

Receipt (pavli)

534/9456

Tuesday, June 18, 2024

2:35 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10084

दिनांक: 18/06/2024

गावाचे नाव: बोळीज

दस्तावेजाचा अनुक्रमांक: वसई5-9456-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: विराज शशिकांत मोहिते

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2000.00

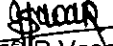
पृष्ठांची संख्या: 100

एकूण:

₹. 32000.00

आपणाम मूळ दस्त, थंयनेल प्रिंट, सूची-२ अंदाजे

2:54 PM ह्या वेळेस मिळेल.


Joint SR Vasai-5

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

वाजार मुल्य: ₹.3267000/-

मोवदला ₹.3900000/-

भरलेले मुद्रांक शुल्क : ₹. 273000/-

1) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624182409654 दिनांक: 18/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003567086202425M दिनांक: 18/06/2024

बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वमई 5

18/06/2024

दस्त क्रमांक : 9456/2024

नोंदणी :

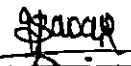
Regn:63m

गावाचे नाव : बोळीज

(1)विलेखाचा प्रकार	करगनामा
(2)सोबदना	3900000
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3267000
(4) भू-भापन,पोटहिस्सा व अक्रमांक(अमल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: गांव मोजे बोळीज,उपविभाग 8,म नं- 191,हि नं- 2 व 3,प्लॉट नं- 1,2,3 व 4,सदनिका क्र- 206,दुसरा मजला,टार्डप ई,गिरीराज टॉवर,क्षेत्र 42.73 चौ मी कागपेट.((Survey Number : 191 ; HISSA NUMBER : 2 व 3, प्लॉट नं- 1,2,3 व 4 ;))
(5) क्षेत्रफळ	1) 42.73 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 अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गिरीराज डेव्हलपर्स चे भागीदार रामबाबू पी.अग्गवान नफे कु मु चेनन किशोर चौधरी वय:-43; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, पालघर. पिन कोड:-401303 पॅन नं:-AAUFG7022Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विराज शशिकांत मोहिते वय:-40; पत्ता:-प्लॉट नं: ए विंग, 104, माळा नं: -, इमारतीचे नाव: जोती इमराल्ड अपार्टमेंट, ब्लॉक नं: -, रोड नं: विराट नगर मैदान समोर, विराट नगर मैदान, विराट नगर, विराट पश्चिम, महाराष्ट्र, पालघर. पिन कोड:-401303 पॅन नं:-BFHPM4460D 2): नाव:-स्वरा विराज मोहिते वय:-31; पत्ता:-प्लॉट नं: ए विंग, 104, माळा नं: -, इमारतीचे नाव: जोती इमराल्ड अपार्टमेंट, ब्लॉक नं: -, रोड नं: विराट नगर मैदान समोर, विराट नगर मैदान, विराट नगर, विराट पश्चिम, महाराष्ट्र, पालघर. पिन कोड:-401303 पॅन नं:-ILBPM9318F
(9) दस्तऐवज करून दिल्याचा दिनांक	18/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9456/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	273000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारान घेतलेला नपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.


 सह दुय्यम निबंधक वर्ग-२
 वसई क्र. ५

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIRAJ SHASHIKANT MOHITE	eChallan	03006172024061400673	MH003567086202425M	273000.00	SD	0002029393202425	18/06/2024
2		DHC		0624182409654	2000	RF	0624182409654D	18/06/2024
3	VIRAJ SHASHIKANT MOHITE	eChallan		MH003567086202425M	30000	RF	0002029393202425	18/06/2024

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID वसई5	202406185141	18 June 2024,01:55:20 PM			
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2024 पालघर तालुका : वसई 8-रहिवास व इतर तत्सम अन्वये वापरातील जमिनी Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#191			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 17200	निवासी सदनिका 69500	कार्यालय 79200	दुकाने 86100	औद्योगिक 79200	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उदयवाहन सुविधा	47.003चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्षे 1st To 4th Floor	मिळकतीचा प्रकार- बांधकामाचा दर- कार्पेट क्षेत्र-	बांधीव Rs.26620/- 42.73चौ. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.69500/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) =(((69500-17200) * (100 / 100)) + 17200) = Rs.69500/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 69500 * 47.003 = Rs.3266708.5/-					
Applicable Rules = 3, 9, 18, 19					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3266708.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3266708/- = □ बत्तीस लाख सहासष्ट हजार सात शे आठ/-					

Home Print

वसई क्र.-५
दस्त क्र. ८४५६ / २०२४
१ / १००

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५



घोषणापत्र / शपथपत्र

क्र. - ५
दस्त क्र. ८४५६ / २०२४
२ / १००

मी / आम्ही खाली करणार मा नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म. रा. पुणे यांचे ३०. ११. २०१३ राजीचे परीपत्रवाचून असे ज्ञोषित करतो की. नोंदणीसाठी सादर केलेल्या दस्तऐवजमधील सादर केलेल्या दस्तऐवजमधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तमधील लिहून देणार / कुलमुखत्यारधारक हे खरे असून त्याची आगळे रवतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

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

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतनाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६२ चे ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

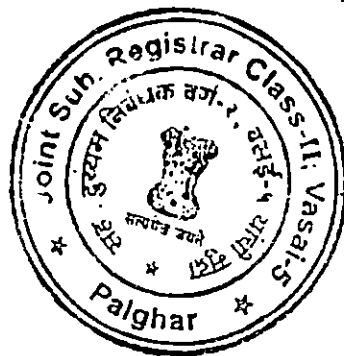
नोंदणी नियम १९६१ चे नियम ४४ वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजमधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही यची आम्हांस पूर्णपणे जाणीव आहे.

सादर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजमधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९८० चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी / आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जस भविष्यात कायदानुसार भविष्यात कोणत्याही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

R. P. Agawale

लिहून देणार



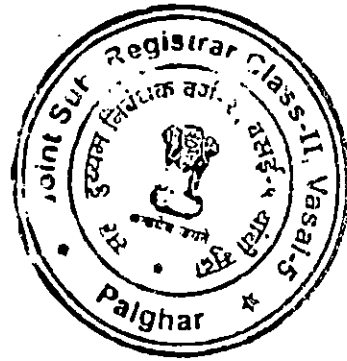
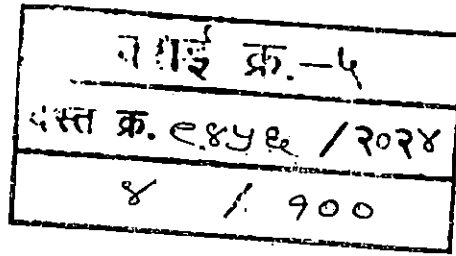
Smdhite

लिहून घेणार

Agreement value :-

39,00,000/-

Viraj S. Mohite
Flat No. 206
Giriraj Tower



Sr. No. 111

AGREEMENT FOR SALE

Agreement for Sale made at VIRAR on this 18TH day of JUNE in the year Two Thousand And TWENTY-FOUR;

BETWEEN

M/S. GIRIRAJ DEVELOPERS, a partnership firm as per Indian Partnership Act, 1932, having its office / principal place of business at Shop no. 9, Gokul Annexe Bldg., Agarwal Gardens, Phase- II, Gokul Township, Bolinj, Virar (West), Taluka : Vasai, District : Palghar - 401 303, (PAN No. AAUFG7022Q), through its authorized partner/s hereinafter referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the ONE PART.

Mohite

वसई क्र.-५
दस्त क्र. ९५५६ / २०२४
५ / १००

AND

Mr. / Mrs. VERAJ SHASHIKANT MOHITE

Mrs. SWARA VERAJ MOHITE

Adults, Indian Inhabitants of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited company registered under the provisions of the Companies Act, 1956 having their address for the purpose of these present A WING 104, JOTY EMERALD APARTMENT, OPPOSITE VERAT NAGAR GROUND, VERAT NAGAR GROUND, VERAT NAGAR, VERAR WEST

hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her heirs, executors, administrators, in case of a firm the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor and in case of a Company, its successors and permitted assigns) of the **OTHER PART:**

The Promoters and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "Party", and collectively referred as "Parties".

WHEREAS:

(i) Shri Mehboob Gulam Mehmod Sheikh & Zaibunissa Gulam Mehmod Sheikh have sold & conveyed N.A. land bearing S. No. 191, Hissa No. 3, Plot no. 1, 2, 3 & 4, N.A. Land admeasuring 2120 square meters to Shri Rambabu Prabhudayal Agarwal & Shri Hemant Laxminarayan Agarwal vide Conveyance Deed dtd. 19th October 1995. The same is updated vide Mutation Entry No. 3984, dated 18.11.1995 and certified on 04.11.1995.

(ii) Further 1. Koshav Pascol Dibrit 2. Teres Benjamin Pirel 3. Carmeli Bisha Tuscan, 4. Inus Bastyav Tuscan & 5. Alex Bastyav Tuscan. have sold & conveyed N.A. Land bearing S.No. 191, Hissa No. 2 area admeasuring 8090 square meters to Mr. Laxminarayan Prabhudayal Agarwal & Mr. Chimanlal Muljibhai Mehta vide Conveyance Deed dtd. 06th June 1996 & M/s. Mayur

Smohite

वसई क्र.-५
दस्त क्र. ९४५६ / २०२४
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RLD Enterprises through Partner 1) Nayan A. Shah, 2) Smt. Vasumati A Shah have joined as a confirming Party No. 1 and M/s. Western Builders through Shri Harchumal Hotchand Khanchandani have joined as a Confirming Party No. 2 in the said conveyance. The same is updated vide Mutation Entry No. 4033, dated 03.07.1996 and certified on 31.07.1996.

(iii) Further 1) Mr. Laxminarayan Prabhudayal Agarwal 2) Mr. Chimanlal Muljibhai Mehta, 3) Mr. Rambabu P. Agarwal & 4) Mr. Hemant L. Agarwal are the Owners of or otherwise well and sufficiently entitled to the pieces & parcels of N.A. land bearing S.No. 191, H.No.2 & 3 (Plot No. 1, 2, 3 & 4) admeasuring 2322.12 square meters or thereabouts, lying being and situated at Village Bolinj, Taluka Vasai, District Palghar. Owners have formed a Partnership firm known as M/s. GIRIRAJ DEVELOPERS as per Partnership Deed dtd. 23th November, 2019 and have introduced the N.A. land bearing S.No. 191, H.No.2 & 3 (Plot No. 1, 2,3 & 4) admeasuring 2322.12 square meters or thereabout as a share of capital in the said Partnership firm and accordingly 1) Mr. Laxminarayan Prabhudayal Agarwal 2) Mr. Chimanlal Muljibhai Mehta, 3) Mr. Rambabu P. Agarwal & 4) Mr. Hemant L. Agarwal have executed a Declaration dtd. 08th December, 2019.

(iv) Further Mr. Laxminarayan P. Agarwal is the owner of or otherwise well and sufficiently entitled to the pieces & parcels of Transferable Development Rights (TDR) bearing Certificate No. 044 issued by Vasai Virar Municipal Corporation (VVCMC) on land bearing Survey No. 195 H.No.1 admeasuring 12000 sq. mtrs or thereabouts, lying being and situated at Village Nilemore, Taluka Vasai, District Palghar.

(v) Further being Partner of the said Firm Mr. Laxminarayan P. Agarwal has introduced TDR out of said Certificate no. 044 admeasuring 5836.52 sq.mtrs bearing Survey No. 195 H. No. 1 situated at Village Nilemore, Taluka Vasai, District Palghar in the said Partnership firm known as M/s. **GIRIRAJ DEVELOPERS** and have executed a Declaration dtd. 27th November, 2020 with M/s. **GIRIRAJ DEVELOPERS**.



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- (vi) The Promoter has obtained the Certificate of Title dated 19/07/2021 issued by Mr. Suhas S. Patil, Advocates and Solicitors certifying the title of the Land Owners to the Project Land (including the rights to develop the same).
- (vii) The Promoter has applied for registration of Said Building as referred above, as a "Project" as defined in RERA and has obtained Registration No. P99000030948.
- (viii) The Owners have obtained Commencement Certificate No. VVCMC/TP/RDP/VP-1415/04/2019-20, dated 8th April, 2019 (hereinafter referred to as the "2019" Commencement Certificate") for construction of above Residential Buildings with shopping lines through utilization of the Built-up Area as sanctioned under Commencement Certificate as annexed hereto and marked as Annexure "A".
- (ix) The Owners have also obtained Revised Development Permission vide Commencement Certificate No. VVCMC/TP/RDP/VP-1415/192/2021-22, dated 16th June, 2021 (hereinafter referred to as the "2021" Commencement Certificate") & Revised Development Permission Vide Commencement Certificate No. VVCMC/TP/RDP/VP-1415/29/2022-23 dated 17th May 2022 (hereinafter referred to as the "2022 Commencement Certificate") for construction of above Residential Buildings with shopping lines Building Type "E" through utilization of the Built-up Area as sanctioned under Commencement Certificate as annexed hereto and marked as Annexure "B".
- (x) The Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinafter.
- (xi) The Promoter has entered into a standard Agreement with an Architect & structural Engineer Mr. Abhay Raut Consultants registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects & for the preparation of the structural design



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and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

- (xii) Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the Said Project Land and to enter into Agreement/s with the allottee/s of the Apartments to receive the sale consideration in respect thereof;
- (xiii) That on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Said Project Land such as plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as **THE SAID ACT**) and the Rules and Regulations made there under;
- (xiv) The authenticated copies of Certificate of Title issued by the Advocate of the Promoter, copies of 7/12 extract showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'C' and 'D', respectively.
- (xv) The Promoter has got some of the approvals from the concerned local authority(s) to the plans, specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate and Occupancy Certificate of the said Building.
- (xvi) That while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority

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(xvii) The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

(xviii) The Allottee has applied to the promoter for allotment of apartment in the Said Project. Pursuant, to which allottee is offered an Apartment more particularly described in Clause 1.a (i) in the building known as "GIRIRAJ TOWER" (hereinafter referred to as the "said building") being constructed in by the Promoter.

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

(xx) The Promoter is in Process of registering under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority.

(xxi) The Promoter under section 13 of the said Act is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

(xxii) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat/Shop in said Building.

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



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1. The Promoter shall construct the said building/s consisting of a Ground (Part) and 16 upper floors on the Said Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

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1.a (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s, one Flat/Shop bearing No. 206 admeasuring 42.73 Square meters (Carpet area) as per RERA on 02ND Floor as shown in red Color line in the floor plan thereof hereto annexed and marked Annexure 'E', in the building known as "GIRIRAJ TOWER" and more particularly described in the SECOND SCHEDULE (HEREINAFTER REFERRED TO AS "The Flat/Shop") for the price of Rs. 39,00,000/-/- (Rupees THIRTY NINE LAKH ONLY. only).

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(ii) The carpet area of the said Flat/Shop as defined under the provisions of RERA is [42.73] square meters.

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(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee One parking space bearing No _____ being constructed in the said building for the consideration of Rs. _____ /-. (Rupees _____ Only)

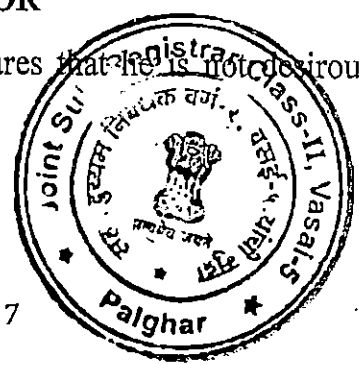
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OR

(iv) The Allottee hereby declares that he is not desirous of purchasing parking space.

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1(b) The total aggregate consideration amount for the apartment including covered parking space is thus Rs. वसई क्र. - 4 /- (Rupees

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Rs. 4,00,000/- (Rupees FOUR LAKH ONLY only) as

advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. 35,00,000/- (Rupees THIRTY FIVE LAKH ONLY only)

in the following manner:-

The said consideration of Rs. 39,00,000/- (Rupees THIRTY NINE LAKH ONLY only)

shall be payable by the Allottee/s in the following manner:-

- a) Rs. 1,00,000/- on booking of Flat/ Shop.
- b) Rs. 3,00,000/- on or before completion of plinth / or on or before 18/06/2024 whichever is earlier.
- c) Rs. 35,00,000/- on or before completion of 1st Slab / or on or before 10/07/2024 whichever is earlier.
- d) Rs. — /- on or before completion of 2nd Slab / or on or before _____, whichever is earlier.
- e) Rs. — /- on or before completion of 3rd Slab / or on or before _____, whichever is earlier.
- f) Rs. — /- on or before completion of 4th Slab / or on or before _____, whichever is earlier.
- g) Rs. — /- on or before completion of 5th Slab / or on or before _____, whichever is earlier.
- h) Rs. — /- on or before completion of 6th Slab / or on or before _____, whichever is earlier.

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 before completion of 5th Slab / or on or
 before 72 / 700, whichever is earlier.

i) Rs. — /-

on or before completion of 8th Slab / or on or
 before _____, whichever is earlier.

j) Rs. — /-

on or before completion of 9th Slab / or on or
 before _____, whichever is earlier.

k) Rs. — /-

l) Rs. — /-

on or before completion of 10th Slab / or on
 or before _____, whichever is earlier.

m) Rs. — /-

on or before completion of 11th Slab / or on or
 before _____, whichever is earlier.

n) Rs. — /-

on or before completion of 12th Slab / or on or
 before _____, whichever is earlier.

o) Rs. — /-

on or before completion of 13th Slab / or on or
 before _____, whichever is earlier.

p) Rs. — /-

on or before completion of 14th Slab / or on or
 before _____, whichever is earlier.

q) Rs. — /-

on or before completion of 15th Slab / or
 on or before _____, whichever is earlier.

r) Rs. — /-

on or before completion of 16th Slab / or on or
 before _____, whichever is earlier.

s) Rs. — /-

on or before completion of 17th Slab / or on or
 before _____, whichever is earlier.

t) Rs. — /-

on or before completion of brick work/ or on
 or before _____, whichever is earlier

u) Rs. — /-

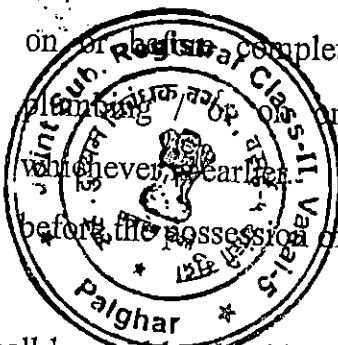
on or before completion of plaster (Internal
 & External) /or on or before _____,
 whichever is earlier.

v) Rs. — /-

on or before completion of flooring and
 plastering / or before _____,
 whichever is earlier.

w) Rs. — /-

before the possession of the said Flat/ Shop.



Each of such installments shall be paid by the Allottee within a period of
15 days from the date of intimation by the Promoter. Time for payment
 of each installment is the essence of the contract.

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1 (c) (ii) The Allottee/s hereby agree/s, confirm/s and undertake/s that an intimation forwarded by the Promoter, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is completed. However, it is agreed that non receipt of such intimation requiring such payment shall not be a plea or an excuse by the Allottee/s for non-payment of any amount or amounts

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1 (c) (iii) It is clarified that Sale Consideration shall be payable by the Allottee/s in the Account No 921020028282026 maintained with Bank :-Axis Bank Limited, Branch-Virar [West], with IFSC Code:-UTIB0000023 ("the said Account"). In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the said Premises, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Consideration due and payable to the Promoter through an account payee cheque /demand draft / wire transfer / any other instrument drawn in favour of the said Account immediately upon the relevant stage of construction being completed / payment due as per Schedule 1 (c) (i). Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Premises and shall be construed as a breach on the part of the Allottee/s in which event without prejudice to the right of the Promoter to charge interest at the prevailing rate of State Bank of India Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on the amounts due, the Promoter shall be entitled to terminate this Agreement and forfeit 10% of the Sale Consideration along with brokerage charges (if any), taxes, GST, other levies as reasonable, pre-estimated, genuine and agreed liquidated damages and return balance (if any) to the Allottee/s within 30 (thirty) days from the date of such termination of the Agreement.

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1 (d) The Sale Consideration mentioned above excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other taxes, indirect taxes which are levied, may be levied, in connection with the construction of and carrying out the Project and/or with respect

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228 to the said Flat/ Shop and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties, levies and impositions fines, interest & penalty on impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies(including any increase thereof) on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

1 (e) The Total Price is escalation-free, save and except escalations / increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges of any kind or new charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

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

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All these monetary adjustments shall be made at the same rate per square meters as agreed in Clause 1(a) of this Agreement.

- 1 (g) The Allottee authorizes the Promoter to adjust / appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 2.1 The promoter may make such minor additions or alterations as may be required by the allottee or such minor changes or alterations as may be necessary due to the architectural and structural reason duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Society.
- 2.2 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
- 2.3 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the said Flat / Shop to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").
- 2.4 A Copy of List of Amenities for Flats is annexed as per Annexure "F".

3. POSSESSION DATE, DELAY AND TERMINATION

3.1 The Promoter shall complete the construction of the said Flat/ Shop and offer possession thereof to the Allottee/s on or before 31/07/2024 ("the said Date") ~~subject to Allottee/s having paid~~ the entire amount, other incidental charges, taxes, ~~interests, penalties etc.~~ If the Promoter fails and/or neglects to offer possession of the said Flat/ Shop to the Allottee/s on the said Date on account of reasons beyond their control, then Promoter shall be liable, on demand, refund to the Allottee/s the amounts already received by the Promoter from the Allottee/s in respect of the said Flat/ Shop Premises with interest at the Interest Rate calculated from the date the Promoter received such amounts and till such amount is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for offering possession of the said Flat/ Shop to the Allottee/s, if the completion of the said Building is delayed on account of;

- (i) War, Civil Commotion or act of God;
- (ii) Any force majeure events, epidemics, Pandemic, Lockdowns etc
- (iii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;
- (iv) Any stay order / injunction order issued by any Court of Law, competent authority, VVCMC, statutory authority;
- (v) Any other circumstances that may be deemed reasonable by the Authority.
- (vi) Any delay in procurement/grant of any permission, certificate, Occupation Certificate consent and/or sanction from the concerned authority;

3.2 The Allottee/s shall make payments ~~in installments~~ installments mentioned hereinabove along with all the other amounts including amounts mentioned herein below. The Promoter, upon receipt of Occupation Certificate of the said Flat/ Shop from the competent authority, and subject to the Allottee/s observing and performing all the terms/conditions of this Agreement (including timely payment of all amounts due and payable under these presents), shall send a written notice ("Possession Notice") to the Allottee/s to occupy the said Flat/ Shop.

3.3 In the event the Allottee/s fail/s and/or subject/s to take possession within the specified period as per possession notice, it shall be deemed that the Allottee/s has/have taken possession from the date of Possession Notice and that date shall be deemed to be the "Date of Possession" and all obligations of the Allottee/s related to said Flat/ Shop after taking possession thereof shall be deemed to be effective from the Date of Possession.

3.4 If the Promoter fail(s) to offer the possession of the said Flat/ Shop to the Allottee/s on or before Possession Date, (save and except for the reasons as stated in Clause 3.1) (i to vi), then the Allottee/s shall be entitled to either of the following:

- (i) Call upon the Promoter by giving a written notice ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on the amounts due, for every month of delay from the Possession Date, on the Sale Consideration paid by the Allottees. The interest shall be paid by the Promoter to the Allottees till the date of offering the possession of the said Flat/ Shop by the Promoter to the Allottees; OR
- (ii) The Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter ("Termination Notice") by Courier / E-mail/ Registered Post A.D. at the address provided by the Promoter. On the receipt of the Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoter, the Promoter after execution of cancellation deed refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest at the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause) the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Flat/ Shop and the Promoter shall be entitled to deal with and/or dispose off the said Flat/ Shop in the manner they may

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deems fit and proper upon execution & registration of Cancellation of Flat/Shop Agreement. In such case Allottee shall bear all incidental expenses like Stamp Duty, Registration fees, GST; Brokerage, Legal Charges and any other expenses / taxes paid or payable, levies as may be applicable etc on this Agreement. This amount shall be deducted from the amount received by the Promoter from the Allottee (s) till the time of such cancellation.

- 3.5 In case if the Allottee/s elects his/her/their remedy under sub-clause 3.4 (i) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under sub-clause 3.4 (ii) above.

4. EVENT OF DEFAULT AND CONSEQUENCES

4.1 The Promoter shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events ("Events of Default"):

- (i) If the Allottee/s delays or commits default in making payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise;
- (ii) If the Allottee/s commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, C.C. and/or any other sanction, permission, approvals, undertakings, writings and affidavits etc.;
- (iii) If the representation, declarations and/or warranties etc. made by the Allottee/s in the present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Allottee/s is untrue or false;
- (iv) If the Allottee is/are, convicted of any offence involving moral turpitude and/or is sentenced to imprisonment for any offence for not less than six months;
- (v) If the Allottee/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;
- (vi) If Receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Allottee/s or in respect of all or any of the assets and/or properties of the Allottee/s.

(vii) If the Allottee/s have ~~not~~ received any notice from the Government in India (either Central, State or Local) or foreign Government for the Allottee/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him / her /them.

(viii) If the Allottee/s carries out any structural alteration and/or addition in respect of the said Flat/ Shop or said Building or any part thereof;

(ix) If the Allottee/s fail/s to make payment towards Flat / Shop or of any outgoing/s, taxes, maintenance charges etc. in respect of the said Flat/ Shop or any part thereof;

4.2 On happening or occurring of any of the Event of Default in payment or otherwise by Allottee, the Promoter shall without prejudice to all other rights that the Promoter may have against the Allottee/s either under this Agreement, or in law or otherwise, the Promoter shall give 30 (thirty) days notice to the Allottee/s to rectify/remedy such breach and during the notice period, the Allottee/s shall be liable to bear and pay interest at the Interest at the prevailing rate of State Bank of India Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") for default period on the amounts due on the due and payable amount. In the event Allottee/s fail/s to rectify/remedy the breach within notice period, then the Promoter shall be entitled (but shall not be obliged) to (i) forthwith terminate this Agreement ("Termination Date") and (ii) forfeit the amounts equivalent to 10% (ten per cent) of the Sale Consideration and balance if any, shall be refunded to the Allottee/s after deducting all incidental expenses like Stamp Duty, Registration fees, GST, Brokerage Charges paid by Promoter, Legal Charges, levies as may be applicable and any other expenses / taxes paid or payable on this Agreement within 30 (thirty) days from the Termination Date after execution of cancellation deed. It is further clarified that any profit arising from sale of the said Premises to the new Allottee/s shall be of the Promoter and the Allottee/s shall have no claim against the same. In such case Allottee shall bear all incidental expenses like Stamp Duty, Registration fees, GST, Brokerage Charges paid by Promoter, Legal Charges, levies as may be applicable and any other expenses / taxes paid or payable on this Agreement. This amount shall be deducted from the amount received by the Promoter from the Allottee(s).

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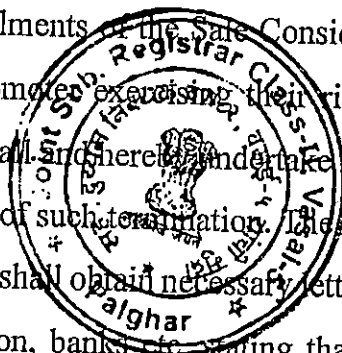
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4.3 Voluntary Cancellation by ALLOTTEE/S

PLA In the event, the Allottee/s desire/s to cancel the allotment of said Flat for any reason whatsoever, then Promoter shall be entitled to forfeit the amounts equivalent to 10% (ten per cent) of the Sale Consideration and the Allottee/s shall not be entitled to such amount paid by him/her/them/ it to the Promoter. The Allottee (s) shall also have to bear and pay to the Promoter, at the time of cancellation, the brokerage charges (if the said Flat/Shop is purchased through the broker) which brokerage shall have been already paid by the Promoter to the broker for sale of the said Flat to the Allottee/s. The Promoter shall not be liable to refund GST, Brokerage Charges paid by Promoter, Legal Charges, levies as may be applicable and all other taxes paid or payable on this Agreement and/or on the Sale Consideration and/or interest and/or otherwise & shall be entitled to deduct said sums from consideration received by the promoters. It is agreed by and between the parties that all the amounts due and payable by the Allottee/s, as specified hereinabove, shall be deducted from the amount received by the Promoter from the Allottee (s) till the time of such cancellation. The Promoter shall return the balance amount after deductions from the Sale Consideration (if any) to the Allottee(s) within 30 (thirty) days from the date of such cancellation.

4.4 If for making payment of the Sale Consideration the Allottee/s has/have availed loan from financial institutions, banks or other institutions against the security of the said Premises then the same shall be subject to the consent and approval of the Promoter. In the event of the Allottee/s committing default of the payment of the installments of the Sale Consideration or otherwise and in the event of the Promoter exercising their right to terminate this Agreement, the Allottee/s shall and hereby undertake to clear the mortgage debt outstanding at the time of such termination. The Allottee/s, at his/her/ their own cost and expenses, shall obtain necessary letter / no due certificate from such financial institution, banks etc. stating that the Allottee/s has/have cleared the mortgage/debt/charge within 15 (fifteen) days from the Termination Date. On receipt of such letter/no due certificate from the financial institution, banks etc. the Allottee/s shall be entitled to the refund



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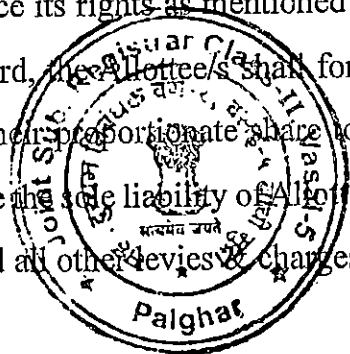
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of the amount (if any). However, the Promoter shall directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Allottee/s from the balance amount standing to the credit of the Allottee/s with the owner (if any) towards the said Premises and (paid by him/her/them to the Promoter towards the Sale Consideration) to the extent so as to clear the mortgage/debt/charge on the said Premises. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution etc. the Allottee/s shall be entitled to the refund (if any) of the balance amount standing credited to the account of the Allottee/s (if any) with the Promoter towards the said Premises. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Allottee/s to pay the installments of the consideration amount as and when due under the terms of this Agreement and the Allottee/s shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Allottee/s has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Allottee/s shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the consideration amount on time and on the due dates on the basis that the Allottee/s has applied for loan to such financial institution, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of the Allottee/s is rejected. In the event of the failure of the Allottee/s to pay the installments of the consideration amount the Promoter shall be entitled to enforce its rights as mentioned herein. In case, there shall be deficit in this regard, the Allottee/s shall forthwith on demand pay to the Promoter his/her/their proportionate share to make up such deficit. It is clarified that it shall be the sole liability of Allottee/s to pay all the dues, charges, loan amounts and all other levies & charges.



4.5 Notwithstanding anything contrary contained herein, in case the Allottee/s fail or are otherwise unable to make payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, to the Promoter, then the Promoter shall without prejudice to any other rights

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or remedies that it may have against the Allottee, including the right to terminate and forfeit 10% from the Sale Consideration and put an end to this Agreement as mentioned herein, or charge interest from the due date till the date of realization thereof.

4.6 All the aforesaid rights and/or remedies of the Promoter are cumulative and without prejudice to one another.

4.7 **PROJECT**

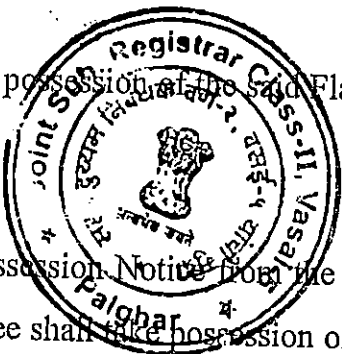
The name of Building to be constructed on portion of said Land shall always be known as "GIRIRAJ TOWER" or such other name as may be confirmed by the Promoter and this name shall not be changed without the written permission of the Promoter

5. **PROCEDURE FOR TAKING POSSESSION:-**

5.1 Upon obtainment of the Occupancy Certificate from the VVCMC or such other competent authority and upon payment by the Allottee of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Flat/ Shop to the Allottee in writing ("Possession Notice"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be before taking the possession of the said Flat / Shop. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Real Estate Project.

5.2 The Allottee shall take possession of the said Flat/ Shop within 15 days of the Possession Notice.

5.3 Upon receiving the Possession Notice from the Promoter as provided for hereinabove, the Allottee shall take possession of the said Flat/ Shop from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Flat/ Shop to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the said Flat/ Shop



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within the time provided herein above, such Allottee shall continue to be liable to pay maintenance charges and all other charges with respect to the said Flat/ Shop, as applicable and as shall be decided by the Promoter.

5.4 The Allottee/s shall pay to the Promoters initially Provisional monthly contribution of Rs. 2,500/- /- per month (Plus GST as may be applicable) towards the outgoings, which shall be revised by the promoters from time to time and payment of such increase in initial contribution shall not be with held by the Allottee/s for any reason whatsoever. The Allottee/s undertakes to pay such provisional monthly contribution and such share of outgoings in advance for 36 months before the possession of the said Flat/ Shop and thereafter regularly on the 5th day of every month in advance and shall not withhold the same for any reason whatsoever.

5.5 Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share of outgoings in respect of the Real Estate Project and said Land including inter-alia, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the VVCMC or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses, GST, taxes, levies necessary and incidental to the management and maintenance of the Real Estate Project and/or the said Land. Until the Society is formed and the Society Conveyance (defined hereinafter) is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion.

5.6 The Allottee further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee shall, after completion of initial period of 36 months, pay to the Promoter amounts towards monthly maintenance charges as may be applicable. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance (defined hereinafter) is duly executed and registered.

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5.7 If within a period of 5 (five) years from the date of handing over the said Flat/ Shop to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Flat/ Shop or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project.

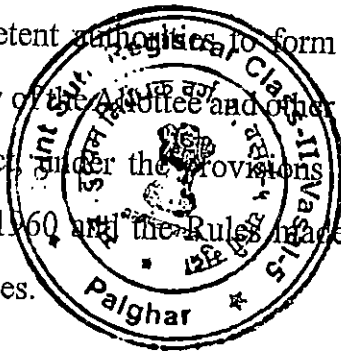
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5.8 The Allottee shall use the said Flat/ Shop or any part thereof or permit the same to be used only for purpose of residential / commercial purpose respectively. The Allottee shall use the vehicle parking space only for purpose of parking vehicle and Balcony Area for lawful purpose.

5.9 It is agreed and clarified that Promoter shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the Flat/Shop, vehicle parking, etc. separately and independently and the Purchasers / Allottees of all the Flat/ Shop, vehicle parking, etc. in said building shall be admitted to the Society.

6. **FORMATION OF SOCIETY AND OTHER SOCIETIES:-**

6.1 The Promoter shall, as per RERA Act and RERA Rules, submit an application to the competent authorities to form a co-operative housing society to comprise solely of the Allottee and other allottees of Flats / Shops in the Real Estate Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made there under, read with RERA and the RERA Rules.



6.2 The Allottee shall, along with other allottees of Flats/ Shops in the said Project, join in forming and registering a co-operative housing society under

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the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules there under and in accordance with the provisions of the RERA and RERA Rules,

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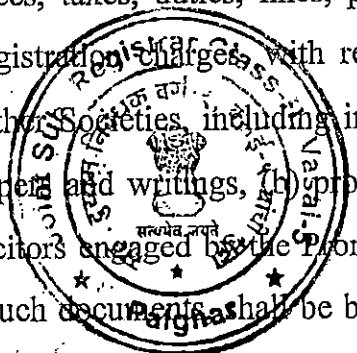
6.3 For this purpose, the Allottee shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

6.4 The name of the Society shall be solely decided by the Promoter.

6.5 The Society shall admit all Allottees of Flat / Shop in the said Project as members, in accordance with its bye-laws.

6.6 The Promoter shall be entitled, but not obliged to join as a member of the Society in respect of unsold Flat/ Shop in the said Project, if any & shall not be liable to pay any maintenance charges or other levies to society/ Organization on unsold Flat / Shop till the period they are sold.

6.7 The cost, charges, expenses, levies, fees, taxes, duties, fines, penalties, interest including stamp duty and registration charges with respect to the formation of the Society and/or Other Societies including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents shall be borne and paid by the Society/ and their members/ including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.



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6.8 It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold Flat/ Shop, vehicle parking spaces etc. in the said Building/ shall at all times be and remain the absolute property of the Promoter and the Promoter may if it so desires, become member of the Society in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Allottee/s herein, nor the Society shall object to or dispute the same. On Promoter intimating to the Society, the name or names of the Allottee/s or acquirer/s of such unsold Flat/ Shop, premises, etc., the Society shall forthwith accept and admit such Allottee/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/ recovering from them any maintenance charges, premium, fees, donation or any other amount of whatsoever nature in respect thereof including any amount collected by Promoter from such Allottees as mentioned in Clause 6.9 below. It is further clarified that for sale of such premises, Promoter shall not be liable to take any permission/consent of the Society. Further Promoter shall not be liable to pay any maintenance charges or other levies to society/ Organization on unsold Flats / Shops.

6.9 The Allottee/s shall pay to the Promoter/Society the proportionate share of the Municipal tax, water charges, maintenance charges, outgoings and all other rent, rates and taxes in respect of the said Flat/ Shop immediately before taking possession thereof.

6.10 Pursuant to the Group Housing Scheme developed by the land owners, all the Developers, including the Builders herein will form for their respective individual building / wing, or group of buildings Co-operative Housing societies and Federal or Apex Co-operative Society (hereinafter referred to as "the Apex Body") of all such Co- operative housing societies will be

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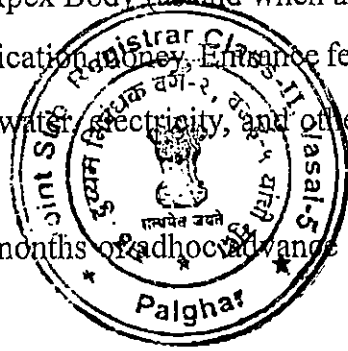
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formed and the Apex Body shall be handed over all the common facilities and amenities in respect of the said layout and the Apex Body shall be entrusted with the repairs and maintenance of the said common facilities, amenities and services and the Owners may execute or cause to be executed in favour of the said Apex Body a conveyance in respect the lands falling in said layout or shall in the alternative execute one or more deeds of Indenture of lease for 999 Years on such terms as set out by the Builders / Owners herein.

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

7. The Allottee shall, before delivery of possession of the said Flat/ Shop as mentioned above, deposit the following amounts with the Promoter,-

- a. Rs. _____/- for share money of the Society
- b. Rs. _____/- Proportionate share of taxes and other charges/ levies in respect of the Society and Apex Body (as and when applicable) ;
- c. Rs. _____/- towards Application Money, Entrance fee of Society/ Apex Body, Development Charges, water, electricity, and other utility and services connection charges;
- d. Rs. 30,000/- /- towards 12 months of adhoc advance maintenance charges



The above amounts are not refundable and no accounts or statement will be required to be given by the Promoter to the Allottee in respect of the above amounts paid by the Allottee with the Promoter.

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8. **RIGHTS IN THE SAID FLAT AND COMMON AREA**

It is expressly agreed that the right of the Allottee/s under this Agreement or otherwise shall always be restricted to the said Flat only, and such right will accrue to the Allottee/s only on the Allottee/s making payment of all the amounts including the Sale Consideration to the Promoter strictly in accordance with this Agreement and only on the Allottee/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof.

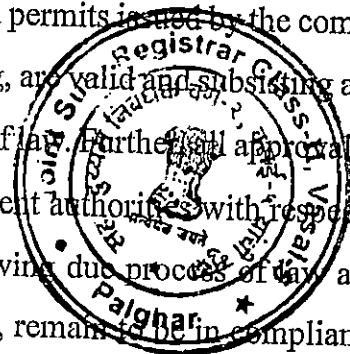
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9. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-**

The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate:

- (i) The Promoter has lawful rights and requisite approvals from the competent authorities to carryout development of the said Building and shall obtain requisite approvals from time to time to complete the development of the said Building and, if and when necessary;
- (ii) The Promoter has clear and marketable title and has the requisite rights to carry out development upon the said Land and also has actual, physical and legal possession of the Land for the implementation of the said project.
- (iii) There are no encumbrances/litigations of the Promoters pending before any Court of Law with respect to the said building.
- (iv) 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 Building, shall be obtained by following due process of law and the Promoter have been and shall, at all times, remain in compliance with all applicable laws in relation to the said Building and common areas;



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(v) The Promoter has the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the Promoter are restricted to enter into these presents;

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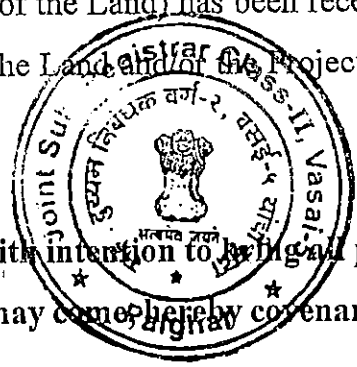
(vi) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Flat/ Shop, which will, in any manner, affect the rights of Allottee under this Agreement;

(vii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat/ Shop to the Allottee in the manner contemplated in this Agreement;

(viii) The Promoter/land owners shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Society;

(ix) The Promoter has 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 Real Estate Project to the competent Authorities till the Promoter obtains Occupation Certificate and there upon the same shall be borne by the Society;

(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 Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.



10. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is

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taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store anything in the refuge floor nor store any goods in the said Flat/ Shop which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Building and in case any damage is caused to the said Building on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs.

iii. To carry out at his/her/their own cost all internal repairs to the said Flat/ Shop and maintain the said Flat/ Shop in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Flat/ Shop is situated or the said Flat/ Shop which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the said Flat/ Shop committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the said Flat/ Shop or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Flat/ Shop or any part thereof nor any alteration in the elevation and outside color scheme of the Real Estate Project in which the said Flat/ Shop is situated and shall keep the portion, sewers, drains and pipes in the said Flat/ Shop and the appurtenances thereto



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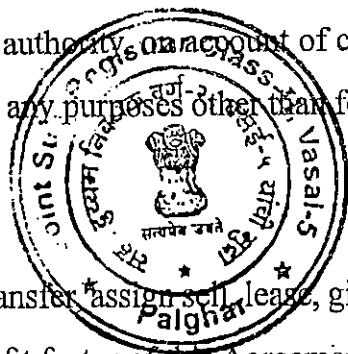
in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the the Real Estate Project in which the said Flat/ Shop is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Flat/ Shop without the prior written permission of the Promoter and/or the Society;

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- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the / said Building or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/ Shop into the compound or the refuge floor or any portion of the said Property / said Building. If the Allottee/s or members of his/her/their family or any servant or guest of the Allottee/s commits default of this sub clause then the Allottee/s shall immediately rectify the same at his/her/their own costs and expenses.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is Sold.
- ix. The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave & licence or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.



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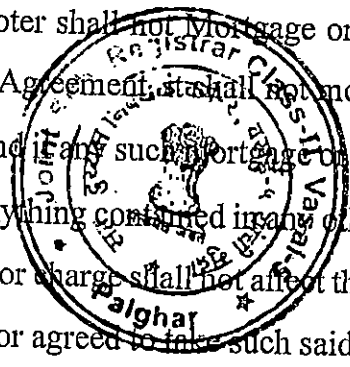
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x. ^{RPA} The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from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

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

12. **MORTGAGE:-** Promoter shall not mortgage or create a charge after the Promoter executes this Agreement. ~~It shall not mortgage or create a charge on the said Flat/ Shop and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Flat/ Shop.~~



13. **BINDING EFFECT:-** Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with

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all the Schedules and Annexures along with the payments due as stipulated in the Payment Plan at Clause 5(a) above, within 30 (thirty) days from the date of receipt thereof by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever after deducting all incidental expenses like Stamp Duty, Registration fees, GST, Brokerage, Legal Charges and any other expenses / taxes paid or payable on this Agreement.

14. **ENTIRE AGREEMENT:-** 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, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/ Shop, as the case may be.

15. **RIGHT TO AMEND:-** This Agreement may only be amended through written consent of the Parties.

16. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S AND SUBSEQUENT ALLOTTEE(S).**
 It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Building shall equally be applicable to and enforceable against any subsequent allottee(s) of the said Flat/ Shop, in case of a transfer, as the said obligations go along with the said Flat/ Shop, for all intents and purposes.

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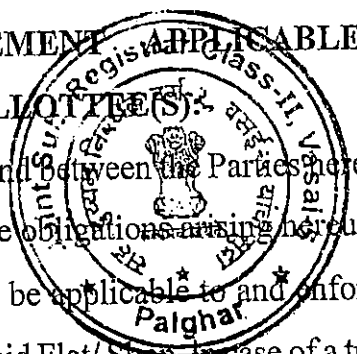
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दस्ता क्र. 2848/2028
दिनांक

17. **SEVERABILITY:-**

RLS If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made there under or under other applicable laws, such provisions of this 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 RERA or the Rules and Regulations made there under 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.

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18. **METHOD OF CALCULATION OF PROPORTIONATE SHARE:-**

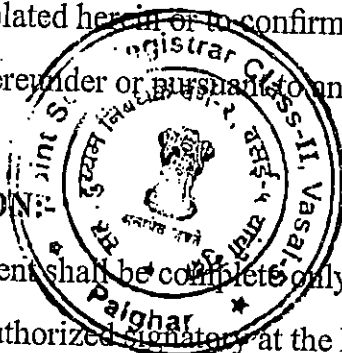
Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee(s) in, the same shall be in proportion to the carpet area of the said Flat/ Shop to the total carpet area of all the other premises in the said building.

19. **FURTHER ASSURANCES:-**

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

20. **PLACE OF REGISTRATION:-**

20.1 The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter' office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed witin the Registration Sub-District of Vasai, District Palghar.



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RRA 20.2.

The Allottee/s and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter and Allottee/s or their agents will attend such office and admit execution thereof.

20.3 The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges, taxes, GST, other levies, taxes as may be levied from time to time and all out-of-pocket costs, charges and expenses on all documents for allotment of the said Flat/ Shop including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee's account.

21. NOTICE:-

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

RRA

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MR. Viraj Shashikant Mohite.

Name of Allottee: Mrs. Suren Viraj Mohite.

Allottee's Address: A Wing 104, Joty Emerald Apt,
Opposite Virat Nagar Ground, Virat Nagar, Ground,
Virat Nagar, Virar (W).

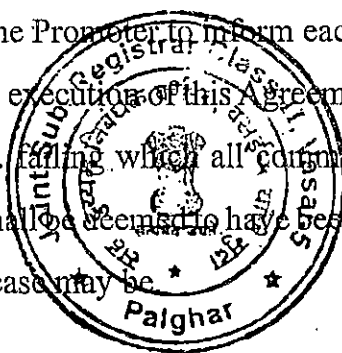
Allottee's Notified Email ID: Kingraj13@gmail.com

Promoter name: M/S. GIRIRAJ DEVELOPERS

(Promoter Address): Shop No. 9, Gokul Annexe Bldg., Agarwal Gardens, Phase- II, Gokul Township, Bolinj, Virar (West), Taluka : Vasai, District : Palghar - 401 303

Promoter's Notified Email ID: agarwalgrouprra@gmail.com

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement, in the above address by Registered Post A.D. failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.



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वसा क. २४५६/२०२४
३६ / १००

22. **JOINT ALLOTTEES:-**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to considered as properly served on all the Allottees.

23. **Stamp Duty and Registration Charges:-**

The charges towards stamp duty fees, registration charges and all other charges of this Agreement shall be borne by the Allottee alone.

24. **Dispute Resolution:-**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, there under.

25. **Governing Law:-**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Palghar District, and the Courts of Law in Palghar District will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that pieces or parcels of non-agricultural land admeasuring 1746.92 sq.mtrs out of land bearing S.No. 191, H.No.2 & 3 (Plot No. 1, 2, 3 & 4), being lying and situated at Village Bolinj within the Registration Sub-District of Vasai, District- Palghar.



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वाराई क्र.-५
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 ३६ / १००

THE SECOND SCHEDULE ABOVE REFERRED TO

(The Said Flat / Shop)

RRR Smohite

Flat/Shop bearing No. 206, on the 02ND Floor admeasuring 42.73 Square meters (Carper area) as per RERA in the Building Type "E" known as "**GIRIRAJ TOWER**" constructed on land being a part of land bearing S.No. 191, H.No.2 & 3 (Plot No. 1, 2, 3 & 4) being lying and situated at Village Bolinj within the Registration Sub-District of Vasai, District - Palghar.

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

SIGNED AND DELIVERED by the

Within named "THE PROMOTERS"

M/S. GIRIRAJ DEVELOPERS

Through its Partner

Mr. RAMBABU P. AGARWAL



R.P. Agarwal



In the presence of

1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED by the

Withinnamed "THE ALLOTTEE/S"

MR. VERAS SHASHEKANI MOHITE

Mrs. SWARA VERAS MOHITE



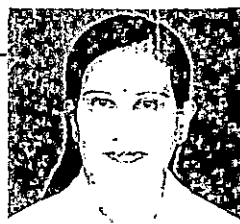
[Signature]



in the presence of

1. *[Signature]*

2. *[Signature]*



Smohite



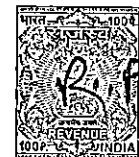
RECEIPT

वसई क्र.-१५
दस्त क्र. २४५६ / २०२४
३६ / १००

RECEIVED the day and the year first)
 Hereinabove written of and from the)
 Withinnamed ALLOTTEE/S, the sum of)
 Rupees ONE LAKH ONLY.)
 _____)
 as and by way of part consideration money)
 paid by him/her/them to us.)
 IMP5/P2A/416017744118)
 vide Cheque / DD / PO / RTGS / NEFT No. _____)
 dated 08/06/2024 drawn on ICICI BANK)
LTD. _____)
 Branch VIRAR (W).)

Rs. 1,00,000/- /-

WE SAY WE HAVE RECEIVED.
For M/S. GIRIRAJ DEVELOPERS

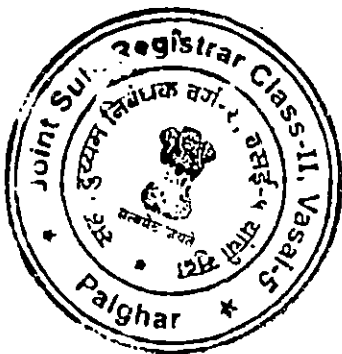


R. P. Aggarwal

PARTNER

Witnesses:-

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

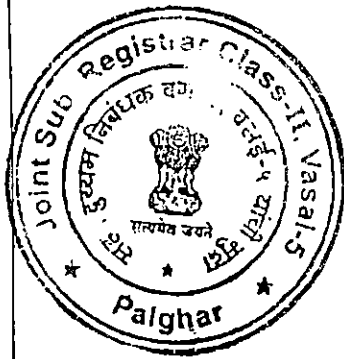


वराई क्र.-५

दस्त क्र. ९५५६ / २०२४

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C A N C E L L E D



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वसई क्र.-५
दस्त क्र. ९५५६ / २०२४
३० / १००

Annexure "F"

LIST OF AMENITIES (Only For Flats)

1. Designer Kitchen trolley.
2. Flooring in full Flat.
3. POP Finish in Living Room and Bed Room.
4. Concealed Plumbing.
5. One Water Tank.
6. Single Phase Electricity meter in each Flat.
7. Wash Basin.
8. Flush Tank in W.C.
9. Dado tiles in Bath / W.C. / Toilets.
10. Electric wiring with sufficient points.
11. Attractive main door.
12. Aluminum sliding windows with Marble Frame.
13. Granite kitchen platform with 4' dado tiles above Kitchen platform wall.
14. Acrylic Distemper Paint in all rooms.
15. Decorative Curtains.
16. Geyser.
17. Video Door Phone.

LIST OF AMENITIES (Only For Shop)

1. Flooring in Full Shop.
2. Electric wiring with sufficient points.
3. Acrylic distemper paint inside the shop.
4. One Rolling Shutter.

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वसई क्र.-५

दस्त क्र. ८५५६ / २०२४

४९ / १००

C A N C E L L E D



REN

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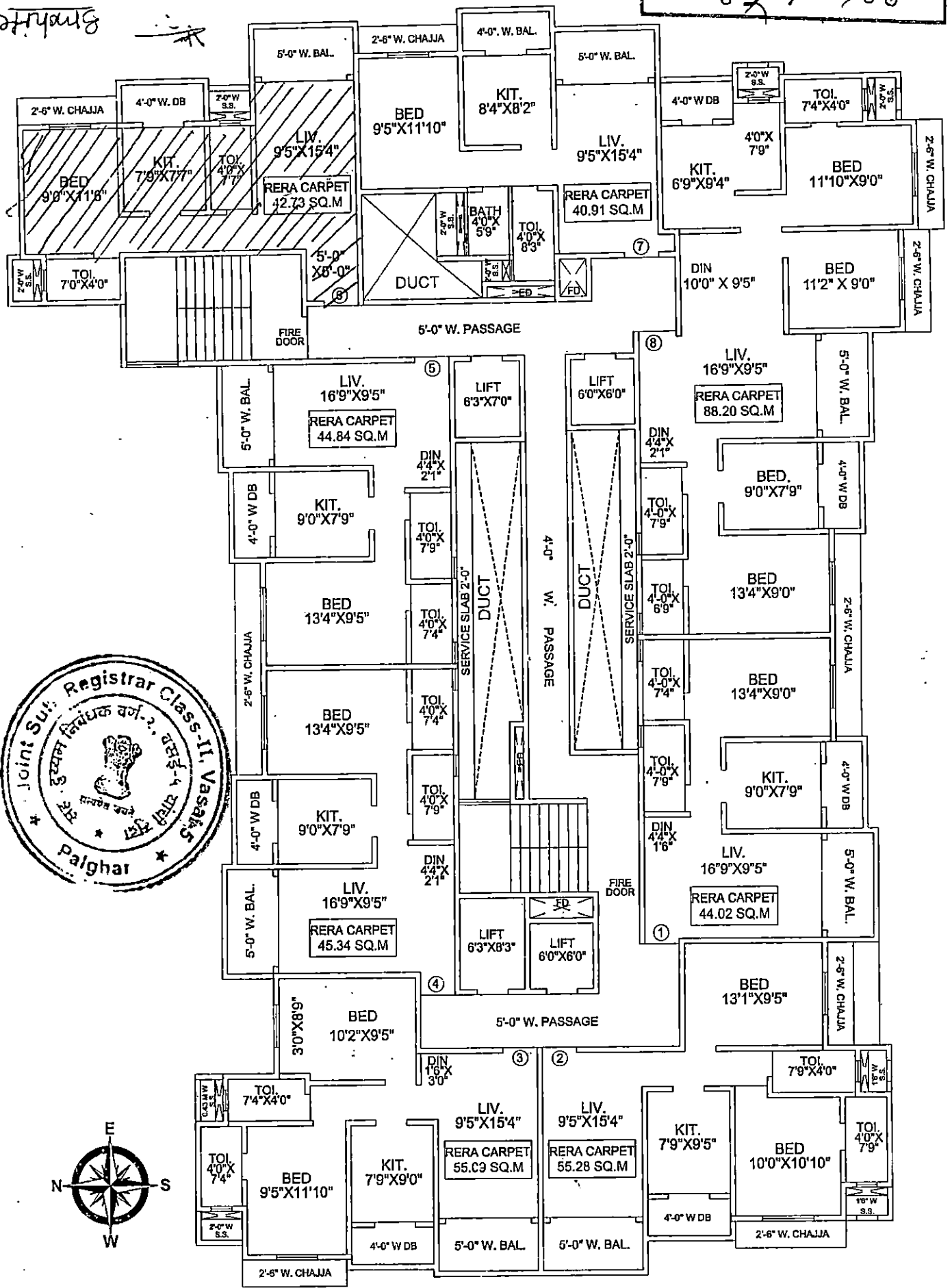
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Annexure "E"

वसई क्र.-५
दस्त क्र. २४५६/२०२४
४२ / १००

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TYPICAL FLOOR PLAN
(2nd to 7th & 9th to 12th & 14th to 16th Floor Plan)

FLAT NO. 206 ON 02ND FLOOR IN THE
BUILDING TYPE "E" KNOWN AS "GIRIRAJ TOWER"
IN CARPET ARE OF THE FLAT 42.73 SQ.MTRS.

For GIRIRAJ DEVELOPERS

R. P. Agarwal

PARTNER

Smohite

Smohite

RLD

वसाई क्र.-५

दस्त क्र. ८१५६ / २०२४

४३ / १००

C A N C E L L E D

RR

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Smohite



जरी क्र.-५
दस्त क्र. २४५६ / २०२४
४४ / १००

Date: 18/06/2024

From,
M/s Giriraj Developers,
Shop No.9, Gokul Annexe Bldg,
Agarwal Gardens Ph II,
Gokul Township, Bolinj,
Virar West - 401303.

To,
Mr. Veraj Shashikant Mohite,
Mrs. Swara Veraj Mohite
A Wing 104, Joty Emerald Apt.
Opp. Nisat Nagar Ground, Virar
Nagar, Virar (V).

Sub: Consent for enclosing common Toilet behind Shop No.1/Shop No.2, Consent for Combining Flats (Jodi Flat) & consent for Roof Top Garden in the building Type- "E" known as "GIRIRAJ TOWER" constructed on land being a part of land bearing S.No. 191, H.No.2 & 3 (Plot No. 1, 2, 3 & 4) lying and being at Village Bolinj with in the Registration Sub-District of Vasai, District - Palghar.

Dear Sir / Madam

We hereby inform you that we may enclose common toilet with Shop No.1/Shop No.2 of the said building.

We further state that few Flat Purchasers might purchase more than one flats in the said building & combined the said flats (Jodi Flat).

We are constructing roof top garden on terrace of the said building & lift Services shall be upto Terrace Area

You hereby irrevocably agree & confirm & grant your irrevocable consent to the above and also agree that you shall under no circumstances raise any objection for the same.

Thanking You,
For M/s. GIRIRAJ DEVELOPERS

we hereby accord irrevocable Consent & Confirm
above

R. P. Azam

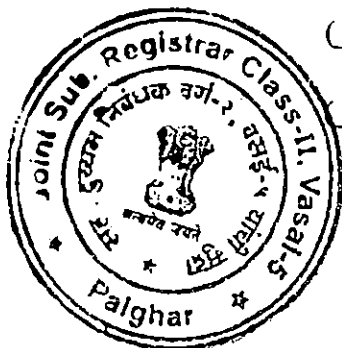
PARTNER/AUTH SIGN

V.

Emohite

(MR. VERAJ SHASHIKANT MOHITE.)

(MRS. SWARA VERAJ MOHITE.)



वसई क्र.-५
दस्ता. क्र. ९४५६/२०२४
४५ / १००



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

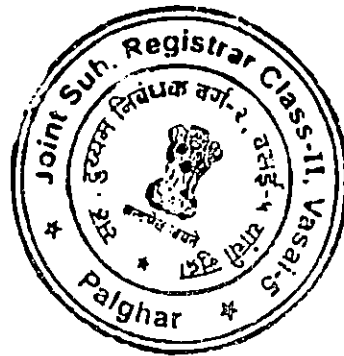
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P99000030948

Project: GIRIRAJ TOWER Plot Bearing / CTS / Survey / Final Plot No.: S.No. 191, H.No.2 & 3, Plot No. 1, 2,3 & 4at Vasai-Virar City (M Corp), Vasai, Palghar, 401303;

1. Giriraj Developers 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 (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 29/09/2021 and ending with 31/05/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 29/09/2021
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:06-06-2022 15:10:25

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

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



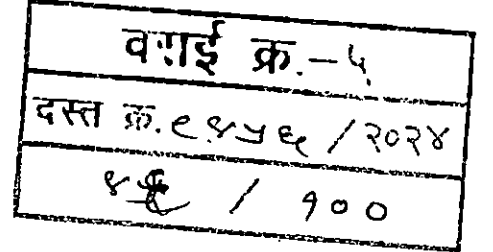
दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र.: व.वि.श.स.
दिनांक :

VVCMC/TP/OC/VP-1415/268/2022-23

Dated 31/03/2023

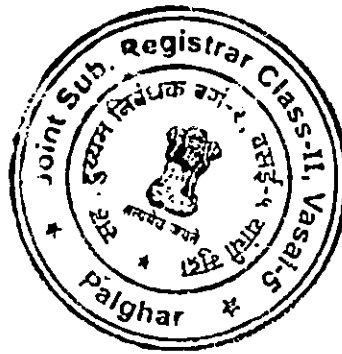
- To,
- ✓ Shri Laxminarayan P. Agarwal & 3 others,
Shanta Niketan, Agashi Road, Virar (W),
Tal.- Vasai, Dist.- Palghar.
 - Mr. Abhay D. Raut
1104, Gold Crest Business Center,
L. T. Road, Borivali (W).
Mumbai - 400 092.



Sub: Grant of Occupancy Certificate for proposed Residential with Shopline Building Type-E (Stillt/Gr.+16th floor) on land bearing S.No.191, H.No.2 & 3 Plot No.1,2,3 & 4 of Village: Bolinj Tal: Vasai, Dist: Palghar.

Ref: -

1. Commencement Certificate No. CIDCO/VVSR/CC/BP-478/W/692 Dated 13/07/2000.
2. Amended Plan approval Dated.22/12/2000, 24/05/2001, 03/01/2003, 07/02/2005, 03/05/2006, 06/09/2007, 28/05/2009.
3. Commencement certificate of Type E No. VVCMC/TP/CC/VP-1415/720/2015-16 Dated.26/06/2015.
4. Revised Development Permission vide letter no.VVCMC/TP/RDP/VP-1415/04/2019-20 dtd.08/04/2019.
5. Revised Development Permission vide letter no.VVCMC/TP/RDP/VP-1415/192/2021-22 dtd.16/06/2021.
6. Revised Development Permission vide letter no.VVCMC/TP/RDP/VP-1415/29/2022-23 dtd.17/05/2022.
7. Development completion certificate Dated.14/03/2023 from Architect.
8. Structural stability certificate from your Structural Engineer vide Letter Dated. 25/02/2023.
9. Plumbing certificate Dated.17/03/2023.
10. Receipt No.1714 dated 31/03/2023 from Vasai Virar City Municipal Corporation for potable water supply.
11. Letter from Rain water harvesting Dated. 21/02/2023.
12. Report from Composting Consultant dated 21/03/2022.
13. NOC from Chief Fire Officer dated 30/03/2023
14. NOC from Lift Inspector Dated 09/03/2023.
15. NOC From Tree Plantation Department of VVCMC Dated. 17/03/2023.
16. Your Architect letter dated. 21/03/2023.



वसाई क्र.-५
दस्त क्र. ८५५६ / २०२४
४६० / १००

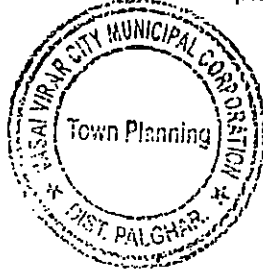
VVCMC/TP/OC/VP-1415/268/2022-23
Sir / Madam,

Dated 31/03/2023

Please find enclosed herewith the necessary Occupancy Certificate for Residential with Shopline Building Type-E (Stillt/Gr.+16th floor) on land bearing S.No.191, H.No.2 & 3 Plot No.1,2,3 & 4 of Village: Bolinj Tal: Vasai, Dist: Palghar, along with as built drawings completed under the supervision of Mr. Abhay D. Raut Architect (License No. CA/86/9927) may be occupied on the conditions mentioned in enclosure.

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

A set of certified completion plans is returned herewith.

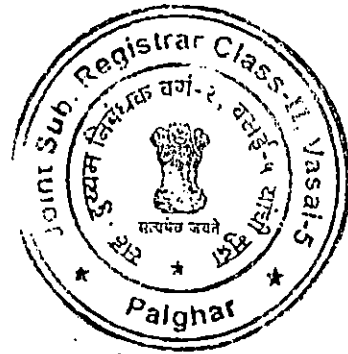


Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.

- Encl.: a.a.
c.c. to:
1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office
 2. DMC,
Property Tax Department,
Vasai-Virar city Municipal Corporation.
 3. DMC,
Tree Department,
Vasai-Virar city Municipal Corporation.

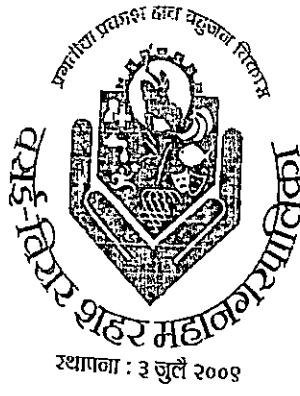


मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.

प्लान क्र.-५
दस्त क्र. ए.४५६ / २०२४
४६ / १००



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasavirarcorporation@yahoo.com

जाचक क्र.: व.वि.श.म.

दिनांक :

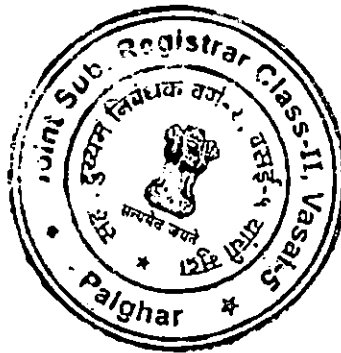
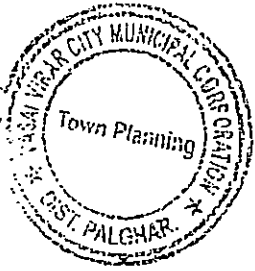
VVCMC/TP/OC/VP-1415/268/2022-23..

OCCUPANCY CERTIFICATE

Dated 31/03/2023

I hereby certify that the development of Residential with Shopline Building Type-E (Stillt/Gr.+16th floor) with Builtup Area 9485.01 sq.mt on land bearing S.No.191, H.No.2 & 3 Plot No.1,2,3 & 4 of Village: Bolinj Tal: Vasai, Dist: Palghar is Completed under the supervision of Mr. Abhay D. Raut Architect (License No. CA/86/9927) and has been inspected dated 14/03/2023 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-478/W/692 Dated 13/07/2000 & Amended Plan approval Dated.22/12/2000, 24/05/2001, 03/01/2003, 07/02/2005, 03/05/2006, 06/09/2007, 28/05/2009, Commencement certificate of Type E No. VVCMC/TP/CC/VP-1415/720/2015-16 Dated.26/06/2015, Revised Development Permission vide letter no.VVCMC/TP/RDP/VP-1415/04 /2019-20 dtd.08/04/2019 & Revised Development Permission vide letter no.VVCMC/TP/RDP/VP-1415/192 /2021-22 dtd.16/06/2021, no.VVCMC/TP/RDP/VP-1415/29 /2022-23 dtd.17/05/2022. issued by the CIDCO & VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) This certificate of Occupancy is issued only in respect of 06 Shops & 126 Flats constructed in Residential with Shopline Building Type-E (Stillt/Gr.+16th floor) only.



वसाई क्र.-५
दस्ता क्र. १५७६ / २०२४
४९ / १००

VVCMC/TP/OC/VP-1415/268/2022-23

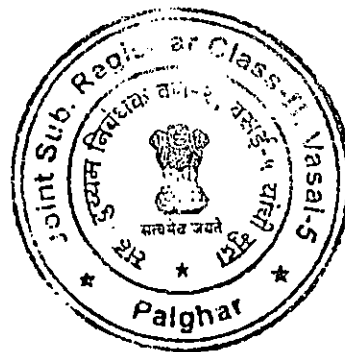
Dated 31/03/2023

- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) 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.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) VVCMC 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 for your layout.
- 12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.
- 13) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 14) The applicant has to submit the application for property tax assessment with property tax department within the period of one month, failing to which this OCC order stand cancelled without giving opportunity to be heard.
- 15) Any breach of above conditions will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice. One set of completion plan duly certified is returned herewith.



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

Deputy Director,
VVCMC, Virar.



वसई क्र.-५
दस्ता क्र. २४५६ / २०२४
५३ / १००

VVCMC/TP/DP/VP-1415/04/2019-20
08/06/2019
13) You shall not use any Rain Water Harvesting systems as per Govt. notification No. TPB-4312/CR-45/2012/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007. 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.

14) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from High-way Authority, NOC from Railway, NOC from MISEB, MOEF, CRZ/WH/roads etc., as may be applicable and N.A TLR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept./ACS/requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.

15) You are responsible for complying with all conditions of N.A. order/site permission / other permissions of other authorities including MOEF/CRZ/WH/roads 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 violated like height, etc. by the said structure, the same may be considered as may be contemplated by the said authorities. The permission granted by VVCMC as the same need to be ensured by Concerned Authority.

16) As per notification no: TPB-4312/CR-45/2012/UD-11 dtd. 8th November 2015 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, Kunken Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Ghanashiman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266403018.

17) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.

18) 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.



Handwritten signature/initials.

पुस्तक : २७५ - १५१५१ / २०१५/२०१६
दस्ता : २४५६ - २०२४
पुस्तक : २७५ - १५१५१ / २०१५/२०१६
पुस्तक : २७५ - १५१५१ / २०१५/२०१६
पुस्तक : २७५ - १५१५१ / २०१५/२०१६
पुस्तक : २७५ - १५१५१ / २०१५/२०१६



पंचायत कार्यालय, विहार
विहार (पश्चिम)
म. नगरपालिका, विहार - ८०१ ३०५

VVCMC/TP/DP/VP-1415/04/2019-20
08/06/2019
The revised plan duly approved herewith supercedes all the earlier approved plans. The conditions of Commencement Certificate granted by VVCMC office letter No. VVCMC/VVCMC/TP/CC/VP-1415/720/2019-16 dtd. 28/08/2019. Standards applicable to this approval of amended plans and for other conditions.
1) This revised plan shall be valid for one year from the date of issue of commencement certificate for each building respectively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.

2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

3) Notwithstanding anything contained in this commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.

4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 cum. 1.35 cum. Capacity for every 30 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.

7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.

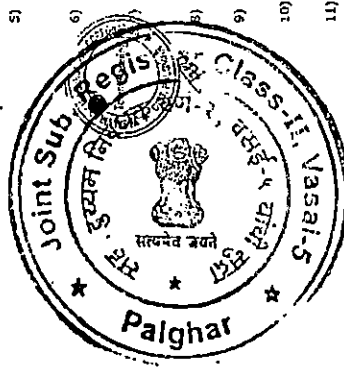
8) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.

9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.

10) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate, if applicable.

11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.

12) You shall not cut any tree which is existing on site. The existing trees shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporation. 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.



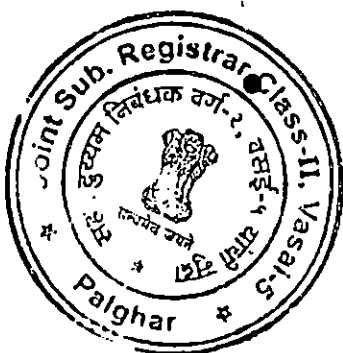


मुख्य कार्यालय, विरार
 विरार (पूर्व),
 स. चार्ज, वि. वास्तव - ४०१ १०५.

दुरध्वनि : ०२२ - २६२६११ / २६२६१२, २६२६१३
 फॅक्स : २६२६१४
 ई-मेल : vrcmco@vrcmco.com

अपेक्षित का. : १. २६.११.२०१९.
 दिनांक :

- WCHC/TRDP/VP-1415/C-4/2019-20
- 19) VCHC has asked ITR-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The same shall have to adhere and do the necessary implementation as per recommendations of ITR-Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 20) You shall provide temporary toilet blocks at site for labourers/ workers for the ongoing construction activity. The temporary constructed toilet blocks shall be demolished before final Occupancy Certificate.
- 21) You shall submit fresh 7/12 extract with newly added/delated area before Plinth Completion Certificate



वर्ग क्र.-५
 दस्त क्र. २५५६ / २०२४
 ५३ / १००

Yours faithfully,
 Dy. Director of Town Planning (I/C)
 Vasai Virar City Municipal Corporation



- c.c. to:
1. The Collector, Office of the Collector, Palghar.
 2. The Tahasildar Office of the Tahasildar, Vasai.
 3. Dy. Municipal Commissioner Vasai-Virar City Municipal Corporation, DMC-2
 4. Asst. Commissioner, LCD, Vasai/Virar city Municipal Corporation. Ward office _____
 5. Mr. Abhay D. Raut, 1104, Gold Crest Business Center, L.T.Road, Borivali(W) Mumbai-92.

वसई क्र.-५
दस्त क्र. १४५६/२०२४
५४ / १००

Annexure "B"

No.	Description	Value
7	Widening	9717.90
8	Balance Plot Area	285.86
9	Required (5% Pro data)	465.89
10	Net plot area	9432.01
11	RG required	943.20
12	RG Proposed	1677.50
13	Plottable area	9432.01
14	BUA with reference to basic FSI as per from road width (9432.01 X 1.10)	10375.21
15	Premium	0.50
16	Maximum permissible premium FSI based on road width to D zone	5105.00
17	Proposed FSI on payment of Premium	260.75
18	In-situ FSI /TDR	14294.00
19	TDR Area	5836.52
20	Total in-situ /TDR loading proposed	5836.52
21	(14+15b+17a) whichever is applicable	16472.48
22	Ancillary area FSI up to 60% or 80% with payment of charges (10375.21 + 5836.52 - 14096.73 = 2375.75 x 0.60 = 1425.45)	1425.45
23	Total entitlement of FSI in the proposal	17897.93
24	Minimum utilization limit of FSI (Building potential) permissible as per width (as per regulation applicable) x 1.0 or 1.8	47630.74
25	Existing BUA	9471.54
26	Proposed BUA as per 'p-line'	9421.04
27	Total BUA	17892.58

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 44 of MR & TP Act, 1986 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

No.	Predominant Building	No. of Floors	No. of Flats	No. of Shops	Wings	Area (sq. mt.)	Status
1	Residential bldg	A to D	G+4	76	-	2892.58 sq.m	OC Granted
2	Residential Bldg.	A to D	G+4	80	-	3244.73 sq.m	OC Granted



CC for 16.5.2024
दस्तावेज क्र. - 140001/2024/16/05/2021
दिनांक - 16/05/2024
ई-मेल : vscw@palghar.gov.in



मुख्य कार्यालय, विहार
विहार (पूर्व),
ज. अर्वा, वि. अर्वा - ४०१ ३०५.

WVC/MC/TP/RDP/VP-1415/192/2021-22
To

- Shri Lakshminarayana N. Agarwal & 3 others
Shanta Niketan, Agashi Road,
Viharwadi, Tal-Vasai,
DIST.-PALGHAR.
- Mr. Abhay D. Raut,
114, Soid Crest Business Center,
L. V. Road, Sonatti (W),
Mumbai - 400 092.

Sub: Development Permission for Residential with Shopline Building, Type-E on land bearing S. No. 1415, 192 & 3 (Plot No. 1, 2 & 3) of Village Boli, Taluka Vasai, Dist. Palghar.

- Ref:
- Commencement Certificate No. CIDCO/WSR/CC/IBP-478/W/697 dated 13/07/2000.
 - Amended plan approved dated 22/12/2000, 24/05/2001, 03/01/2003, 07/02/2005, 09/05/2006, 06/09/2007, 23/05/2009.
 - Commencement Certificate (bldg. type - E) No. WVC/MC/TP/CC/VP-1415/192/2015-16 dated 26/06/2015.
 - Revised Development permission vide letter no. WVC/MC/TP/RDP/VP-1415/04/2019-20 dt. 02/04/2019.
 - Your Architect's letter dated 17/03/2021.

Slr/Madam,
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no. TFS-1205/1548/CR-214/2005/UD-12 dated 09/02/2007 keeping 113 EFS in pending. Further 5 EFS were approved vide Notification No. TFS-1200/17/CR-09/09/UD-12 dt. 13/03/2009, 31 EFS were approved vide Notification No. TFS-1200/19/CR-09/09/UD-12 dt. 19/09/2009, Notification No. TFS-1208/19/CR-12/09/19/UD-12 dt. 05/10/2009, 11 EFS were approved vide Notification No. TFS-1214/05/CR-214/2005/UD-12 dt. 4th April 2014, 1 EP was approved vide notification no. TFS-1214/05/CR-214/2005/UD-12 dt. 19th August 2014 and 64 EFS were approved vide notification no. TFS-1209/20/CR-214/2005/UD-12 dt. 27th February 2015. Govt. entrusted Planning Authority functions for the Corporation of Vasai-Virar City Municipal Corporation vide notification no. TFS-1209/20/CR-214/2005/UD-12 dt. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Government of Maharashtra as SPA for 21 villages Anaris, Arnala Killa, Patilpada, Mukkam, Tembli, Kothar, Chandrapada, Tokri, Khairpada, Vassila, Rangole, Dohi, Kharoti, Khachwad, Pali, Thar, Chandrapada, Tokri, Khairpada, Vassila, Kailamb, notification no. TFS-1214/UD-12/CR-17/15/UD-12 dt. 21st February 2015. The Development permission is granted on the basis of unified Datasheet No. TFS-236/18/SEC 37 (IAA)/UD-13 dt. 2nd December, 2020. In the capacity of Planning Authority/Planning Authority for respective Jurisdiction and SPA for 21 villages WVC/MC is functioning as per MRTP Act-1966. The details of permission are as under.

This drawing shall be read with the layout plan approved along with this letter dt. 26/06/2015. The details of the layout are as given below:

1	Name of Interestee owner / P.A.	Shri Lakshminarayana N. Agarwal & 3 others
2	Holder	Bolli
3	Location	Residential with Shopline Building, Type-E
4	Land use (Predominant)	10210.00
5	Gross plot area	9736.75
6	Proposed O.P./P.Road widening area/ Service Road/ Highway	58.80





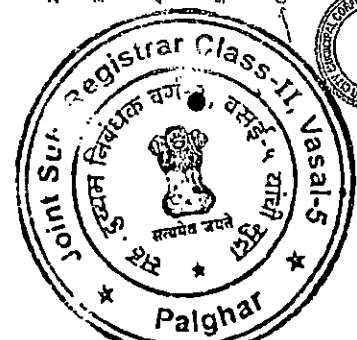
मुख्य कार्यालय, विरार
 विरार (पूर्व),
 ता. रसाई, जि. पालघर - ४०१ २०५.

दस्तावेज क्र. : १४५५ / २०२४
 दिनांक : १६/०६/२०२४

Sl. No.	Particulars	Area (sq.m)	Remarks
3	Residential bldg (Wing G-4)	1035.40	OC Granted
4	Residential bldg (Wing G-4)	1221.19	OC Granted
5	Residential with Shopping Building Type-E	9485.01	Now Amend

The revised plans duly approved herewith supersede all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC / VP-1415 / 720 / 2015-16 dated 26/06/2015 stands applicable to this approval of amended plans along with the following conditions:

- This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- Notwithstanding anything contained in the commencement certificate condition it shall be liable to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.71 of Unified Development Control and Promotion Regulations-2020).
- You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry end organic waste separately by design department.
- You shall construct the compound wall/Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/JD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/JD-11 dtd. 05/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- You have to fix a board of public notice regarding unauthorized dwelling of marginal open spaces before applying for occupancy certificate in next building as per the format finalized by Municipal Corporation.
- 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.
- You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.



वसाई क्र.-५
 दस्त क्र. १४५५ / २०२४
 ५६ / १००

VVCMC/TP/RDP/VP-1415/IS-2/2021-22 16/06/2021

- You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasal-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- You shall develop the access road to the satisfaction of Vasal-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road) access obtained as per 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.
- You shall construct cupboards if any, as per UDCPR Regulation.
- 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 Covella system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- You shall provide two distinct pipelines for potable and for non-potable water.
- You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/JD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/JD-11 dtd. 05/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- You shall construct the compound wall/Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- You shall provide flush tanks in all W.C/Toilets with dual valve system.
- You shall do structural Audit for the buildings under reference after 30 years completion as per Government of Maharashtra Act No.6 of 2005.
- You shall plant the plants by taking the sapling/Plants available with Vasal Virar City Municipal Corporation. You shall contact DMC, Vasal-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD, NDC, NCC from Highway Authority, NCC from Railway, NCC from HSEB, NCC from Eco Sensitive Zone, TWA, MOEF, CRZ/wetlands etc., as may be applicable and N.A TLR 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 consequences arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call attention of State Government as per their statutory provisions. Vasal Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 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



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



दस्तावेज क्र. - २४५६ / २०२४
दिनांक - १६/०६/२०२४
ई-मेल : vasai@vasaivirar.gov.in

वास्तव्य क्र. : १६/०६/२०२४
दिनांक : १६/०६/२०२४

VVCHC/TP/RDP/VP-1415/19/2024/1072
lines 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 VVCHC is not responsible for your negligence in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.

- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 27) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which need to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCHC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 30) VVCHC 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 for your layout.
- 31) 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 VVCHC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCHC/any other competent authority.
- 33) You shall provide temporary toilet blocks at site for labourers/ Workers for the ongoing construction activity. The temporary constructed toilet blocks shall be demolished before final Occupancy Certificate.
- 34) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCHC/any other competent authority.
- 35) You shall provide Grey water recycling plant for said layout, if applicable.
- 36) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 37) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 38) You shall obtain Fire NOC from CFO before applying for Occupancy Certificate.



Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Council VVCHC, Virar.
Deputy Director,
VVCHC, Virar.

Encl.: s/o.
c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office

वसई क्र.-१
दस्ता.क्र. २४५६ / २०२४
५४ / १००

वसई क्र.-५
दस्ता क्र. ८५५६ / २०२४
५६ / १००

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



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

जावक क्र. : व.वि.श.म.
दिनांक : 17/05/2022

VVCMC/TP/RDP/VP-1415/29/2021-22

To

1. Shri Laxminarayan P. Agarwal & 3 others
Shanta Niketan, Agashi Road,
Virar(w), Tal.-Vasai,
DIST.-PALGHAR.
2. Mr. Abhay D. Raut,
1104, Gold Crest Business Center,
L. T. Road, Borivalli (W).
Mumbai - 400 092.

Sub: **Revised Development Permission for Residential with Shopline Building, Type-E, on land bearing S. No. 191, H.No.2 & 3 (Plot No.1,2,3 & 4), of Village :Bolinj, Taluka: Vasai, Dist: Palghar.,**

Ref :

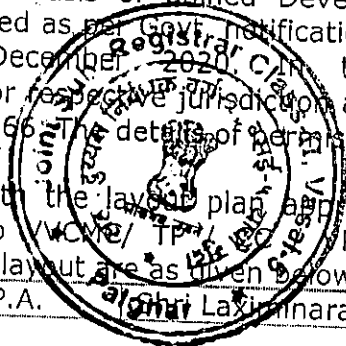
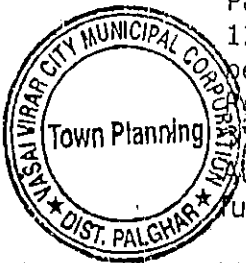
1. Commencement Certificate No. CIDCO/VVSR /CC/BP-478/W/692 dated 13/07/2000.
2. Amended plan approved dated 22/12/2000, 24/05/2001, 03/01/2003, 07/02/2005, 09/05/2006, 06/09/2007, 28/05/2009.
3. Commencement Certificate (bldg. type - E) No. VVCMC/ TP/CC/VP-1415/720/2015-16 dated 26/06/2015.
4. Revised Development permission vide letter no.VVCMC/TP/RDP/VP-1415/04/2019-20 dt.d 08/04/2019.
5. Revised Development permission vide letter no.VVCMC/TP/RDP/VP-1415/192/2021-22 dtd 16/06/2021.
6. Your Architect's letter dated 01/12/2021.

Sir/ Madam,

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

The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No VVCMC/ TP/ CC/VP-1415 / 720 / 2015-16 dated 26/06/2015. The details of the layout are as given below:

- | | | |
|---|-------------------------------|---|
| 1 | Name of Assessee owner / P.A. | Shri Laxminarayan N. Agarwal & 3 others |
|---|-------------------------------|---|

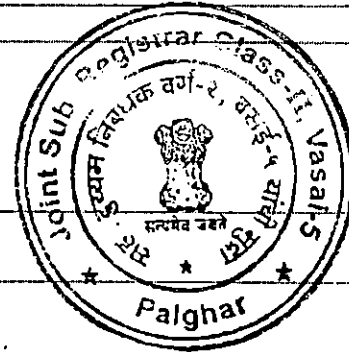


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VVCMC/TP/RDP/VP-1415/29/2022-23

17/05/2022

Holder	
2 Location	Bolinj
3 Land use (Predominant)	Residential with Shopline Building, Type-E
4 Gross plot area	10210.00
5 Gross plot area (as per site)	9736.78
6 Proposed D.P./D.P.Road widening area/ Service Road/ Highway Widening	18.88
7 Balance Plot Area	9717.90
8 Required (5% Pro data)	285.89
9 Balance proposed	485.89
10 Net plot area	9432.01
11 RG required	943.2
12 RG Proposed	1677.50
13 Plottable area	9432.01
14 BUA with reference to basic FSI as per from road width (9432.01 X 1.10)	10375.21
15 Addition of FSI on payment of Premium	0.50
a) Maximum permissible premium FSI based on road width/ to D zone	5105.00
b) Proposed FSI on payment of Premium	260.75
16 In-situ FSI /TDR loading $1.40 \times 10210.00 = 14294.00$	14294.00
a) TDR from DRC No.44	5836.52
b) Total in- situ /TDR loading proposed	5836.57
17 Total Entitlement a(14+15B+16A)	16472.48
b Ancillary area FSI up to 60% or 80% with payment of charges $(10375.21 + 5836.52 - 14096.73 = 2375.75 \times 0.60 = 1425.45)$	1425.45
18 Total entitlement of FSI in the proposal	17897.93
19 Maximum utilization limit of FSI (Building potential) permissible as per road width (as per Regulation no.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	47638.74
Existing BUA	9471.54
Proposed BUA as per 'p-line'	8421.04
20 Total BUA Proposed in proposal	17892.58



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 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with Shopline Building, Type-E, on land bearing S. No. 191, H.No.2 & 3 (Plot No.1,2, 3 & 4), of Village :Bolinj, as per the following details:-

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६० / १००

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



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

जावक क्र. : व.वि.श.म.
दिनांक : १७ / ०५ / २०२२

VVCMC/TP/RDP/VP-1415/ 29 / 2022

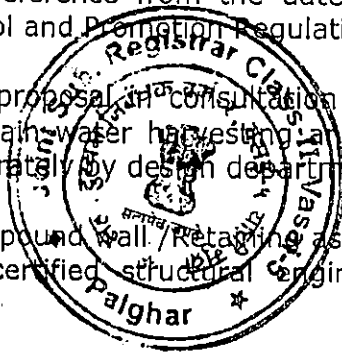
Sr. No.	Predominant Building	No. of Bldg. / Type/ Wings	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)	Status
1	Residential bldg	A 1 (Wing A to D)	G+4	76	--	2692.58 sq.m	OC Granted
2	Residential Bldg	B (wing F,G,H, I)	G+4	80	--	3244.73 sq.m	OC Granted
3	Residential bldg	C1 (Wing E)	G+4	20	--	1035.40 sq.m	OC Granted
4	Residential bldg	D (Wing J)	G+4	20	--	1221.19 sq.m	OC Granted
5	Residential with Shopline Building	Type-E	Part Gr. +Part stilt +16up	126	06	9485.01 sq.mt	Now Amended

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/ TP / CC / VP-1415 / 720 / 2015-16 dated 26/06/2015 Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).

- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain-water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You shall construct the compound wall/Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.

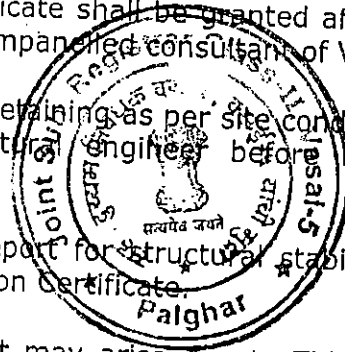


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६९ / १००

VVCMC/TP/RDP/VP-1415/29/2022-23

17/05/2022

- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.



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६२ / १००

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०५ / ०२५०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०५

ई-मेल : vasaivirarcorporation@yahoo.com

जाचक क्र. : व.वि.श.म.

दिनांक : 17/05/2022

VVCMC/TP/RDP/VP-1415/29/2022

- 21) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 22) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 23) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 24) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 25) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 27) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 30) VVCMC 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



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17/05/2022

recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.

- 31) 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 Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 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.
- 33) You shall provide temporary toilet Blocks at site for labours/ Workers for ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 34) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 35) You shall provide Grey Water recycling plant for said layout, if applicable.
- 36) You shall provide Solar Assited water heating SWH system to said layout if applicable.
- 37) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 38) You shall obtain final Fire NOC from CFO before applying for Occupancy Certificate
- 39) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.



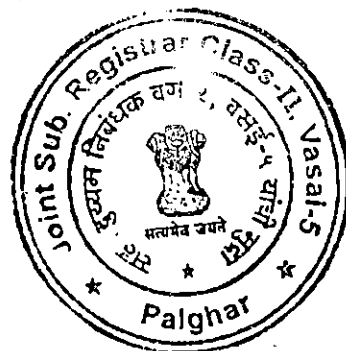
Encl.: a/a.

c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office

Sd/-
Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
Issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.



SUHAS S. PATIL
B. Com., LL. B.
ADVOCATE, HIGH COURT

Office : No.2, 32, Raja Bahadur Mansion,
Anhalai Doshi Marg Fort
Mumbai 400 001.
Residence : Laxmi-Sadan House No. 206,
Vasai Bhandarai, Vasai (W), Dist Palghar.
suhas.patil.adv@gmail.com
Mob. : 7021974074

FORMAT-A
(Circular No. 28/2021)

To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Non-Agricultural Land bearing Survey No. 191, Hissa No. 2, situated at village Bolinj, Taluka Vasai, Dist. Palghar.

I have investigated the title of the said captioned plot on the request of Shri. Laxminarayan Prabhudayal Agarwal and Shri. Chimanlal Muljibhai Mehta and following documents i.e.

- 1) Description of the property: - N.A. Land bearing Survey No. 191 Hissa No.2 admeasuring 8090 Sq. mtrs. assessed at Rs. 809 00 and situated at Village Bolinj, Taluka Vasai, District :-Palghar
- 2) The documents of allotment of Land/plot: Deed of Conveyance dated 06/06/1996 between (1)Shri. Koshav Pascol Dibrit (2) Shri. Teres Benjamin Firel,(3)Shri. Carmeli Bisha Tuscan(4) Shri. Inus Bastyav Tuscan, (5) Shri. Alex Bastyav Tuscan - Seller and 1) M/s Western Builders 2) M/s. Mayur Enterprises - Confirming Party and (1) Shri. Laxminarayan Prabhudayal Agarwal ,(2) Shri. Chimanlal Muljibhai Mehta - Purchaser.
- 3) 7/12 extract or property card issued by Tahasildar, Vasai, Mutation Entry No. 4033 dated 03/07/1996.
- 4) Search Report for more than 30 years from 1991 till 2021.

1991-NIL. 1992-NIL. 1993-NIL. 1994-NIL.



1995-NIL.

1996 -By Heirship. Accountholder Bastyav Bavtis Tuscan expired on 11/10/1987 leaving behind him legal heir wife Philibai Bastyav Tuscan and she also expired leaving behind her following legal heirs namely 1) Koshav Pasco! Dibrit (Daughter) 2) Teres Benjamin Firel (Daughter) 3) Carmeli Bisha Tuscan(Daughter) 4) Inus Bastyav Tuscan (Son) 5) Alex Bastyav Tuscan (Son). All the above five persons are legal heirs to the deceased. This record is made from application, and from Mutation no. 1531 and 1714 of village Kophrad. Reference Mutation Entry No. 4021, dated 8th April, 1996, certified on 30.4.1996.

1996- Conveyance. 1) Shri Laxminarayan Prabhudayal Agarwal, and 2) Shri Chimanlal Muljibhai Mehta purchased the land bearing Survey No. 191/2, from 1) Koshav Pascol Dibrit 2) Teres Benjamin Firel 3) Carmeli Bisha Tuscan 4) Inus Bastyav Tuscan 5) Alex Bastyav Tuscan on 6.6.1996, for a total consideration of Rs. 24,20,000/- (Rupees Twenty Four lakhs Twenty Thousand Only) Shri Mayur Enterprises through partner 1) Nayan A. Shah, 2) Smt. Vasumati A Shah have joined as a Confirming Party No. 1 and Messrs Western Builders through Shri. Harchumal Hotchand Khanchandani have joined a confirming party no. 2 in the said conveyance. This record is made from application and from copy of conveyance vide mutation entry on 4033 dated 3.7.1996, certified on 31.7.1996.

1997-NIL. 1998-NIL. 1999-NIL. 2000-NIL.
2001-NIL. 2002NIL. 2003-NIL.

2004 -As per Taluka Order. The said land along with other lands are converted into N.A. for residential, commercial and industrial use purpose and accordingly record is taken in village Form 2 and Village Form 7/12 extract, but before taking record mutation are not record in village and therefore for computerization of 7/12 extract and as per order bearing no. FAKHNONDH/KAVI3740/2003/2004 dated 9/6/2003 issued by Hon. Jamabandi Commissioner and Hon. Collector Thane, and Tehsildar order the said land alongwith other land are converted into N.A. as per record is taken vide mutation entry no. 5082, dated 3/2/2004 certified on 19/2/2004.
2005-NIL. 2006-NIL. 2007-NIL. 2008-NIL.
2009-NIL. 2010-NIL. 2011-NIL. 2012-NIL.
2013-NIL. 2014-NIL. 2015-NIL. 2016-NIL.



वसई क्र.-५
दस्त क्र. ९५६/२०२४
९५६ / १००

Annexure "C"



SUHAS S. PATIL
B. Com., LL. B.
ADVOCATE, HIGH COURT

Office : No.2, 32, Raja Bahadur Mansion,
Ambajal Doshi Marg Fort
Mumbai 400 001.
Residence : Laxmi-Sadan House No. 206,
Vasai Bhandarail, Vasai (W), Dist Palghar.
suhas.patil.adv@gmail.com
Mob. : 7021974074

2017.- As per edit model use under E-Mutation project of Handwriting and Computer right of record (Village Form 7/12 extract) is to be match properly as per Order and Government Circular No. BHU.A.PRA.KRA.180/L-1 dated 7/5/2016. Tehsildar Kiran Magan Survase REV//KMSM/7601, District Palghar have passed order dated 19/7/17 the correction is made in computerized 7/12 extract.
Ref: Mutation entry no. 6957.

2018-Nil. 2019-Nil. 2020-Nil. 2021-Nil upto September.

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 following Owner i.e. Shri. Laxminarayan Prabhudayal Agarwal, (2) Shri. Chimanlal Muljibhai Mehta is clear, marketable and without any encumbrances.

Owners of the land

Survey No.

- (1) Shri. Laxminarayan Prabhudayal 191 H.No.2
Agarwal.
- (2) Shri. Chimanlal Muljibhai Mehta 191 H.No. 2

(3) Qualifying comments/remarks if any -No

(4.) The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure

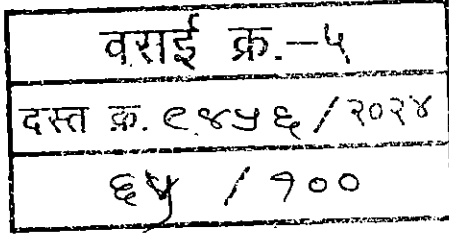
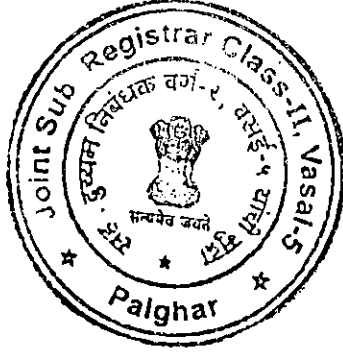
Yours faithfully,

Suhas S. Patil

Mr. Suhas S. Patil
Advocate
Encl. Annexure.

Date : 22nd September, 2021

Suhas S. Patil
Advocate
Office No. 2 Third Floor,
32, Raja Bahadur Mansion,
Ambajal Doshi Marg, Fort, Mumbai



SUHAS S. PATIL
B. Com., LL. B.
ADVOCATE, HIGH COURT

Office : No.2, 32, Raja Bahadur Mansion,
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Residence : Laxmi-Sadan House No. 206,
Vasai Bhandarali, Vasai (W), Dist Palghar,
suhas.patil.adv@gmail.com
Mob. : 7021974074

ANNEXURE

(FLOW OF THE TITLE OF THE SAID LAND)

Sl. No.

1. 7/12 extract as on date of application for registration :
(i) Shri. Laxminarayan Prabhudayal Agarwal
(ii) Shri. Chimanlal Mujibhai Mehta.

2. Mutation Entry No : 4033 dated 03/07/1996.

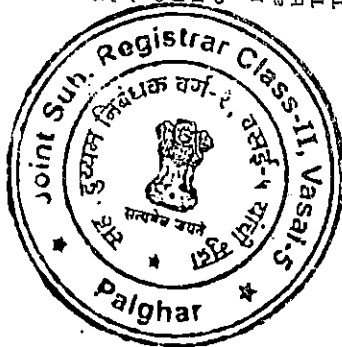
3. Search Report for 30 years from 1991 to 2021 Taken from
Sub-Registrar office at Vasai 1-6

1991-Nil. 1992-Nil. 1993-Nil. 1994-Nil.
1995-Nil.

1996 -By Heirship. Accountholder Bastiyav Bavtis Tuscan expired on 11/10/1987 leaving behind him legal heir wife Philibai Bastiyav Tuscan and she also expired leaving behind her following legal heirs namely 1) Koshav Pascol Dibrit (Daughter) 2) Teres Benjamin Farel (Daughter) 3) Carmeli Bisha Tuscan (Daughter) 4) Inus Bastiyav Tuscan (Son) 5) Alex Bastiyav Tuscan (Son). All the above five persons are legal heirs to the deceased. This record is made from application, and from Mutation no. 1531 and 1714 of village Kophrad, Reference Mutation Entry No. 4021, dated 8th April, 1996, certified on 30.4.1996.

1996- Conveyance. 1) Shri Laxminarayan Prabhudayal Agarwal, and 2) Shri Chimanlal Mujibhai Mehta purchased the land bearing Survey No. 191/2, from 1) Koshav Pascol Dibrit 2) Teres Benjamin Farel 3) Carmeli Bisha Tuscan 4) Inus Bastiyav Tuscan 5) Alex Bastiyav Tuscan on 6.6.1996, for a total consideration of Rs. 24,20,000/- (Rupees Twenty Four lakhs Twenty Thousand Only) Shri Mayur Enterprises through partner 1) Nayan A. Shah, 2) Smt. Vasumati A Shah have joined as a Confirming Party No. 1 and Messrs Western Builders through Shri Harchumal Hotchand Khanchandani have joined a confirming party no. 2 in the said conveyance. This record is made from application and from copy of conveyance vide mutation entry on 4033 dated 3.7.1996, certified on 31.7.1996.

1997-Nil. 1998-Nil. 1999-Nil. 2000-Nil.



2001-Nil. 2002-Nil. 2003-Nil.

2004 -As per Taluka Order. The said land along with other lands are converted into N.A. for residential, commercial and industrial use purpose and accordingly record is taken in village Form 2 and Village Form 7/12 extract, but before taking record mutation are not record in village and therefore for computerization of 7/12 extract and as per order bearing no. HAKHONDH/KAVI3740/2003/2004 dated 9/6/2003 issued by Hon. Jamabandi Commissioner and Hon. Collector Thane, and Tehsildar order the said land along with other land are converted into N.A. as per record is taken vide mutation entry no. 5082, dated 3/2/2004 certified on 19/2/2004.

2005-Nil. 2006-Nil. 2007-Nil. 2008-Nil.
2009-Nil. 2010-Nil. 2011-Nil. 2012-Nil.
2013-Nil. 2014-Nil. 2015-Nil. 2016-Nil.

2017-- As per edit model use under E-Mutation project of Handwriting and Computer right of record (Village Form 7/12 extract) is to be match properly as per Order and Government Circular No. BHU.A.PRA.KRA.180/L-dated 7/5/2016. Tehsildar Kiran Magan Survase REV/KMSM/7601, District Palghar have passed order dated 19/7/17 the correction is made in computerized 7/12 extract.
Ref: Mutation entry no. 6957.

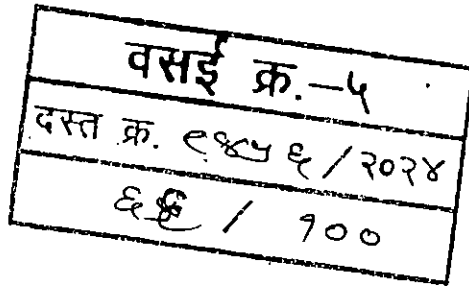
2018-Nil. 2019-Nil. 2020-Nil. 2021-Nil upto September.
4. Any other relevant title: No

5. Litigation if any. : No.

Date : 22nd September, 2021

Suhas S. Patil

Advocate
Office No. 12 Bahadur Mansion,
Ambalal Doshi Marg, Fort, Mumbai



SUHAS S. PATIL
6, Com., LL. B.
ADVOCATE, HIGH COURT

Office: No.2, 32, Raja Bahadur Mansion,
Ambalal Desai Marg Fort
Mumbai 400 001.
Residence: Laxmi-Sadan House No. 206,
Vasal Bhandarali, Vasai (W), Dist Palghar.
suhas.patil.adv@gmail.com
Mob.: 7021974074

To,
MahaRERA
Mumbai.
FORMAT-A
(Circular No. 28/2021)

LEGAL TITLE REPORT

Subj: Title clearance certificate with respect to Non
Agricultural Land bearing
Survey Hissa Plot Area in Assessed at
No. No. Sq.Yds Rs. Ps.
191 3 1 849.21 84=92
191 3 2 435.04 43=50
191 3 3 640.58 64=05
191 3 4(Road)199.75 19=97
Situating at village Bolinj, Taluka Vasai, Dist.
Palghar(hereinafter referred to as the said Plots)

I have investigated the title of the said plots on the
request of Shri. Rambabu Prabhudayal Agarwal and Shri.
Hemant L. Agarwal and following documents i.e.

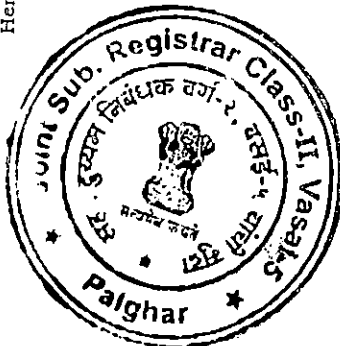
1. Description of the property :-		
Survey Hissa Plot No.	Area in Sq.Yds	Assessed at Rs. Ps.
191 3 1	849.21	84=92
191 3 2	435.04	43=50
191 3 3	640.58	64=05
191 3 4(Road)	199.75	19=97

situating at village Bolinj, Taluka Vasai, Dist.
Palghar.

2 The documents of allotment of Land/plot: Deed
of Conveyance dated 19/10/1995 between (1)Shri.
Mehboob G. M. Sheikh (2) Mrs. Zaibunissa G. M.
Sheikh through Constituted Attorney Shri.
Mehboob G. M. Shaikh = Seller and (1) Shri.
Rambabu Prabhudayal Agarwal, (2) Shri. Hemant
Laxminarayan Agarwal - Purchaser.

5) 7/12 extract or property card issued by Tahasildar,
Vasai, Mutation Entry No. 3984 dated 18/11/1995.

6) Search Report for 30 years from 1991 till 2021



1991-Nil 1992-Nil 1993-Nil

1994 - Non-agricultural layout. The Collector, Thane, has
granted N.A. Permission for residential use to Mahadev Bhaskar
Patil etc. Smt. Krishnabai Rama Naik etc. 2 and their
constituted attorney Shri M.G.M. Shaikh, vide his Order No.
RB/DESK.I/NAP/IV/SR/851B, dated 1.2.1983, total area of the
lands is 10848 square yards and is divided into plots shown
below:

Survey Hissa Plot		Area in		Assessed at
No.	No.	Sq. Yds.	Rs. Ps.	
191	3 1	1015.65		
191	3 2	520.31		
191	3 3	766.13		
Road				
313	1& 3 1	552.00		
313	1& 3 2	505.59		
191	1& 3 3	550.00		
191	1	826.00		
313	5	710.00		
313	6	469.16		
313	7	478.84		
313	8	532.00		
313	9	550.00		
313	10	550.00		
313	11	470.00		
313	Garden	836.27		
313	Internal Road	1069.14		

Reference Mutation Entry No. 3935, dated 5.8.1994, certified on
26.8.1994.

1995 - By Purchase. The land bearing Survey Nos. shown below
is purchased by Shri Rambabu Prabhudayal Agarwal and 2.
Hemant Laxminarayan Agarwal from 1. Shri Mehboob
G.M. Shaikh, 2. Zaibunissa G.M. Shaikh through constituted
attorney Mohamed G.M. Shaikh, by conveyance on 19.10.1995,
for Rs. 3,50,000/- (three lacs fifty thousand only Survey No.
191, Hissa No. 3, Plot no 1,2,3 and Road, N.A. Land
admeasuring 2120 square meters.

(Entry made on the basis of application and Index No. 2) Vide
Mutation Entry No. 3984, dated 18.11.1995, certified on
4.12.1995.

1996-Nil. 1997-Nil. 1998-Nil. 1999-Nil.
1986-Nil. 1987-Nil. 1988-Nil. 1989-Nil.



वसई क्र.-५
दस्त क्र. २१५६/२०२४
६६ / १००

SUHAS S. PATIL
B. Com., LL. B.
ADVOCATE, HIGH COURT

Office : No.2, 32, Raja Bahadur Mansion,
Ambalal Doshi Marg Fort
Mumbai 400 001.

Residence : Laxmi-Sadan House No. 206,
Vasai Bhandarali, Vasai (W), Dist Palghar.
suhas.patil.adv@gmail.com
Mob. : 7021974074

1990-Nil.	1991-Nil.	1992-Nil.	1993-Nil.
1994-Nil.	1995-Nil.	1996-Nil.	1997-Nil.
1998-Nil.	1999-Nil.	2000-Nil.	2001-Nil.
2002-Nil.			

2003-As per Order. The record of Sub-Division of Sub-Division of Survey numbers are not shown properly in the 7/12 extract of the said land. The said record of survey numbers are necessary to be shown serially in computer record and therefore as per order no. ASHAPANO.COMPUTER/CR/51/2003dated 10/8/2003 issued by Commissioner Jamabandi. The record of Hissa of survey numbers of sub division of sub division is made as detail belows:-

Sr.No.	As per record of 7/12 extract	As per record made in computer
191	3	191/3
191	3	191/3

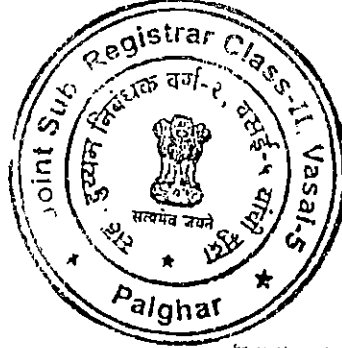
Ref: Mutation entry no. 5048 dated 18/10/2003.

2002-Nil.	2003-Nil.	2004-Nil.	2005-Nil.
2006-Nil.	2007-Nil.	2008-Nil.	2009-Nil.
2010-Nil.	2011-Nil.	2012-Nil.	2013-Nil.
2014-Nil.	2015-Nil.	2016-Nil.	2017-Nil.

2018- As per edit model use under E-Mutation project of Handwriting and Computer right of record (Village Form 7/12 extract) is to be match properly as per Order and Government Circular No. BHU.A.PRA.KRA.180/L-1dated 7/5/2016. Tehsildar Kiran Magan Survase REV/KMSM/7601, District Palghar have passed order dated 19/7/17 the correction is made in computerized 7/12 extract (191/3).
Ref: Mutation entry no. 6903.

2018- As per edit model use under E-Mutation project of Handwriting and Computer right of record (Village Form 7/12 extract) is to be match properly as per Order and Government Circular No. BHU.A.PRA.KRA.180/L-1dated 7/5/2016. Tehsildar Kiran Magan Survase REV/KMSM/7601, District Palghar have passed order dated 19/7/17 the correction is made in computerized 7/12 extract (191/3).
Ref: Mutation entry no.7047

2019-Nil 2020-Nil 2021-Nil upto June.



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 following Owner i.e. Shri. Rambabu Prabhudayal Agarwal, (2) Shri. Hemant Laxminarayan Agarwal is clear, marketable and without any encumbrances.

Owners of the land Survey No. H.No. PlotNo
(1) Shri. Rambabu Prabhudayal 191 3 1

Agarwal 191 3 2

(2) Shri. Hemant Laxminarayan 191 3 3

Agarwal 191 3 4

(3) Qualifying comments/remarks if any - Survey No. 191

Hissa No. 3, Plot No.4 is under road

3. The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure

Yours faithfully,

Suhas S. Patil

Mr. Suhas S. Patil

Advocate

Encl: Annexure

Date : 22nd September, 2021

Suhas S. Patil
Advocate
Office No. 2, 1st Floor,
32, Raja Bahadur Mansion,
Ambalal Doshi Marg, Fort, Mumbai

वसई क्र.-५
दस्ता क्र. ९५५६ / २०२४
६६ / १००

SUHAS S. PATIL
B. Com., LL. B.
ADVOCATE, HIGH COURT

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suhas.patil.adv@gmail.com
Mob. : 7021974074

ANNEXURE

(FLOW OF THE TITLE OF THE SAID LAND)

Sr. No.

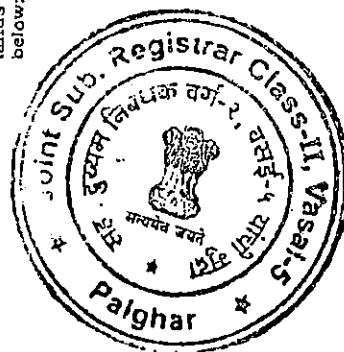
1. 7/12 extract as on date of application for registration: 1. Shri. Rambabu Prabhudayal Agarwal
2. Shri. Hemant Laxminarayan Agarwal

2. Mutation Entry No : 3984 dated 18/11/1995.

3. Scarh Report for 30 years from 1991 onwards Taken from Sub-Registrar office at Vasai 1-6.
1991-Nil 1992-Nil 1993-Nil

1994 - Non-agricultural layout. The Collector, Thane, has granted N.A. Permission for residential use to Mahadev Bhaskar Patil etc. Smt. Krishnabai Rama Naik etc. 2 and their constituted attorney Shri M.G.M. Shaikh, vide his Order No. RB/DESK.I/NAP/IV/SR/851B, dated 1.2.1983, total area of the lands is 10848 square yards and is divided into plots shown below:

Survey No.	Hissa No.	Plot No.	Area in Sq. Yds	Assessed at Rs. Rs.
191	3	1	1015.65	
191	3	2	520.31	
191	3	3	766.13	
Road			238.91	
313	1& 3	1	552.00	
313	1& 3	2	505.59	
191	1& 3	3	550.00	
191	1	4	826.00	
313		5	710.00	
313		6	469.16	
313		7	478.84	
313		8	532.00	
313		9	550.00	
313		10	550.00	
313		11	470.00	
313	Garden		836.27	
313	Internal Road		1069.14	



वसई क्र.-५
वसई क्र. ८५५६ / २०२४
६६ / १००

References Mutation Entry No. 3935, dated 5.8.1994, certified on 26.8.1994.

1995 - By Purchase. The land bearing Survey Nos. shown below is purchased by Shri Rambabu Prabhudayal Agarwal and 2. Hemant Laxminarayan Agarwal from 1. Shri Mehboob G.M. Shaikh, 2. Ziburissa G.M. Shaikh through constituted attorney Mohamed G.M. Shaikh, by conveyance on 19.10.1995, for Rs. 3,50,000/- (three lacs fifty thousand only Survey No. 191, Hissa No. 3, Plot no 1,2,3 and Road, N.A. Land admeasuring 2120 square meters.

(Entry made on the basis of application and Index No. 2) Vide Mutation Entry No. 3984, dated 18.11.1995, certified on 4.12.1995.

1996-Nil.	1997-Nil.	1998-Nil.	1999-Nil.
1986-Nil.	1987-Nil.	1988-Nil.	1989-Nil.
1990-Nil.	1991-Nil.	1992-Nil.	1993-Nil.
1994-Nil.	1995-Nil.	1996-Nil.	1997-Nil.
1998-Nil.	1999-Nil.	2000-Nil.	2001-Nil.
2002-Nil.			

2003-As per Order. The record of Sub-Division of Sub-Division of Survey numbers are not shown properly in the 7/12 extract of the said land. The said record of survey numbers are necessary to be shown serially in computer record and therefore as per order no. ASHAPANO.COMPUTER/CR/51/2003 dated 10/8/2003 issued by Commissioner Jamabandi. The record of Hissa of survey numbers of sub division of sub division is made as detail below:-

Sr.No.	As per record of 7/12 extract	As per record made in computer
191	3	191/3
191	3	191/3
	Layout Plot No 1 to 3	Plot No 1 to 3
	Layout Road	

Ref: Mutation entry no. 5048 dated 18/10/2003.

2002-Nil.	2003-Nil.	2004-Nil.	2005-Nil.
2006-Nil.	2007-Nil.	2008-Nil.	2009-Nil.
2010-Nil.	2011-Nil.	2012-Nil.	2013-Nil.
2014-Nil.	2015-Nil.	2016-Nil.	2017-Nil.

2018- As per edit model use under E-Mutation project of Handwriting and Computer right of record (Village Form 7/12 extract) is to be match properly as per Order and Government



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Vasai Bhandarali, Vasai (W), Dist Palghar.
suhas.patil.adv@gmail.com
Mob. : 7021974074

Circular No. BHU.A.PRA.KRA.180/L-1dated 7/5/2016.
Tehsildar Kiran Magan Survase REV/KMSM/7601, District
Palghar have passed order dated 19/7/17 the correction is
made in computerized 7/12 extract (191/3).
Ref: Mutation entry no. 6903.


2018- As per edit model use under E-Mutation project of
Handwriting and Computer right of record (Village Form 7/12
extract) is to be match properly as per Order and Government
Circular No. BHU.A.PRA.KRA.180/L-1dated 7/5/2016.
Tehsildar Kiran Magan Survase REV/KMSM/7601, District
Palghar have passed order dated 19/7/17 the correction is
made in computerized 7/12 extract (191/3).
Ref: Mutation entry no.7047

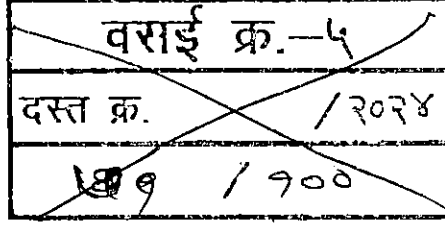
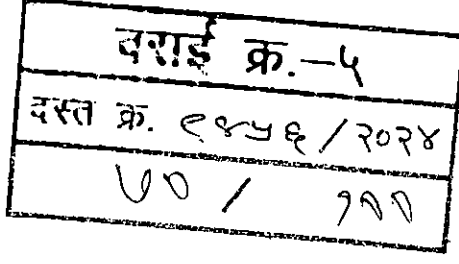
2019-Nil 2020-Nil 2021-Nil upto September.

4. Any other relevant title: No

5. Litigation if any. : No.

Date : 22nd September, 2021


Suhas S. Patil
Advocate
Office No. 7 Third Floor,
32, Raja Bahadur Mansion,
Ambalaji Doshi Marg, Fort, Mumbai



अप्रकाश दिनांक : 07/09/2021



महाराष्ट्र शासन

गाव नमुना सार (अधिकार अधिनियम चर्चा)

संशोधन व अद्यतन | कानून सभे मध्ये अधिकाधिक अधिकार अधिकार (सर्व सभे व सुनिश्चित करणे) (संशुद्धी, 1961) मध्ये धोरण 3.4.1.1 अन्वये | दिनांक :- 19/12/2021

वर्ग :- नोंदणीत
पुस्तक क्रमांक व अद्यतन : 19/12/2021

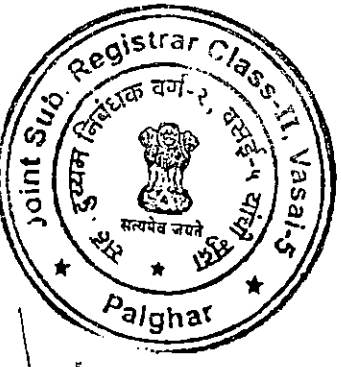
वर्ग :- नोंदणीत	वर्ग :- नोंदणीत	वर्ग :- नोंदणीत	वर्ग :- नोंदणीत
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गाव नमुना सार (अधिकार अधिनियम चर्चा) | कानून सभे मध्ये अधिकाधिक अधिकार अधिकार (सर्व सभे व सुनिश्चित करणे) (संशुद्धी, 1961) मध्ये धोरण 3.4.1.1 अन्वये | दिनांक :- 19/12/2021

वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

सूचना :- खालील क्षेत्र अनुक्रमेण क्षेत्रांतर्गत झाले असल्याने या क्षेत्रासाठी गाव नमुना 3.4.1.1 ची लागूवट नाही

श्री. धर्म, श्री. शंकर



अप्रकाश दिनांक : 07/09/2021



महाराष्ट्र शासन

गाव नमुना सार (अधिकार अधिनियम चर्चा)

संशोधन व अद्यतन | कानून सभे मध्ये अधिकाधिक अधिकार अधिकार (सर्व सभे व सुनिश्चित करणे) (संशुद्धी, 1961) मध्ये धोरण 3.4.1.1 अन्वये | दिनांक :- 19/12/2021

वर्ग :- नोंदणीत
पुस्तक क्रमांक व अद्यतन : 19/12/2021

वर्ग :- नोंदणीत	वर्ग :- नोंदणीत	वर्ग :- नोंदणीत	वर्ग :- नोंदणीत
वर्ग :- नोंदणीत	वर्ग :- नोंदणीत	वर्ग :- नोंदणीत	वर्ग :- नोंदणीत
वर्ग :- नोंदणीत	वर्ग :- नोंदणीत	वर्ग :- नोंदणीत	वर्ग :- नोंदणीत
वर्ग :- नोंदणीत	वर्ग :- नोंदणीत	वर्ग :- नोंदणीत	वर्ग :- नोंदणीत

गाव नमुना सार (अधिकार अधिनियम चर्चा) | कानून सभे मध्ये अधिकाधिक अधिकार अधिकार (सर्व सभे व सुनिश्चित करणे) (संशुद्धी, 1961) मध्ये धोरण 3.4.1.1 अन्वये | दिनांक :- 19/12/2021

वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

सूचना :- खालील क्षेत्र अनुक्रमेण क्षेत्रांतर्गत झाले असल्याने या क्षेत्रासाठी गाव नमुना 3.4.1.1 ची लागूवट नाही

श्री. धर्म, श्री. शंकर

वसाई क्र.-५
दस्त क्र. ९५५६/२०२४
५१ / १००

तराई क्र.-५
दस्त क्र.९५४६ / २०२४
१३ / १००

अहवाल दिनांक : 14/03/2022.



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवण (नयात काणे व सुविद्यतीत देवणे) नियम, १९७९ यातील नियम ३,५,६ आणि ७]
तालुका :- वसई जिल्हा :- पालघर

गाव :- बोळीज

भूमापन क्रमांक व उपविभाग : 191/3/भु.क्र./4

भू-धारणा पध्दती : भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाती क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	शेताचे स्थानिक नाव :
क्षेत्राचे एकक आर.चौ.मी	739	साम्यायु त्रिभुजपाल अणुवाल					कुळ, खंड व इतर अधिकार
अकृषक क्षेत्र		हेमंत लक्ष्मीनाथापण अणुवाल				(3984)	कुळाचे नाव व खंड
विद्य. जमीन	1,99.75	तामनाईक क्षेत्र	1.99,75	19.75		(3984)	शेत अधिकार
भावाकाली	19.97						शेत अधिकार
जि.क्रमांक क्र. (1176)(1177)(1585)(2599)(2799)(3132)(3185)(3327)(3935)(3984)(5048)(7047)							शेत अधिकार फेरफार क्रमांक : 7047 व दिनांक : 15/12/2017
							संपन्न आणि भूमापन विभाग :

गाव नमुना बारा (पिकांची नोंदवणी)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवण (नयात काणे व सुविद्यतीत देवणे) नियम, १९७९ यातील नियम २९]
तालुका :- वसई जिल्हा :- पालघर

गाव :- बोळीज

भूमापन क्रमांक व उपविभाग : 191/3/भु.क्र./4

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

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

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

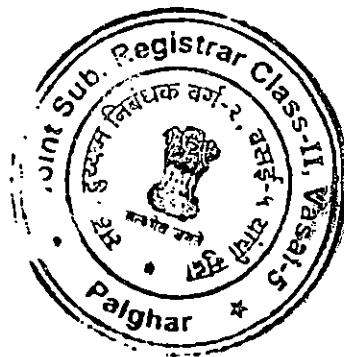
दिनांक :- 14/03/2022

संचालिका क्रमांक :- 272100080273090000320221442

(नाव :- भरवी जाधव)

तलावी साह्य :- बोळीज

तलावी साह्य :- वसई
ती. कर्ण. वि. पालघर



वसई क्र.-4
दस्त क्र. ९९५६ / २०२४
११९९ / १००

FORM - II

CONTENTS OF SHEET
GROUND & FIRST FLOOR PLAN, GR. FLOOR AREA DIAGRAM & CALCULATION, PASSAGE AREA CALCULATION,
BUILT AREA STATEMENT, LIFT & STAIRCASE DIAGRAM & CALCULATION,
SANITATION STATEMENT, ELEVATION, SECTION, BALCONY AREA STATEMENT, CONSTRUCTION AREA STATEMENT.

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

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

Approved as amended in Subject to the
Conditions mentioned in this Office Letter
No. VVCMC/TPIAMEND/.....
VPI/1415/29/2022-23
Dated 17/05/2022

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



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

Deputy Director,
VVCMC, Virar.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL WITH SHOPLINE BLDG. ON PLOT BEARING S. NO. 191, H. NO. - 2 & 3
(PLOT No. 1, 2, 3 & 4) AT VILLAGE - BOLIJA, TALUKA - VASAI, DIST - PALGHAR.

NAME OF OWNER
SHRI LAXMINARAYAN P. AGARWAL
SHRI HEMANT L. AGARWAL
SHRI CHIMANLAL M. MEHTA
SHRI RAMBAGU P. AGARWAL

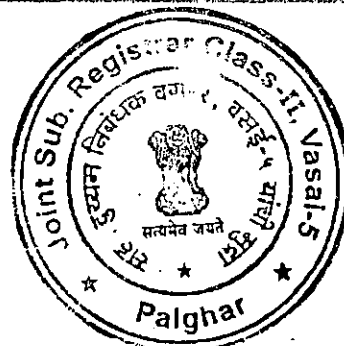
DRAWING HAS BEEN PREPARED AS PER DOCUMENTS, INFORMATIONS & INSTRUCTIONS GIVEN BY THE OWNERS & DEVELOPERS.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
04/05/2022		04	AS SHOWN AS	ADITI	ABHAY RAUT

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

[Signature]
ABHAY RAUT
104 GOLD CREST BUSINESS CENTER
T. ROAD, BOBIVALI (W) MUMBAI - 42
TEL: 2895 4247/022 26037128

TYPE - B/DWG - 04



वसई क्र.-५
 दस्ता क्र. ९५५६ / २०२४
 ७५६ / १००

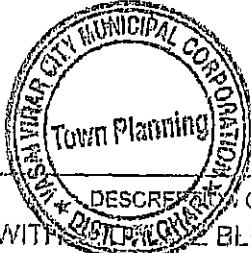
FORM - II

CONTENTS OF SHEET

TYPICAL FLOOR PLAN(3RD TO 16TH) BUILT UP AREA DIAGRAM & CALCULATION,
 BUILT UP AREA STATEMENT & PARKING AREA STATEMENT.

STAMP OF DATE OF RECEIPT OF PLANS
 The approved plan duly approved
 herewith Supercedes all the earlier
 approved plans.

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



Approved as amended in subject to the
 Conditions mentioned in this Office Letter
 No. VVCMC/TPI/AMEND/.....
 VP/1215/192/2021-22
 Dated : 16/06/2021

COMMISSIONER

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

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

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL WITH BLDG. ON PLOT BEARING S. NO. - 191, H. NO. - 2 & 3
 (PLOT No.1,2,3) AT VILLAGE - BORINJ, TALUKA - VASAI, DIST. PALGHAR.

NAME OF OWNER

SHRI LAXMINARAYAN P. AGARWAL

SHRI CHIMANLAI M. MEHTA

SHRI. HEMANT L. AGARWAL

SHRI. RAMBABU P. AGARWAL

DRAWING HAS BEEN PREPARED AS PER DOCUMENTS, INFORMATIONS & INSTRUCTIONS GIVEN BY THE OWNERS & DEVELOPERS.

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
01 04 2021		04	AS SHOWN AS	ANKITA GUPTA	ABHAY RAUT

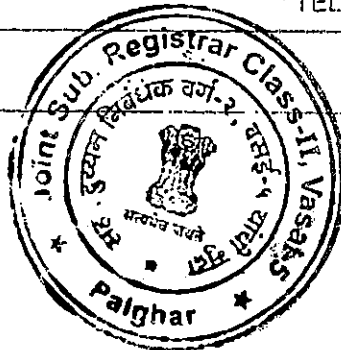
NORTH LINE

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

ABHAY RAUT.

1104, GOLD CREST BUSINESS CENTER
 L.T. ROAD, BORIVALI (W), MUMBAI - 92.
 TEL : - 2895 4247

TYPE - E /DWG.04





वसई क्र.-५
दस्त क्र. ९५६ / २०२४
१०६६० / १००

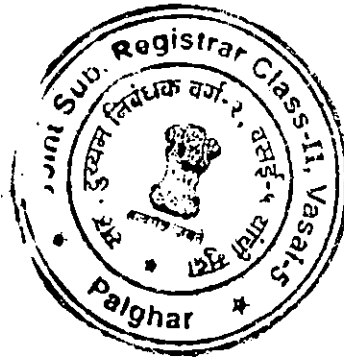
घोषणापत्र

मी चेतन किशोर चौधरी याद्वारे घोषित करतो की, दुय्यम निबंधक वसई 5 यांच्या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. गिरीराज डेव्हलपर्स तर्फे भागीदार रामबाबू पी.अगरवाल व इ. यांनी दि. 27/01/2022 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी. सादर दस्त नोंदणीसाठी सादर केला आहे / निष्पादीत करून कबुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्याक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जणीव आहे.

दिनांक :- 18/6/2024

G. Choudhary

कुलमुखत्यारपत्र धारकाची सही



11-11-11

11-11-11

वसई क्र.-५
दस्त क्र. ८५५६ / २०२४
VV ५५६ / १००

534/1330

पावती

Original/Duplicate

Thursday, January 27, 2022

नोंदणी क्र. :39म

3:40 PM

Regn.:39M

पावती क्र.: 1410 दिनांक: 27/01/2022

गावाचे नाव: बोळीज

दस्तऐवजाचा अनुक्रमांक: वसई5-1330-2022

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: चेतन किशोर चौधरी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:00 PM ह्या वेळेस मिळेल.

Joint S. Vasai-5

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

बाजार मुल्य: रु.0/-

मोवदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2701202207124 दिनांक: 27/01/2022

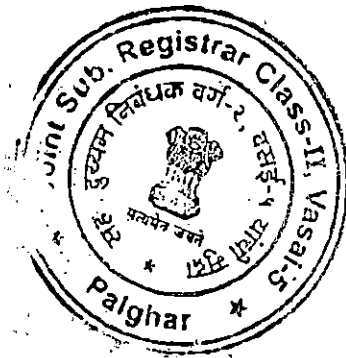
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012215722202122E दिनांक: 27/01/2022

बँकेचे नाव व पत्ता:

G. Chaudhary



वराई क्र.-५
दस्त क्र. ९५५९/२०२४
५८५९/१००

534/1330

इतर पावती

Original/Duplicate

Friday, 28 January 2022 4:12 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1515 दिनांक: 28/01/2022

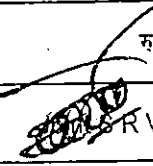
गावाचे नाव: -बोळीज
दस्तऐवजाचा अनुक्रमांक: वसई5-1330-2022
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: चेतन किशोर चौधरी
वर्णन

दस्त हाताळणी फी
पृष्ठांची संख्या: 3

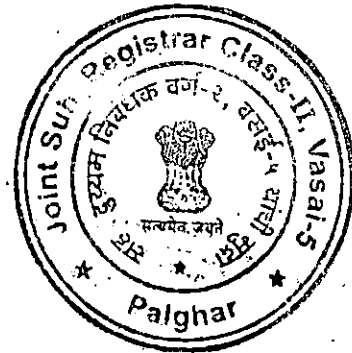
रु. 60.00

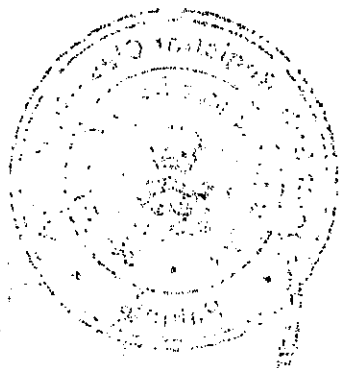
एकूण:

रु. 60.00


R Vasai-5

1); देयकाचा प्रकार: DHC रकम: रु.60/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2801202211907 दिनांक: 28/01/2022
वैकेचे नाव व पत्ता:





वसई क्र.-५
दस्ता क्र. ९३३० / २०२४
८० / १००



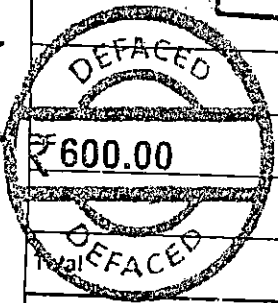
CHALLAN
MTR Form Number-6



GRN	MH012215722202122E	BARCODE		Date	27/01/2022-13:09:59	Form ID	48(f)
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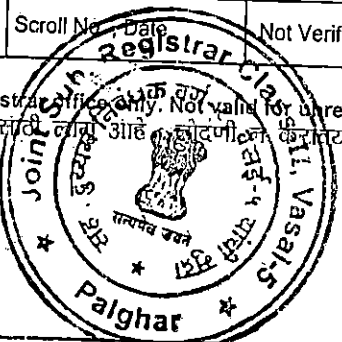
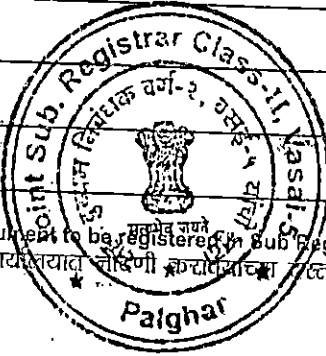
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name		VSI5_VASAI NO 5 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AAUFG7022Q		
Location		PALGHAR		Full Name	MS GIRIRAJ DEVELOPERS		
Year		2021-2022 One Time		Flat/Block No.	GIRIRAJ TOWER and CFC BUILDING		
Account Head Details		Amount In Rs.		Premises/Building			
0030046401 Stamp Duty		500.00		Road/Street	BOLINJ		
0030063301 Registration Fee		100.00		Area/Locality	VIRAR WEST		
				Town/City/District			
				PIN	4	0	1 3 0 3
				Remarks (If Any)	SecondPartyName=CHETAN KISHOR CHOUDHARY~		
				Amount In	Six Hundred Rupees Only		
		600.00		Words			

वसई क्र.-५
दस्ता क्र. ९३३० / २०२४
२ - १६



Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	03006172022012700505	357627895		
Cheque/DD No.		Bank Date	RBI Date	27/01/2022-13:11:55	Not Verified with RBI		
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No.	Date	Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document. Mobile No. : 9822962200
सदर चलान फेवळ दुय्यम निवंधक कार्यावयांत नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी कर कार्यालयाच्या दस्त्यासाठी सदर चलान लागू नाही.



Challan Defaced Details

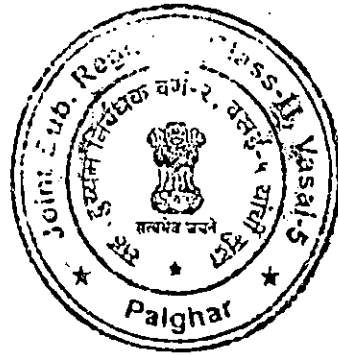
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-534-1330	0005894597202122	27/01/2022-15:40:14	IGR545	
2	(IS)-534-1330	0005894597202122	27/01/2022-15:40:14	IGR545	100.00
Total Defacement Amount					500.00
					600.00

100

100

वसई क्र.-५
दस्ता क्र. ९४५६/२०२४
९०० / १००

वसई क्र.-५ IV
दस्ता क्र. ९३३० / २०२२
३-९६



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We 1) Mr. Laxminarayan P. Agarwal 2) Mr. Rambabu P. Agarwal 3) Mr. Hemant L. Agarwal & 4) Mr. Chimanlal M. Mehta the Partners of M/s. Giriraj Developers having office at Shop No.9, Gokul Annexe Bldg, Agarwal Gardens Ph - II, Gokul Township, Bolinj, Virar (West) , Tal. Vasai, District Palghar - 401303, do hereby SEND GREETINGS:-

RPA

L. N. A

Ghousnagar P.R. Jadhav
Jadhav
Anvik

Mehta

M. J.

Mehta
Bhambhani

२०.०५.२०२४

WHEREAS :-

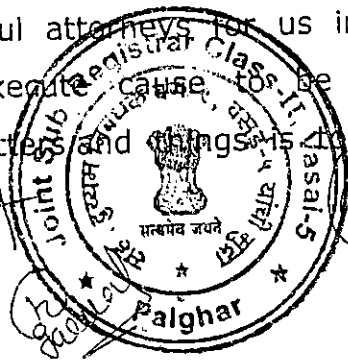
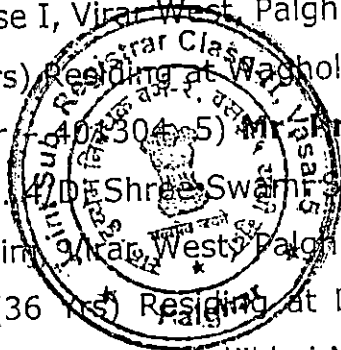
दस्ता क्र. १३३० / १९९३
४-१६

a) We the partners of M/s. Giriraj Developers are constructing building known as "Giriraj Tower" & CFC Building on land being a part of land bearing S.No. 191, H.No.2 & 3 (Plot No. 1, 2 & 3) lying and being and situated at Village Bolinj within the Registration Sub-District of Vasai, District - Palghar.

वसाई क्र. १९१
दस्ता क्र. १३३० / १९९३
४-१६

b) On account of our Pre-occupation It is not possible for us to attend, manage, supervise or look after the day to day management of the said business.

NOW, THEREFORE, THESE PRESENTS WITNESSES AND WE 1) Mr. Laxminarayan P. Agarwal 2) Mr. Rambabu P. Agarwal 3) Mr. Hemant L. Agarwal & 4) Mr. Chimanlal M. Mehta Partners of M/s. Giriraj Developers do hereby jointly and / or severally appoint 1) **Mr. Chetan Kishor Choudhary** (41 Yrs) Residing at A/001, Krishna Yashodhan Building, Sopara Road, Near Ram Mandir, Abrol Group, Bolinj, Virar West, Palghar - 401303, 2) **Mr. Subhash Anant Patil** (59 Yrs) Residing at 525, Anant Niwas, Opp. M.S.E.B., At Umrle (Patil Ali), Sopara Bolinj Road, Nallasopara West, Palghar - 401203, 3) **Mr. Nitin Nivrutti Sonawale** (46 Yrs) Residing at Flat No. 403, Poonam Avenue Bldg, Opp. Royale Academy School, Tirupati Nagar Phase I, Virar West, Palghar - 401303, 4) **Mr. Amit Yashwant Naik** (40 Yrs) Residing at Wagholi (Khare Ali), Taluka Vasai, Post - Nirmal, Palghar - 401304, 5) **Mr. Pratik Rajesh Jadhav** (19 Yrs) Residing at Flat No. 47 D, Shree Swami Samarth Bldg, Ranpada Road, Samarth Nagar, Bolinj, Virar West, Palghar - 401303, 6) **Mr. Brijesh Nagin Rathod** (36 Yrs) Residing at D/103, Gokul Sathsang, Gokul Township, Agashi Road, Opp. Muljibhai Mehta School, Bolinj, Virar West, Palghar - 401303 & 7) **Mr. Mahesh Yashwant Joshi** (50 Yrs) Residing at Bhuigaon Budruk, Patil Ali, Champavati Mandir Marg, Bhuigaon Bk, Thane, Bassein - 401201 having their office at Shop No.9, Gokul Annexe Bldg, Agarwal Gardens Ph - II, Gokul Township, Bolinj, Virar (West), Tal. Vasai, District Palghar - 401303 to be our agents and true and lawful attorneys for us in our name and on our behalf to do and execute all such things as may be done and execute following acts, deeds, matters and things as they may think fit to say :-



Handwritten signatures and initials: RPA, L.N.A., Choudhary, P.R. Jadhav, Sonawale, Naik, Patil, Joshi, and a signature that appears to be 'R. B. Jadhav'. There is also a handwritten note '21.2.2017' at the bottom left.

वसई क्र.-५
दस्ता क्र. ९५६ / २०२४
७३३० / १००

वसई क्र.-५ IV
दस्ता क्र. ९३३० / २०२२
५-९६

1. To Present Agreement for Registration in the Office of Sub

Registrar of Assurance for Sale, Correction, Rectification Deed, Cancellation, Leave & License Agreement, Lease Deed, Assignment, Supplementary Agreement of Flats, Shops, Unit/s, Offices, Amenities Agreement, Mortgage Deed, Release Deed in the aforesaid Property or any other document executed by me / any of us pertaining to the aforesaid building known as "Giriraj Tower" & CFC Building on land being a part of land bearing S.No. 191, H.No.2 & 3 (Plot No. 1, 2 & 3) lying and being and situated at Village Bolinj within the Registration Sub-District of Vasai, District - Palghar.

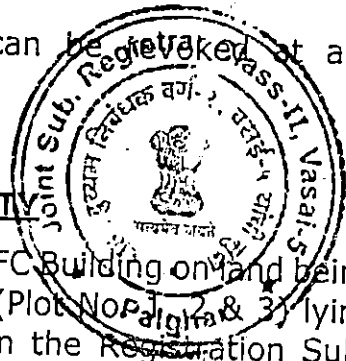
2. To apply for certified copies, receive the certified copy also receive back the registered documents in respect thereof and for the same sign all forms, application etc.

3. This power of attorney is given only for registration of the document / documents executed by any one of us and not to sign or execute any documents.

4. This Power of Attorney is revocable and can be retraced at any time giving notice to the attorney.

SCHEDULE OF PROPERTY

ALL THAT building known as "Giriraj Tower" & CFC Building on land being a part of land bearing S.No. 191, H.No.2 & 3 (Plot No. 1, 2 & 3) lying and being and situated at Village Bolinj within the Registration Sub-District of Vasai, District - Palghar.



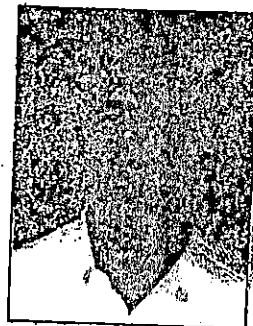
IN WITNESSES WHEREOF OF WE HAVE HEREUNTO SET SUBSCRIBED OUR RESPECTIVE HANDS AND SIGNATURE ON THIS 27TH DAY OF JANUARY 2022.

SIGNED AND DELIVERED

By the withinnamed "EXECUTANT"

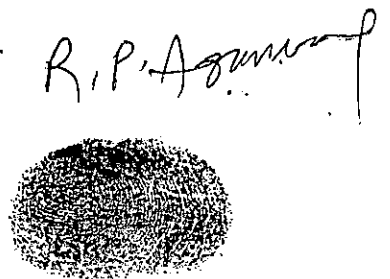
1. Mr. Laxminarayan P. Agarwal

L. X. Agarwal



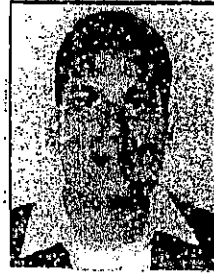
2. Mr . Rambabu P. Agarwal

वसई क्र.-५
दस्त क्र. ९५५६/२०२४
५५५६ / १००

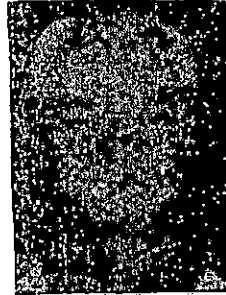


R.P. Agarwal

3. Mr. Hemant L. Agarwal



4. Mr. Chimanlal M. Mehta



Chimanlal M. Mehta



The Partners of "M/s. Giriraj Developers"

EXECUTANT

In the presence of:

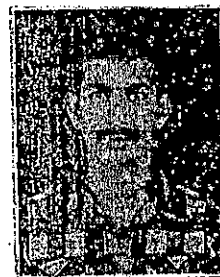
1.

2.

ACCEPTED BY US

1. Mr. Chetan Kishor Choudhary

वसई क्र.-५ IV
दस्त क्र. ९३३० /२०२२
E-९०

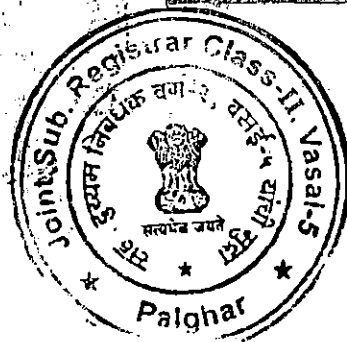


C. K. Choudhary

2. Mr. Subhash Anant Patil

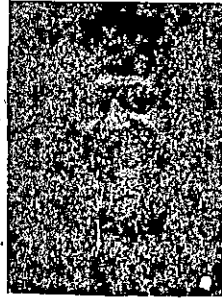


S. Anant Patil



3. Mr. Nitin Nivrutti Sonawale

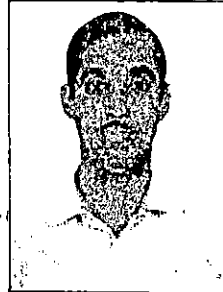
वसई क्र.-५
दस्ता क्र. २५४६ / २०२४
५५ / १००



N. Sonawale

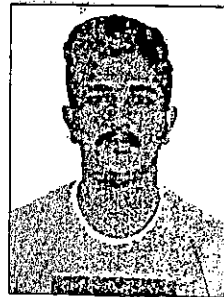
4. Mr. Amit Yashwant Naik

वसई क्र.-५
दस्ता क्र. १३३० / २०२२
७ - १६



A. Naik

5. Mr. Pratik Rajesh Jadhav



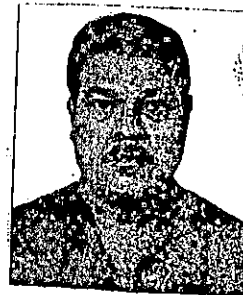
P.R. Jadhav

6. Mr. Brijesh Nagin Rathod



B. Rathod

7. Mr. Mahesh Yashwant Joshi

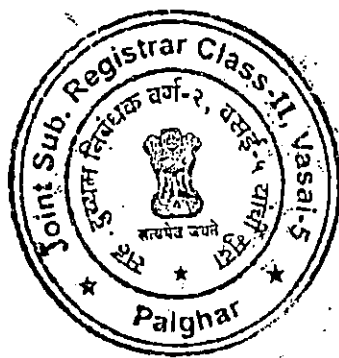


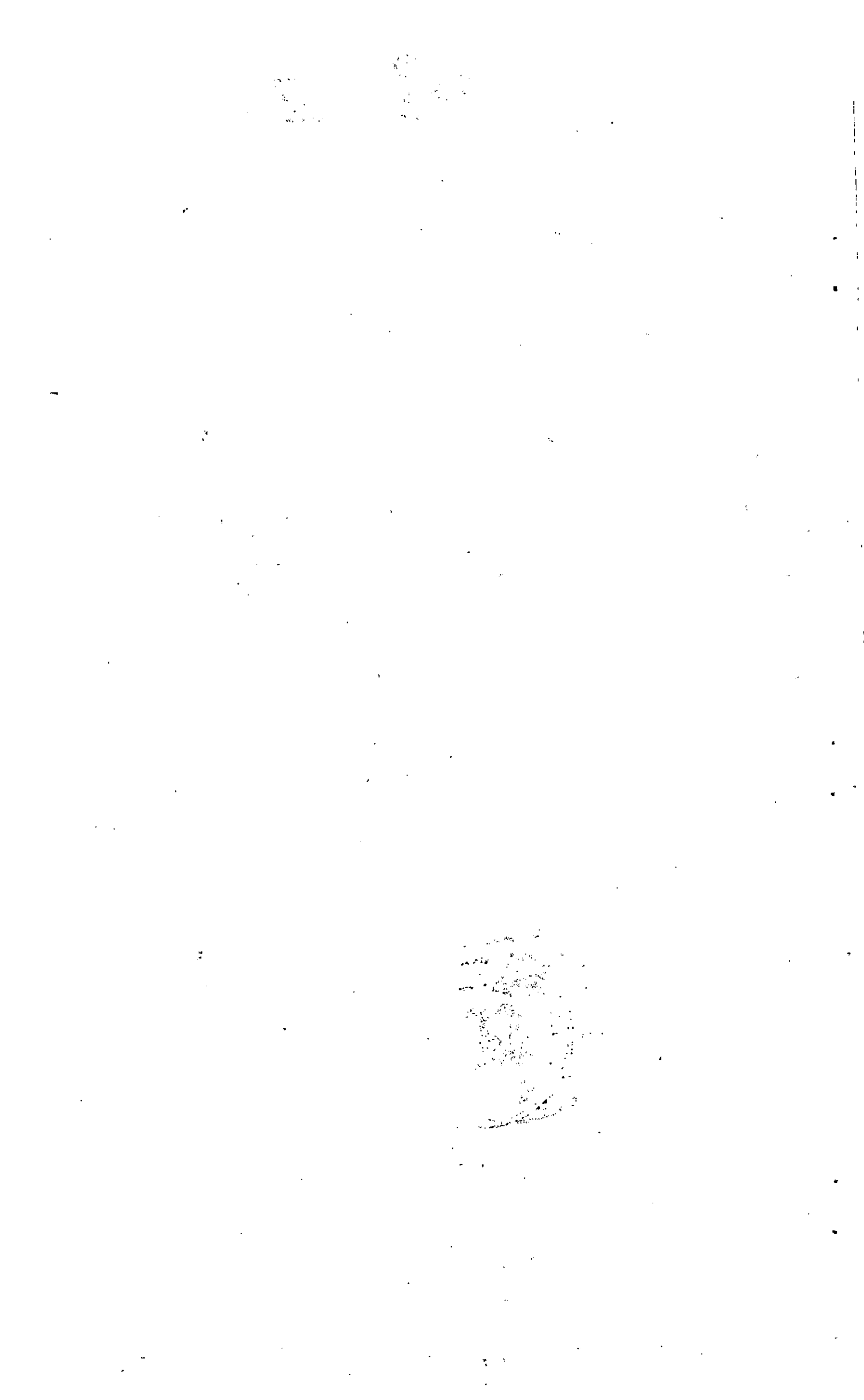
M. Joshi

In the presence of:

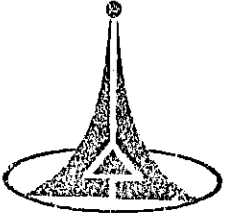
1. *[Signature]*

2. *[Signature]*





वसाई क्र.-५
दस्त क्र. ९५५६ / २०२४
८६६ / १००



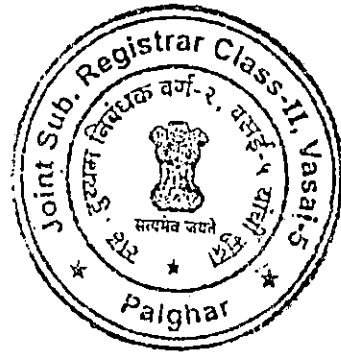
GIRIRAJ

Developers

Shop No.9, Gokul Annexe, Opp. Muljibhai School, Agarwal Garden,
Gokul Township, Bolinj, Virar (West), Dist. Palghar - 401 303.
Phone : 8551008822 / 8551008833

वसाई क्र.-५ १४
दस्त क्र. ९३३० / २०२२
८-९६

For Address Proof



R. P. Agarwal

R. P. Agarwal

R. P. Agarwal 20.06.2024

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BILL NO.(GGN): 000001453451284

GSTIN:27AAECM2933K1ZB

ग्राहक क्रमांक : 001541543208

मोबाईल/ईमेल : 89xxxxxxx69

SHRI HEMANT LAXMINARAYAN AGARWAL

SHOP NO.9 GOKUL ANNEX BLDGAGARWAL GARDEN PHASE 2 BOI IN 401303

वसई क्र.-५
दस्ता क्र. ९५५६ / २०२४
७७६६ / १००

देयक-दिनांक : 18-01-2022

देयक रक्कम रु : 9950.00

देय दिनांक : 07-02-2022

या तारखे नंतर : 10080.00

मरल्यास

Scan this QR Code with BHIM App for UPI-Payment



QR कोडद्वारे मरणा केल्यास, मरणा दिनांकानुसार लागू असलेली तत्पर देयक मरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र: 24x7
200-230-3435, 1800-102-3435, 1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे

विलींग युनिट : 4464/VIRAR WEST-S/DN.VIRAR O&M

दर संकेत : 52/LT II Comm 3 Ph <20KW

पोल क्रमांक

पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 3/08/0017/1338/4464448

मि. क्रमांक : 03902291176

रिजिंग गुण : M3

पुरवठा दिनांक : 06-05-2010

मंजूर भार : 2.40 KW

सुरक्षा ठेव रजमा (रु) : 22116.92

चालु रिडिंग दिनांक : 13-01-2022

मागील रिडिंग दिनांक : 15-12-2021

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
31900	30990	1.00	910	0	910.

This Electricity Bill neither reflects title nor is to be used as proof of ownership or any property or premises

Meter Status: Normal

Bill Period: equi

उपरोक्त विल्ला देवर्जा ई-विल्ला 'साठी नोंदणी कर व प्रत्येक विल्लागणे 10 स्वयंचालित नोंदणी डिस्क (वेब गिळाबा, नोंदणी करण्यासाठी :- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या उपरोक्त विल्लावर मरण्या बाजूला द्यायला कोणत्या मत्से उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे शिज विल भरा व 0.25% (रु. 50/- पर्यंत) सबलत गिळाबा. (शिरोस व अयुजिज वाढला)

तुमचा मोबाईल नंबर व ईमेल पत्ता बुकिचा असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः 13-02-2022 ह्या तारखेला होईल

डिसेंबर-2021	3321
नोव्हेंबर-2021	1293
ऑक्टोबर-2021	1354
सप्टेंबर-2021	2526
ऑगस्ट-2021	5403
जुलै-2021	1651
जून-2021	1200
मे-2021	1289
एप्रिल-2021	19751
मार्च-2021	100
फेब्रुवारी-2021	100

वसई क्र.-५
दस्ता क्र. 9330 / २०२२
९-१०

Paid by Chq No-599973 Dt-21/01/22 Amt-9,870/-

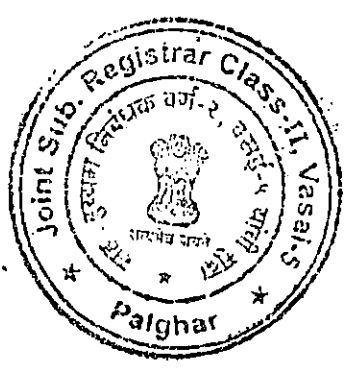
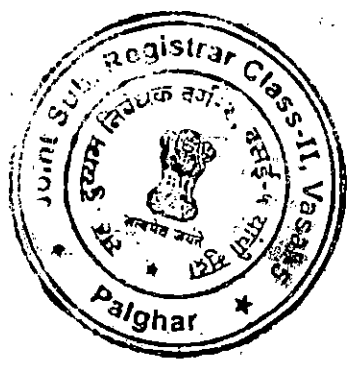
* For making Energy Bill payment through RTGS/NEFT mode, use following details
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01001541543208
o IFS Code: SBIN0008965, Name of Bank : STATE BANK OF INDIA, Name of Branch: IFB BKC
o Bill Amount: <As per bill>

Disclaimer: Please use above, bank details only for payment against consumer number mentioned in beneficiary account number
In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date

Pay electricity bill on Amazon

amazon pay

Scan this QR in your Amazon app



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For Ad contact: info@sappprints.com

सूचना व अटी :
 वीज शुल्क शासन अधिसूचना क्र. इएलडी / प्र. क. -273/उज्ज-1 दि. 21/10/2016 अन्वये आकारण्यात येईल.
 वीज विक्रीकर शासन अधिसूचना दि. 21/10/2016 अन्वये आकारण्यात येईल. वेळेवर आधारित दरासाठी किंवा इतर स्पष्टीकरणासाठी कृपया विद्युत नियामक आयोगाचे आदेश घ्यावे. **मीटर वसविण्यात गेईपर्यंत ट्वायिक दराने आकारणी करण्यात येईल.
 1) देयकातील चुकीयदलथी कोणतीही तक्रार कंपनीच्या स्थानिक कार्यालयात/कॉल सेंटर/मोबाईल ॲप/वेब सेलफ सर्व्हिस (WSS) मध्ये दाखल करावी लागेल. देयकात काही चूक असली तरी विलंब शुल्क मरावे लागू नये म्हणून देयक तात्पुरत्या स्वरूपात अथवा परत तपासणी करून दुरुस्ती करण्याची इरकत नोंदवून पूर्ण रक्कम मरावी. मात्र अपवादात्मक अगर वाजवीपेक्षा जास्त रकमेचे देयक असेल तर तक्रारीचे निवारण होई पर्यंत ग्राहकास त्यापूर्वी वापरलेल्या युनिट इतके थिल दिले जाईल व त्यासंबंधी भेळ पूर्ण तपास करून नंतर घालण्यात येईल.
 2) देय तारखेच्या नंतर मागील देयकाची रक्कम मरणी व ती बाकी रकमेची देयकात असेल तर सध्याचे देयक भरताना मागील देयक व त्याची पावती रोखपुलास दाखवावी.
 3) ग्राहकाला या वीज देयकाची दुसरी प्रत वेब सेलफ सर्व्हिस (WSS) वर विनामूल्य उपलब्ध करून देण्यात आलेली आहे.
 4) विद्युत पुरवठ्याच्या अटी, संकीर्ण आकार व दलथी, अग्नी, चकण, ग्राहकाच्या आधिपत्याद्वारे तयार केलेले नियम व आदेशातील तरतुदीनुसार हे देयक पडविण्यात येत आहे.
 चेक लिहिण्यासाठी सूचना:
 5) चेक अकारंट पेयी असावा. चेक 'MSEDCL' च्या नावे असावा. चेक स्थानिक बँकेचा असावा. चेकशीयत पावती स्थळप्रत जोडावी, स्टंपल करू नये. चेक पुढील तारखेचा नसावा. चेक/डीडी ने देयकाचा भरणा केल्यास, महावितरणच्या खात्यात रक्कम-जमा होण्याची दिनांक, भरणा दिनांक म्हणून गुहित धरली जाईल.
 6) देयक चेक कलेक्शन पॅटेल टाकल्याचा चेकच्या मागे, ग्राहक क्रमांक (पी.सी., वी.यू. सहित) लिहावा व स्थळप्रतीच्या मागे चेकचा तपशील लिहावा.
 7) परक्राम्य संलेख अधिनियम (Negotiable Instrument Act) 1881 कलम 138 प्रमाणे चेक न यळणे हा दंडनीय अपराध असून कायदेशीर कारवाईस पात्र आहे
 8) एम.ई.आर.सी. ऑर्डर 2019 च्या केस क्रमांक 322 नुसार, चेक वारंट्स चार्जेस रकमे 750 + जी.एस.टी. किंवा बँक चार्जेस यापैकी जे अधिक असेल ते 01.04.2020 पासून लागू आहेत

वसई क्र. 9330 / 2022
 दस्त क्र. 90-96


विवरण		
स्थिर आकार		415.00
वीज आकार		6533.80
वहन आकार @ 1.38 Rs/U		1255.80
इंधन समायोजन आकार		0.00
वीज शुल्क 21.00%		1722.97
वीज विक्री कर 19.04 (प्रति पैसे/युनिट)		173.26
व्याज		0.00
इतर आकार		0.00
माल वीज देयक (रु.)		10100.83
निव्वळ थकबाकी/जमा		4.49
समायोजीत रक्कम		-151.17
व्याजाची थकबाकी		0.00
एकूण थकबाकी/जमा		-146.68
देयकाची निव्वळ रक्कम		9954.15
पूर्णांक देयक (रु.)		9950.00
27-01-2022 या तारखे पर्यंत रु.		9870.00
भरल्यास तत्पर देयक भरणा		82.05
देयक भरणा	13-01-2022 पर्यंत विचारात घेतला आहे	
मागील पावतीचा दिनांक	27-12-2021	21890.00
		दिलंब आधार रु. 126.26

MTR Order 322/2019 च्या आदेशानुसार विद्युत नियामक आयोगाने दिनांक 01-04-2021 पासून निर्धारित केलेले वीज दर खाली केल्याप्रमाणे एक महिन्याच्या वीज वापरासाठी आहेत.

व्यक्तिगत/व्यावसायिक (टी 2)	युनिट	0-200	>200			
स्थिर आकार	वीज आकार (रु.)	7.18	0.00	0.00	0.00	7.18
415/- प्रति जोडणी/महिना	इ.स.आ. (रु.)	0.0	0.000	0.000	0.000	0.0


वीज नियामक आयोग महाराष्ट्र आदेश दिनांक 24/02/2021 नुसार दि. 01/11/2021 पासून ग्राहकाचे दरमहा वीज विल रोखीत स्थिकारण्याची कल मर्यादा रु. 5000/- इतकी राहिल.
 डिजिटल माध्यमाने दि. 07-02-2022 पर्यंत भरणा केल्यास, डिजिटल भरणा सूट 20.51 रु. पुढील देयकात समाविष्ट करण्यात येईल. # मागील तत्पर भरणा सूट- 151.17 #
 त्याकर कलम 269 ST मधील तरतुदीनुसार Rs. 2.00 लाख आणि त्याहून अधिक रोख पावती कोणत्याही प्रकारच्या पेमेंटसाठी महावितरण कडून वकारली जाणार नाही. #

RECEIPT DATE	PAID
27-12-2021	21890.00
25-11-2021	14150.00
29-10-2021	14730.00
05-10-2021	12410.00
07-09-2021	15310.00
30-07-2021	16730.00



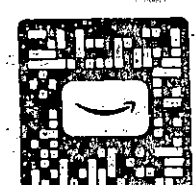
वीज ग्राहकांना नम्र आवाहन गो ग्रीन स्वीकारून सुंदर करू पर्यावरण.

वीजविल भरण्यासाठी चापील वीजविलाएवजी ई-मेल व एपएनएसचा पर्याय विचाराण्याच्या ग्राहकांना प्रती वीजविल १० रुपये सवलत.
 वीजविल ऑनलाईन पाहण्यासाठी ग्राहकांना मोबाईल ॲप व www.mahadiscom.in या संकेतस्थळावर विविध पर्याय उपलब्ध.
 गो-ग्रीनचा पर्याय निवडण्यासाठी ग्राहकांनी आपल्या वीजविलावरील गो-ग्रीन क्रमांकाची नोंदणी महावितरणच्या मोबाईल ॲपद्वारे अथवा महावितरणच्या संकेतस्थळावर <https://billing.mahadiscom.in/gogreen.php> येथे जाऊन करावी.
 गो-ग्रीनचा पर्याय निवडण्याच्या ग्राहकांना तातडीने वीजविल मिळणार. | संदर्भासाठी वीजविलाचे जतन करणेही त्यांना सोपे.
 गो-ग्रीनचा पर्याय पर्यावरण संवर्धनालाही हातभार लावणार.



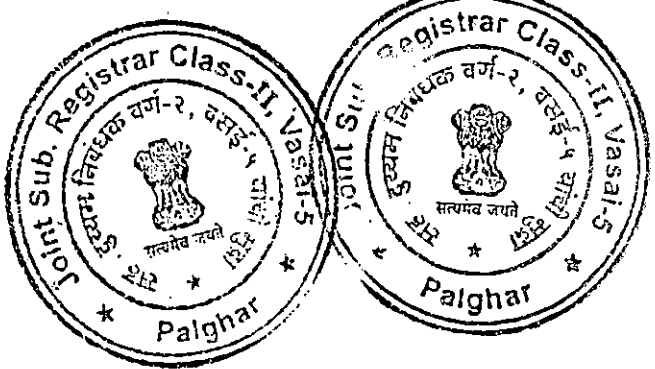
Amazon वर वीज विल भरा

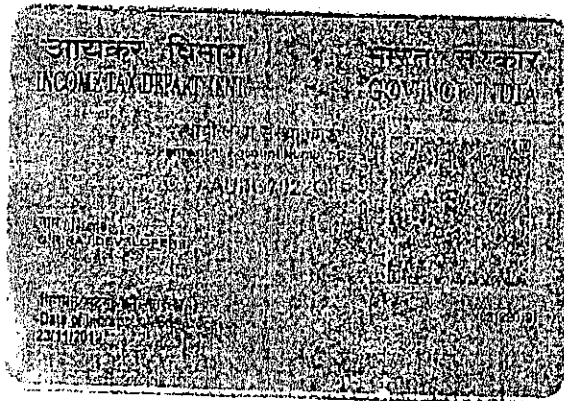
शुभ्य + ₹300 मिळू शकते



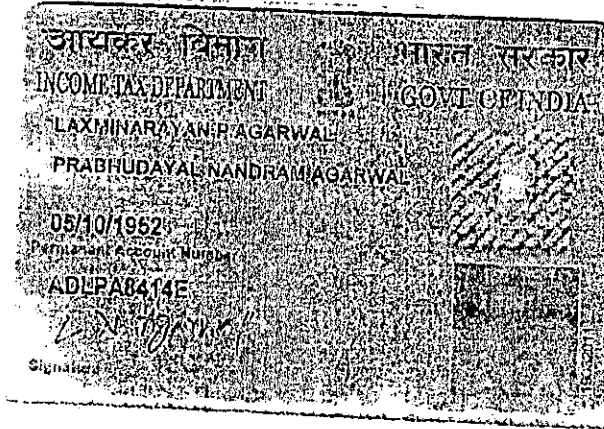
ह्या QR ला Amazon ॲपमध्ये स्कॅन करा

वसई क्र.-4 IV
 दस्त क्र. 9330 / 2022
 90-96



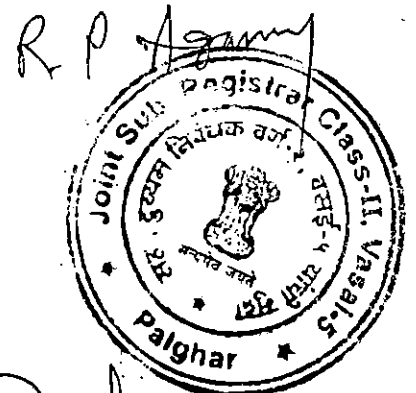
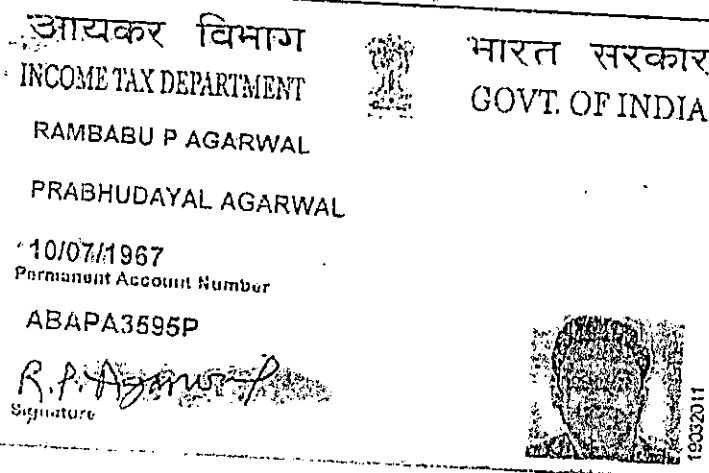


वसई क्र.-५
दस्त क्र. २५५६ / २०२४
~~१२३४~~ / १००

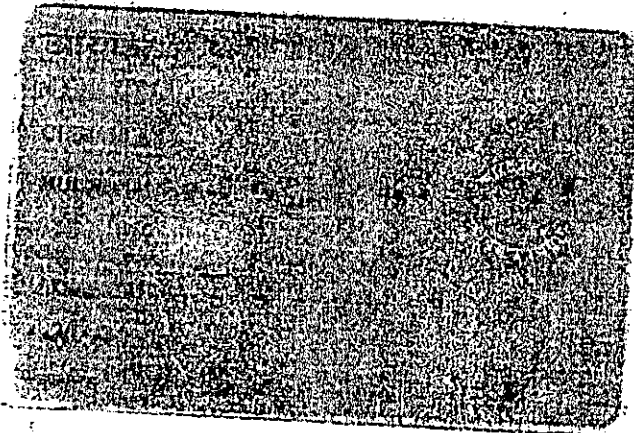
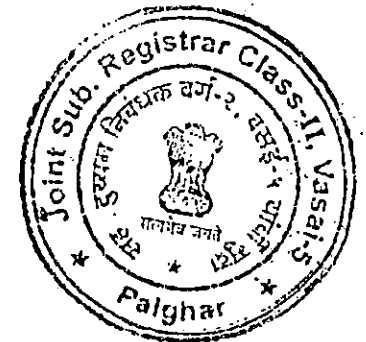
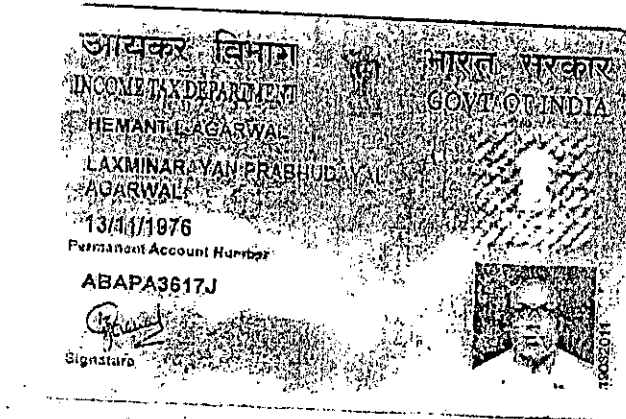


वसई क्र.-५ IV
दस्त क्र. १३३० / २०२२
११ - १७

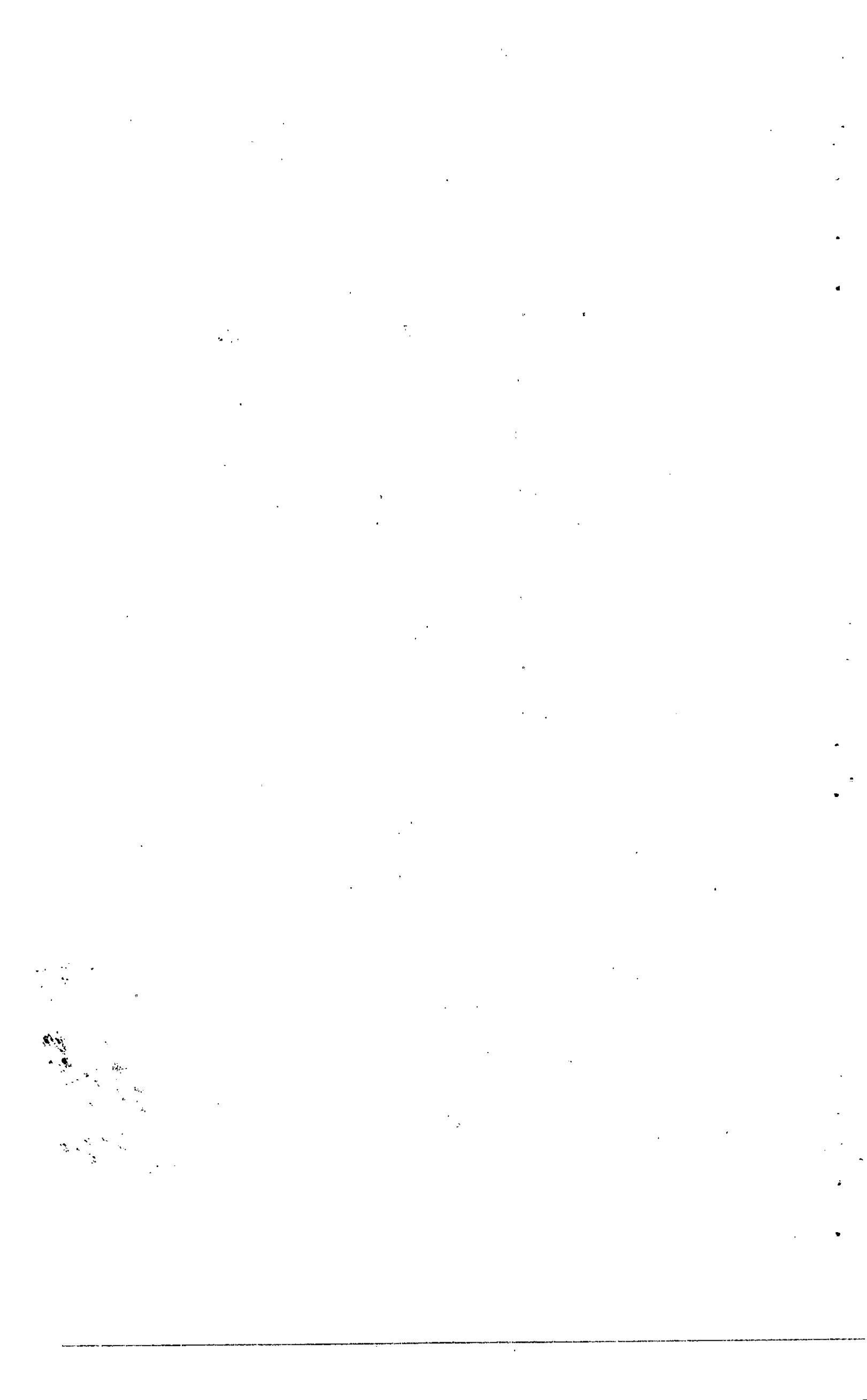
L. N. Agarwal



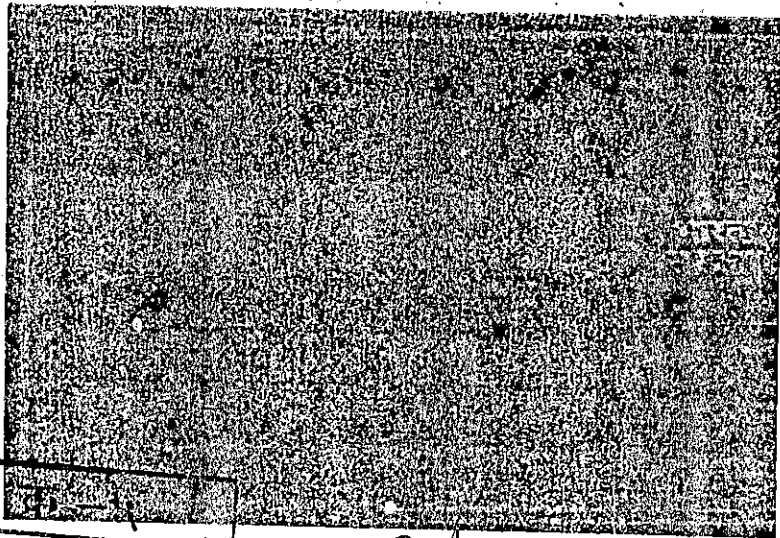
R. P. Agarwal



२०२-२०००५५



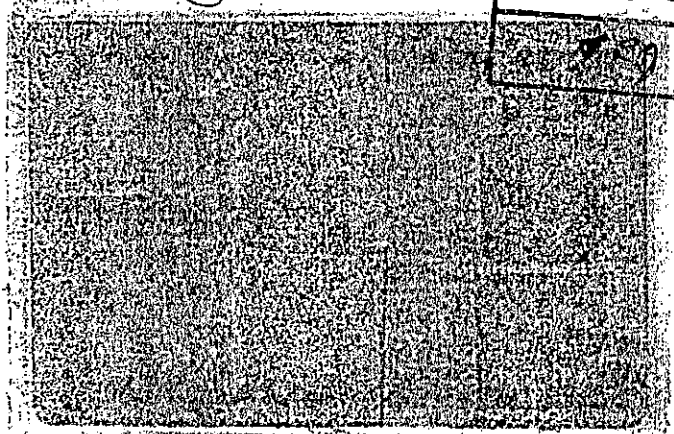
आयकर विभाग
INCOME TAX DEPARTMENT
CHETAN KISHOR CHOUDHARY
KISHOR GANPAT CHOUDHARY
00707/1950
आयकर अधिनियम, 1961
A.G.H.P. 10281



Choudhary

दस्तावेज क्र. १९५६ / २०२४
१९५६ / १९५६

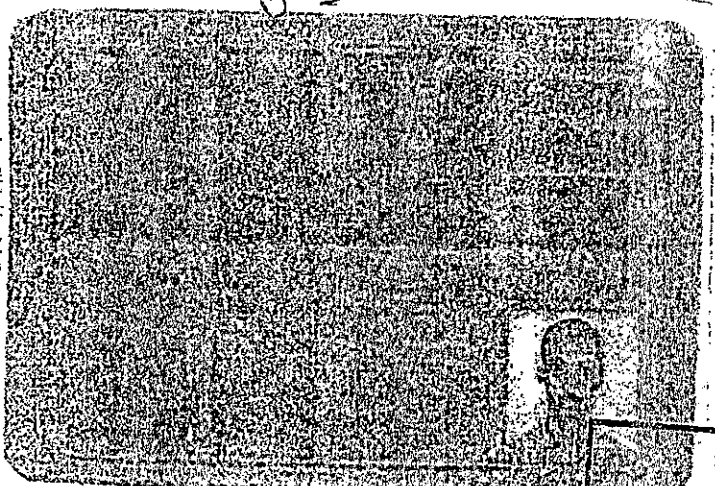
Sharma



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
MAHESH JOSHI
ASHWANT JOSHI

Joshi

P.R. Joshi

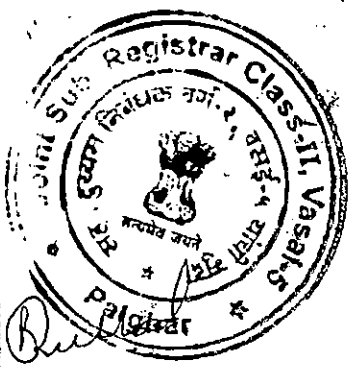
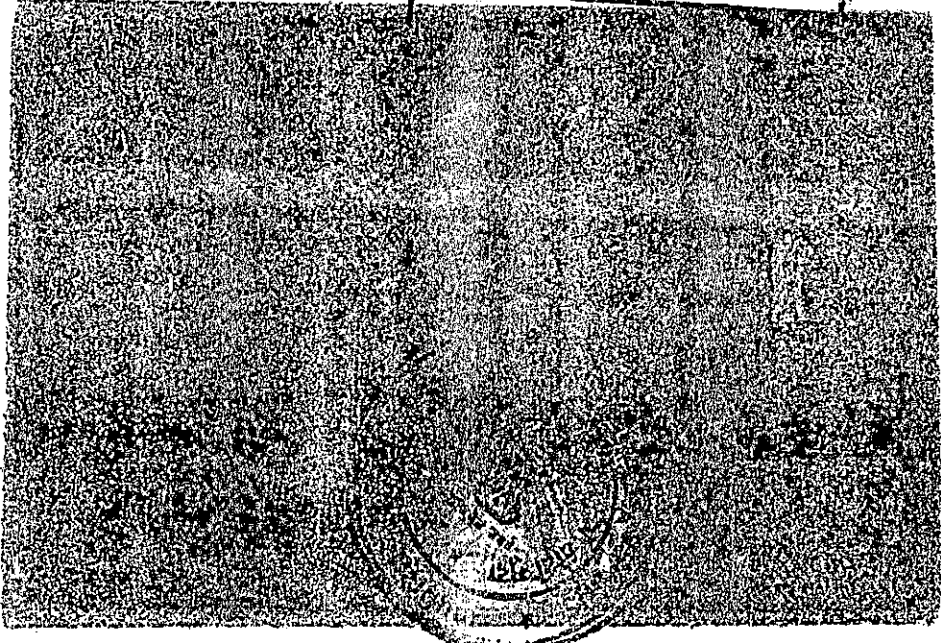


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
MAHESH JOSHI
ASHWANT JOSHI

Anand

दस्तावेज क्र. १३३० / २०२२

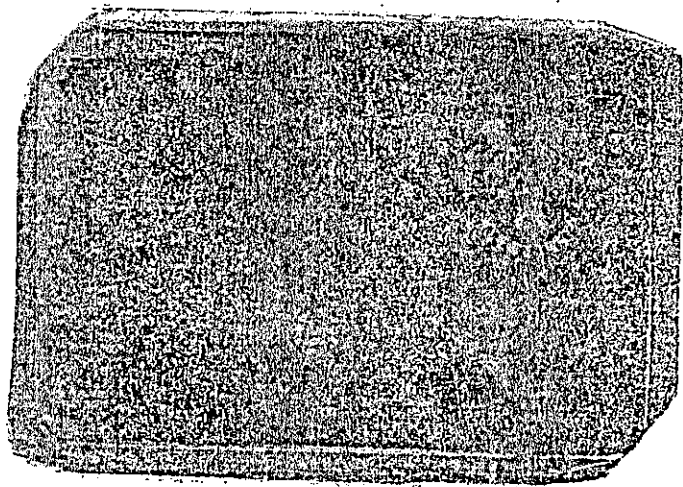
Mishra



वसई क्र.-५
 दस्त क्र. ९४५६/२०२४
 ९९९९ / १००

आयकर विभाग
 INCOME TAX DEPARTMENT
 PANKAJ BALARAM RILENA
 BAIKRAM MAHADEV RILENA
 10/10/2022
 HDSHEU 230P

Handwritten signature



Handwritten signature

वसई क्र.-५
 दस्त क्र. ९३३० / २०२२
 ९३ - ९३९६



534/1330

गुरुवार, 27 जानेवारी 2022 3:40 म.नं.

दस्त गोषवारा भाग-1

वसई 5

दस्त क्रमांक: 1330/2022

दस्त क्रमांक: वसई 5 /1330/2022

वाजार मुल्य: रु. 00/-

मोवदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

वसई क्र. - 4
दस्त क्र. २४५६ / २०२४
२१ / २००

दु. नि. सह. दु. नि. वसई 5 यांचे कार्यालयात

पावती: 1410

पावती दिनांक: 27/01/2022

अ. क्र. 1330 वर दि. 27-01-2022

सादरकरणाराचे नाव: चेतन किशोर चौधरी

रोजी 3:38 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15 + 3 = 18

(Handwritten signature)

दस्त हजर करणाऱ्याची सही:

एकूण: 400.00

कमी पडलेली पाने फी

रक्कम..... 60/- अक्षरी साठ मंत्त

पावती क्र. 15/15 दिनांक 28/1/2022

रोजी ने वसूल केली

सह दुसऱ्या निधीकरणाचा वसई क्र. 4

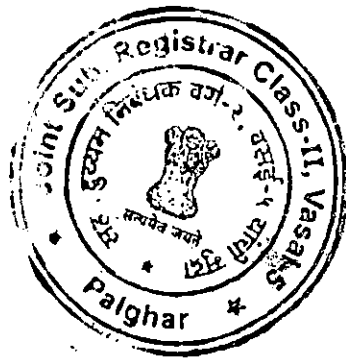
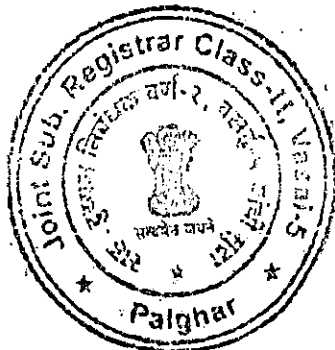
सह दुसऱ्या निधीकरणाचा वसई क्र. 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्षा क्र. 1 27 / 01 / 2022 03 : 38 : 59 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 27 / 01 / 2022 03 : 40 : 08 PM ची वेळ: (फी)

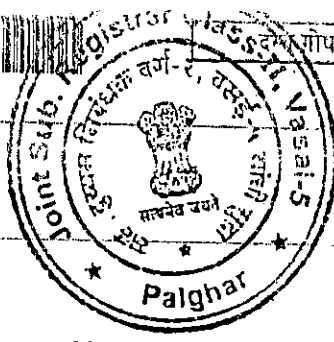


100

100

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27/01/2022 3 47:00 PM



गोपवाग भाग-2

वमई 5 98/90

दस्ता क्रमांक. 1330/2022

वमई क्र-५

दस्ता क्र. ९५५६/२०२४

पक्षकाराचा प्रकार ९३ / २०११

द्वितीय

दस्ता क्रमांक : वमई 5/1330/2022
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पॉवर ऑफ अटॉर्नी होल्डर वय :- स्वाक्षरी :-	अंगठ्याचा ठसा
1	नाव:चेतन किशोर चौधरी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कृष्णा यशोधन विल्डींग, ब्लॉक नं: ए/001, रोड नं: सोपारा रोड, राम मंदिर जवळ, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:	वय :- 41 स्वाक्षरी: <i>Chaudhary</i>	
2	नाव:सुभाष अनंत पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अनंत निवास, ब्लॉक नं: 525, रोड नं: एम एम ई बी समोर, उमराळे, पाटील आळी, सोपारा बोळीज रोड, नानामोपारा प, महाराष्ट्र, ठाणे. पॅन नंबर:	वय :- 60 स्वाक्षरी: <i>S. Patil</i>	
3	नाव:नितीन निवृत्ती सोनावले पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पुनम अल्हेन्यू विल्डींग, ब्लॉक नं: 403, रोड नं: रॉयल अॅकडमी स्कुल समोर, तिरुपती नगर फेज- 1, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:	वय :- 46 स्वाक्षरी: <i>Nitinale</i>	
4	नाव:अश्विनी यशवंत नाईक पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वाघोली, खेरे आळी, ता वसई, पोस्ट निर्मळ, जि पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:	वय :- 40 स्वाक्षरी: <i>Ashwini</i>	
5	नाव:प्रतिक राजेश जाधव पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री स्वामी समर्थ विल्डींग, ब्लॉक नं: 4/डी, रोड नं: रानपाडा रोड, समर्थ नगर, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:	वय :- 20 स्वाक्षरी: <i>P.R. Jadhav</i>	
6	नाव:त्रिजेश नागिन राठोड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ सत्संग, ब्लॉक नं: डी/103, रोड नं: गोकुळ टाऊनशिप, आगाशी रोड, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:	वय :- 36 स्वाक्षरी: <i>Trishesh</i>	
7	नाव:मे गिरीराज डेव्हलपर्स तर्फे भागीदार लक्ष्मीनारायण पी अग्रवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अग्रवाल गार्डन्स फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:AAUFG7022Q	कुलमुखत्यार देणार वय :- 69 स्वाक्षरी: <i>L. N. Agarwal</i>	
8	नाव:मे गिरीराज डेव्हलपर्स तर्फे भागीदार रामबाबु पी अग्रवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अग्रवाल गार्डन्स फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:AAUFG7022Q	कुलमुखत्यार देणार वय :- 54 स्वाक्षरी: <i>R. P. Agarwal</i>	
9	नाव:मे गिरीराज डेव्हलपर्स तर्फे भागीदार हेमंत एल अग्रवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अग्रवाल गार्डन्स फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:AAUFG7022Q	कुलमुखत्यार देणार वय :- 45 स्वाक्षरी: <i>Hemant</i>	
10	नाव:मे गिरीराज डेव्हलपर्स तर्फे भागीदार चिमणलाल एम मेहता - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अग्रवाल गार्डन्स फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:AAUFG7022Q	कुलमुखत्यार देणार वय :- 76 स्वाक्षरी: <i>Chimnalal</i>	

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यार देणार यांना अर्जाची कबुल करतात.

ओळख:-
खानील डमम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना अर्जाची कबुल करतात, व त्यांची ओळख पटवितात



1 नाव:पंकज पिलेना --
वय:30
पत्ता:विगर प
पिन कोड:401303

वसई क्र.-५
दस्त क्र. ९५५६ / २०२४
९५ / १००

स्वाक्षरी



2 नाव:जिगर मेहता --
वय:35
पत्ता:विगर प
पिन कोड:401303

स्वाक्षरी



खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता
महेश यशवंत :जोशी
1 प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भुईगाव बुदुक, पाटील आळी, चंपावती मंदिर मार्ग, भुईगाव, ता वसई, जि पालघर, महाराष्ट्र, ठाणे.

सह दुय्यम निदेशक वर्ग-३
Joint S R Vasai-5
वसई क्र. ५

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS GIRIRAJ DEVELOPERS	eChallan	03006172022012700505	MH012215722202122E	500.00	SD	0005894597202122	27/01/2022
2	MS GIRIRAJ DEVELOPERS	eChallan		MH012215722202122E	100	RF	0005894597202122	27/01/2022
3		DHC		2701202207124	300	RF	2701202207124D	27/01/2022

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

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दस्त क्र. ९३९० / २०२३
९६ - ९६



28/01/2022 2 34:40 PM

पत्रांक

9/1/2022

दस्त क्रमांक: 1330/2022

दस्त क्रमांक : वसई 5/1330/2022

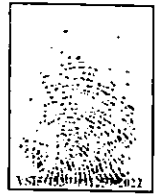
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

वसई क्र. 4
दस्त क्र. ९०५ ६/२०२४
९५ / १००

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव: महेश यशवंत जोशी
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.:
भुईगाव बुद्रुक, पाटील आळी, चंपावती मंदिर मार्ग, भुईगाव, ता
वसई, जि पालघर, महाराष्ट्र, ठाणे.
पॅन नंबर:
पक्षकाराचे प्रकार
पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 50
स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कदुल करतात.
शिक्षा क्र.3 ची वेळ: 28 / 01 / 2022 02 : 33 : 53 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

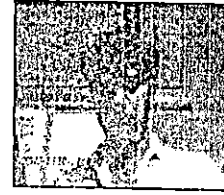
अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव: पंकज पिलेना - -
वय: 30
पत्ता: विरार प
पिन कोड: 401303

स्वाक्षरी



2 नाव: जिगर मेहता - -
वय: 35
पत्ता: विरार प
पिन कोड: 401303

स्वाक्षरी



खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र. पक्षकाराचे नाव व पत्ता

- चेतन किशोर चौधरी
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कृष्णा यशोधन विल्डींग, ब्लॉक नं: ए/001, रोड नं: सोपारा रोड, राम मंदिर जवळ, बोळीज, विरार प, महाराष्ट्र, ठाणे.
मुभाप अनंत पाटील
- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अनंत निवास, ब्लॉक नं: 525, रोड नं: एम एस ई बी समोर, उमराळे, पाटील आळी, सोपारा बोळीज रोड,
नालासोपारा प, महाराष्ट्र, ठाणे.
नितीन निवृत्ती : सोनावले
- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पुनम अब्हेन्वू विल्डींग, ब्लॉक नं: 403, रोड नं: रॉयल अॅकडमी स्कूल ममोर, तिरुपती नगर फेज- 1, विरार प,
महाराष्ट्र, ठाणे.
- अमित यशवंत नाईक
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: वाघोली, खैरे आळी, ता वसई, पोस्ट निर्मळ, जि पालघर, महाराष्ट्र, ठाणे.
- प्रतिक राजेश जाधव
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्री स्वामी समर्थ विल्डींग, ब्लॉक नं: 4/डी, रोड नं: रामपाडा रोड, समर्थ नगर, बोळीज, विरार प, महाराष्ट्र, ठाणे.
- द्विजेश नागिन राठोड
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गोकुळ सलंग, ब्लॉक नं: डी/103, रोड नं: गोकुळ टाऊनशिप, आगाशी रोड, बोळीज, विरार प, महाराष्ट्र, ठाणे.
मे गिरीराज डेव्हलपर्स तर्फे भागीदार लक्ष्मीनारायण पी अग्रवाल - :-
- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अग्रवाल गार्डन फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प,
महाराष्ट्र, ठाणे.
AAUFG7022Q
मे गिरीराज डेव्हलपर्स तर्फे भागीदार चिमणलाल एम मेहता - :-
- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अग्रवाल गार्डन फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र,
ठाणे.
AAUFG7022Q
मे गिरीराज डेव्हलपर्स तर्फे भागीदार रामबाबु पी अग्रवाल
- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अग्रवाल गार्डन फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र,
ठाणे.
AAUFG7022Q
मे गिरीराज डेव्हलपर्स तर्फे भागीदार हेमंत एल अग्रवाल - :-
- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अग्रवाल गार्डन फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र,
ठाणे.
AAUFG7022Q

खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र. पक्षकाराचे नाव व पत्ता

- चेतन किशोर चौधरी
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कृष्णा यशोधन विल्डींग, ब्लॉक नं: ए/001, रोड नं: सोपारा रोड, राम मंदिर जवळ, बोळीज, विरार प, महाराष्ट्र, ठाणे.

वसई क्र.-५

- 2 मुभाप अनंत :पाटील
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अनंत निवास, ब्लॉक नं: 25, रोड नं: पुनम एनेक्स, बिल्डींग, ब्लॉक नं: 403, रोड नं: रॉयल अॅकडमी स्कूल समोर गिरुपती नगर फेज- 1, विरार प, महाराष्ट्र, ठाणे.
- 3 नितीन निवृत्ती :सोनावले
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पुनम अवेन्यू बिल्डींग, ब्लॉक नं: 403, रोड नं: रॉयल अॅकडमी स्कूल समोर गिरुपती नगर फेज- 1, विरार प, महाराष्ट्र, ठाणे.
- 4 अमित यशवंत :नाईक
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वाघोली, खैरे आळी, ता वसई, पोस्ट:निर्मळ, जि पालघर, महाराष्ट्र, ठाणे.
- 5 प्रतिक राजेश :जाधव
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री स्वामी समर्थ बिल्डींग, ब्लॉक नं: 4/डी, रोड नं: रानपाडा रोड, समर्थ नगर, बोळीज, विरार प, महाराष्ट्र, ठाणे.
- 6 त्रिजेश नागिन :राठोड
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ सल्लंग, ब्लॉक नं: डी/103, रोड नं: गोकुळ टाऊनशिप, आगाशी रोड, बोळीज, विरार प, महाराष्ट्र, ठाणे.
- 7 भे गिरीराज डेव्हलपर्स तर्फे भागीदार लक्ष्मीनारायण पी अगरवाल - :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अगरवाल गार्डन्स फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे.
- 8 AAUFG7022Q
भे गिरीराज डेव्हलपर्स तर्फे भागीदार चिमणलाल एम मेहता - :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अगरवाल गार्डन्स फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे.
- 9 AAUFG7022Q
भे गिरीराज डेव्हलपर्स तर्फे भागीदार रामबाबु पी अगरवाल - :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अगरवाल गार्डन्स फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे.
- 10 AAUFG7022Q
भे गिरीराज डेव्हलपर्स तर्फे भागीदार हेमंत एल अगरवाल - :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: अगरवाल गार्डन्स फेज-2, गोकुळ टाऊनशिप, बोळीज, विरार प, महाराष्ट्र, ठाणे.
- AAUFG7022Q

शिकका क्र.4 ची वेळ: 28 / 01 / 2022 02 : 34 : 35 PM

शिकका क्र.5 ची वेळ: 28 / 01 / 2022 02 : 34 : 40 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub-Registrar Class-II, Vasai-5
सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS GIRIRAJ DEVELOPERS	eChallan	03006172022012700505	MH012215722202122E	500.00	SD	0005894597202122	27/01/2022
2	MS GIRIRAJ DEVELOPERS	eChallan		MH012215722202122E	100	RF	0005894597202122	27/01/2022
3		DHC		2701202207124	300	RF	2701202207124D	27/01/2022

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

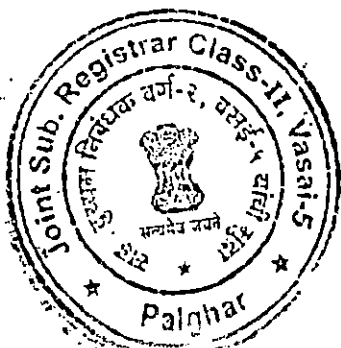
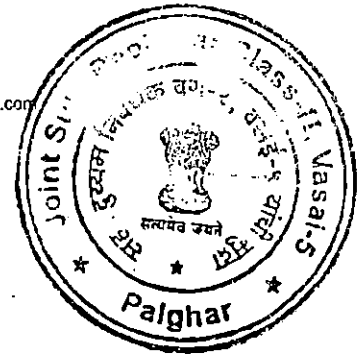
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वसई क्र.-५
दस्त क्र. 9330 / 2022
96-96



प्रमाणित करण्यात येते की, या दस्तास एकूण 96 पृष्ठे
अमून, त्यास-पुस्तक क्रमांक 9330 क्रमांकावर नोंदला

दि. 28/01/2022

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५



भारत सरकार
Government of India



आयकर विभाग
INCOME TAX DEPARTMENT

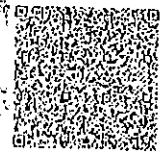
भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AAUFG7022Q

श्री / Name
SHIRAJ DEVELOPERS

निर्माण वर्ष को जारी
Date of Issue of Permanent Account Number Card
29/11/2018



03172012

Aschhear no. Issued: 19/08/2012



चेतन किशोर चौधरी
Chetan Kishor Choudhary
जन्म तारीख/DOB: 05/07/1980
पुरुष/ MALE

Mobile No: 9221100383

आयकर विभाग द्वारा जारी किया गया आयकर खाता संख्या कार्ड का प्रमाण है।
This is a proof of identity card issued by Income Tax Department.

7885 7538 8690

मेरा आधार, मेरी पहचान

Handwritten signature

दस्तावेज क्र.-५
दस्तावेज क्र. ए.ए.ए.ए. / २०२४
ए.ए. / २४०

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
विराज मोहिते VIRAJ MOHITE
शशिकान्त मोहिते SHASHIKANT MOHITE
12/03/1984
Permanent Account Number
BEHPM4460D

विराज शशिकान्त मोहिते
Viraj Shashikant Mohite
जन्म तारीख / DOB: 12/03/1984
पुरुष / Male
5612 2116 7799

विराज शशिकान्त मोहिते
Viraj Shashikant Mohite
पता: 1 विंग 104 ज्योती इमराल्ड अपार्टमेंट
विराट नगर ग्राउंड समीप, विराट नगर ग्राउंड
विस्त नगर, विराट (वेस्ट), पातण्डर
महाराष्ट्र - 401303
Address: A wing 104, Jyoti Emerald
Apartment, Opposite Virat Nagar
Ground, Virat Nagar Ground, Virat
Nagar, Virat (West) Palghar,
Maharashtra - 401303
5612 2116 7799

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
स्थायी खाता संख्या कार्ड
Permanent Account Number Card
ILBPM9318F
श्री / Name
SWARA VIRAJ MOHITE
पिता का नाम / Father's Name
SANJAY KACHARE
जन्म तारीख / DOB
05/01/1993

Smohite

भारत सरकार GOVT. OF INDIA
स्वरा विराज मोहिते
Swara Viraj Mohite
जन्म तिथि / DOB: 05/01/1993
महिला / FEMALE
5169 3170 9752

भारतीय विश्व पहचान प्राधिकरण
INDIAN IDENTITY AUTHORITY OF INDIA
पता:
रत्नपुरी 4, संग्रामनगर तालुका
मालशिरस, संग्रामनगर (एन.वी.),
सोलापुर,
महाराष्ट्र - 413101
Address:
Ratnpuri 4, Sangramnagar
Taluka Malshiras,
Sangramnagar (N.V.),
Solapur,
Maharashtra - 413101
5169 3170 9752



534/9456

मंगळवार, 18 जून 2024 2:35 म.नं.

दस्त गोषवारा भाग-1

वसई5

२१११०

दस्त क्रमांक: 9456/2024

दस्त क्रमांक: वसई5 /9456/2024

वाजार मूल्य: रु. 32,67,000/-

मोवदला: रु. 39,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,73,000/-

दु. नि. मह. दु. नि. वसई5 यांचे कार्यालयात

पावती:10084

पावती दिनांक: 18/06/2024

अ. क्र. 9456 वर दि.18-06-2024

मादरकरणाचे नाव: विराज शशिकांत मोहिते

गंजी 2:33 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त दानाळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

दस्त हजर करणाऱ्याची मही:

एकूण: 32000.00

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

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

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 18 / 06 / 2024 02 : 33 : 15 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 18 / 06 / 2024 02 : 34 : 34 PM ची वेळ: (फी)





दस्त गोधवारा भाग-2


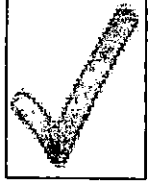

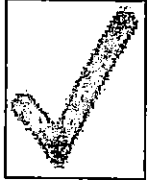

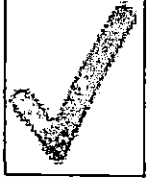
वसई ९९/२००

18/06/2024 2 42:22 PM

दस्त क्रमांक:9456/2024

दस्त क्रमांक :वसई5/9456/2024




दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:गिरीराज डेव्हलपर्स चे भागीदार रामबाबू पी.अगरवाल तर्फे कु मु चेतन किशोर चौधरी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोकुळ एनेक्स, ब्लॉक नं: शॉप नं- 9, रोड नं: गोकुळ टाऊनशिप, बोर्डीज, विरार प, महाराष्ट्र, पालघर. पॅन नंबर:AAUFG7022Q	लिहून घेणार वय :-43 स्वाक्षरी:- <i>Choudhary</i>		
2	नाव:विराज शशिकांत मोहिते पत्ता:प्लॉट नं: ए विंग, 104, माळा नं: -, इमारतीचे नाव: जोती इमराल्ड अपार्टमेंट, ब्लॉक नं: -, रोड नं: विराट नगर मैदान समोर, विराट नगर मैदान, विरार पश्चिम, महाराष्ट्र, पालघर. पॅन नंबर:BFHPM4460D	लिहून घेणार वय :-40 स्वाक्षरी:- <i>Mohite</i>		
3	नाव:स्वरा विराज मोहिते पत्ता:प्लॉट नं: ए विंग, 104, माळा नं: -, इमारतीचे नाव: जोती इमराल्ड अपार्टमेंट, ब्लॉक नं: -, रोड नं: विराट नगर मैदान समोर, विराट नगर मैदान, विरार पश्चिम, महाराष्ट्र, पालघर. पॅन नंबर:ILBPM9318F	लिहून घेणार वय :-31 स्वाक्षरी:- <i>Mohite</i>		

वरील दस्तऐवज करून देणार तय्यार करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:18 / 06 / 2024 02 : 40 : 11 PM

ओळख:-

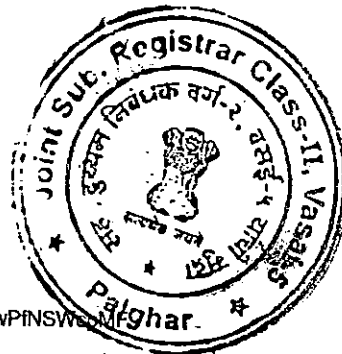
दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

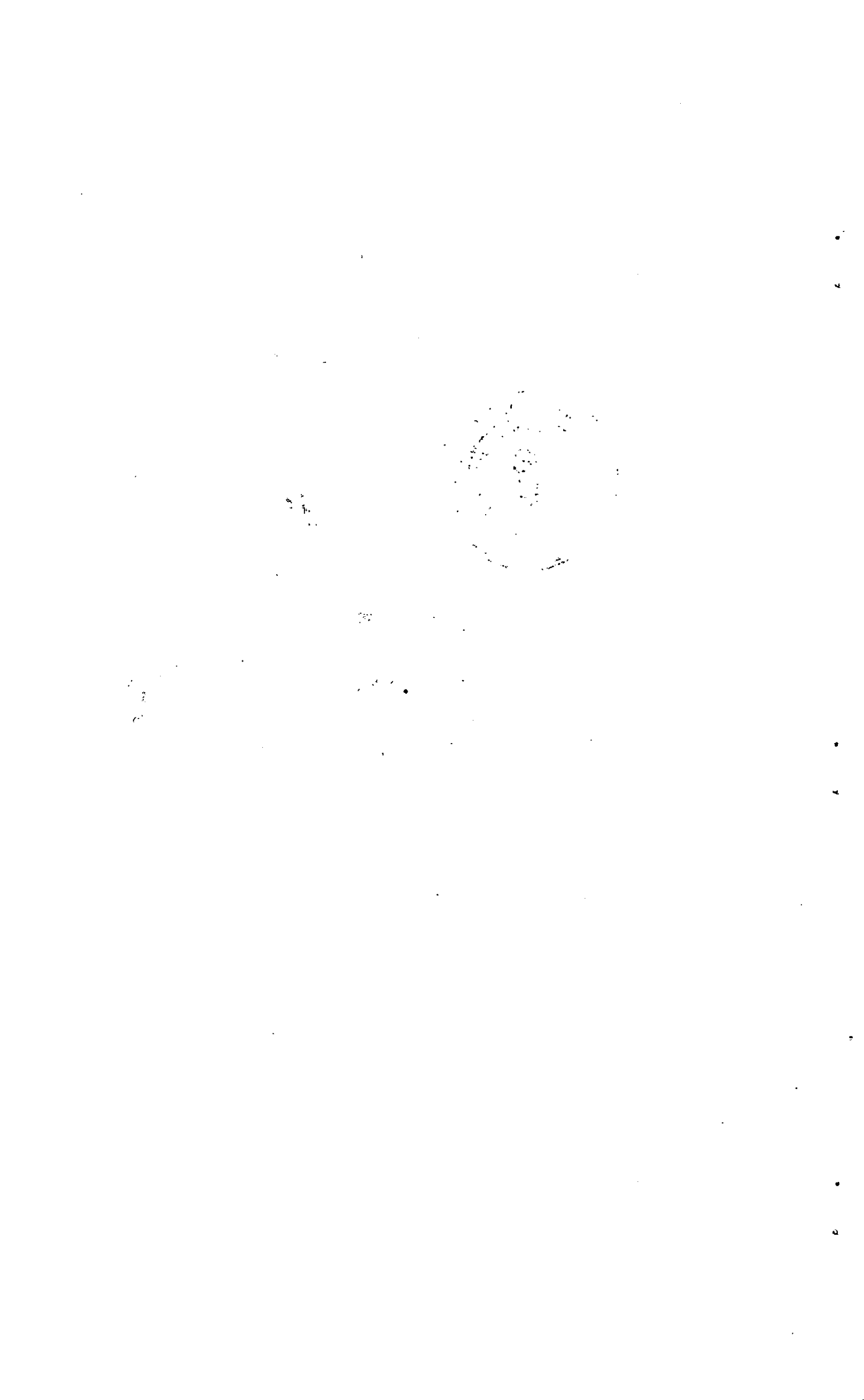
Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार गिरीराज डेव्हलपर्स चे भागीदार रामबाबू पी.अगरवाल तर्फे कु मु चेतन किशोर चौधरी	18/06/2024 02:40:40 PM	चेतन किशोर चौधरी M 1169565236074143744 
2	लिहून घेणार विराज शशिकांत मोहिते	18/06/2024 02:40:57 PM	विराज शशिकांत मोहिते M 1252551128363126784 
3	लिहून घेणार स्वरा विराज मोहिते	18/06/2024 02:41:16 PM	स्वरा विराज मोहिते F 1252551201767641088 

शिक्का क्र.4 ची वेळ:18 / 06 / 2024 02 : 41 : 17 PM

शिक्का क्र.5 ची वेळ:18 / 06 / 2024 02 : 41 : 55 PM नोंदणी पुस्तक 1 मध्ये

Joint S R Vasai-5.

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIRAJ SHASHIKANT MOHITE	eChallan	03006172024061400673	MH003567086202425M	273000.00	SD	0002029393202425	18/06/2024
2		DHC		0624182409654	2000	RF	0624182409654D	18/06/2024
3	VIRAJ SHASHIKANT MOHITE	eChallan		MH003567086202425M	30000	RF	0002029393202425	18/06/2024

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

9456 /2024

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वसई क्र.-५
दस्त क्र. ९४६/२०२४
१०० / १००

प्रमाणित करण्यात येते की, या दस्तास एकूण १०० पृष्ठे
असून, त्यास पुस्तक क्रमांक १ चे ९४६ क्रमांकावर नोंदल.

दि १८/०६/२०२४

सुब-नियुक्त
सुब-नियुक्त निबंधक वर्ग २
वसई क्र. ५