agreed to pay the balance consideration at the time execution of Sale Deed in its favour.

By an Agreement for sale dated 20<sup>th</sup> June, 1982 Mr. Dattatray Gajanan Joshi agreed to sell the said land bearing Old Survey No. 98, New Survey No. 136 measuring 0.55.7 hectares to SLDC for a consideration of Rs.86,515/-. SLDC paid a sum of Rs.5,000/- as an earnest money and agreed to pay the balance consideration at the time execution of Sale Deed in its favour.

By an Agreement for sale dated 10<sup>th</sup> February, 1982 Mr. Motya Farsha Ghosal agreed to sell the said land bearing Old Survey No. 98, New Survey No. 136 measuring 0.34.4 hectares to SLDC for a consideration of Rs. 37,026/-. SLDC paid a sum of Rs. 5,000/- as an earnest money and agreed to pay the balance consideration at the time execution of Sale Deed in its favour.

As mentioned in para 1.1 above the Collector, Thane vide his order No. REV.DESK.I.NAP.VII.SR.491 dated 31<sup>st</sup> December, 1982 permitted to use the said land for non-agricultural use as also sale and purchase of the said land.

Thereafter, Mr. Nathu Ramaji Jadhav executed a registered Indenture of Conveyance dated 16<sup>th</sup> May, 1986 (Document No. VRT 279 of 1986) and sold the non-agricultural land bearing Old Survey No. 98 Part, New Survey No. 136 Part measuring 0.43.5 hectares i.e. 4350 square meters to SLDC for a consideration of Rs.78,045/- the receipt thereof was acknowledged in the said Indenture of Conveyance and possession of the said land was delivered to SLDC.

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Mr. Manu Atu Soz executed a registered **Indenture of Conveyance** dated **14<sup>th</sup> May, 1986** (Document No. VRT - 239 of 1986) and sold the non-agricultural land bearing Old Survey No. 98 Part, New Survey No. **136 Part** measuring **0.14.1 hectares** i.e. 1,410 square meters to SLDC for a consideration of Rs.22,022/- the receipt thereof was acknowledged in the said Indenture of Conveyance and possession of the said land was delivered to SLDC.

Mr. Dattatray Gajanan Joshi executed a registered **Indenture of Conveyance** dated **16<sup>th</sup> May, 1986** (Document No. VRT - 278 of 1986) and sold the non-agricultural land bearing Old Survey No. 98 Part, New Survey No. **136 Part** measuring **0.55.7 hectares** i.e. 5,570 square meters to SLDC for a consideration of Rs.86,515/- the receipt thereof was acknowledged in the said Indenture of Conveyance and possession of the said land was delivered to SLDC.

Mr. Motya Farsha Ghosal executed a registered **Indenture of Conveyance** dated **15<sup>th</sup> July, 1986** (Document No. VRT - 371 of 1986) and sold the non-agricultural land bearing Old Survey No. 98 Part, New Survey No. **136 Part** measuring **0.34.4 hectares** i.e. 3,440 square meters to SLDC for a consideration of Rs.37,026/- the receipt thereof was acknowledged in the said Indenture of Conveyance and possession of the said land was delivered to SLDC.

SLDC got a layout of the said land and other lands being purchased by it and constructed the buildings thereon. The said land has been re-numbered as Survey No. 136. SLDC made plots of various areas and SLDC's name has been recorded as the owner of the said Plots vide Mutation Entry No. 294 dated 20<sup>th</sup> October, 1987 except Plot Nos. 40 P, 95 P and 96 P. Subsequently, CIDCO vide its order No. CIDCO/VVSR/RDP/BP-3145//W/5723 dated 28<sup>th</sup> January, 2010 approved the revised layout of Sri Prastha and the Plot Nos. 146 and 147 forms the part of land bearing Survey Nos. 108 Part (12,440 square meters), 104 Part (9,560.75 square meters), 135 Part (5390 square meters) and 136 Part (14,770 square meters) in Sector VII of Sri Prastha Housing Complex Layout.

Place : Mumbai

Date : 01.06.2021



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**Annexure: Sl.No.5**

**Details of encumbrances recorded.**

We have carried out the searches in the offices of the Sub-Registrar of Assurances, for past 30 (thirty) years from 1989 till 4th February, 2020. The records of computerized print copies of Index II is not maintained properly and is kept in untidy & loose manner hence on the basis of available record of the searches conducted, we observe the following encumbrances recorded :-

- a) Mortgage Deed dated 12<sup>th</sup> May, 2004 (Document No. Vasai-3-3420 of 2004) executed by M/s. Silver Land Development Corporation in favour of Vasai Vikas Sahakari Bank Limited to secure loan of Rs.1.40 crores on land bearing Survey Nos. 136+137+150- Plot No. 41, Area - 756 Sq. mtrs, Plot No. 42, Area - 756 sq. mtrs., Plot No. 91, Area - 720 sq. mtrs., Plot No. 92, Area - 720 sq.mtrs., Plot No. 93, Area - 720 sq. mtrs., Plot No. 94, Area - 720 sq.mtrs., Plot No. 97, Area - 720 sq. mtrs., Plot No. 98, Area - 720 sq. mtrs., Plot No. 99, Area - 720 sq. mtrs., Plot No. 100, Area - 720 sq. mtrs. Of Village Nilmore, Tal. Vasai (does not form part of the said Properties);
- b) Development Agreement dated 14<sup>th</sup> November, 2006 (Documents No. Vasai-3-9677 of 2006) in favour of Mr. Chamanlal H. Gupta, Mr. Vishal Chamanlal Gupta in respect of Survey No.150 part Plot Nos. 89, 90, 101 and 102 (does not form part of the said Properties);
- c) Development Agreement dated 17<sup>th</sup> October, 2007 (Documents No. Vasai-3-10699 of 2007) in favour of Mr. Sunil Chamanlal Gupta in respect of Survey No.150 part Plot Nos. 89, 90, 101 and 102 (does not form part of the said Properties);
- d) Agreement dated 29<sup>th</sup> March, 2008 (Document No. VSE-3-3596 of 2008) entered into between SLDC and M/s. Shree Swastik Land development Corporation with Shri Popatlal Murji Burchha Charitable Trust in respect of Plot No. 1 to 218, 228 to 233, 236 to 241 Open Land, Survey No. 30 to 41, 94 to 99, 101,103 to 110, 114 to 119, 121, 123, 234, 441, 442, 447 to 458B, New Survey No. 56 to 58, 90, 91 part, 92 to 95, 98 to 104, 135 to 137, 148 to 157, 165 to 171, 173, 178, total area 5,25,211.54 square meters out of this New Survey No. 102 Part to 104 part, 136, part and 150 Part and Plot No. 141 part to 152 Part (Area 18635.73 square meters);

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- e) Mortgage Deed dated 18<sup>th</sup> April, 2009 (Document No. Vasai-3-3429 of 2009) executed by Shri Popatlal Murji Buricha Charitable Trust in favour of The Cosmos Co-operative Bank Limited to secure the loan of Rs.12 crores on Plot Nos.141 (Part) to New Survey No. 56 to 58, 90, 91 parts, 92 to 95, 98 to 104, 135 to 137, 148 to 157, 165 to 171, 173, 178 total area 325211.54 sq. mtrs. OPut of this New Survey No. 102 Part to 104 Part, 136 Part and 150 Part and Plot No. 141 to 152 measuring 18635.73 sq.mtrs. Village Nilmore, Tal. Vasai;
- f) Mortgage Deed dated 3<sup>rd</sup> July, 2010 (Document No. Vasai-3-10855 of 2010) executed by Shri Popatlal Murji Buricha Charitable Trust in favour of The Cosmos Co-operative Bank Limited to secure the loan of Rs.8 crores on the immovable property at Village Nilmore, Tal. Vasai, described at Page 25 of Indenture of Mortgage;

**Observations:** The Indentures of Mortgages dated 18<sup>th</sup> April, 2009 (Document No. Vasai-3-3429 of 2009) and dated 3<sup>rd</sup> July, 2010 (Document No. Vasai-3-10855 of 2010) has been satisfied and Deed of Re-conveyance dated 25<sup>th</sup> March, 2015 (Document No. VSE-3-2556 of 2015) has been executed by The Cosmos Co-operative Bank Limited in favour of M/s. Shri Popatlal Murji Buricha Charitable Trust.

- g) Mortgage Deed dated 28<sup>th</sup> April, 2009 (Document No. Vasai-3-3100 of 2009) executed by M/s. Silver Land Development Corporation in favour of Vasai Vikas Sahakari Bank Limited to secure its loan on Survey no. 136+137+150 Plot No. 41, Area - 756 Sq. mtrs, Plot No. 42, Area - 756 sq. mtrs., Plot No. 91, Area - 720 sq. mtrs., Plot No. 92, Area - 720 sq.mtrs., Plot No. 93, Area - 720 sq. mtrs., Plot No. 94, Area - 720 sq.mtrs., Plot No. 97, Area - 720 sq. mtrs., Plot No. 98, Area - 720 sq. mtrs., Plot No. 99, Area - 720 sq. mtrs., Plot No. 100, Area - 720 sq. mtrs. Of Village Nilmore, Tal. Vasai;
- h) Re-conveyance of Mortgage dated 4<sup>th</sup> August, 2009 (Docuemt No. Vasai-2-6638 of 2009) executed by Vasai Vikas Sahakari Bank Limited in favour of M/s. Silver Land Development Corporation of the land bearing Survey No. 136+137+150 Plot No. 41, Area - 756 Sq. mtrs, Plot No. 42, Area - 756 sq. mtrs., Plot No. 91, Area - 720 sq. mtrs., Plot No. 92, Area - 720 sq.mtrs., Plot No. 93, Area - 720 sq. mtrs., Plot No. 94, Area - 720 sq.mtrs., Plot No. 97, Area - 720 sq. mtrs., Plot No. 98, Area - 720 sq. mtrs., Plot No. 99, Area - 720 sq. mtrs., Plot No. 100, Area - 720 sq. mtrs. Of Village Nilmore, Tal. Vasai;



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B.COM., G.D.C. & A, L.L.B.  
ADVOCATE HIGH COURT

i) Mortgage Deed dated 28<sup>th</sup> September, 2020 (Document No. Vasai-6-3203 of 2020) executed by M/s. Silver Land Development Corporation and Sri Harsh Developers in favour of Edelweiss Asset Reconstruction Company Ltd. to secure its loan on Survey Nos. 104 Part (1264.27 square meters out of 9,560.75 square meters), 135 Part (2119.77 square meters out of 5390 square meters) and 136 Part (309.21 square meters out of 14,770 square meters) of village Nilemore, Off. Station Road, Nalasopara (West), Taluka - Vasai, Dist. Palghar (previously part of District Thane) - 401 403.

*V. Gangan*  
(Vijay G. Gangan)  
Advocate High Court



Place : Mumbai

Date : 01.06.2021



Office : D/44, Gajanan Vijay CHS Ltd., Plot No.437, Charkop, Sector 4,  
Near Saraswat Co.Op.Bank Ltd., Kandivall (West), Mumbai - 400 067

Phone : 98200 48452 / 9820028532  
Email : vijay@ganganlegal.com  
Website : www.ganganlegal.com



वसाई क्र.-५  
 वसा सं. २३३४ / २०२४  
 १९ / २६०

ANNEXURE V  
 IOD & CC

मुख्य कार्यालय, विरार  
 विरार (पूर्व),  
 ता. वसाई, जि. पालघर - ४०१३०५.



दुरध्वनी : ०२२० - २५२५२०३३/२३/२४/०६  
 फोन : ०२२० - २५२५२०३  
 ई-मेल : vasainvirarcorporation@yahoo.com

संचालक : प. वि. म. म.

दिनांक :

VVCMC/TP/CC/VP-0402/82/2020-21

27/11/2020

To  
 ✓ Shri. Vijay C. Kamdar,  
 Silver Land Development Corporation,  
 1st floor, Dhavalgiri Tower, Nana Chauk,  
 Mumbai 400036.

Sub: Development Permission for the proposed Building No.8 & CFC Building as per relaxation policy on land bearing S. No. 56 to 58, 91(pt), 92 to 95, 98, 99 & 100 to 104, 134 to 137, 148 to 157, 173, S.No.90, S.No.178 of Village: Nilemore, Tal: Vasai, Dist: Palghar.

- Ref:
- 1) Commencement Certificate for Layout approval No. CIDCO / WSR / CC / BP-3145/ W/ 886 dated 17/07/2003.
  - 2) Revised Development Permission letter dated 19/12/2003, 20/09/2007 & 28/01/2010.
  - 3) Revised Development Permission letter dated 19/12/2003, 20/09/2007, 28/01/2010, 24/12/2013 & 20/09/2014, 17/09/2019.
  - 4) Your Registered Engineer's letter dated 20/12/2019.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1 205/1548/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-89/09/UD-12 dtd 19/09/2009, 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. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Corporation 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/CR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTTP Act 1966.

The details of permission are as under:  
 The conditions mentioned in the letter VVCMC/TP/CC/VP-0402/82/2020-21 Dated 27/11/2020. are binding on you.

The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	Shri. Vijay C. Kamdar
2	Location	Nilemore
3	Land use (Predominant)	
4	Total Plot Area	325211.54 Sq. Mt.
	Deduction (Land kept in Encroachment Area)	7490.00 Sq. Mt.
	a. Balance Plot Area	
5	D.P. Reservations	317721.54 Sq. Mt.
	a) D.P. Road	
	b) G/PG	37695.23 Sq. Mt.
	c) PS	24655.13 Sq. Mt.
	d) HS(43)	12843.69 Sq. Mt.
	e) DIS/LIE	15141.00 Sq. Mt.
		2696.00 Sq. Mt.
	Total (a+b+c+d+e)	93033.05 Sq. Mt.



वसाई क्र.-५
दस्ता क्र. ८३३८/२०२४
८० / १६०

VVCMC/TP/CC/VP-0402/82/2020-21

27/11/2020

6	Balance Area Of Plot (4-5)	:	224688.49 Sq. Mt.
7	a. 10% RG Part of G/PG (Not to be Deducted)	:	22468.85 Sq.Mt.
	b. Recreation Ground (If Deductable) 10% R.G of 6	:	22468.85 Sq.Mt.
	c. 5% C.F.C	:	11234.42 Sq.Mt.
8	Permissible Built Up Area (3x0.85) 224688.49 x 0.85	:	190985.22 Sq.Mt.
9	Additions For Floor Space Index	:	
	2A. Land Pooling Area (3x 9.5%) 190985.22 x 9.5%	:	18143.59 Sq.Mt.
10	Total Built up Area Permissible (8+9)	:	209128.81 Sq.Mt.
11	Permissible Floor Area	:	209128.81 Sq.Mt.
12	Existing Built Up Area Collector Approved Buildings	:	60385.25 Sq.Mt.
13	Proposed Area	:	131778.48 Sq.Mt.
14	Total Built up Area Proposed (12+13)	:	192163.73 Sq.mt.

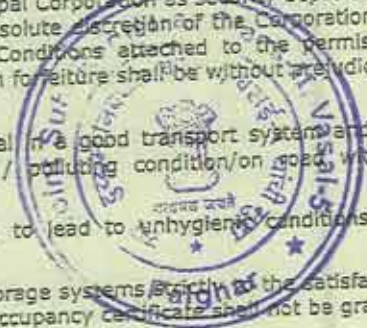
The details of the Buildings is given below:

Sr. No.	Bldg No.	Predominant Building	No. of Floors	No. of Shops	No. of Flats	Commercial Unit (Hall)	Room	Gym	Built Up Area (In sq. mt.)
1	Bldg No.8	Residential with Shopline	(Gr+20)	18	203	--	--	--	12957.925
2	CFC	CFC	Basement +Gr+ 3 <sup>rd</sup> ot	92	--	1	19	1	4249.78

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.889900/- (Rupees Eight Lakh Eighty Nine Thousand Nine hundred only) deposited vide Receipt No.856634 dated. 04/03/2020 & Receipt No.856635 dated. 04/03/2020 with Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems etc. to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) 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 Vasai-Virar City Municipal Corporation.



वसाई क्र.-५  
दस्त क्र. ८३३८ / २०२४  
९१ / २६०

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वा. वसाई, वि. पालघर - ४०१ ३०५.



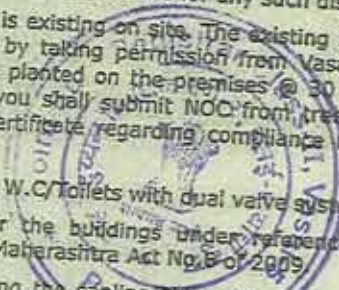
दुरध्वनी : ०२५० - २५१५०१ / ०२/०१/०२/०५/०६  
फिक्स : ०२५० - २५१५०१  
ई-मेल : vasai-virarcorporation@yahoo.com

सायबल क्र. : व.वि.रा.प.  
दिनांक :

VVCMC/TP/CC/NP-0402/82/2020-21

27 / 11 / 2020

- 7) 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.
- 8) You shall construct cupboard if any, as per D.C Regulations.
- 9) 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.
- 10) You shall provide two distinct pipelines for potable and for non-potable water.
- 11) You shall provide Anti larvae treatment and avoid water logging in the construction sites to avoid Mosquito breeding to avoid dengue, Malaria and other vector borne diseases to the satisfaction of VVCMC. VVCMC will take actions as per various section of BPMC if water logging and mosquito breeding has taken place. Otherwise work stop notices will be issued in public interest.
- 12) 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. 05/05/2007 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.
- 13) You shall submit NOC from Chief Fire Officer before commencing the construction work above Plinth Completion Certificate.(If applicable)
- 14) You shall construct the compound wall / Retaining as per site condition which will be designed and supervise by certified structural Engineer before Plinth Completion Certificate.
- 15) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth completion Certificate.
- 16) 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.
- 17) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 19) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No. 8 of 2009.
- 20) 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.



वसई क्र.-५
दस्त क्र. २३३८ / २०२४
१५ / १६०

WVCMC/TP/CC/VP-0402/82/2020-21

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- 21) 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, 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 WVCMC is not responsible for the lapses from your side.
- 22) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands 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 WVCMC as the same need to be ensured by Concerned Authority.
- 23) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8<sup>th</sup> November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 24) 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 WVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 25) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 26) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 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 & provide 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 WVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 30) WVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting your layout.



वसई क्र.-५  
दस्ता क्र. ए३३६८/२०२४  
९३ / १६०

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२५३/०४/५६  
फॅक्स : ०२५० - २५२५१०३  
ई-मेल : vasai@vircorporation@yahoo.com

कार्यक क्र. : व.वि.श.न.  
दिनांक :

VVCMC/TP/CC/VP-0402/82/2020-21

27/11/2020

- 31) You shall provide temporary toilet Blocks at site for labours / Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 32) You will be liable to pay any charges/areas with applicable Interest for your proposal as and directed by VVCMC/any other competent authority.



Encl.: a/a.  
c.c. to:

1. M/s Ajay Wade & Associates,  
A/5, Sai Tower, 1st Floor  
Ambadi Road, Vasai (W)  
Tal. Vasai, DIST : Palghar.

set  
Commissioner,  
Vasai-Virar City Municipal Corporation  
Certified that the above permission is  
issued by Commissioner, VVCMC, Virar.

Deputy Director,  
VVCMC, Virar.



वसाई क्र.-५  
दस्त क्र. २३३८/२०२४  
९४/ १६०

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
का. वसाई, जि. पालघर - ४०१ ३०५.



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

सावक क्र. : च.वि.श.म.  
दिनांक :

WVCMC/TP/CC/NP-0402/82/2020-21

27/11/2020

#### CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

- The commencement certificate is liable to be revoked by the Municipal Corporation if :-
  - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened.
  - The Commissioner, WVCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The applicant shall :-
  - Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
  - Give notice to the Municipal Corporation on completion upto the plinth level & obtain plinth completion certificate before the commencement of the further work.
  - Give written notice to the Municipal Corporation regarding completion of the work.
  - Obtain an occupancy certificate from the Municipal Corporation.
  - Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
  - Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on .....
  - Install a 'Display Board' on the most conspicuous place on site indicating :-
    - Name & address of owner /developers, architect, Structural Engineer and contractor.
    - S.NO./CTS No., Ward No., Village Name alongwith description of its boundaries.
    - Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation.
    - FSI permitted.
    - No. of residential/commercial flats and shops with their areas.
    - Address where copies of detailed approved plans shall be available for inspection.
    - A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
- The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
- The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
- The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
- A certified copy of the approved plan shall be exhibited on site.
- The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.



तराई क्र.-५
दस्ता क्र. ८२२६८/२०२४
९५ / २६०

VVCMC/TP/CC/VP-0402/82/2020-21

27/11/2020

8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Municipal Corporation. If the occupancy is reported before grant of occupancy certificate the security deposit of the said building forfeited and unauthorized Occupancy Charges and other charges as applicable.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Vasai-Virar City Municipal Corporation.
11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation.
12. The transfer of the property under reference can be effected only after the necessary approval from Municipal Corporation or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Municipal Corporation (Internal Access, channellisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to the satisfaction of Municipal Corporation.
14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted on site.
15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1969 & getting the building plans approved from various authorities.
16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate be granted only after verifying the provision of potable water to the occupier.
17. The owner shall get the approved layout demarcated on the site by the Surveyors of the TILR, Thane, and shall submit to the Municipal Corporation the measurement plan certified by the TILR, Vasai for record. The demarcation of approved layout on the site shall be carried out so as not to alter or reduce the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by TILR shall be submitted before grant of occupancy certificate. The conditions prescribed in N.A order as regards TILR preparation is binding on you.
18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Municipal Corporation.
  - a) Internal access roads along with storm water drains.
  - b) Channelization of water courses and culverts.
  - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
  - d) Arrangements for collection of solid waste.
  - e) All fire fighting requirement along with necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
  - f) Rain Water Harvesting systems and solar assisted Water Heating systems.
19. The low-lying areas shall be filled as per formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.
20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.



वसई क्र.-५
दस्ता क्र. २३३८ / २०२४
०६ / १ ६३

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



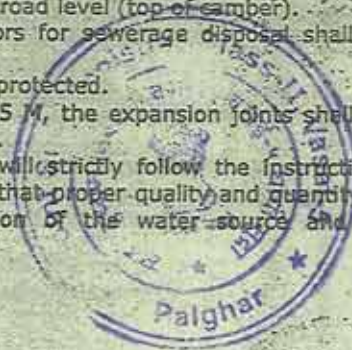
दूरध्वनी : ०२५० - २५२५२०१ / ०२/०३/०४/०६  
फॅक्स : ०२५० - २५२५२०३  
ई-मेल : vasavirarcorporation@yahoo.com

सायकल क्र. : ब.वि.हा.ब.  
दिनांक :

WCMC/TP/CC/NP-0402/82/2020-21

27/11/2020

21. The owner shall submit to the Municipal Corporation the scheme of the development of 15% or 20% depending on plot area compulsory recreational space and develop it in accordance with the approved scheme.
22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Municipal Corporation.
23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
25. The owner shall observe all the rules in force regarding over head/underground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the concerned authority.
26. No construction on sub-divided plots shall be allowed unless internal road and storm Water Drains/Sewerage are constructed to the satisfaction of the appropriate authority.
27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the N.A. Permission is obtained from the Collector under the provisions of M.L.R. Code 1966, and also all necessary permission as applicable depending on the class of the land type of tenure type of Occupant etc. is obtained by the concerned owner applicant after completing all the legal formalities VVCMC is not responsible for any lapse on your part in obtaining various permissions required as per other acts of both state and central Govt., etc.
30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Municipal Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this grant. Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of camber).
35. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
36. Drinking water wells should be well built and well protected.
37. If the length of the proposed building exceeds 45 M, the expansion joints shall be provided at suitable places with suitable materials.
38. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.





वसाई क्र.-५
पत्र क्र. २३३८ / २०२४
एन / २६०

27/11/2020

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39. You will not take up any development activity on the aforesaid property till the court matter is pending, if any or in any court of law relating to this property and the responsibility of following the court order strictly lies with you consequences due to violation of court order shall be borne by you. VVCMC is not responsible for any violations.
40. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
41. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in due course of time.
42. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.
43. This development permission shall enable you to construct upto plinth level only. For further construction, plinth completion certificate has to be obtained from this office.
44. You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
45. Only one unit shall come up in each gala and no sub-division of gala for subletting or accommodating other unit shall be allowed.
46. You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately before applying for plinth completion certificate.
47. You shall submit detailed proposal for sewage treatment plant by way of package treatment plant, recycling of water and solid waste disposal through composting vermiculture project before applying for plinth completion certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27<sup>th</sup> Aug. 2003.
48. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you; it shall be lawful on the part of the Municipal Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
49. You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by MUNICIPAL CORPORATION.



Any of the...  
 This...  
 27/11/2020  
 Dis. &...

वसई क्र.-५  
दस्त क्र. ८३३८ / २०२४  
२१ / ११०

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



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

लावक क्र. : य.वि.श.य.  
दिनांक :

VVCMC/TP/CC/NP-0402/ 82/2020 -21

27/11/2020

50. You shall develop 6.0mt wide access road of W.B.M. standard before Commencement of work.
51. You shall provide all arrangement for labours as per governing statues like temporary livable accommodation, sanitary arrangements, health facilities etc., you shall give the compliances at the time of Plinth Completion certificate. As per central Govt. directives no open defecation shall take place. To ensure the same is your responsibility.



*[Signature]*  
Commissioner  
Vasai-Virar City Municipal Corporation

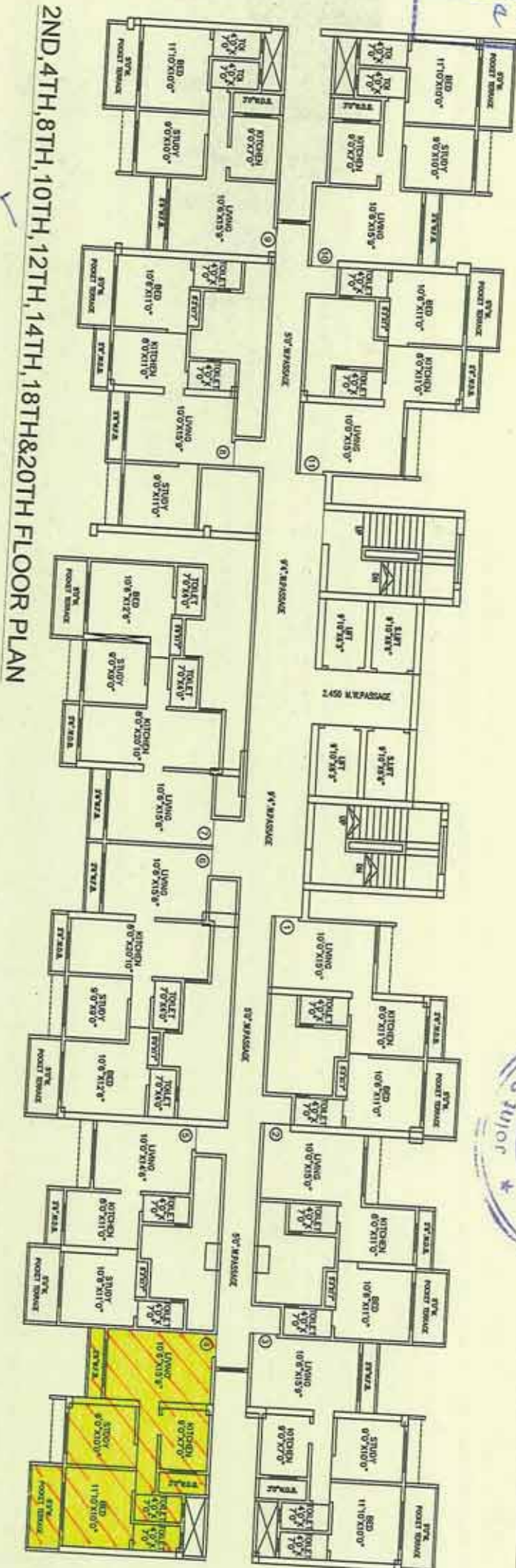
*[Signature]*



वसाई क्र.-५  
 दिनांक १५/०८/२०२४  
 २२ / २०

FLAT No. 1004

ANNEXURE VI



2ND, 4TH, 8TH, 10TH, 12TH, 14TH, 18TH & 20TH FLOOR PLAN

*[Handwritten signatures and marks]*



ANNEXURE - VII  
COMMON AMENITIES

वसई क्र.-५
दस्ता क्र. ९३३८/२०२४
७९९ / ३६०

- a. Complete RCC work as per Drawings.
- b. All Masonry walls in Light weight blocks.
- c. Fire fighting work as per NOC
- d. Floor lobby and Entrance lobby to be finished with vitrified tiles as per architectural design.
- e. Lifts will be Schindler/ OTIS or equivalent.
- f. Compound to be finished with paver Blocks, including Storm water drain.
- g. Compound wall and gate as per Architectural drawing.
- h. Staircase finished with Kota stone.
- i. CCTV for the building
- j. Common amenities on 2<sup>nd</sup> floor terrace and on building rooftop terrace.
- k. Mechanical puzzle parking.
- l. STP plant
- m. Solar panels
- n. D.G back up for common/emergency services
- o. Rainwater harvesting



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दस्त क्र. २३३८ / २०२४

१९१ / १६०

## ANNEXURE - VIII

### AMENITIES WITHIN THE FLAT

- a) All room doors and Main door in wood frame and flush door shutter with laminate finish.
- b) All toilet doors will have granite sub frame and laminated doors.
- c) Windows: Powder coated/ anodised aluminium windows with marble/ granite sub frame.
- d) All electrical work, concealed type with adequate no of points.
- e) All Plumbing works concealed with Jaguar/ Aqueel or equivalent grade fittings with Mixer/ diverter of continental range.
- f) All rooms to have vitrified flooring.
- g) All toilets will have full dado and floor of ceramic designer tiles.
- h) Waterproofing in toilets and terrace with 10 years warranty.
- i) Kitchen Platform in granite with Stainless Steel Sink.
- j) VDP (Video Door Phones) for the residential flats.
- k) Railing: MS Railing with synthetic enamel paint finish.
- l) Pocket terrace/flower bed/ drying balcony Flooring: Rough textured ceramic tiles

grade fittings with



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७७५ / ७६०



## ANNEXURE IX

EdelARC/2866/2020-21

February 08, 2021

M/s Silver Land Development Corporation Mr. Vijay Chhotubhai Kamdar 1st Floor, Dhavalgiri Tower, Nana Chowk, Grant Road, Mumbai-400036	M/s. Jeevdani Builders & Developers LLP 2nd Floor, Gulmohar Plaza, Old Viva College Road, Near Divekar Hospital, Virar 2, Thane- 401303
---	---

Dear Sir,

**Subject: Our No Objection Certificate (NOC) to M/s Silver Land Development Corporation to enter into Development Agreement ("DA") with M/s Jeevdani Builders & Developers LLP**

We refer to your request letter dated January 14, 2021 issued by Silver Land Development Corporation ("SLDC/Owner/Borrower") requesting our No Objection Certificate (NOC) on the captioned subject.

In this regards, Edelweiss Asset Reconstruction Company Limited ("EARCL") hereby convey our NOC for SLDC to enter into Development Agreement with M/s Jeevdani Builders & Developers LLP ("Jeevdani/Developer") for development of proposed commercial cum residential Building No.8 ("Project") on all those piece and parcels of land bearing CIDCO approved layout Plot Nos. 146 and 147 containing by admeasurement 3693.25 square meters in Sector VII of Sri Prastha Housing Complex Layout comprised in Survey Nos. 104 Part (1264.27 square meters out of 9,560.72 square meters), 135 Part (2119.77 square meters out of 5390 square meters) and 136 Part (309.21 square meters out of 14,770 square meters) of Village Nilemore, Off. Station Road, Nalasopara (West), Taluka – Vasai, Dist. Palghar (previously part of District Thane) – 401 403 ("Mortgaged Property"), subject to the following conditions:

- The developer shall obtain prior-NOC from EARCL before sale/transfer/allotment or otherwise creating any third-party right in respect of the Project or its unit(s) and both the Owner and the Developer shall abide by the conditions as may be mentioned in the NOC. All the receipts/collections arising out of the sales from the Project shall be deposited into separate Escrow Account(s).
- The collections (net of GST, if any) shall be shared between Developers and Owners in the ratio of 70:30 subject to the following:
  - The Developer shall ensure minimum payments to Owner (being 30% share) at the rate of Rs. 2700, Rs. 4200 and Rs. 3000 per square feet of carpet area for Residential Units, Commercial Units (Ground Floor) and Commercial Units (Other Floors), respectively. In case, the owner's share is envisaged less than above rates, because of sale of particular unit(s) at less rate, then the Developer shall contribute the shortfall to the Owner from its own share/other sources as may be permitted by EARCL.
  - The Developer's share of cash-flows shall be first utilized for construction purpose, in compliance with RERA norms and after the project completion, it shall be released to the Developer.
  - The Owner's share of cash-flows shall be utilized for payment of EARCL Debt on regular basis, unless otherwise agreed by EARCL in writing. EARCL will release the charge over the developer's escrow account after receiving the committed payment(s) as referred in sub-clause (a) above.
- The Developers shall ensure the following:
  - Display of Signage Board/Hoarding in the name of "Edelweiss" Project Financier at entrance/conspicuous place of the Project.



Edelweiss Asset Reconstruction Company Limited  
Corporate Identity Number: U67100MH2007PLC174759  
Registered Office: Edelweiss House, Off CST Road, Kalina, Mumbai – 400 098 |Tel: +91 22 4088 6090/6620 3149  
Branch Office: UGF-1, Mercantile House, 15 Kasturba Gandhi Marg, New Delhi-110001 www.edelweissarc.in

वर्ग क्र.-५
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- b. Developer shall maintain the Mortgage Property in a good condition and protect the land from encroachment/trespassers.
- c. Developer shall include the name of "EARCL" as the mortgagee of the Mortgaged Property, in the sale agreement with the buyer(s) of the unit(s).
4. The Developer shall adhere to the milestones agreed for construction, sales and collections as per the Business Plan approved by EARCL. Any breach or default in achievement of milestones shall be an event of default in addition to Event of Default(s) mentioned in the Mortgage Deed. Further, upon breach/default, EARCL shall also have a right to terminate the Development Agreement executed between Mr. Vijay Chhotubhai Kamdar and M/s. Silver Land Development Corporation, as owners with M/s. Jeevdani Builders & Developers LLP, in addition to other rights/remedies available to EARCL.
5. Mortgage and charge created upon all right, title and interest of SLDC over the Mortgaged Property created vide Indenture of Mortgage dated September 28, 2020 executed, inter alia, between SLDC and EARCL shall continue to subsist and it shall be released after entire payment (being 30% share) under aforesaid clause is received towards EARCL debt.
6. This NOC shall be valid only from 15 days from the date of this letter, within which, the Owner and the Developer shall execute and register the Development Agreement, the final version of which shall require the prior-approval of EARCL.
7. EARCL shall not be responsible in any way for any claims / rights / dues arising out of the proposed development transaction. Both the Developer and the Owner agree and confirm to hold harmless and indemnify EARCL against all losses, liabilities, and claims arising out of or relating to this transaction.
8. Nothing contained in this letter shall have be construed to have any bearing on obligations of Borrower, Guarantors and Mortgagors including limitation of any liability owed by them to EARC. The Borrower/Guarantor/Mortgagors shall continue to be liable to pay their overall obligations under the financing documents, as reduced by, the amounts paid (if any), after the issuance of this letter. It is clarified that subject to the conditions of this letter, EARC shall not take any action of the said Property, for other defaults as may be existing on the part of Borrower/Guarantors/Mortgagors, other than in the event of default/ breach.

For Edelweiss Asset Reconstruction Company Limited

Authorised Signatory

Signed and Accepted by:

M/s Silver Land Development Corporation	Mr. Vijay Chhotubhai Kamdar
Partner	
M/s. Jeevdani Builders & Developers LLP	
Partner/Authorised Signatory	



वसई क्र.-५

दस्ता क्र. ८२३८ / २०२४

१०४ / १६०



June 10, 2024

EdelARC/1195/2024-25

To,

Jeevdani Builders and Developers LLP  
Gulmohar Plaza, Viva College Road, Near Divekar  
Hospital, Virar (West), Thane, Maharashtra –  
401303

Silver Land Development Corporation  
Le Palazzo, 1st floor, August Kranti Marg, Nanachowk,  
Mumbai – 400036

Dear Sir/Madam,

**Sub: No Objection Certificate for Sale of Unit – Project Oakwood**

In reference to your email/letter dated June 04, 2024 regarding issuance of No Objection Certificate ("NOC"), we hereby convey our conditional NOC for sale of the following unit(s) in Project Oakwood, Nalasopara, Revenue Village Nilemore, Taluka Vasai, District Palghar:

Flat No.	Customer	RERA Carpet (Sq Ft.)	Total Consideration (Rs.)
1004	Mihir Shankar Virkar & Virkar Shankar Kisan	533	48,00,000

This NOC shall be subject to the following conditions:

- Total Consideration shall be paid as per the Payment Schedule (Annexure 1), into the following account, failing which, the NOC given herein shall automatically stand cancelled, without requiring any separate notice/letter:

Name of Account	Account No.	IFSC Code	Bank and Branch
JB & DLLP Master Collection Escrow Account	50200057287169	HDFC0000662	HDFC Bank, Nalasopara West

- With respect to the Unit(s), no person including the borrower, guarantors, buyer, interested party or otherwise shall have any recourse to Edelweiss Asset Reconstruction Company Limited ("EARC") and or any of the Trusts floated by EARC or any of its officers thereof.
- All taxes, levies, statutory dues, government dues, stamp duty and registration expenses relating to sale of the flats shall be borne by either the buyer or the Borrower.

All other rights and securities of EARC in respect of financial assistance availed by the Borrower shall be unaffected and shall remain in force.

For Edelweiss Asset Reconstruction Company Limited  
(Trustee of EARC Trust - SC-298)



Page 1 of 2

Edelweiss Asset Reconstruction Company Limited  
Corporate Identity Number: U67100MH2007PLC174759  
Registered Office: Edelweiss House, Off CST Road, Kalina, Mumbai – 400 098 | Tel: +91 22 4183 0600 | earc.info@edelweissarc.in  
Grievance Redressal Officer: Please visit website [www.edelweissarc.in](http://www.edelweissarc.in) or call at +91 22 4183 0600  
Website: [www.edelweissarc.in](http://www.edelweissarc.in)

वसति क्र. -
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७५५ / ७६०



Annexure – 1: Payment schedule of Total Consideration

Payment schedule	Min. % due
On Booking	10.00%
On Agreement	20.00%
On Plinth	15.00%
On Completion of Second Slab	2.50%
On Completion of Fourth Slab	2.50%
On Completion of Sixth Slab	2.50%
On Completion of Eighth Slab	2.50%
On Completion of Tenth Slab	2.50%
On Completion of Twelfth Slab	2.50%
On Completion of Fourteenth Slab	2.50%
On Completion of Sixteenth Slab	2.50%
On Completion of Eighteenth Slab	2.50%
On Completion of Twentieth Slab	2.50%
On Completion of Twenty first Slab	5.00%
On Completion of Walls, Internal Plaster, Flooring, Door & Window of apartment allotted	5.00%
On Completion of Sanitary Fittings, Staircase, Lift Wells, Lobbies upto floor level of said apartment allotted	5.00%
On Completion of External Plumbing and External Plaster, Elevation, Terraces with Waterproofing of the building or wing in which the said apartment is allotted	5.00%
On Completion and Installation of the Lifts, Water Pumps, Electrical Fittings, Electro, Mechanical and Environment requirements, Entrance Lobby/s, Plinth Protection, Paving of Areas of the building or wing in which the said apartment is allotted	5.00%
On Intimation of Receipt of Occupancy Certificate OR Completion Certificate	5.00%
<b>Total</b>	<b>100.00%</b>



दस्ता क्र.-५
दस्ता क्र. ९३२५ / २०२४
७१६ / १६०



## ANNEXURE XI

### Maharashtra Real Estate Regulatory Authority

#### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P99000029584

Project: OAKWOOD PHASE-2, Plot Bearing / CTS / Survey / Final Plot No.: Plot No 146, 147 of Sector 7 of Sri Prastha Layout at Vasai-Virar City (M Corp), Vasai, Palghar, 401303;

1. Jeevdani Builders & Developers LLP 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 11/06/2021 and ending with 31/05/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 11-06-2021 23:11:33

Dated: 11/06/2021  
Place: Mumbai

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

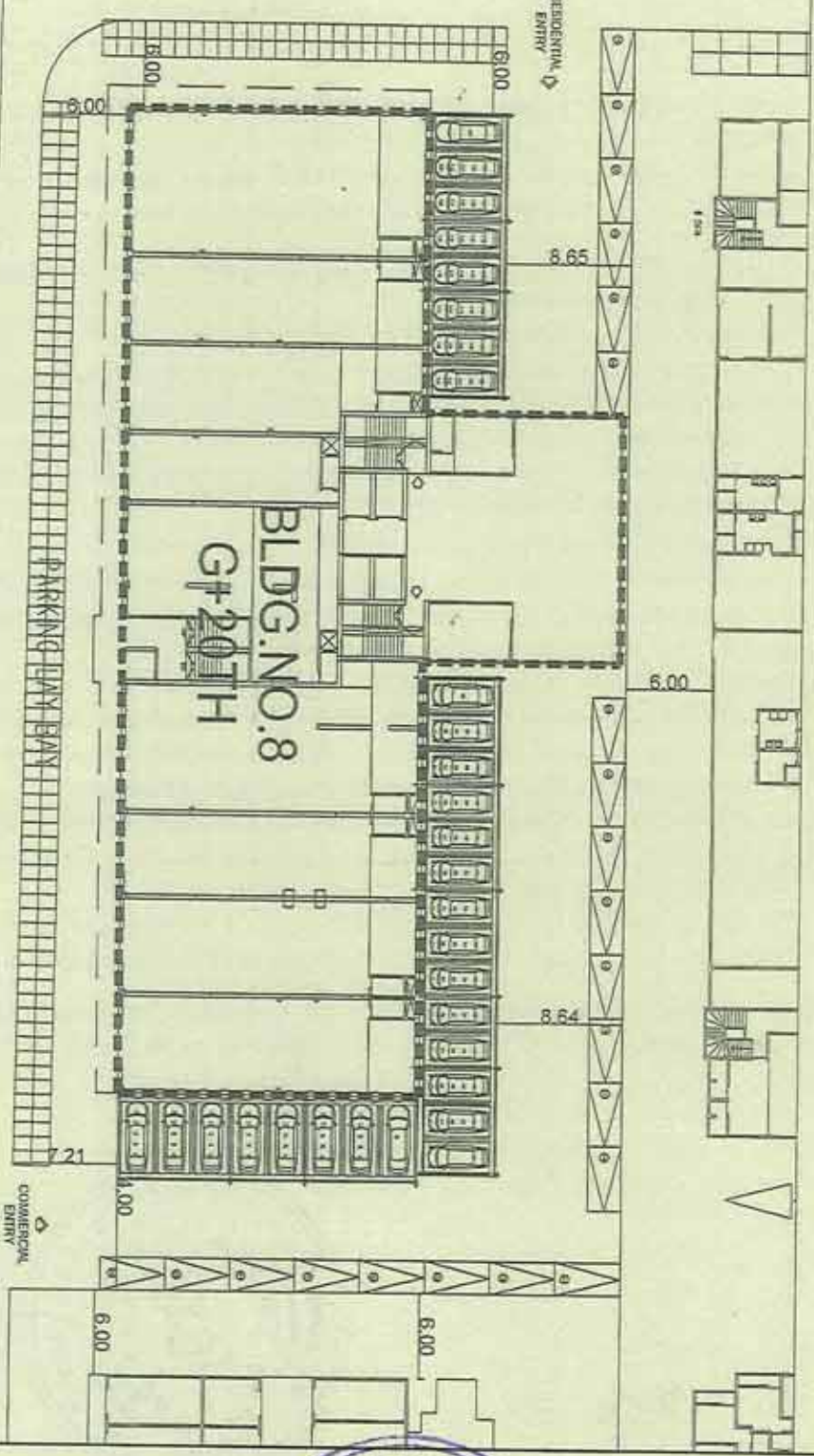
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 ७९४ / ७६०

12.00M.W.ROAD

ANNEXURE XII

30.00 M.W.D.P.ROAD

GROUND FLOOR PLAN



BUILDERS&DEVELOPERS  
 MR. VIJAY KAMDAR  
 M/S SILVER LAND DEV. CORPN.

LAYOUT PLOT NO:- 1 TO 8, 14 TO 205, 214 TO 218, 228 TO 232, 240, 241,  
 OPEN SPACE, GARDEN, ROAD  
 SURVEY NO:- 56 TO 58, 91(P), 92 TO 93, 98, 100, 102, 103, 104, 136, 137, 148 TO 157,  
 165 TO 171, 173 AND S.NO 90, 178  
 AT VILL-NILEMORE, TAL-VASAI, DIST- PALODHAR.

Architectural & Structural Consultants



**W. N. ASSOCIATES**  
 Architectural & Structural Consultants  
 W. N. Associates  
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



ANNEXURE XIII

वसाई क्र.-५  
दस्त क्र. ६२३८/२०२४  
७९८ / ७६०

No. P.W. JASK. I. MAP VII SR. 491.

Office of the Collector's,  
Hall.

Date:- 30-12-1982.

- Re:- 1) Application dated 11.2.1982 from shri. Jagannath Mangalya Shirvar and 45 others of Village Milenore, Taluka: Vasai, District:Thane.
- 2) Correspondence ending with letter No.H (P-1) AP/Milenore/749 dated 25.3.82 from the Member Secretary Hire Board, B. M. R. D. A. Bombay.

ORDER.

In exercise of the powers vested in him under Rules 4(1) read with para 16 of part II of schedule III of M. L. R. O. (Conversion of use of Land and N. A. A.) Rules, 1969, the Additional Collector of Thane is pleased to approve the accompanying layout for residential (for Group Housing Scheme) purpose only for the land admeasuring 369866.75 sq.yds. in respect of S.No.30, 31, 32 etc as shown in the accompanying list (Annexure A) of village Milenore, Taluka:Vasai owned by Shri. Jagannath Mangalya Shirvar and 45 others of Milenore, (as shown in the accompanying annexure A)

As the land shown in the accompanying list 'A' is of restricted tenure of the B. I. III and A. B. III category and the occupant has paid Nazarana equal to forty times the assessment of the land under reference to Government amounting to RS.6130-40 (Rupees six thousand one hundred thirty and forty paise only). Vide receipt No. (mentioned in the accompanying annexure 'B')



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७१८ / १६०

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Land Revenue Code and Rules made thereunder and also subject to the provisions of Bombay Tenancy and Agricultural Land Act, 1948 and Rules made thereunder with following conditions:-

- 1) The lay-out permission and the sale/purchase/permission will be subject to provision of the Maharashtra Land Revenue Code, 1966, Maharashtra Regional Town Planning Act, 1966, Urban Land Ceiling and Regulation Act 1975 and Bombay Tenancy and Agricultural Land Act 1948 and rules frame thereunder.
- 2) All the plots open spaces, internal roads etc., in the layout shall be got demarcated on site through the District Inspector of land records, Thane and the area of Sub-plots shall also be ascertained from the District Inspector of land records, Thane. The width of the road and the area of open to the space shall strictly be adhered to.
- 3) The lay-out roads shall be allowed to be used by adjustment holder for the purpose of access if required.
- 4) No. plot shall be disposed off unless the roads in the layout actually constructed on site and handed over to the concerned local authority alongwith open spaces as shown for the public purpose.
- 5) All the plots shall be disposed off within a year from the date of order and if the N.A. use of the land is not commenced within this stipulated period any further sale of open plots prohibited unless with specific prior permission of the undersigned.



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३१० / ७६०

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5(A) If at the end of one year any plot/plots remained unsold for which period of sale/purchase permission is not extended, this permission will stand cancelled. In such cases the holder of this permission may approach the undersigned for extension of the sale permission for such cost and every unsold plot.

5(B) In case the above said conditions is not adhered to and a resale of an open plot is done without prior permission from the undersigned both the vendor and purchaser will be liable for action under the provisions of Bombay Tenancy and Agricultural Land Act 1948. Consequently the vendor shall be liable to the penalty of the cost of the plot as well as purchaser shall be liable to the penalty of the plot to Government.

5(C) In case the Urban holdings of the purchaser exceed the limit as prescribed in Urban Land (Ceiling & Regulation) Act, 1976, the purchaser shall file necessary return in form 6 of the Act with the Competent authority under that Act. If the purchaser fails to do so he will be liable for penalty under that Act as well as the purchase of the plot shall be null and void by the undersigned.

6) The occupant shall give the approved layout plan and copy of sanctioned plan to every plot holder without fail at the time of sale or agreement to sale.

6(A) The grantee/purchaser of a plot will put the plot to use within one year from the date of purchase after obtaining



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१११ / १६०

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requires Building permission from the appropriate revenue and local authorities respectively failing which the sale/purchase permission unless extended will be deemed to have been cancelled.

6(B) No plot shall further be sub-divided or amalgamated without obtaining the prior permission of the Collector, Maharashtra.

7) No buildings shall be constructed on the plots unless approval of building plan is obtained from the appropriate i.e. both the Revenue Authority and the Local authority. The building construction shall be in accordance with the Maharashtra Land Revenue Rules and the rules framed by the local authority.

8) No structure shall be allowed to be constructed on lands shown as open space in the layout. The open space shall be properly developed and maintained by the holder till it is handed over to the appropriate authority for maintenance whenever required to do so.

9) All the plots in the layout shall be used for residential purpose only, of which the plot holder shall apply for building permission with its plans and building plans within a period of one year from the date of this order failing which this permission shall be deemed to have been lapsed.

10) The occupant shall make at his own cost the arrangements for water supply electricity and drainage disposal and shall not create any insanitary conditions in the surrounding area.





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दस्ता क्र. ८३३८ / २०२४
७९९ / ७४०

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11) That no building permission proposal in any of the Sub-plot will be considered unless an authentic measurement plan certified by the District Inspector of Land Records, Thane is produced.

Further in exercise of the powers vested in him under section 44 of the Maharashtra Land Revenue Code, 1966 and under Section 16 of the Maharashtra Regional Town Planning Act, 1966, the Additional Collector of Thane is pleased to grant Smt. Jagannath Mangalya Shinwar & 45 others of Nilmore, Taluka: Vasai, non agricultural permission to use an area measuring 369866-75 sq. yds., out of S. Nos., 30, 31, 32, etc of Village-Nilmore, Taluka: Vasai, Dist-Thane, for the non agricultural purpose of Residential subject to the following conditions:-

12. The grant of permission shall be subject to the provisions of the Code and Rules made thereunder;

13. That the grantee shall use the land together with the building and/or structure thereon for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building for any other purpose without obtaining the previous written permission to that effect from the Collector, For this purpose the person in charge of a building shall decide the use of the land.

14. That the grantee shall not sub-divide the plot or sub-plots in any approved in this order; without getting the sub-division previously approved from the authority granting this permission.

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११३ / १६०

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15. That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by (a) constructing road, drains, etc. to satisfaction of the Collector and the concerned Municipal Authority and (b) by measuring and demarcating the plots by the Survey Department and until the land is so developed, no plot therein shall be disposed of by him in any manner;

16. That if the plot is sold or otherwise disposed of by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the condition mentioned in this order and Sanad and to make a specific mention about this in the deeds to be executed by him.

17. That this permission is to build on a plinth area of the 1/3 plot and the remaining area of the plot shall be kept vacant and open to sky.

18. That the grantee shall be bound to obtain the requisite building permission from the Village-Panchayat before commencing construction of the proposed building or other structure.

19. That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in the schedule III to appended to the Maharashtra Land Revenue, Conversion of Use of Land and S. A. Assessment) Rule, 11969, and get them approved by the Collector of the same and construct the building according to the sanctioned plans.



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११४ / ११०

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20. That the grantee shall maintain the open marginal distances as shown in the enclosed plan.

21. That the grantee shall commence the N. A. use of the land within the period of one year from the date of this order unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled.

22. That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use to the Jahaadkar of Tasai through the Jalaahi within one month failing which he shall be liable to be dealt with under rule 6 of the Maharashtra Land Revenue (Conversion of use of Land and N. A. A.) Rule, 1969.

23. That the grantee shall pay the N. A. Assessment in respect of the land at the rate of Rs. 200 per sq. metre., from the date of commencement of the land for the purpose of which the permission is granted. In the event of any change in the use of the land, the N. A. assessment shall be liable to be at a different rate irrespective of the fact that the N. A. Assessment for the period of N. A. Assessment already levied is yet to expire.

24. That the N. A. assessment shall be guaranteed for the period ending 31-7-1991 after which it shall be liable to revision at the revised rate, if any.

25. That the grantee shall pay the measurement fee within one month from the date of commencement of N. A. use of the land.

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26. That the area and the N. A. assessment mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the survey Department.

27. That the grantee shall construct substantial building and/or other structure, if any, in the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by the Collector in his discretion; on payment by the grantee such fine premium as may be imposed as per Government orders.

28. That the grantee shall not make any additions alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector.

29. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the Maharashtra Land Rules (Conversion of use of land and N. A. A.) Rules, 1969, embodying therein all the conditions of this order, within a period of one month from the commencement of the N. A. use of the land,

30. The undersigned is at liberty to modify or alter the conditions from time to time and the holder shall be bound to comply by the same.

31) If the grantee contravenes any of the conditions mentioned in this order and those in this order and those in the sanad, the Collector, there may, without prejudice to any other penalty to which he may be liable



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दस्ता क्र. ६३३८ / २०२४  
७१६ / ७६०

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32(a) If the grantee contravenes any of the conditions mentioned in this order and those in this order and those in the Sanad the Collector, Thane may, without prejudice to any other penalty to which he may be liable under the provisions of the Code continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in clause (a) shown it shall be lawful for the Collector of Thane to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, Thane and such removal of or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as an arrears of Land Revenue.

33) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act etc.



sd/-

Additional Collector, Thane.

to,

Shri. Jagannath Mangalya Shinde  
& 45 others of Milemore Taluka: Vasai

(with approved plan)

Copy of the Tahsildar Vasai (with approved plan)

for information and necessary action.

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2/- He is requested to watch the report from the grantee about the commencement of the N.A. use of the land in time. In receipt of that report he should take steps to keep necessary notes in the T. F. IV and V.F. IV. N.A. Note Book to effect the recovery of the N.A. assessment from the date commencement of the N.A. use, from the grantee and to get the Sanad executed. If the occupant pay the measurement fees, he should inform to the District Inspector of Land Records Thane accordingly alongwith the sanctioned plans and extracts from Record of Right in respect of the land in question .

Advance copy forwarded to the District Inspector of Land Records Thane for information.

sd/-

Additional Collector, Thane.

sep/-16/7.

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ANNEXURE 'A'

The details of occupant of the land involved in the Group Housing Scheme of  
Village Hilenore, Tal:Vasai, Dist:Thane.

Sr. No.	Name of the occupant	S.No.	A	Gantha	Se. Ids.
1.	Shri. Jagannath Manglya Shinwar	30	-	9 $\frac{1}{2}$	1119.25
2.	" " " "	31	-	4 $\frac{1}{2}$	514.25
3.	Shri. Babu Manglya Shinwar	32	2	9 $\frac{3}{4}$	10859.75
4.	Shri. Babu Manglya Shinwar	33(pt)	1	24 $\frac{1}{2}$	7804.50
5.	Shri. Sikander Hasan Labre	34(pt)	-	19 $\frac{1}{2}$	2299.00
6.	Shri. Jaiji Kalm Dalmed & Others	34(pt)	1	30	8470.00
7.	" " "		-	27 $\frac{1}{2}$	3347.50
8.	" " "		-	10 $\frac{1}{2}$	6140.75
9.	Shri. Ehalchandra Damodar Khatre	35		7 $\frac{1}{2}$	5757.75
10.	Shri. Manya Silu Ribello	36		9 $\frac{1}{2}$	10859.75
11.	Shri. Narjorji Bhurshetji Daruwala & Others	37	2	15 $\frac{1}{2}$	11585.75
12.	Shri. Jagannath Manglya Shinwar	38	1	39 $\frac{1}{2}$	9615.50
13.	Shri. Dinesh Damodar Patil & 2 Ors.	39	1	1 $\frac{1}{2}$	5051.75
14.	Shri. Gushu Pandeo Chosai	40	-	36 $\frac{1}{2}$	4688.75
15.	Shri. Krishnaji Bhaskar Naik	41(pt)	-	32 $\frac{1}{2}$	3902.25
16.	" " " "	41(pt)	1	7	5687.00
17.	Shri. Babu Lakshan Patil	42(pt)	1	35	9075.00



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Sr.No.	Name of the occupant	S.No.	A	Gantha	sq. yds.
18.	Shri Zaiya Sina Ghosal	42(pt)	-	9	1089.00
19.	Shri Marjorji Khurshetji Daruwala	94	2	<del>10</del> 1 4 1/2	11434.50
20.	Shri Peter Kaitan Gomes & Others	95	3	3	14883.00
21.	Shri Damodar Sadashiv & Others	96	2	<del>26</del>	113824.25
22.	Shri Salu Salmeth <sup>Zav</sup> <del>Salmeth</del> <sup>Unit</sup>	97(pt)	1	39 1/2	<del>1485.75</del> <del>3307.25</del> 1589.25 - B
23.	Shri Marjorji Khurshetji Daruwala	97(pt)	<del>10</del> -	<del>10</del> 39 1/2	<del>9589.25</del> 4884.25 - B
24.	Shri Marjorji Khurshetji Daruwala & others.	98	3	26	17666.00
25.	Shri Jaki Philip Soj	99(pt)	-	6 1/2	786.50
26.	Shri Dega Jefrin Disouza	99(pt)	1	37 1/2	9377.50
27.	Shri Duna Philu Salmeth <sup>(Unit)</sup> <del>(Unit)</del>	103(pt)	-	26	3146.00
28.	Shri Narayan Gauru Raut	103(pt)	2	8 1/2	10708.50
29.	Shri. Marahet Olima Salmeth & ors.	104	3	2 1/2	14822.50
30.	Shri Nazar Suju Soj				
	Shri Bartis Zaiya Soj	105	3	52	15285.50
	Gregory Solu Soj				
31.	Shri. Bartis Zoran Soj	106			3915.00
32.	Shri Itas Zunjya Ghosal	107			1071.50
33.	Shri. Marjorji Khurshetji Daruwala	108(pt)	-		2793.00
34.	Shri. Andrya Manu Ghosal	108(pt)	1	9 1/2	6019.75
35.	Shri Andrya Manu Ghosal	109(pt)	1 <del>2</del>	29 1/2	8409.50





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**२५१ / १६०**

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1	2	3	4	5	6
36	Shri Narjerji Khurshetji Daruwala	109(pt)	-	38½	4628.25
37	Shri Jagannath Manglya Shinwar & Ors.	110	2	29½	1321 9.25
38.	Smt. Sitabai Rambhau Pendhari & Ors.	714	-	39	4719.00
39.	Shri. Narjerji Khurshetji Daruwala	115	1	17½	6927.25
40.	Shri Manik Anant Patil	116	1	35	9075.00 <del>9375.00</del>
41.	" " " "	117	1	19½	7169.25
42.	Shri Gajanan Anant Patil	118	1	26¾	8076.75
43.	" " " "	119(pt)	<del>2</del>	25½	7895.25
44.	Shri Laxmikant Harisobandra Choudhery	121	2	21	12221.00
45.	Smt. Jeebai Karenji Mehta & Ors.	122	1	2 1.	7381.00
46.	Shri Pravin Bahubal Nedewala & Ors	123	2	21½	12251.25 <u>269866.75</u>

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७११ / ७६०



ANNEXURE 'B'

Payment of Mazarana Under section 43 with rule  
25 A of the B. T. & A. I. Act.

	RATE		AMOUNT (RS.)	RECEIPT NO.	DATE
30/	0.52	Z 40 -	20.80	405118	29-4-1982
31/	0.27	-	10.80	405119	"
32/	8.87	-	354.80	405120	"
32/	8.87	-	354.80	405121	"
33/part	4.01	-	160.40	405122	"
33/part	0.74	-	29.60	405123	"
34/part	2.00	-	80.00	405126	"
34/part	8.00	-	80.00	405125	"
34/-part	6.56	-	262.40	405124	"
35/part	4.50	-	120.00	405127	"
36/	8.44	-	60.00	405128	"
37/	8.19	-	60.00	405129	"
38/	6.81	-	60.00	405130	"
39/	3.25	-	60.00	405131	"
41/part	1.55	-	62.00	405132	"
41/part	1.55	-	60.00	405133	"
42/part	0.77	-	30.80	405135	"
42/part	5.04	-	201.60	405134	"
94/part	3.69	-	147.60	405136	"



**वराई क्र.-५**  
**दस्ता क्र. ८३२८/२०२४**  
**७११ / ११०**

- 2 -



NOES.	AMOUNT		AMOUNT (RS.)		AMOUNT (RS.)
1	2	3	4	5	6
95/	10.56	-	422.40	405137	"
97/part	3.11	-	124.40	405138	"
97/part	3.11	-	124.40	405139	"
98/	11.37	-	454.80	405140	"
99/part	3.94	-	157.60	405142	"
99/part	0.97	-	14.80	405141	"
103/part	1.08	-	43.20	405143	"
103/part	4.34	-	157.60	405144	"
105/part	3.15	-	126.00	405145	"
105/part	0.90	-	36.00	405146	"
106/part	4.25	-	170.00	405147	"
106/part	1.85	-	74.00	405148	"
106/part	4.25	-	170.00	405149	"
107/	8.00	-	320.00	405150	"
108/part	3.50	-	140.00	405151	"
109/part	5.31	-	212.40	405152	"
110/	5.34	-	237.60	405153	"

Total: 6,190.40

COPIES

Copy ready for on 7-2-96

Copy ready on 12-2-96

Copy delivered on

Copied by

Compared by *Ephraim*

*R.*

Words

Copying fee 4 = 00

Surcharge -

Comparing fee -

Surcharge -

Paper fee 0 - 10

V. P.

4 = 10

*M. S. ...*  
Per Collector, Taluk



वसई क्र.-५  
दस्त क्र. ९३३८ / २०२४  
२१३ / १६०

Receipt (pavti)

80/16337

पावती

Original/Duplicate

Wednesday, September 28 ,2022

नोंदणी क्र. :39म

11:29 AM

Regn.:39M

पावती क्र.: 18101 दिनांक: 28/09/2022

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई2-16337-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

मादन करणाऱ्याचे नाव: अंकित विनोद सावंत --

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 220.00

पृष्ठांची संख्या: 11

एकूण:

₹. 320.00

आपणास मूळ दस्त ,अंमतेल प्रिंट,सूची-२ अंदाजे  
11:43 AM ह्या वेळेस मिळेल.

Sub Registrar Vasal 2

वाजार मुल्य: ₹.0/-

मोवदला ₹.1/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

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

1) देयकाचा प्रकार: DHC रकम: ₹.220/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2809202201572 दिनांक: 28/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008376177202223E दिनांक: 28/09/2022

बँकेचे नाव व पत्ता:

*R. H. H. H.*



वसाई क्र.-५  
दस्ता क्र. ९३३८/२०२४  
२१४ / २६०

वसाई क्र. २  
दस्ता क्र. ९६३३०/२०२२  
१/११

CHALLAN  
MTR Form Number-6



GRN	MH008376177202223E	BARCODE	[Barcode]		Date	27/09/2022-16:20:44	Form ID	48(f)		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	VS12_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	ANKIT VINOD SAWANT					
Location	PALGHAR			Flat/Block No.	-					
Year	2022-2023 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street						
0030046401	Stamp Duty	500.00		Area/Locality						
0030063301	Registration Fee	100.00		Town/City/District						
				PIN	4	0	1	3	0	3
				Remarks (If Any)	SecondPartyName=DEEPAK PURSHOTTAM SHAH-					
				Amount In	Six Hundred Rupees Only					
Total				600.00	Words					
Payment Details				BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	02300042022092732869	010493488			
Cheque/DD No.				Bank Date	RBI Date	27/09/2022-16:22:04	Not Verified with RBI			
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					



Department ID: [Blank]  
NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.  
सदर चालान केवल दस्ता निवेदन कार्यालय नॉटरीन कार्यालय में नोंदना के लिए वैध है। नोंदना के लिए नॉटरीन कार्यालय में दस्ता नोंदनी सदर चालान लागू नहीं।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
1	(iS)-80-16337	0004155554202223	28/09/2022-11:29:19	Not Used	100.00
2	(iS)-80-16337	0004155554202223	28/09/2022-11:29:19	Used	500.00
Total Defacement Amount					600.00



तराई क्र.-५  
दस्ता क्र. ६३३० / २०२२  
२११ / २४०

CHALLAN

MTR Form Number-6

वसई क्र. २  
दस्ता क्र. ६३३० / २०२२  
२११



GRN	MH008376177202223E	BARCODE	[Barcode]		Date	27/09/2022-16:20:44	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable)				
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	ANKIT VINOD SAWANT			
Location	PALGHAR							
Year	2022-2023 One Time			Flat/Block No.				
Account Head Details	Amount In Rs.		Premises/Building					
0030046401 Stamp Duty	500.00		Road/Street					
0030063301 Registration Fee	100.00		Area/Locality					
			Town/City/District					
			PIN					
			4 0 1 3 0 3					
			Remarks (If Any)					
			SecondPartyName=DEEPAK PURSHOTTAM SHAH-					
Total	600.00		Amount In	Six Hundred Rupees Only				
			Words					
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA								
Cheque-DD Details				Bank CIN	Ref. No.	02300042022092732869	010493488	
Cheque/DD No.				Bank Date	RBI Date	27/09/2022-16:22:04	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 8888888888  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्यन निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठीच वैध आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



वसाई क्र. - ६
दस्त क्र. ८३३८ / २०२४
१९८ / १६०

वसाई क्र. २
दस्त क्र. १६३३० / २०२२
३/११



## SPECIAL POWER OF ATTORNEY

### WITHOUT ANY CONSIDERATION

TO ALL TO WHOM THESE PRESENTS COME I, 1) MR. DEEPAK PURUSHOTTAM SHAH, 2) MRS. BEENA DEEPAK SHAH, an adult, Indian Inhabitant, both residing At "Deep Darpan Bungalow", Bhandarwada, Agashi, Virar (West), Tal Vasai, Dist. Palghar-401301, (hereinafter referred to as "the Executants") SEND GREETINGS:

WHEREAS I deal in development of land, real estate and business of land dealings. I acquire/purchase and sale properties all over the Palghar District & Mumbai City in several Registration offices in Palghar District & Mumbai City.

WHEREAS due to my workload and other activities it is very much difficult for me and not possible for me to remain present for registration of the Agreement for sale, Deed of Conveyance, Confirmation Deed, Lease Deed, Development Agreement, Assignment of Rights, Right of Way, Gift Deed, Exchange Deed, Deed of Partition, Deed of Mortgage, Release Deed, Rectification Deed, Power of Attorney and other necessary Deeds



Rishi M

BDS 2024

R. Deekar

वसई क्र.-५  
दस्ता क्र. ९३३८/२०२४

2

वसई क्र. २  
दस्ता क्र. ९३३०/२०२२  
Flats/Shops/Row House/Gala

in respect of land and other Documents of the House/Gala and other Deeds, Documents and Writings to complete all legal formalities for registration in my personal capacity as well as a partner of partnership firms and/or director of companies and/or Karta of HUF and to complete the transactions and to execute the Agreement for Sale, Deed of Conveyance, Confirmation Deed, Lease Deed, Transfer Deed, Development Agreement, Assignment of Rights, Right of Way, Gift Deed, Exchange Deed, Deed of Partition, Deed of Mortgage, Release Deed, Rectification Deed, Power of Attorney and other necessary Deeds and Documents in respect of land and other documents of the Flats/Shops/Row House/Gala and other Deeds, Documents and Writings as and when required. Therefore We do by this Special Power of Attorney appoint, constitute and nominate 1) MR. ANKIT VINOD SAWANT, an adult, residing at Room No.3, Anjani Sut No.2, Salasar Park A, CHS, Virar-Tulinj Road, Near Datta Mandir, Nallasopara East, Tal.-Vasai, Dist.-Palghar-401209, 2) MR. AKSHAY AJAY PATIL, an adult, residing at Anant Smruti, Bhandar Aali, Virar West, Satpale Agashi, Vasai, Palghar - 401301, (referred to as "the said Attorney"), to be my legal, lawful and true attorney to do following acts, deeds and things on my behalf in my personal capacity as well as a partner of partnership firms and/or director of companies and/or Karta of HUF, that is to say:



To appear before all the Sub-Registrar Vasai, the Sub-Registrar Bhiwandi, the Sub-Registrar Palghar, the Sub-Registrar Bhayandar, the Sub-Registrar Thane, the Sub-Registrar Khalapur, the Sub-Registrar Ambarnath, the Sub-Registrar Shahapur, and any other Sub-Registrar of Thane District, Palghar District and Mumbai City to admit our signatures on the deeds and documents and execution of all or any Agreement for Sale, Deed of Conveyance, Confirmation

Handwritten initials and signature.

BOSAL [Signature]



वराई क्र.-५
दस्ता क्र. ९३३८/२०२२
१६८

3

वसई क्र. २
दस्ता क्र. ९३३८/२०२२
५१९९

Deed, Lease Deed, Transfer Deed, Development Agreement,

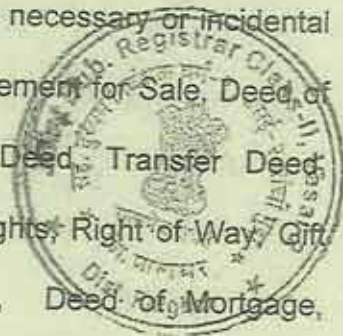
Assignment of Rights, Right of Way, Gift Deed, Exchange Deed,

Deed of Partition, Deed of Mortgage, Release deed, Rectification Deed, Power of Attorney and other necessary Deeds and Documents in respect of land and other Documents of the Flats/Shops/Row House/Gala and other Deeds, Documents and Writings, which may be signed by me in my personal capacity as well as a partner of partnership firm/s and/or director of companies and to sign and admit the same and to do registration formalities before the Sub-Registrar of concerned area and to present the same and to sign in the books, forms, application in-put forms, computerized print, etc. in the Office of the concerned Sub Registrar and to lodge the same for registration, in my personal capacity as well as a partner of partnership firm/s and/or director of companies and/or Karta of HUF.

2. AND TO do all such acts, Deeds and things necessary or incidental to the execution and registration of the Agreement for Sale, Deed of Conveyance, Confirmation Deed, Lease Deed, Transfer Deed, Development Agreement, Assignment of Rights, Right of Way, Gift Deed, Exchange Deed, Deed of Partition, Deed of Mortgage, Release Deed, Rectification Deed, Power of Attorney and other necessary Deeds and Documents in respect of land and other Documents of the Flats/Shops/Row House/Gala and other Deeds, Documents and Writings which is executed by us.

AND I DO HEREBY CONFIRM all the Deeds and things, matters alone by me said attorney by virtue of these presents.

BOSK



तराई क्र.-५

दस्ता क्र. ६३३८ / २०२४

२५९ / ७६०

4

वसई क्र. २

दस्ता क्र. ६३३८

६१११

IN WITNESS WHEREOF I, 1) MR. DEEPAK PURUSHOTTAM SHAH, 2) MRS. BEENA DEEPAK SHAH, THE EXECUTANT ABOVENAMED, have

set subscribed my hands and seal to these presents at Virar, on this 28<sup>th</sup> day of September 2022.

SIGNED SEALED AND DELIVERED )

BY THE WITHIN NAMED )

"THE EXECUTANT" )

1) MR. DEEPAK PURUSHOTTAM SHAH )



2) MRS. BEENA DEEPAK SHAH )



In the presence of .....

1. \_\_\_\_\_ )

2. \_\_\_\_\_ )

SIGNED SEALED AND ACCEPTED )

BY THE WITHIN NAMED )

"THE ATTORNEY HOLDER" )

1) MR. ANKIT VINOD SAWANT )



2) MR. AKSHAY AJAY PATIL )

Ashay

In the presence of .....

1. \_\_\_\_\_ )

2. \_\_\_\_\_ )





भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता: वडोदरचे/वडोदरे भाग पुश्कोरतम  
आप्ट. दीप इन्फो, सडार बाजार, आगारी  
विराट डेस्ट, आगारी, पायलर, आगारी,  
महाराष्ट्र, 401301

Address: 54, Pushkottam Shree Deep  
Apartment, Sadar Bazar, Agari  
Virat Dests, Agari, Palgar, Agari,  
Maharashtra, 401301

4410 6258 6419



भारत सरकार  
Government of India



दीपक पुश्कोरतम शाह  
Deepak Purshottam Shah  
जन्म तारीख / DOB: 15/07/1960  
पुरुष / Male



4410 6258 6419

वसई क्र. माझे आधार, माझी ओळख  
दस्ता क्र. ९२३५ / २०२२  
७३० / ७४०

वसई क्र. २  
दस्ता क्र. ९८३३० / २०२२  
७१९९



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता: वडोदरचे/वडोदरे भाग पुश्कोरतम  
आप्ट. दीप इन्फो, सडार बाजार, आगारी  
विराट डेस्ट, आगारी, पायलर, आगारी,  
महाराष्ट्र, 401301



Address: 54, Vinod Sawant, Room No. 2,  
Angan Sita 2, Sadar Park CHS, Vinod Road,  
S. No. Near Datta Mandir, Jalgaon East,  
Vadodra, Gujarat, Maharashtra, 391300

7592 7421 9102



भारत सरकार  
Government of India



अंकि विनोद सावंत  
Ankit Vinod Sawant  
जन्म तारीख / DOB: 09/08/1992  
पुरुष / Male

7592 7421 9102

माझे आधार, माझी ओळख



आयकर विभाग  
INCOME TAX DEPARTMENT  
BEENA DEEPAK SHAH  
PANCHAND MOHANJI SHAH  
03/05/1965  
Permanent Account Number  
AQGPS2202N  
BDSL  
Signature

भारत सरकार  
GOVT OF INDIA

26/2014

BDSL

आयकर विभाग  
INCOME TAX DEPARTMENT  
DEEPAK PURSHOTTAM SHAH  
PURSHOTTAM CHUNILAL SHAH  
15/07/1960  
Permanent Account Number  
ASXPS0702Q  
DM  
Signature

भारत सरकार  
GOVT OF INDIA

07/2009

DM

आयकर विभाग  
INCOME TAX DEPARTMENT  
अंकि विनोद सावंत  
Permanent Account Number Card  
HDBPS5737K  
अंकि विनोद सावंत  
ANKIT VINOD SAWANT  
विराट डेस्ट, आगारी, पायलर, आगारी  
VIRAT DESTS, AGARI, PALGAR, AGARI  
09/08/1992

भारत सरकार  
GOVT OF INDIA

21/2022

Amount

आयकर विभाग  
INCOME TAX DEPARTMENT  
AKSHAY AJAY PATIL  
AJAY PATIL  
10/10/1992  
Permanent Account Number  
BZLPP3912M  
Signature

भारत सरकार  
GOVT OF INDIA

07/2009



वसई क्र.-५  
दस्त क्र. C335/2024  
237 / 280

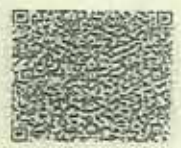
वसई क्र. २  
दस्त क्र. 4E330/2022  
1199



भारत सरकार  
Unique Identification Authority of India



भारत सरकार  
Government of India  
बीना दिपक शाह  
Beena Deepak Shah  
जन्म तारीख / DOB : 03/05/1965  
स्त्री / Female



भौतिक/व्यंश क्रमांक / Enrollment No. : 2016/00421/56823

8841 7094 3881

माझे आधार, माझी ओळख

To  
Akshay Ajay Patil  
अक्षय अजय पाटील  
Anant Smruti  
Bhandar wali  
Virar west  
Satpale  
Agashi, Vasai, Palghar,  
Maharashtra - 401301  
7517604223

12/10/2013

KA454312492FH

45431249



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता पत्तोणे नांव: दिपक शाह, दीप  
Address: W/O: Deepak Shah, Deep  
दपेण, भंडार वाडा, आगशी विरार वेस्ट,  
Darpan, Bhandar wada, agashi virar west,  
आगशी, पालघर, आगशी, महाराष्ट्र,  
Agashi, Palghar, Agashi, Maharashtra,  
401301 401301

आपला आधार क्रमांक / Your Aadhaar No. :

5807 1225 3764

माझे आधार, माझी ओळख

8841 7094 3881

1947

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार  
Government of India



अक्षय अजय पाटील  
Akshay Ajay Patil

जन्म तारीख / DOB: 10/10/1992

पुरुष / Male

5807 1225 3764



माझे आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA  
ELIYAS HUSEN SHAIKH  
HUSEN BAZZAK SHAIKH  
19/10/1992  
Permanent Account Number  
FHUP59326B



80/16337

बुधवार, 28 सप्टेंबर 2022 11:29 म.पू.

दस्त गोषवारा भाग-1

वमड2

२११

दस्त क्रमांक: 16337/2022

दस्त क्रमांक: वमड2/16337/2022

वाजार मूल्य: रु. 00/-

मोबदला: रु. 01

अगलेले मुद्रांक शुल्क: रु. 500/-

वसाई क्र. - ५  
 दस्त क्र. ९३३४ / २०२४  
 १३१ / २४०

दु. नि. मद्र. दु. नि. वमड2 यांचे कार्यालय

पावती: 18101

पावती दिनांक: 28/09/2022

अ. क्र. 16337 वर दि. 28-09-2022

मादरकरगाराचे नाव: अंकित विनोद सावंत - -

मोजी 11:22 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 220.00

पृष्ठांची संख्या: 11

*(Handwritten Signature)*

दस्त हजर करणाऱ्याची मही.

एकुण: 320.00

सह उपस्थित अधिकारी वर्ग-२  
 Sub Registrar Vasai 2  
 वसाई क्र. २ (विरार)

Sub Registrar Vasai 2  
 वसाई क्र. २ (विरार)

दस्ताचा प्रकार: कुलमुखत्वपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिकूलार्थ देण्यात आलेला असून त्यामुळे कोणतीही म्हावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 28 / 09 / 2022 11 : 22 : 12 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 28 / 09 / 2022 11 : 23 : 08 AM ची वेळ: (फी)





28/09/2022 11:42:36 AM

दस्त गोपवाग भाग-2

वमड2

90/11

दस्त क्रमांक:16337/2022

दस्त क्रमांक:वमड2/16337/2022

दस्ताचा प्रकार:-कुलमुखत्यारपत्र

तसाई क्र.-५

दस्त क्र. २३३४ / २०२४

७३३ / २६०

अनु क्र. पथकाराचे नाव व पत्ता

1 नाव:दिपक पुरुषोत्तम शाह --  
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: दिप दर्पण, भंडारवाडा, आगाशी, विरार प., ता.वमड, जि.पालघर, महाराष्ट्र, ठाणे.  
पॅन नंबर:ASXPS0702Q

कुलमुखत्यार देशार  
वय :-62  
स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



2 नाव:विना दिपक शाह --  
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: दिप दर्पण, भंडारवाडा, आगाशी, विरार प., ता.वमड, जि.पालघर, महाराष्ट्र, ठाणे.  
पॅन नंबर:AQGPS2202N

कुलमुखत्यार देशार  
वय :-57  
स्वाक्षरी:-



3 नाव:अक्रित विनोद सावंत --  
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: कम न. 03, अंजनीमुत 2, मालामर पार्क ए, विरार तुळीज रोड, मालामोपागा पूर्व, महाराष्ट्र, ठाणे.  
पॅन नंबर:HDBPS5737K

पाँवर ऑफ अटॉर्नी  
होल्डर  
वय :-24  
स्वाक्षरी:-



4 नाव:अक्षय अजय पाटील --  
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: अंतत स्मृती, मांडारभाळी, विरार वेस्ट, मत्पले आगाशी, महाराष्ट्र, ठाणे.  
पॅन नंबर:BZLPP3912M

पाँवर ऑफ अटॉर्नी  
होल्डर  
वय :-30  
स्वाक्षरी:-



अरील दस्तऐवज करत देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करत दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:28/09/2022 11:30:23 AM

ओळख:-

पालीय इमम असे तिबेदीत करतात की ते दस्तऐवज करत देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पथकाराचे नाव व पत्ता

1 नाव:इलियाम शुख --  
वय:27  
पत्ता:विरार पु.  
पिन कोड:401305

छायाचित्र



अंगठ्याचा ठसा



2 नाव:जयेश गुडेकर --  
वय:30  
पत्ता:विरार पु.  
पिन कोड:401303

स्वाक्षरी



शिक्का क्र.4 ची वेळ:28/09/2022 11:36:13 AM

शिक्का क्र.5 ची वेळ:28/09/2022 11:36:28 AM नोंदणी पुस्तक क्र.4 मध्ये

Sub Registrar Vasal

सहाय्य निव्वेक वर्ग-२

चौकट क्र. २ (विरार)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use	Deface Number	Deface Date
1	ANKIT VINOD SAWANT	eChallan	02300042022092732869	MH008376177202223E	500.00	At Vasal	0004155554202223	28/09/2022
2		DHC		2809202201572		RF	2809202201572D	28/09/2022
3	ANKIT VINOD SAWANT	eChallan		MH008376177202223E	100	RF	0004155554202223	28/09/2022



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

For feedback, please write to us at feedback.isntai@gmail.com

वसई क्र.-
दस्ता क्र. ८३२८ /
७३४ / १६

वसई क्र. २
दस्ता क्र. १६३३७ / २०२२
१५१११



प्रमाणित करण्यात येते की या दस्तास एकूण ११ पृष्ठे  
 असून, त्यास पुस्तक क्रमांक १ चे १६३३७ क्रमांकावर नोंदले

दि. २८ / ०९ / २०२२

सह-दुय्यम न्यायालय वसई क्र. २ (दि. १५)



वसई क्र.-५
दस्त क्र. २३३ / २०२४
१३१ / १६०

## घोषणापत्र

मी श्री. अंकित विनोद सावंत या द्वारे घोषित करतो की, दुय्यम निबंधक वसई- 5 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. याकामी दिपक पुरुषोत्तम शाह यांनी दिनांक 28-09-2022 ला दिलेल्या कुळमुखत्यारपत्राच्या आधारे मी, कबुलीजबाब दिला आहे. मला दिलेले सदर कुळमुखत्यारपत्र रद्द केलेले नाही किंवा कुळमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुळमुखत्यारपत्र रद्दाबाबत ठरलेले नाही. सदरचे कुळमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णता सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक - 13-06-2024

कुळमुखत्यारधारकाची सही





वसाई क्र.-५  
दस्त क्र. ६३३५ / २०२४  
१३६ / १६०

514/3772  
Tuesday, June 13, 2017  
11:01 AM

पावती

Original/Duplicate  
नोंदणी क्र. :39म  
Regn.:39M

पावती क्र.: 4010 दिनांक: 13/06/2017

गावाचे नाव: अंधेरी  
दस्तऐवजाचा अनुक्रमांक: बदर18-3772-2017  
दस्तऐवजाचा प्रकार : आममुखत्यारनामा  
सादर करणाऱ्याचे नाव: विजय सी कामदार - -

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 400.00
पृष्ठांची संख्या: 20	
एकूण:	₹. 500.00

आपणास मूळ दस्त थंबनेल प्रिंट, सूची-२ अंदाजे  
11:15 AM ह्या वेळेस मिळेल.

*Andhary*  
Joint S.R. Andheri

बाजार मुल्या ₹.1 /-  
मोबदला ₹.0/-  
भरलेले मुद्रांक शुल्क : ₹. 500/-

सह. दुय्यम निबंधक, अंधेरी क्र. ७  
मुंबई जिल्हा

- 1) देयकाचा प्रकार: eChallan रक्कम: ₹.100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002253966201718E दिनांक: 13/06/2017  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 400/-

*Basdeo*

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....





CHALLAN  
MTR Form Number-6

वसई क्र.-५  
दस्ता क्र. ६३३८ / २०२४  
१३५ / १६०

GRN	MH002253966201718E	BARCODE			Date	12/06/2017-19:45:02	Form ID	48(f)	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BDR18 __JT SUB REGISTRAR ANDHERI 7					
Location				MUMBAI					
Year				2017-2018 One Time					
Account Head Details				Amount In Rs.		Payer Details			
0030045501 Stamp Duty				500.00		TAX ID (If Any)			
0030063301 Registration Fee				100.00		PAN No.(If Applicable)			
						Full Name			
						vijay C kamdar			
						Flat/Block No.			
						mentioned in power of attorney			
						Premises/Building			
						Road/Street			
						Area/Locality			
						mumbai			
						Town/City/District			
						PIN			
						4 0 0 0 5 6			
						Remarks (If Any)			
						SecondPartyName=vikas M kadam-			
						Amount In			
						Six Hundred Rupees Only			
						Words			
Total				600.00					
Payment Details				PUNJAB NATIONAL BANK					
				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		03006172017061200829 97383811	
Cheque/DD No.				Date		12/06/2017-19:47:49			
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. Not Available  
 याचि चालन घेवळ दुरयान नितयान कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी हा चालन लागू नाही.



बंदर - १८ IV  
3662 9 90  
२०१७

बदर क्र.-६  
 दस्त क्र. ८३२८ / २०२४  
 १३८ / १६०



बदर - १८१४		
3662	2	96
२०२७		
: ०९०९		



वसाई क्र.-५  
 वस्त क्र. २३३५/२०२४  
 ७३९ / १४०



CHALLAN  
 MTR Form Number-6

GRN	MH002253966201718E	BARCODE	Date		12/06/2017-19:45:02	Form ID	48(f)
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty Registration Fee				
Office Name			BDR18 __JT SUB REGISTRAR ANDHERI 7				
Location			MUMBAI				
Year			2017-2018 One Time				
Account Head Details			Amount in Rs.				
0030045501 Stamp Duty			500.00				
0030063301 Registration Fee			100.00				
Payer Details			Full Name				
			vijay C kamdar				
Flat/Block No.			mentioned in power of attorney				
Premises/Building							
Road/Street							
Area/Locality			mumbai				
Town/City/District							
PIN			4 0 0 0 5 6				
Remarks (If Any)			SecondPartyName=vikas M kadam				
Amount In			Six Hundred Rupees Only				
Words			600.00				
Payment Details			PUNJAB NATIONAL BANK				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
Bank CIN			Ref. No.				
			63006172017061200829 97383811				
Cheque/DD No.			Date				
			12/06/2017 19:47:49				
Name of Bank			Bank-Branch				
			PUNJAB NATIONAL BANK				
Name of Branch			Scroll No. , Date				
			Not Verified with Scroll				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No.: Not Available  
 सदर चालन केवल दृश्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तऐवजां लागू आहे. नोंदणी न करावयाच्या दस्तऐवजांनी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Serial	Defacement Amount
1	(IS)-514-3772	0001313231201718	13/06/2017-10:58:28	IGR555	100.00
2	(IS)-514-3772	0001313231201718	13/06/2017-10:58:28	IGR555	500.00
Total Defacement Amount					600.00

*Ambar*

*Reader*

वदर - ३८४  
 ३०६२ ३ १८

वार्ड क्र.-५
दस्ता क्र. ६३२८/२०१४
११० / १६०



क्र - १८८		
3662	४	१८
२०१७		

नसाई क्र.-५
दस्त क्र. ८३३८ / २०२४
१११ / १६०

४  
~~३६६०~~ ३६६२  
 २०१६



अदर - १८१४		
३६६२	५	१८
२०१७		

TO ALL TO WHOM THESE PRESENTS SHALL COME, I VIJAY C, KAMDAR of Mumbai Indian Inhabitant having age of 66 years residing at G-2, Atit, Plot No.56, North South Road No.7, Near Jamnabai Narsee School, JVPD Scheme, Vile Parle (West), Mumbai - 400056 SEND GREETINGS.

WHEREAS I am a builder and developer and partner of several partnership firms and director of several private as also public limited companies who are in Real Estate Business.

वर्ग क्र.-५
दस्त क्र. ६३३८/२०२४
१५२ / १६०



बदर - १८५		
३६६२	६	१८
२०२७		

*(Handwritten signature)*

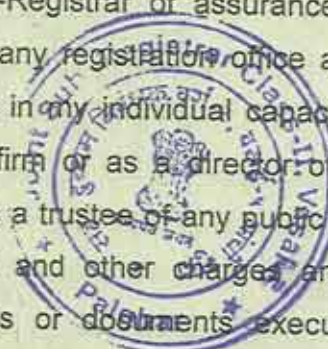
वराई क्र.-५
दस्ता क्र. ९३३८ / २०२४
२४३ / २१०

AND WHEREAS I in course of my business sign and execute several documents which registration under the registration Act and for that matter I have to attend the offices of sub – registrar of assurances at various places to admit the execution of such documents.

AND WHEREAS due to my pre – occupations it becomes difficult to attend the various offices for the registration of the documents and therefore I am desirous of appointing Mr. Vikas Maruti Kadam having his address Room No 9, Ricktolkar Chawl, New Ambewadi, Jawahar Nagar, Golibar Road, Khar East, Mumbai – 400 051 to be my true and lawful attorney for completing the registration formalities in the manner appearing hereinafter.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that I, VIJAY C, KAMDAR do hereby constitute nominate and appoint Mr. Vikas Maruti Kadam to be my true and lawful attorney in my name and on my behalf to do the following acts deeds things and matters viz.

1. The represents me before sub-Registrar of assurance at Mumbai, Andheri, Bandra, Nallasopara, Vasai, Mira Road, Palghar, Karjat or any other office or offices of the authorities where the documents under the Registration Act are being registered.
2. To appear before the Sub-Registrar of assurances or any other officer acting under him in any registration office and present any documents executed by me in my individual capacity as also as a partner of any partnership firm or as a director of any private or public limited company or as a trustee of any public or private trusts and to pay the registration and other charges and to admit the execution of the documents or documents executed by me as aforesaid and to produce necessary supporting documents papers certificates PAN Numbers etc. as may be required for the proper identification and for the proper identification and for registration of the documents.
3. To remove objections if any regarding payment of duties and charges etc.



*[Handwritten signature]*

बदर - १८५		
3662	6	१८
२०१७		



वसई क्र.-५
दस्त क्र. ८३३८/२०२४
१४४ / १६०



बदर - १८५		
3662	C	9C
२०१७		

*(Handwritten mark)*

वसई क्र.-५  
 दस्त क्र. ६३३८/२०२४  
 १५/७१०

AND GENERALLY to do each and everything which I would have done in connection with registration of the documents executed by me acting personally.



AND I for myself and on behalf of my heirs, executors and administrators do hereby agree and undertake to ratify each and everything which my said would have done under this power of attorney.

IT IS DECLARED that the said Mr. Vikas Maruti Kadam has agreed to act as my constituted attorney for the purpose mentioned herein and for the purpose of his identity has subscribed his signature hereunder.

IN WITNESS WHEREOF I, VIJAY C. KAMDAR have hereunto subscribed my signature on this 13<sup>th</sup> day of June, 2017.

SIGNED SEALED AND delivered )  
 By the withnamed VIJAY C. KAMDAR )  
 in presence of .....

*[Handwritten signature of Vijay C. Kamdar]*

BEFORE ME,

बदल - ३६१४  
 3662 e 9C  
 २०२७

(MR. VIKAS MARUTI KADAM)



WITNESS :-

① Arun. Ganpat Kolaye. *[Signature]*

② VIJAY. DAMU. LAMBE *[Signature]*

तराई क्र.-५
क्र. ८३३८ / २०२४
११८ / १८०



१८० - १८५		
३६६२	१०	१८
२०२३		



वसाई क्र.-५  
 दस्त क्र. ८३३८ / २०२४  
 १५५ / १६०

भारतीय विशिष्ट अल्पव्यय प्रमाणिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1175/17913/01137

To,  
 विजय छोटालाल कामदार  
 Vijay Chhotalal Kamdar  
 G - 2, AIT, Plot No. 56,  
 North South Road No. 7,  
 Near Jambhai Narsee School, JVPD Scheme,  
 Mumbai  
 Vileparle (West) Mumbai  
 Maharashtra 400056  
 8821129292

Ref: 210 / 16A / 96736 / 98809 / P



SH794409816FT



आपला आधार क्रमांक / Your Aadhaar No. :

**9122 7794 5494**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India



विजय छोटालाल कामदार  
 Vijay Chhotalal Kamdar  
 जन्म तारीख / DOB : 05/06/1951  
 पुरुष / Male



9122 7794 5494

आधार - सामान्य माणसाचा अधिकार

*(Handwritten signature)*



बदर - १८८५  
 3662 99 90  
 २०२७

वसई क्र.-५
वसई क्र. ८९३८ / २०२४
१५ / १६

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 VIJAY CHHOTALAL KAMDAR  
 CHHOTALAL POPATLAL KAMDAR  
 05/06/1951  
 Permanent Account Number  
 AAEPK1036G  
 भारत सरकार  
 GOVT. OF INDIA  
 भारत सरकार  
 Signature  


*Vijay Kamdar*



वसई क्र. ३६४
3662 92 9C
२०१७

वराई क्र.-५  
 वेस्त क्र. ९३३१/२०२४  
 ११९ / १६०

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

VIKAS MARUTI KADAM  
 MARUTI YASHWANT KADAM

07/07/1974  
 Permanent Account Number  
 AWLPK4068R

Signature: 



*Handwritten mark*

*Handwritten signature*



*In case this card is lost / found, kindly inform / return to:*  
 Income Tax PAN Services Unit, UTISI,  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :  
 आयकर पैन सेवा यूनिट, यटीआईएसयूएल,  
 प्लॉट नं: ३, सेक्टर ११, नवी मुंबई, कल्याण,  
 नवी मुंबई-४०० ६१४



बंदर - १८५  
 3662 93 90  
 २०१७

वसाई क्र.-५  
 दस्ता क्र. ६२३६/२०२४  
 ११० / १६०

भारत सरकार  
 GOVERNMENT OF INDIA

विकास मारुती कदम  
 Vikas Maruti Kadam

जन्म वर्ष / Year of Birth : 1974  
 पुरुष / Male

4491 0824 7097

आधार - सामान्य माणसाचा अधिकार

*Amra*



भारतीय विशिष्ट ओळख प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: रिकटोकर चाव, न्यू आंबेवाडी,  
 बंधावर नगर, गोलीबार रोड, खार पूर्व,  
 मुंबई, महाराष्ट्र, 400051

Address: Ricktohar Chawl, New  
 Ambewadi, Jawahar Nagar,  
 Golibar Road, Khar East, Mumbai,  
 Maharashtra, 400051

1957 1600 122 1247  
 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1247, Bangalore-560 001

बदल १६४  
 3662 98 94  
 २०१७



वसई क्र.-५  
दस्त क्र. २३३८ / २०२४  
७७७ / १६०



भारत सरकार  
Government of India



विजय दामू लाम्बे  
Vijay Damu Lambe  
जन्म तारीख/ DOB: 01/01/1988  
पुरुष / MALE



4051 4526 3479

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता:  
S/O: दामू लाम्बे, गाव- चन्नट, पोस्ट-  
बोरवाडी, तालुका- माणगाव, जिल्हा-  
रायगड, चन्नट, राजगड,  
महाराष्ट्र - 402120

Address:  
S/O: Damu Lambe, Gaon-  
Channat, Post- Borwadi,  
Taluka- Mangaon, Jilha-  
Raigarh, Channat, Raigarh,  
Maharashtra - 402120

4051 4526 3479

1047

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www.uidai.gov.in



बदर - १८१५  
3662 94 96  
२०१७



वसाई क्र.-५  
 दस्त क्र. ८३३८ / २०२५  
 ७७९ / ७६०



भारत सरकार  
 GOVERNMENT OF INDIA



अरुण गणपत कुळये  
 Arun Ganpat Kulye  
 जन्म वर्ष / Year of Birth : 1955  
 पुरुष / Male



6677 9846 2709

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: कम नं. २५, रामान लखमन चावळ,  
 शिवसेना नगर रोड नं. ३, शिवसेना गावा  
 नं. ३४ जवळ, कुरार विलेज, मालाद पूर्व,  
 मुंबई, महाराष्ट्र, ४०००९७

Address: ROOM NO.25.RAMAN  
 LAXMAN CHAWL, TANAJI NGAR  
 ROAD NO.3, NEAR SHIVSENA  
 SHAKHA NO.34, KURAR  
 VILLAGE, Malad (East), Mumbai,  
 Maharashtra, 400097

*[Handwritten signature]*

1947  
 1020 100 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
 Sanghvi-000 001



बदर - १८५		
3662	98	98
२०२७		

Summary I (GoshwaraBhag-1)

वसाई क्र.-५  
दस्ता क्र. ९३३८ / २०२४  
११३ / १-६०

514/3772

मंगळवार, 13 जून 2017 11:01 म.पू.

दस्त गोषवारा भाग-1

बदर18

दस्त क्रमांक: 3772/2017

दस्त क्रमांक: बदर18 /3772/2017

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर18 यांचे कार्यालयात

पावती:4010

पावती दिनांक.

अ. क्र. 3772 वर दि.13-06-2017

13/06/2017

रोजी 10:55 म.पू. वा. हजर केला.

सादरकरणाराचे नाव: विजय सी कामदार - -

नोंदणी फी

रु. 100.00

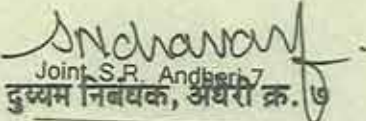
दस्त हाताळणी फी

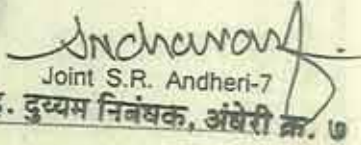
रु. 400.00

पृष्ठांची संख्या: 20

एकूण: 500.00

दस्त हजर करणाऱ्याची सही:

  
Joint S.R. Andheri-7  
सह. दुय्यम निबंधक, अंधेरी क्र. ७

  
Joint S.R. Andheri-7  
सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: आममुखत्यारनामा

मुद्रांक शुल्क: (48-इ) जेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संव्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळकत असेल तेव्हा

शिकका क्र. 1 13 / 06 / 2017 10 : 55 : 28 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 13 / 06 / 2017 10 : 55 : 56 AM ची वेळ: (फी)



बदर - १८ IV  
3662 96 96  
२०१७



13/06/2017 11 03:54 AM

दस्ता गोधवारा भाग-2

बदर18

दस्ता क्रमांक:3772/2017

दस्ता क्रमांक :बदर18/3772/2017  
दस्ताचा प्रकार :-आममुखत्यारनामाबदर क्र-4  
दस्ता क्र. E.335 / 2017  
948 / 980

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव:विजय सी कामदार - -  
पत्ता:जी 2, -, अतीत, -, 56, नॉर्थ साउथ रोड न 7,  
जमनाबाई नरसी स्कूल, विलेपार्ले पश्चिम, ईन्ळा,  
MAHARASHTRA, MUMBAI, Non-  
Government.  
पॅन नंबर:AAEPK1036Gकुलमुखत्यार देणार  
वय :-66  
स्वाक्षरी:-2 नाव:विकास मारुती कदम - -  
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:  
रिक्तोलकर चाळ, ब्लॉक नं: -, रोड नं: न्यू आंबेवाडी  
जवाहर नगर, गोळीबार रोड खार पूर्व, मुंबई, महाराष्ट्र,  
मुंबई.  
पॅन नंबर:AWLPK4068Rपॉवर ऑफ अटॉर्नी  
होल्डर  
वय :-43  
स्वाक्षरी:-वरील दस्ताऐवज करून देणार तथाकथीत आममुखत्यारनामा चा दस्ता ऐवज करून घेतल्याचे प्रमाण करताना  
शिकका क्र.3 ची वेळ:13 / 06 / 2017 10 : 57 : 14 AMबदर - १८ IV  
3662 9C 9C  
2017

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तींचे ओळखनाव व त्यांची ओळख पारविणान

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अरुण कुळये - -  
वय:62  
पत्ता:रमण लक्ष्मण चाळ, तानाजी नगर, मालाड पु मु  
पिन कोड:400097

स्वाक्षरी

2 नाव:विजय लांबे - -  
वय:29  
पत्ता:गाव चत्राट पो बोरवाडी, ता मानगाव भयगाड  
पिन कोड:402120

स्वाक्षरी



शिकका क्र.4 ची वेळ:13 / 06 / 2017 10 : 58 : 22 AM

शिकका क्र.5 ची वेळ:13 / 06 / 2017 10 : 58 : 33 AM

प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण.....१८.....पाने आहेतसह. दुय्यम निबंधक, अंधेरी क्र. ७  
मुंबई उपनगर जिल्हा

सह. दुय्यम निबंधक, अंधेरी क्र. ७

EPayment Details.

sr.

1

Payment Number  
MH-002253772/201718Defaulter Number/ 08 / 2017  
0001313231201718बदर-१८/ 3662 / 2017  
पुस्तक क्रमांक १८ क्रमांक...४.....वर  
नोंदला.सह. दुय्यम निबंधक, अंधेरी क्र. ७  
मुंबई उपनगर जिल्हा

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वसई क्र.-५
दस्ता क्र. ८३३८/२०२४
२१५ / २६०

### घोषणापत्र

मी ~~विकास सास्वती कदम~~ या द्वारे  
घोषित करतो की, दुय्यम निबंधक ~~वसई-५~~ यांचे कार्यालयात

~~कशास्त्रा~~ या शिर्षकाचा दस्त नोंदणीसाठी  
सादर करण्यात आला आहे. याकामी ~~विजय स्त्री. कासबा~~

यांनी दिनांक १३-०६-२०१७ ला दिलेल्या कुळमुखत्यारपत्राच्या  
आधारे मी, कबुलीजबाब दिला आहे. मला दिलेले सदर कुळमुखत्यारपत्र रद्द केलेले  
नाही किंवा कुळमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही  
किंवा अन्य कोणत्याही कारणामुळे कुळमुखत्यारपत्र रद्दाबाबत ठरलेले नाही.  
सदरचे कुळमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णता  
सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८  
चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक - १३-०६-२०२५

कुळमुखत्यारधारकाची सही



वसई क्र. - 1  
दस्ता क्र. २३३८ / २०२४  
११६ / १६०

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAQFJ8071L

नाम / Name  
JEEVDANI BUILDERS & DEVELOPERS LLP

स्थापना की तिथि  
Date of Incorporation/Formation  
13.04.2021



*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
HDBP55737K

नाम / Name  
SHRI VIKOD SAWANT

स्थापना की तिथि  
Date of Incorporation/Formation  
05.06.1999



हस्ताक्षर  
Signature

*Signature*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
COOPV4379B

नाम / Name  
MIHIR SHANKAR VIRKAR

पिता का नाम / Father's Name  
SHANKAR KISAN VIRKAR

जन्म की तिथि /  
Date of Birth  
24/10/2000

*Mihir*  
Signature

वर्क क्र.-५  
दस्त क्र. ९३३८/२०२४  
२५० / २६०

*Mihir*

भारत सरकार  
GOVERNMENT OF INDIA

मिहिर शंकर विरकर  
Mihir Shankar Virkar

जन्म वर्ष / Year of Birth : 2000  
पुरुष / Male

6008 9337 4213

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता बी-१०५, चावरे कॉम्प्लेक्स, स्टेशन रोड, सिविक सेंटर जवळ, नालासोपारा पश्चिम, सोपारा, ठाणे, महाराष्ट्र, 401203

Address: B-105, Chawre Complex, Station Road, Near Civic Center, NALASOPARA WEST, Sopara, Thane, Maharashtra, 401203

1947  
1000 100 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bangalore-560 091

19

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VIRKAR SHANKAR KISAN

KISAN NAGU VIRKAR

15/01/1974  
Permanent Account Number  
AEMPV2368E

*Shankar*  
Signature

28086014

Registrar Class-11, Vasal-5  
Paighat

भारत सरकार  
GOVERNMENT OF INDIA

शंकर किशन विरकर  
Shankar Kisan Virkar

जन्म वर्ष / Year of Birth : 1974  
पुरुष / Male

4687 4641 2432

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता ४/१०५ चावरे कॉम्प्लेक्स, स्टेशन रोड, सिविक सेंटर जवळ, नालासोपारा पश्चिम, नालासोपारा, ठाणे, महाराष्ट्र, 401203

Address: B/105 CHAWARE COMPLEX, STATION ROAD, NEAR CIVIC CENTRE, NALLASOPARA WEST, NALLASOPARA, Thane, Maharashtra, 401203

1947  
1000 100 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bangalore-560 091

*Shankar*



534/9338

गुरुवार, 13 जून 2024 4:55 म.नं.

दस्त गोषवारा भाग-1

वसई5

११८१११०

दस्त क्रमांक: 9338/2024

दस्त क्रमांक: वसई5 /9338/2024

बाजार मुल्य: रु. 33,92,000/-

मोबदला: रु. 48,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,36,000/-

दु. नि. सह. दु. नि. वसई5 यांचे कार्यालयात

अ. क्र. 9338 तर दि.13-06-2024

रोजी 4:52 म.नं. वा. हजर केला.

पावती:9957

पावती दिनांक: 13/06/2024

सादरकरणाराचे नाव: मिहीर शंकर विरकर -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3200.00

पृष्ठांची संख्या: 160

एकुण: 33200.00

दस्त हजर करणाऱ्याची सही:

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२

वसई क्र. ५

दस्ताचा प्रकार: करारनामा

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२

वसई क्र. ५

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 13 / 06 / 2024 04 : 52 : 47 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 13 / 06 / 2024 04 : 54 : 52 PM ची वेळ: (फी)









दस्त गोपवारा भाग-2

वसई 77 21 80  
दस्त क्रमांक:9338/2024

13/06/2024 5 10:24 PM

दस्त क्रमांक :वसई5/9338/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मिहीर शंकर विरकर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी-105, चावरे कॉम्प्लेक्स, स्टेशन रोड, सिविक सेंटर जवळ, नालासोपारा पश्चिम, सोपारा, ठाणे, महाराष्ट्र, महाराष्ट्र, THANE. पॅन नंबर:COOPV4379B	लिहून घेणार वय :-24 स्वाक्षरी:- 		
2	नाव:विरकर शंकर किसन - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी-105, चावरे कॉम्प्लेक्स, स्टेशन रोड, सिविक सेंटर जवळ, नालासोपारा पश्चिम, सोपारा, ठाणे, महाराष्ट्र, महाराष्ट्र, ठाणे. पॅन नंबर:AEMPV2368E	लिहून घेणार वय :-50 स्वाक्षरी:- 		
3	नाव:मे.जिवदानी विल्डर्स आणि डेव्हलपर्स एलएलपी तर्फे भागीदार दिपक पुरुषोत्तम शाह तर्फे कु.मु. अंकित विनोद सावंत - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दूसरा मजला, गुलमोहर प्लाझा, दिवेकर हॉस्पिटल समोर, विरार प., ता.वसई, जि.पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AAQFJ8071L	लिहून घेणार वय :-25 स्वाक्षरी:- 		
4	नाव:मे.जिवदानी विल्डर्स आणि डेव्हलपर्स एलएलपी तर्फे भागीदार विजय छोटाडालाल कामदार तर्फे कु.मु.विकास मारुती कदम - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दूसरा मजला, गुलमोहर प्लाझा, दिवेकर हॉस्पिटल समोर, विरार प., ता.वसई, जि.पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AAQFJ8071L	लिहून घेणार वय :-49 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:13 / 06 / 2024 05 : 04 : 36 PM


ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब 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 मिहीर शंकर विरकर -	13/06/2024 05:09:26 PM	मिहीर शंकर विरकर M 1250776434962096128 
2	लिहून घेणार विरकर शंकर किसन -	13/06/2024 05:08:03 PM	शंकर किसन विरकर M 1250776192854286336 
3	लिहून घेणार मे.जिवदानी विल्डर्स आणि डेव्हलपर्स एलएलपी तर्फे भागीदार दिपक पुरुषोत्तम शाह तर्फे कु.मु. अंकित विनोद सावंत -	13/06/2024 05:06:37 PM	अंकित विनोद सावंत M 1168521583360823296 





4	लिहून देणार मे.निबदानी बिल्डर्स आणि डेव्हलपर्स एलएलपी तर्फे भागीदार विजय छोटालाल कामदार तर्फे कु.नु.विकास मारुती कदम -	13/06/2024 05:05:14 PM	विकास मारुती कदम M 1168521518894309376	
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शिवका क्र.4 ची वेळ:13 / 06 / 2024 05 : 09 : 30 PM

शिक्का क्र.5 ची वेळ:13 / 06 / 2024 05 : 10 : 05 PM नोंदणी पुस्तक 1 मध्ये

Joint S R Vasal-5

सह दुय्यम निबंधक वर्ग-२  
वसाई क्र. ५

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MIHIR SHANKAR VIRKAR AND ONE	eChallan	02300042024061364107	MH003481951202425E	336000.00	SD	0001938038202425	13/06/2024
2		DHC		0624134405902	1200	RF	0624134405902D	13/06/2024
3		DHC		0624135505706	2000	RF	0624135505706D	13/06/2024
4	MIHIR SHANKAR VIRKAR AND ONE	eChallan		MH003481951202425E	30000	RF	0001938038202425	13/06/2024

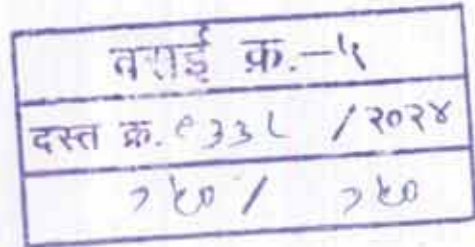
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9338 /2024

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असून, त्यास पुस्तक क्रमांक १ चे ९३३८ क्रमांकावर नोंदला

दि. १३.०६.२०२४

  
सह दुय्यम निबंधक वर्ग २  
वसाई क्र. ५