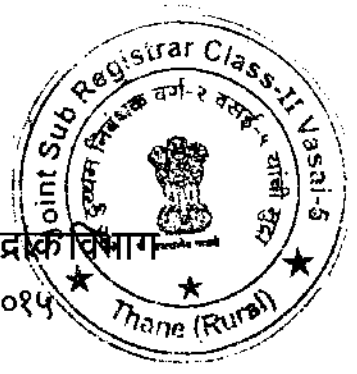


वसई - ५
दस्त क्र ११९३/२०१५
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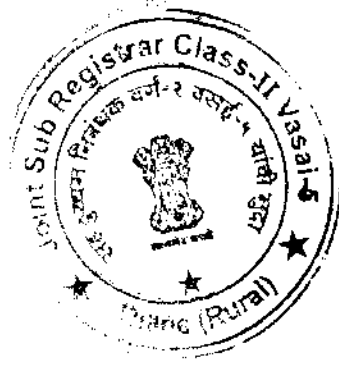
महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकण अहवाल सन २०१५

1. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक
2. सादरकर्त्याचे नांव : डॉ. सुनील श्रीपत यादव
सौ. यमनानंदिनी सुनील यादव
3. तालुका : वसई
4. गावाचे नांव : बोळीज
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक : सर्व्हे नं. ३४३, हिनं. ख, येथील फ्लॅट नं. १०३/१०४, विंग-सी, नववा मजला, 'वायवेट' बिल्डींग नं. १६, यशवंत नगर कॉम्प्लेक्स
6. मूल्य दरविभाग (झोन): उपविभाग १
7. मिळकतीचा प्रकार : खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक प्रति चौ.मी. दर ₹ ४४६००/- ₹
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : ४३.२१ चौ.मीटर/फुट, कारपेट/बिल्डअप
9. कारपार्किंग : - रचवी: - पोटमाळा:
10. मजला क्रमांक : नववा मजला, उद्वाहन सुविधा आहे आहे/नाही.
11. बांधकामवर्ष : - घसारा : -
12. बांधकामाच प्रकार : आर सी सी / इतर पक्के / अर्धे पक्के / कचे.
13. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. ज्यान्वये दिलेली घट/वाढ.
14. लिह अॅन्ड लायसन्सचा दस्त : 1. प्रतिमाह भाडे रक्कम : -
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे : -
3. कालावधी : -
15. निर्धारित केलेले बाजार मूल्य : ₹ २४,३३,०००/-
16. दस्तामध्ये दर्शविलेला मोबदला : ₹ ३५,००,०००/-
17. देय मुद्रांक शुल्क : = ₹ २,१०,०००/- भरलेले मुद्रांक शुल्क : = ₹ २,१०,०००/-
18. देय नोंदणी फी : = ₹ ३०,०००/-
19. चलन - GRN No.- MH

लिपीक


सह दुय्यम विभाक

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दस्ता क्र ११९३/२०१५
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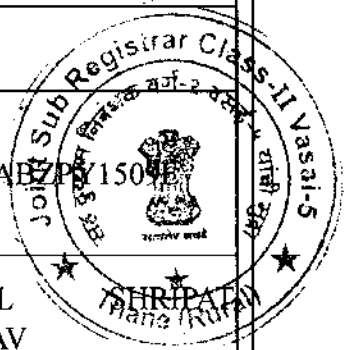
Hdt Payment Successful. Your Payment Confirmation Number is 58517642

दस्ता क्र 9903/2094

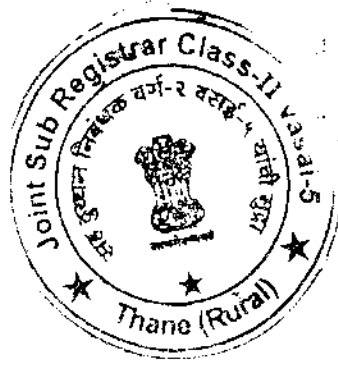
CHALLAN

MTR Form Number - 6

GRN NUMBER	3/29 MH006153558201415R	BARCODE	Form ID :	Date: 03-03-2015
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR545-VSI5_VASAI NO 5 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-ABZD1504E
Year	Period: From : 03/03/2015 To : 31/03/2099		Full Name SUNIL YADAV	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg		
0030046401-75	210000.00	C 903 904 BLDG VIOLET		
0030063301-70	30000.00	Road/Street, Area /Locality		
	0.00	BLDG NO 16 YASHWANT NAGAR		
	0.00	Town/ City/ District		
	0.00	VIRAR WEST VASAI PALGHAR Maharashtra		
	0.00	PIN		
	0.00	4 0 1 3 0 3		
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	240000.00	Amount in words	Rupees Two Lakhs Forty Thousand Only	
Payment Details:IDBI NetBanking Payment ID : 58517642		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332015030350623		
Cheque- DD No.		Date	03-03-2015	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



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५/९५




AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this.. 03RD... day of... MARCH..... in the Christian year Two Thousand. FIFTEEN.

BETWEEN

M/S. AMEYA BUILDERS AND PROPERTY DEVELOPERS, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at 1 and 2 "A" Wing, Garden View Apartment, Plot No. 47, 59 and 60, Virat Nagar, P. P. Marg, Virar (West), Taluka Vasai, District Thane, hereinafter called "**THE BUILDERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the other partners) of the **FIRST PART**.


M/S. AMEYA BUILDERS & PROPERTY DEVELOPERS
VIRAR

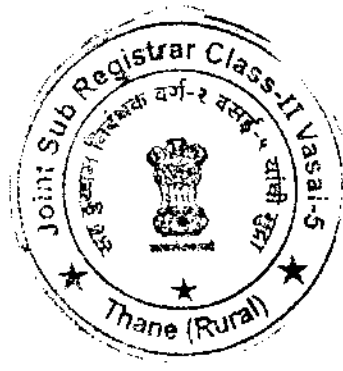
(BUILDERS)



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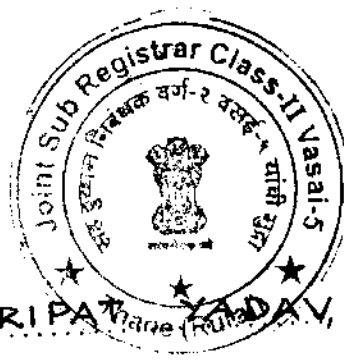

(PURCHASER/S)

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६/६५



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AND

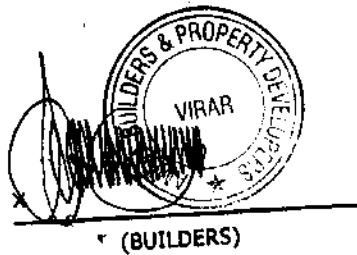


SHRI / SMT. DR. SUNIL SHRIPAT YADAV,
 MRS. RAMANANDINI SUNIL YADAV
 residing at 'A' WING-203, AGARWAL RESIDENCY,
 NALLASOPARA (EAST), TALUKA - VASAI,
 DIST- PALGHAR, PIN- 401 209.

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

WHEREAS :-

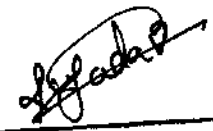
- I) One Dhanji Bhimji and Mulji Gokaldas were the joint owners in respect of the land bearing Survey No. 343, admeasuring H. R. 3-44-7, assessed at Rs. 689.40 Paise, Survey No. 344, admeasuring H. R. 2-77-0, assessed at Rs. 554.00 Paise, Survey No. 345, admeasuring H. R. 2-68-6, assessed at Rs. 537.20 Paise, lying being and situate at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II (Virar).
- II) Dhanji Bhimji died in the year 1922 and after the death of Dhanji Bhimji his undivided half share right, title and interest in the said land devolved on his brother Laxmidas Bhimji Matani.
- III) The said Laxmidas Bhimji Matani died in the year 1949 leaving behind him his son Ramdas Laxmidas Matani.
- IV) The said Ramdas Laxmidas Matani died intestate at Mumbai, on 26/7/1972 leaving behind him his widow Kesarbai Ramdas Matani, his daughter Rukmani Ramdas Matani, Sarala Ramdas Matani, Pushpa Ramdas Matani, Jaywanti Dawood Khalife, Mrs. Jaya Harish Shah, Mrs. Jyoti Kishorsing Sampat and his son Mansing Ramdas being the legal heirs according to Hindu Succession Act by which he was governed at the time of his death.
- V) The remaining one-half undivided share, right, title and interest in the said land was belonged to one Mulji Gokaldas.



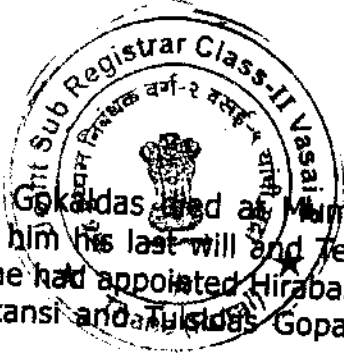
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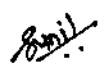
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VI) The said




leaving behind him his last will and Testament dated 9/5/1949 wherein he had appointed Hirabai Laxmidas, Thakkar Dharamsey Ratansi and Tulsidas Gopalji as the Executrix and Executors.

- VII) The said Hirabai Laxmidas and the said Tulsidas Gopalji two of the Executors named in the said will applied for and obtained probate in respect of the said last will and Testament of the said Mulji Gokaldas from the High Court of Judicature at Mumbai on 04/12/1950.
- VIII) Mr. Hansaraj Tulsidas Kapadia was the sole residuary legatee named under the said will.
- IX) The name of Mr. Sakharam Govind Patil had entered in the 7/12 extract as a Tenant in respect of the said land bearing Survey No. 343, 344, 345.
- X) Mr. Sakharam Govind Patil died intestate and after his death the names of his legal heirs namely Bhaskar Sakharam Patil, Ramchandra Sakharam Patil, Raghunath Sakharam Patil, Vasudeo Sakharam Patil, Pancubai P. Patil were entered as a Tenants in the record of right.
- XI) The said Bhaskar Sakharam Patil and others had filed a Writ Petition No. 847 of 1984 in the High Court of Judicature at Mumbai wherein consent term decree was passed and the said Bhaskar Sakharam Patil and others had given up their claim, if any, by virtue of executing consent term.
- XII) By an Conveyance Deed dated 09/03/1987 and registered in the office of Sub-Registrar at Mumbai under Serial No. BBM-1079/87, 1) Smt. Kesarbai Ramdas Matani 2) Mr. Mansingh Ramdas Matani 3) Rukmani Ramdas Matani 4) Sarala Ramdas Matani 5) Pushpa Ramdas Matani 6) Jayawanti D. Khalafe 7) Jaya Shah 8) Jyoti K. Sampat 9) Hansaraj Tulsidas Kapadia sold and conveyed the land bearing **Survey No. 343** to 1) Mr. Ashokkumar Mohanlal Mehta 2) Mr. Hitendra Vishnu Thakur 3) Mr. Deepak Harishchandra Thakur 4) Mr. Kiran Tukaram Thakur 5) Mrs. Hema Deepak Thakur 6) Mrs. Praveena Hitendra Thakur 7) Tukaram Waman Thakur, 8) Mrs. Meena Jayendra Thakur 9) Taramati Harishchandra Thakur 10) Mr. Vishnu K. Patil 11) Kishor P. Vartak 12) Mrs. Vandana Vikas Vartak 13) Smt. Radha Bhaskar Vartak 14) Mr. Bhalchandra Pandurang Vaze 15) Mr. Pandurang B. Vaze 16) Mr. Sunil Pandurang Vaze.
- XIII) By an Agreement for sale dated 24/04/1987 and registered in the office of Sub-Registrar at Vasai No. II (Virar) at Serial


 (BUILDERS)



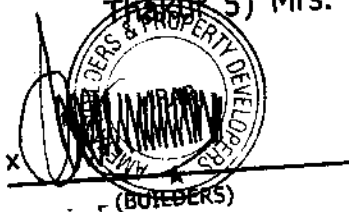
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दस्त क्र ११२३ / २०१५
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No. Print-72/91, dated 14/10/1991 and Supplementary Agreement dated 14/10/1991, 1) Mr. Ashokkumar Mohanlal Mehta 2) Mr. Hitendra Vishnu Thakur 3) Mr. Deepak Harishchandra Thakur 4) Mr. Kiran Tukaram Thakur 5) Mrs. Hema Deepak Thakur 6) Mrs. Praveena Hitendra Thakur 7) Tukaram Waman Thakur, 8) Mrs. Meena Jayendra Thakur 9) Taramati Harishchandra Thakur 10) Mr. Vishnu K. Patil 11) Kishor P. Vartak 12) Mrs. Vandana Vikas Vartak 13) Smt. Radha Bhaskar Vartak 14) Mr. Bhalchandra Pandurang Vaze 15) Mr. Pandurang B. Vaze 16) Mr. Sunil Pandurang Vaze, have agreed to sell the said land to the Mr. Mohan Marutirao Deshmukh (HUF) on the terms and conditions mentioned in the said agreement.

- XIV) Kishor Pandurang Vartak died intestate on 13/03/1996 leaving behind him Smt. Shakuntala Pandurang Vartak being the legal heir according to Hindu Succession Act by which he was governed at the time of his death.
- XV) Tukaram waman Thakur died intestate on 25/09/1997 leaving behind him Mr. Kiran Tukaram Thakur being the legal heir according to Hindu Succession Act by which he was governed at the time of his death.
- XVI) Taramati Harishchandra Thakur died intestate on 20/10/2001 leaving behind her Mr. Deepak Harishchandra Thakur, Mr. Harishchandra Waman Thakur and Mr. Raj Harishchandra Thakur being the legal heirs according to Hindu Succession Act by which she was governed at the time of her death.
- XVII) By an Agreement for Development dated 09/01/2002, entered into between Mr. Mohan Marutirao Deshmukh (HUF) (therein called "The Vendor") of the First Part And 1) Mr. Ashokkumar Mohanlal Mehta 2) Mr. Hitendra Vishnu Thakur and others (therein called "The Confirming Party") of the Second Part AND M/s. Ameya Builders and Property Developers (therein called "The Developers") of the Third Part, the Vendor with the consent of the confirming party agreed to transfer the right, title and interest under the said agreements in respect of the said land to the M/s. Ameya Builders and Property Developers on the terms and conditions mentioned in the said agreement.
- XVIII) by an Conveyance Deed dated 9/10/2002 and registered in the office of Sub-Registrar at Vasal No. II (Virar) under Serial No. 4091/2002, executed between 1) Mr. Ashokkumar Mohanlal Mehta 2) Mr. Hitendra Vishnu Thakur 3) Mr. Deepak Harishchandra Thakur 4) Mr. Kiran Tukaram Thakur 5) Mrs. Hema Deepak Thakur 6) Mrs. Praveena



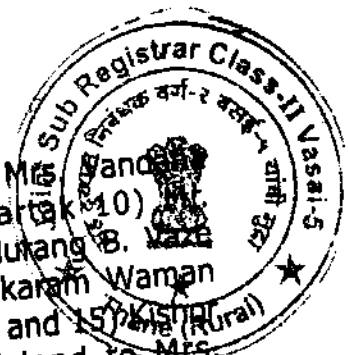
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[Signature]

(PURCHASER/S)

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११/६५

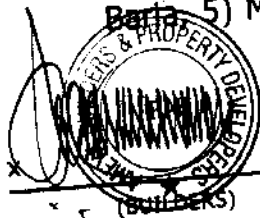


Jayendra Thakur 7) Mr. Vishnu K. Patil 8) Mr. Vikas Vartak 9) Smt. Radha Bhaksar Vartak 10) Bhalchandra Pandurang Vaze 11) Mr. Pandurang B. Vaze 12) Mr. Sunil Pandurang Vaze and 13) Tukaram Waman Thakur, 14) Taramati Harishchandra Thakur and 15) Mrs. P. Vartak have agreed to sell the said land to Mrs. Jayashree Mohan Deshmukh on the terms and conditions mentioned in the said agreement.

XXII) By an Agreement for Development dated 09/01/2002, entered into between Mrs. Jayashree Mohan Deshmukh (therein called "The Vendor") of the First Part And 1) Mr. Hitendra Vishnu Thakur 2) Mr. Deepak Harishchandra Thakur and Others (therein called "The Confirming Party") of the Second part AND M/s. Ameya Builders and Property Developers (therein called "The Developers") of the Third Part, Vendor with the consent of the Confirming Party agreed to transfer the right, title and interest under the said agreement in respect of the said land to the M/s. Ameya Builders and Property Developers, on the terms and conditions mentioned in the said agreement.

XXIII) By an Conveyance Deed dated 09/10/2002 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 4092/2002, executed between 1) Mr. Hitendra Vishnu Thakur 2) Mr. Deepak Harishchandra Thakur 3) Mr. Kiran Tukaram Thakur 4) Mrs. Hema Deepak Thakur 5) Mrs. Praveena Hitendra Thakur 6) Mrs. Meena Jayendra Thakur 7) Mr. Vishnu K. Patil 8) Mrs. Vandana Vikas Vartak 9) Smt. Radha Bhaskar Vartak 10) Mr. Bhalchandra Pandurang Vaze 11) Mr. Pandurang B. Vaze 12) Mr. Sunil Pandurang Vaze 13) Mrs. Shakuntala Pandurang Vartak 14) Mr. Harishchandra Waman Thakur 15) Mr. Raj Harishchandra Thakur through their C. A. Holder Mr. Vikas Bhaskar Vartak (therein called "The Vendors") or the First Part And Mrs. Jayashree Mohan Deshmukh through her C.A. Holder Mr. Moreswar Krushna Baria (therein called "The Purchaser") of the Second Part, Mr. Hitendra Vishnu Thakur and Others sold and conveyed the said land to Mrs. Jayashree Mohan Deshmukh.

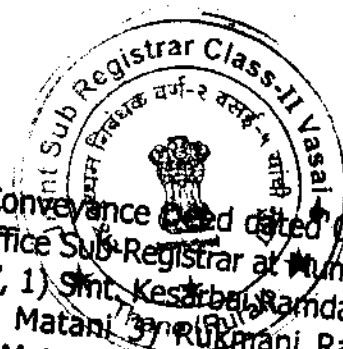
XXIV) By an Conveyance Deed dated 7th May 2003 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 02374/2003, dated 07/05/2003, Mrs. Jayashree Mohan Deshmukh sold and conveyed the said land to M/s. Ameya Builders and Property Developers, a partnership firm, represented by its Partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moreswar Krushna Baria, 4) Mr. Uday Moreswar Baria, 5) Mr. Upesh Moreswar Baria.



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(PURCHASER/S)

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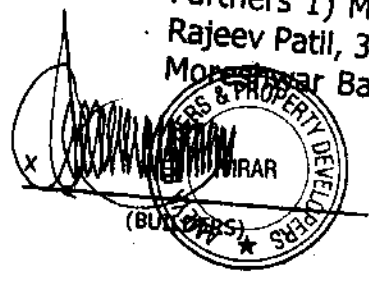
By an Conveyance Deed dated 09/03/1987 and registered in the office Sub-Registrar at Mumbai under Serial No. BBM-1077/87, 1) Smt. Kesarbai Ramdas Matani 2) Mr. Mansingh Ramdas Matani 3) Rukmani Ramdas Matani 4) Sarala Ramdas Matani 5) Pushpa Ramdas Matani 6) Jayawanti D. Khalafe 7) Jaya Shah 8) Jyoti K. Sampat 9) Hansaraj Tulsidas Kapadia sold and conveyed the land bearing Survey No. 345 to Mr. Ashokkumar Mohanlal Mehta.

XXVI) By an Agreement for sale dated 24/04/1987 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. Print - 74/91, dated 14/10/1991 and Supplementary Agreement dated 14/10/1991 Mr. Ashokkumar Mohanlal Mehta has agreed to sell the said land to Mr. Mohan Marutirao Deshmukh on the terms and conditions mentioned in the said agreement.

XXVII) By an Agreement for Development dated 09/01/2002 and registered in the office of Sub-Registrar at Vasai No. II (Virar), entered into between Mr. Mohan Marutirao Deshmukh (therein called "The Vendor") of the First Part And Mr. Ashokkumar Mohanlal Mehta (therein called "The Confirming Party") of the Second Part AND M/s. Ameya Builders and Property Developers (therein called "The Developers") of the Third Part, the Vendor with the consent of the Confirming Party agreed to transfer the right, title and interest under the said agreements in respect of the said land to M/s. Ameya Builders and Property Developers on the terms and conditions mentioned in the said agreement.

XXVIII) By an Conveyance deed dated 09/10/2002 and registered in the office of Sub-Registrar At Vasai No. II (Virar) at Serial No. 4093/2002, executed between Mr. Ashokkumar Mohanlal Mehta through their C. A. Holder Mr. Vikas Bhaskar Vartak (therein called "The Vendor") of the First part And Mr. Mohan Marutirao Deshmukh through his C. A. Holder Mr. Moreshwar Krushna Baria (therein called "The Purchaser") of the Second Part, Mr. Ashokkumar Mohanlal Mehta sold and conveyed the said land to Mr. Mohan Marutirao Deshmukh.

XXIX) By an Conveyance Deed dated 7th May 2003 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 02375/2003, dated 07/05/2003, Mr. Mohan Marutirao Deshmukh sold and conveyed the said land to M/s. Ameya Builders and Property Developers, a partnership firm, represented by its Partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moreshwar Krushna Baria, 4) Mr. Uday Moreshwar Baria, 5) Mr. Upesh Moreshwar Baria.



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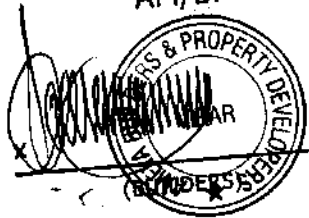
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(PURCHASER/S)

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XXX) १३ + ६५

been amalgamated and converted into Non Agricultural land by the office of Collector, Thane vide its order bearing No. REV/K-1/T-9/NAP/SR-109/2002, dated 21/01/2003.



- XXXI) The Commencement Certificate for the proposed lay out is granted by the City and Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/4491 dated 27/02/2003.
- XXXII) Conditions for Commencement Certificate is granted by city And Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-276/W/4489, dated 27/02/2003.
- XXXIII) The Commencement Certificate for the proposed Residential Building Type A & A-1 is granted by the City and Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP2762/W/4492, dated 27/02/2003.
- XXXIV) The Commencement Certificate for the proposed Residential Building Type B is granted by the City and Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/4493, dated 27/02/2003.
- XXXV) The Commencement Certificate for the proposed Residential Building Type C is granted by the City and Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/4494, dated 27/02/2003.
- XXXVI) The Commencement Certificate for the proposed Residential Building Type D is granted by the City and Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/4495, dated 27/02/2003.
- XXXVII) The Commencement Certificate for the proposed Residential Bungalows is granted by the City and Industrial Development Corporation of Maharashtra Ltd., Vide order No. CIDCO/VVSR/CC/BP-2762/W/4496, dated 27/02/2003.
- XXXVIII) The amended order for approval for the layout have been obtained form CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/1396, dated 06/10/2003.



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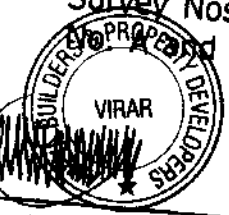
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वसई - ५
दस्त क्र ११८३/२०१५
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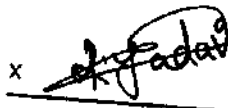


The amended order for approval of plan for residential building/s have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/1397, dated 06/10/2003.

- XL) The Commencement Certificate for the proposed School Building is granted by the City and Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/1589, dated 31/10/2003.
- XLII) Conditions for Commencement Certificate vide is granted by the City And Industrial Development Corporation of Maharashtra Ltd., vide order No. CIDCO/VVSR/CC/BP-2762/W/1587, dated 31/10/2003.
- XLII) The amended order for approval of plan for the layout have been obtained from CIDCO vide its Order No. CIDCO/VVSR/AM/BP-2762/W/1584, dated 31/10/2003.
- XLIII) The amended order for approval of plan for residential with shipline Buildings Type "A TO F" & Residential Buildings Type I, J & K have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/1585, dated 31/10/2003.
- XLIV) The amended order for approval of plan for residential with shipline Buildings F3, F4, F5 & F6 & Residential Buildings No. H1, H2 & G1 have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/1792, dated 01/12/2003.
- XLV) The amended order for approval of plan for residential with shipline buildings type - A1, B1, B2 & Residential Buildings type - H1, H2 & G1 have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/2418, dated 27/02/2004.
- XLVI) The amended order for approval of plan have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/1234, dated 07/02/2005.
- XLVII) The amended order for approval of plan have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/619, dated 09/05/2006.
- XLVIII) The land bearing Survey Nos. 343, 344, 345 has been surveyed through TILR vide N.A. Survey Registration No. 173/06 and Amendment Tag No. 130/06, the New N.A. Survey Nos have been given as Survey No. 343, Hissa Survey No. 343, Hissa No. B.



 (BUILDERS)

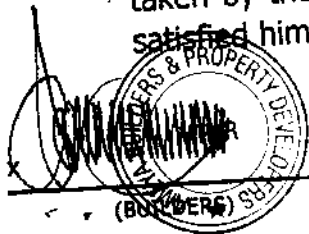

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वसई - ५
दस्त क्र ११९३ / २०१५
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- The amended order for approval of plan have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/4123, dated 06/09/2007.
- L) The amended order for approval of plan have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/4000, dated 28/05/2009.
- LI) The amended order for approval of plan have been obtained from CIDCO vide its order No. CIDCO/VVSR/AM/BP-2762/W/4934, dated 16/09/2009.
- LII) The amended order for approval of plan have been obtained from **VASAI-VIRAR SHAHAR MAHANAGAR PALIKA** vide order bearing No. **VVCMC/TP/AM/BP-2762/VP-147/W/VP-0147/04/2010-11 DATED 28/01/2011.**
- LIII) By an Conveyance Deed dated 8th August 2005 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 4560-2005, dated 08/08/2005, M/s. Ameya Builders and Property Developers, a partnership firm, represented by its Partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moreshwar Krushna Baria, 4) Mr. Uday Moreshwar Baria, 5) Mr. Upesh Moreshwar Baria sold and conveyed the land admeasuring 2730 Square metres, out of Survey No. 343, 344, 345 to Fort Point Automotive Pvt. Ltd.
- LIV) The Builders are entering into several agreement similar to this agreement with several parties who may agree to take acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the Builders with a view ultimately that the Purchaser/s of the various premises alongwith occupants of the other premises in the said plot of land shall form a Co-operative Housing Society or Limited Company the said plot of land together with the building/s thereon will be conveyed as herein provided.
- LV) The Purchaser/s has/have demanded from the Builders for inspection of the aforesaid building/s plans, specification of and other documents referred to above including the agreement such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/themselves about the same.



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(PURCHASER/S)

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The Builders have engaged the service of **MR. ABHAY DAMODAR RAUT** Architect and structural Engineer **MR. UMESH D. TAYSHESTYE / MR. PARESH RAMANIKLAL INNARKAR** for preparation of the structural drawings of the building/s and the Builders accepts the professional supervision of the Architect and Structural Engineer till the completion of the building/s.

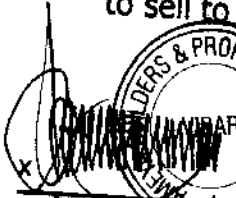

LVII) The Flat/Shop/Bungalow Purchaser/s demanded from the Builders and the Builders have given inspection to the Flat/Shop/Bungalow Purchaser/s of all the documents of title relating to the said land, the development agreement and the plans, designs and specifications prepared by the Builders Architects **MR. ABHAY DAMODAR RAUT** and of such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963 (hereinafter for the sake of brevity it may be referred to as "The said Act") and the rules made thereunder, such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/ have also satisfied himself/herself/themselves about the same.

LVIII) The Builders have supplied to the Purchaser/s such of the documents as are mentioned in Rule 4 of the Maharashtra Ownership Flat, Rules 1964, as demanded by the Purchaser/s.

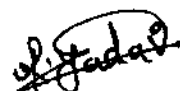
NOW, THIS AGREEMENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS :-

1) The Builders shall construct the said building/s on the said plot of land more particularly described in schedule 'A' hereinunder written in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Flat/Shop/Bungalow Purchase/s with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority/ the Government to be made in them or any of them.

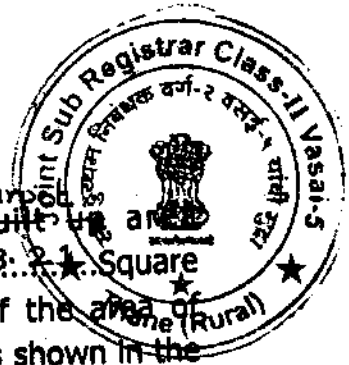
2) The Flat/Shop/Bungalow Purchaser/s hereby agree to purchase from the Builders and the Builders hereby agrees to sell to the Flat/Shop/Bungalow Purchaser/s one Flat/Shop/



(BUILDERS)


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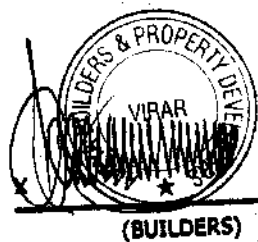
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(PURCHASER/S)

वसई - ५
दस्त क्र ११९३/२०१५
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Bungalow bearing No. 903/904, of Built-up area measuring 4.65 Square feet i.e. 43.21 Square meters (Built up area) (which is inclusive of the area of balconies) on NINTH Floor in Wing as shown in the floor plan thereof hereto annexed in the Building known as "VIOLET" BLDG. NO. 16 in the complex known as "YASHWANT NAGAR" (hereinafter referred to as "The Flat/Shop/Bungalow") for the price of Rs. 35,00,000/- Rupees THIRTY FIVE LAKH ONLY only) including price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the schedule 'B' hereunder written.

- 3) The said consideration of Rs. 35,00,000/- Rupees THIRTY FIVE LAKH ONLY shall be payable in the following manner :-
- Rs. 7,00,000/- on **Booking** of the Flat/Shop/Bungalow.
 - Rs. 7,00,000/- on or before completion of **Plinth**.
 - Rs. 1,05,000/- on or before completion of **1st slab**.
 - Rs. 1,05,000/- on or before completion of **2nd slab**.
 - Rs. 1,05,000/- on or before completion of **3rd slab**.
 - Rs. 1,05,000/- on or before completion of **4th slab**.
 - Rs. 1,05,000/- on or before completion of **5th slab**.
 - Rs. 1,05,000/- on or before completion of **6th slab**.
 - Rs. 1,05,000/- on or before completion of **7th slab**.
 - Rs. 1,05,000/- on or before completion of **8th slab**.
 - Rs. 1,05,000/- on or before completion of **9th slab**.
 - Rs. 1,05,000/- on or before completion of **10th slab**.
 - Rs. 1,05,000/- on or before completion of **11th slab**.
 - Rs. 1,05,000/- on or before completion of **12th slab**.
 - Rs. 1,05,000/- on or before completion of **13th slab**.
 - Rs. 1,05,000/- on or before completion of **14th slab**.
 - Rs. 1,05,000/- on or before completion of **15th slab**.
 - Rs. 1,40,000/- on or before completion of **Brick work**.



(BUILDERS)

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x *[Signature]*

(PURCHASER/S)

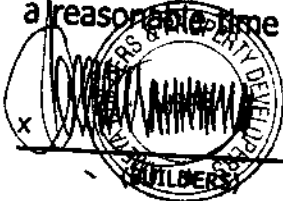
वसई - ५
दस्तक्र ११८३/२०१५
१८/१५



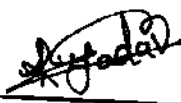
- s) Rs. 1,40,000/- on or before completion of **Plaster**
(Internal and External.)
- t) Rs. 1,40,000/- on or before completion of **Flooring**
and **Plumbing**.
- u) Rs. 1,05,000/- remaining at the time of **Occupation**
of the said Flat/Shop/Bungalow.

- 4) The Builders 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 Flat/Shop/Bungalow to the Flat/Shop/Bungalow Purchaser/s, obtained from the concerned local authority occupation and/or completion certificates in respect of the Flat/Shop/Bungalow.
- 5) The Builders hereby declares that the Floor Space Index available in respect of the said land is.....Square meters only and that no part of the said Floor Space Index has been utilised by the Builders elsewhere for any purpose whatsoever.
- 6) The Flat/Shop/Bungalow Purchaser/s agrees to pay to the Builders interest at eighteen per cent annum on all the amounts which become due and payable by the Flat/Shop/Bungalow Purchaser/s to the Builders under the terms of this agreement from the date of the said amount is payable by the Flat/Shop/Bungalow Purchaser/s to the Builders.
- 7) On the Flat/Shop/Bungalow Purchaser/s committing default in payment on due date of any amount due and payable by the Flat/Shop/Bungalow Purchaser/s to the Builders under this agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoing) and on the Flat/Shop/Bungalow Purchaser/s committing breach of any of the terms and conditions herein contained, the Builders shall be entitled at their own option to terminate this agreement;

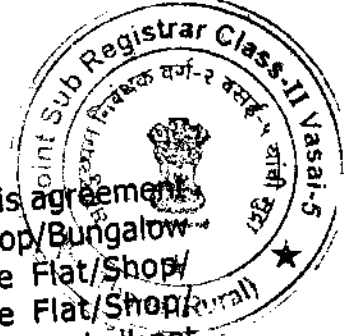
PROVIDED always that the Power of termination herein before contained shall not be exercised by the Builders unless and until the Builders shall have given to the Flat/Shop/Bungalow Purchaser/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Flat/Shop/Bungalow Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.



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(PURCHASER/S)

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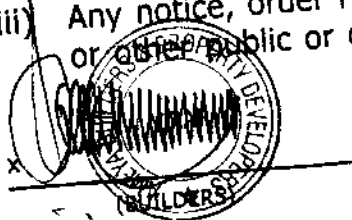


PROVIDED further that upon termination of this agreement as aforesaid, the Builders shall refund to the Flat/Shop/Bungalow Purchaser/s the installments of sale price of the Flat/Shop/Bungalow which may till have been paid by the Flat/Shop/Bungalow Purchaser/s to the Builders but the Builders shall not be liable to pay to the Flat/Shop/Bungalow Purchase/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Builders, the Builders shall be at liberty to dispose off and sell the Flat/Shop/Bungalow to such person and at such price as the Builders may in their absolute discretion think fit.

- 8) The fixtures, fittings and amenities to be provided by the Builders in the premises and the said building/s are those that are set out in schedule 'D' hereunder written.
- 9) The Builders shall give possession of the premises to the Flat/Shop/Bungalow Purchaser/s on or before...**31st**... day of...**DECEMBER**.....**2016**..... If the Builder fails or neglects to give possession of the Flat/Shop/Bungalow to the Flat/Shop/Bungalow Purchaser/s on account of reasons beyond their control and of their agents as per the Provisions of Section 8 of Maharashtra Ownership Flat, Act, by the aforesaid date or dates prescribed in Section 8 of the said act, then the Builders shall be liable on demand to refund to the Flat/Shop/Bungalow Purchaser/s the amounts already received by them in respect of the Flat/Shop/Bungalow with simple interest at nine per cent, per annum from the date the Builders received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the competent authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Builders to the Flat/Shop/Bungalow Purchaser/s they shall, subject to prior encumbrances, if any, be a charge on the said land as well as the construction or building/s in which the Flats/Shops/Bungalow are situated or were to be situated.

PROVIDED that the Builders shall be entitled to reasonable extension of time for giving delivery of Flat/Shop/Bungalow on the aforesaid date, if, the completion of building/s in which that Flat/Shop/Bungalow is to be situated is delayed on account of :

- i) Non-Availability of steel, cement, other building/s material, water or electric supply.
- ii) War, Civil Commotion or act of God.
- iii) Any notice, order rule, notification of the Government and/or other public or competent authority.

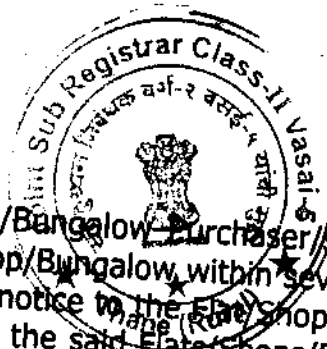


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The Flat/Shop/Bungalow Purchaser/s shall take possession of the Flat/Shop/Bungalow within seven days of the Builders giving written notice to the Flat/Shop/Bungalow Purchaser/s intimating that the said Flats/shops/Bungalow are ready for use and occupation.

- 11) The Flat/Shop/Bungalow Purchaser/s shall use the Flat/Shop/Bungalow or any parts thereof or permits the same to be used only for purpose of **RESIDENCE/COMMERCIAL**.
- 12) The Flat/Shop/Bungalow Purchaser/s alongwith other Purchaser/s of Flat/Shop/Bungalow in the building/s shall join in forming and resgistering the society or a limited company to be known by the name as **Yashwant Nagar Co-operative Housing Society Ltd.**, The Flat/Shop/Bungalow Purchaser/s will also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society or limited company and for becoming a member, including the bye-laws of the proposed society and full fill and sign and returns to the Builders within seven days of the same being forwarded by the Builders to the Flat/Shop/Bungalow Purchaser/s. So as to enable Builders to register the organisation of the Flat/Shop/Bungalow Purchaser/s under Section 10 of the said Act within the time limits prescribed by rule 8 of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction Sale Management and Transfer), Rules 1964, No objection shall be taken by the Flat/Shop/Bungalow Purchaser/s if any, changes or modifications are made in draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-Operative Societies or the Registrar of Companies, as the case may be, or any other competent authority. The Builders shall have right to form one or more societies for convenience.
- 13) Unless it is otherwise agreed to by and between the parties hereto the Builders shall after registration of the society or limited company, as aforesaid cause to be transferred to society or limited company all right, title and interest of the vendors and/or the owners in the aliquot part of the said land together with the building/s obtaining or executing the necessary conveyance and/or assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building/s in favour of such society or limited company, as the case may be such conveyance/assignment of lease shall be in keeping with the terms and provisions of this agreements.
- 14) Pursuant to the Group Housing Scheme being developed by the Builders known as "**YASHWANT NAGAR**" the Builders



 BUILDERS


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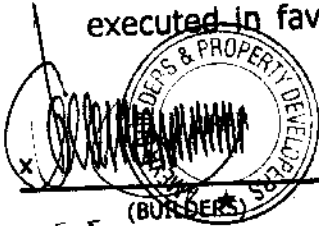


shall form their respective individual building's Co-Operative Housing Societies. All such Co-operative housing societies shall form Federal co-operative societies and shall be named as **"YASHWANT NAGAR CO-OPERATIVE SOCIETIES ASSOCIATION LTD.,"** and the said Federal Body shall be handed over all the common facilities and amenities in the said scheme and shall be entrusted with the repairs and maintenance of the said common facilities, amenities and service for the benefit of the members co-operative societies and the Builders may execute or cause to be executed in favour of the said Federal Body a conveyance in respect of the lands falling under the common facilities, amenities and services.

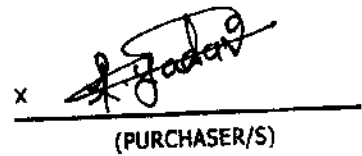
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15) Pursuant to the Group Housing Scheme developed by the Owners, all the developers, including the Builders herein in the said entire complex to be known and described as **YASHWANT NAGAR** will form their respective individual buildings Co-Operative Housing societies. All such co-operative housing societies will form a Federal co-operative societies and shall be named as **"YASHWANT NAGAR CO-OPERATIVE SOCIETIES ASSOCIATION LTD."**. The owners may execute the conveyance in favour of the said Federal Society in respect the said property and individual society shall not have any objection for the same. Each society shall bear the expenses for formation and registration of Federal Society.

16) Commencing a week after notice in writing is given by the Builders to the Flat/Shop/Bungalow Purchaser/s that the Flat/Shop/Bungalow is ready for use and occupations, the Flat/Shop/Bungalow Purchaser/s shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area at the Flat/Shop/Bungalow) of outgoings in respect of the said land and building/s namely local taxes, betterment charges or such other levis by the concern local authority and/or Government, water charges insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the society/limited company is formed and the said land and building/s transferred to it, the Flat/Shop/Bungalow Purchaser/s shall pay to the Builders such proportionate share of outgoings as may be determined. The Flat/Shop/Bungalow Purchaser's share is so determined, the Flat/Shop/Bungalow Purchaser/s shall pay to the Builders Provisional monthly contribution of Rs. 500/- per month towards the outgoings. The amounts so paid by the Flat/Shop/Bungalow Purchaser/s to the Builders shall not carry any interest and remain with the Builders until a conveyance/assignment of lease is executed in favour of the society or a limited company as


 BUILDERS & PROPERTY DEVELOPER
 (BUILDERS)


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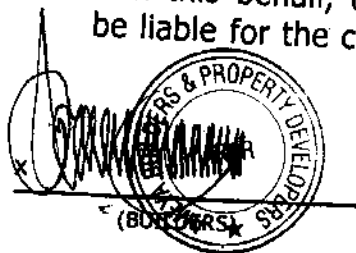
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aforesaid. Subject to the provisions of Section 6 of the said Act, on such conveyance/assignment of lease being executed, the aforesaid deposits (less deductions provided for this agreement) shall be paid over by the Builders to the society or the limited company, as the case may be. The Flat/Shop/Bungalow Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

- 17) At the time of registration the Flat/Shop/Bungalow Purchaser/s shall pay to the Builders the Flat/Shop/Bungalow Purchaser's share of stamp duty and registration charges payable, if any, by the said society or limited company on the conveyance or lease or any documents or instrument of transfer in respect of the said land and the building/s to be executed in favour of the society or limited company.
- 18) The Flat/Shop/Bungalow Purchaser/s or himself/herself/ themselves with intention to bring all persons into whatsoever hands the Flat/Shop/Bungalow may come, doth hereby covenant with the Builders as follows :-
- a) To maintain the Flat/Shop/Bungalow at Flat/Shop/Bungalow Purchaser's own costs any good tenantable repair and condition from the date of possession of the Flat/Shop/Bungalow is taken and shall not do or suffered to be done anything in or to the building/s in which the Flat/Shop/Bungalow is situated, staircase or any passages which may be against the rule, regulations or bye-laws or concerned local or any other authority or change/alter to make addition in or to the building/s in which the Flat/Shop/Bungalow is situated the Flat/Shop/Bungalow itself or ay part thereof.
- b) Not to store in the Flat/Shop/Bungalow any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structures of the building/s in which the Flat/Shop/Bungalow is situated or storing of which good is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building/s in which Flat/Shop/Bungalow is situated, including entrances of the building/s in which the Flat/Shop/Bungalow is situated and in case any damage is caused to the building/s in which the Flat/Shop/Bungalow is situated or the Flat/Shop/Bungalow on account of negligence or default of the Flat/Shop/Bungalow Purchaser/s in this behalf, the Flat/Shop/Bungalow Purchaser/s shall be liable for the consequence of the breach.



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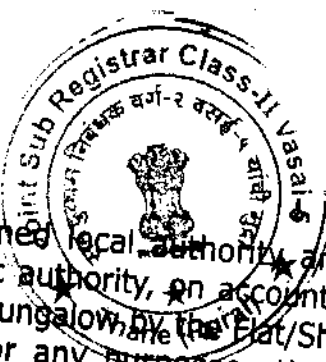
- c) To carry at his/her/their own cost all internal repairs to the said Flat/Shop/Bungalow and maintain the Flat/Shop/Bungalow in the same conditions, state and order in which it was delivered by the Builders to the Flat/Shop/Bungalow Purchaser/s and shall not do or suffering to be done any thing in or to the building/s in which the Flat/Shop/Bungalow is situated or the Flat/Shop/Bungalow which may given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Flat/Shop/Bungalow Purchaser/s committing any act the contravention of the above provision, the Flat/Shop/Bungalow Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the Flat/Shop/Bungalow or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Flat/Shop/Bungalow or any parts thereof, nor any alteration in the elevation and outside colour scheme of the building/s in which the Flat/Shop/Bungalow is situated and shall keep the portion, sewers, drains pipes in the Flat/Shop/Bungalow and appurtenances thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the building/s in which the Flat/Shop/Bungalow is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or R.C.C. Partis or other structural members in the Flat/Shop/Bungalow without the prior written permission of the Builders and/or the society or limited company.
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building/s in which the Flat/Shop/Bungalow is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags garbage or other refuse or permit the same to be thrown from the said Flat/Shop/Bungalow in the compound or any portion of the said land and the building/s in with the Flat/Shop/Bungalow is situated.
- g) Pay to the Builders within seven days of demand by the Builders, their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building/s in which the Flat/Shop/Bungalow is situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levis, if any, which are imposed by

(BUILDERS)

18

x
(PURCHASER/S)

वसई - ५
दस्त क्र ११९३ / २०१५
२४/६५



the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat/Shop/Bungalow, by the Flat/Shop/Bungalow Purchaser/s viz. user for any purposes other than for residential or commercial purpose.

- i) The Flat/Shop/Bungalow Purchaser/s shall not let, sub-let, transfer, assign or part with Flat/Shop/Bungalow Purchaser's interest or benefit factor of this agreement or part with the possession of the Flat/Shop/Bungalow until all the dues payable by the Flat/Shop/Bungalow Purchaser/s to the Builders under this agreement are fully paid up and only if the Flat/Shop/Bungalow Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Flat/Shop/Bungalow Purchaser/s has/have intimated in writing to the Builders.
- j) The Flat/Shop/Bungalow Purchaser/s shall observe and perform all the rules and regulations which the society or the limited company may adopt at its inceptions and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building/s and the Flat/Shop/Bungalow therein and for the observance and performance of the said building/s Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Flat/Shop/Bungalow Purchaser/s shall also observe and perform all the stipulation and condition laid down by the society/limited company regarding the occupation and use of the Flat/Shop/Bungalow in the building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.
- k) Till a conveyance of building/s in which Flat/Shop/Bungalow is situated is executed the Flat/Shop/Bungalow Purchaser/s shall permit the Builders and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building/s or any part thereof to view and examine the state and condition thereof.
- 19) The Builders shall maintain a separate account in respect of sums received by the Builders from the Flat/Shop/Bungalow Purchaser/s as advance or deposits, sums received on account of the share capital for the promotion of the co-operative society or a company or towards the outgoings, legal charges and shall utilise the amounts only for the purposes for which they have been received.
- 20) Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law



Anil
19

x *[Signature]*
(PURCHASER/S)

वसई - ५
दस्त क्र ११८३/२०१५
२५/१५

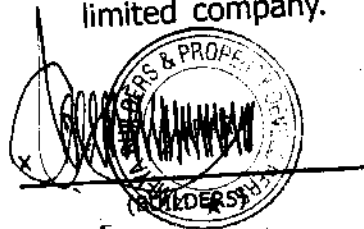


of the said Flats/Shops/Bungalow or of the said plot of land and building/s or any part thereof. The Flats/Shops/Bungalow Purchaser/s shall have no claim save and except in respect of the Flats/Shops/Bungalow hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, staircases recreation spaces etc., will remain the property of the Builders until the said land and building/s is transferred to the society/limited company as herein before mentioned.

- 21) Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this agreement or any forbearance or giving of time to the Flats/Shops/Bungalow Purchaser/s by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this agreement by Flats/Shops/Bungalow Purchaser/s nor shall the same in any manner prejudice the right of the Builders.
- 22) The Flats/Shops/Bungalow Purchaser/s and/or the Builders shall present this agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the registration act and the Builders will attend such office and admit execution thereof.
- 23) All notices to be served on the Flats/Shops/Bungalow Purchaser/s as contemplated by this agreement shall be deemed to have been duly served, if sent, to the Flats/Shops/Bungalow Purchaser/s, by registered post A.D./Under Certificate of posting at his/her/their address specified below :-

VIZ : DR. SUNIL SHRIPAT YADAV.....
 MRS. RAMANANDINI SUNIL YADAV.....
 'A' WING - 203, AGARWAL RESIDENCY.....
 NALLASOPARA (EAST) TALUKA VASAI.....
 DIST. PALGHAR, PIN - 401 209.

- 24) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in front of or adjacent to the terrace Flats in the said building/s, if any, shall belong exclusively to the respective Purchaser/s of the terrace Flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser/s. The said terrace shall not be enclosed by the Flat/Bungalow Purchaser/s till the permission in writing is obtained from the concerned local authority and the Builders or from the concerned local authority and the Builders or the society, or as the case may be, the limited company.



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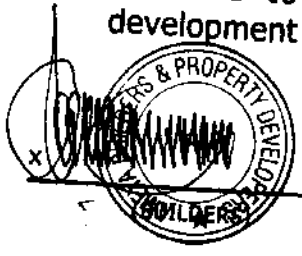
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 (PURCHASER/S)

वसई - ५
दस्तावेज क्र. १९३/२०१५
२६/१५



IT IS AGREED BETWEEN the Builders and Purchaser/s that in case any additional F.S.I. is granted or construction of additional floor/ or floors is allowed then the Builders are entitled to construct and dispose of the said additional construction and the Builders have reserved the right to construct the same additional construction mentioned above and dispose the same. The necessary covenant in the deed of conveyance to be executed in favour of Co-Operative Housing society shall be incorporated.

- 26) It is agreed that the Builders shall be entitled, without affecting the rights of the Purchaser/s to the said premises including the area thereof, to revise the building/s plans in respect of the said building/s and to utilise the total F. S. I. and the development rights available in respect of the said property by suitably modifying the building/s plans in respect of the said premises as the Builders may desire and the Purchaser/s hereby irrevocably consents to the right of the Builders to revise and modify the building/s plans in respect of the said premises from time to time.
- 27) In the event of any society being formed and registered before the sale and disposal by the Builders of all the premises, the powers and the authority of the society or limited company or Condominium of Apartment so formed or the Purchaser/s and other holders of the premises shall be subject to the over all authority and control of the Builders in respect of all the matters concerning the said building/s and in particular the Builders shall have absolute authority and control as regards the unsold premises and the disposal thereof. PROVIDED AND ALWAYS the Purchaser/s hereby agrees and confirms that in the event of the said society and/ or Limited Company or Condominium of Apartment being formed earlier than the Builders dealing with or disposing of the said building/s on the said property then and in that event any allottee or Purchaser/s of premises from the Builders shall be admitted to such co-operative society, limited company or Condominium of Apartment on being called upon by the Builders without payment of any premium or any additional charges save and except Rs. 250/- for the share money and Rs. 100/- entrance fee and such allottee Purchaser/s or transferee thereof shall not be discriminated or treated prejudicially by such co-operative society, limited company or Condominium of Apartment as the case may be.
- 28) The Purchaser/s hereby agrees that in the event of any amount towards development charges or betterment charges or of a similar nature becoming due and payable by the Builders to the Government or City and Industrial development Corporation or Grampanchayat or to any other



Emil

21


x *[Signature]*
(PURCHASER/S)

वसई - ५
दस्त क्र ११८३/२०१५
२०/१५

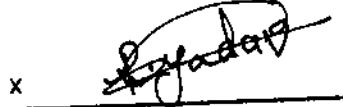


public body in respect of the said property, the same shall be reimbursed by the Purchaser/s in proportion to the area of his/her/their Flat/Shop/Bungalow.

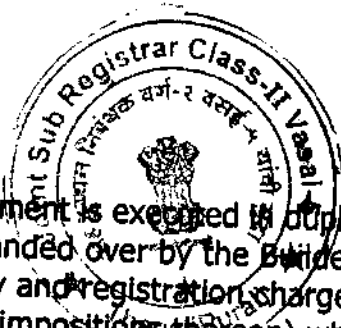
- 29) The Purchaser/s hereby agrees that in the event of any amount by way of premium or security deposit is payable to the Bolinj Grampanachayat or the State Government or CIDCO or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payment of a similar nature becoming payable by the Builder the same shall be paid by the Purchaser/s to the Builders in proportion to the area of the said premises and in determining such amount, the discretion of the Builders shall be conclusive and binding upon the Purchaser/s.
- 30) The Flat/Shop/Bungalow Purchaser/s shall be liable to pay the service tax or any other tax on purchasing the Flat/Shop/Bungalow to be imposed by the Central and/or State Government or any other Government body at their own cost and expenses. The said amount shall be paid by the Flat/Shop/Bungalow Purchaser/s to the Builders on or before executing the Agreement for sale.
- 31) The Purchaser/s shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the Builders under this agreement.
- 32) The Purchaser/s shall, at no time, demand partition of his/her/their interest in the said building/s and of the said property and/or the said Flat/Shop/Bungalow.
- 33) Until the execution of the Conveyance in favour of the organisation of the Purchasers, the Builders shall be entitled to put up hoarding/s on the said property or on the said building or buildings to be constructed on the said property and the said hoarding/s may be illuminated or may comprise of neon signs and for the purpose, the Builders are fully authorised to allow temporary or permanent construction or erections and installations either on the exterior of the said building or on the said property and the Purchaser/s agree/s not to object or raise any dispute in respect of the same.
- 34) The Flat/Shop/Bungalow Purchaser/s shall not claim any right, title and interest on the Club House, Swimming Pool, Health Club, Play Field and other facilities provided by the Builder in the said complex and the ownership of the same shall remain with the Builders. The purchaser/s of the Flat/Shop/Bungalow shall have a right to become a member of the Club House, Swimming Pool, Health Club etc.


(BUILDERS)


22

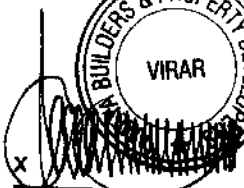
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(PURCHASER/S)

वसई - ५
दस्त क्र ११९३/२०१५
२८१६

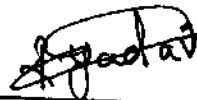


35) This Agreement is executed in duplicate one copy of the same shall be handed over by the Builders to the Purchaser/s. The stamp duty and registration charges (and all penalties, fines, levies and impositions thereon) whatsoever of and incidental to this agreement and of the Conveyance and other writings to be executed in pursuance hereof shall be borne and paid by the Purchaser/s alone. It is mutually agreed and understood by and between the Builders and the Purchaser/s that the Purchaser/s shall stamp this Agreement as required in law at their own risks and costs and shall immediately after the execution of this agreement, lodge the stamped copy of the Agreement handed over by the Builders to the Purchaser/s for registration with the concerned Sub-Registrar of Assurances and inform the Builders about the number under which and day on which the same has been lodged for registration alongwith a xerox copy of the lodgement receipt to enable the Builders, within a reasonable time thereafter, to attend the office of the said Sub-Registrar of Assurances and admit execution thereof.

36) This agreement shall always be subject to the Provision of Maharashtra Co-operative Societies Act, 1960 with rules made thereunder and also The Maharashtra Ownership Flats (Regulation of the Promotions of Construction Sale Management and Transfer) Act, 1963.

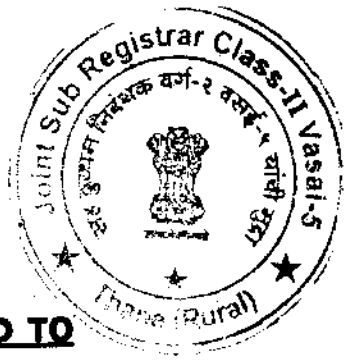
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(BUILDERS)

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(PURCHASER/S)

वसई - ५
दस्त क्र ११८३ / २०१५
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SCHEDULE 'A'



THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces and parcels N. A. land bearing Survey No. 343, Hissa No. A admeasuring 315 Square metres, assessed at Rs. 12.60 Paise and land ameasuring 85985 Square metres, out of Survey No. 343, Hissa No. B, admeasuring 88715 Square metres, assessed at Rs. 3548.60 Paise (corresponding old Survey Nos. 343, 344, 345), lying being and situate at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

SCHEDULE 'B'

THE SCHEDULE ABOVE REFERRED TO FLAT/SHOP/BUNGLOW

Flat/Shop/Bungalow No. ~~903/904~~, on the NINTH Floor, admeasuring ... 4.65 ... Square feet i.e. ... 43.21 ... Square metres (^{Carpet} Build up area), in "C" Wing, in the Building known as "VIOLET" BLDG NO-16", in the complex known as "YASHWANT NAGAR", constructed on N.A. land bearing Survey No. 343, Hissa No. A admeasuring 315 Square metres, assessed at Rs. 12.60 Paise and land ameasuring 85985 Square metres, out of Survey No. 343, Hissa No. B, admeasuring 88715 Square metres, assessed at Rs. 3548.60 Paise (corresponding old Survey Nos. 343, 344, 345), lying being and situate at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

(BUILDERS)

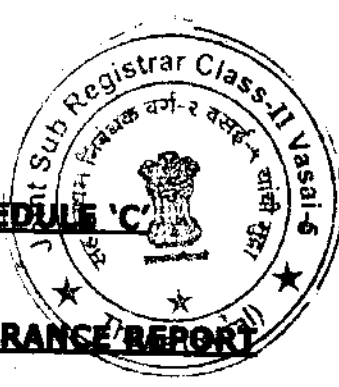
24

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(PURCHASER/S)

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दस्त क्र ११९३/२०१५
३०/९५

SCHEDULE 'C'

TITLE CLEARANCE REPORT



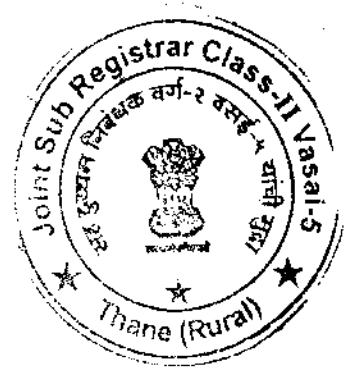
THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing Survey No. 343, Hissa No. A admeasuring 315 Square metres, assessed at Rs. 12.60 Paise and land ameasuring 85985 Square metres, out of Survey No. 343, Hissa No. B, admeasuring 88715 Square metres, assessed at Rs. 3548.60 Paise (corresponding old Survey Nos. 343, 344, 345), lying being and situate at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar) belonging to M/s. AMEYA BUILDERS AND PROPERTY DEVELOPERS, through its partners 1) MR. RAJEEV YASHWANT PATIL 2) MRS. SADHANA RAJEEV PATIL 3) MR. MORESHWAR KRUSHNA BARIA 4) MR. UDAY MORESHWAR BARIA 5) MR. UPESH MORESHWAR BARIA and the title thereof is clear marketable and without any encumbrances.

sd/-
(N. B. DESHMUKH & CO.)
ADVOCATE

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३१/६५

SCHEDULE 'D'



LIST OF AMENITIES

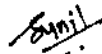


1. R.C.C. framed structures with 9" brick wall and 4" thick inside brick walls.
2. Outside plaster will be two coats sand faced with cement paint. Inside plaster will be neeru finished cement plaster with white colour lime wash.


SPECIAL AMENITIES

- A) LUXURY : 1. One R.C.C. loft over bathroom and one in kitchen.
2. One white wash basin.
3. Shower and fancy tap in Bathroom.
4. Orissa Pan in W.C.
- B) DOORS : Flush door (main door with sunmica finish) with fancy fittings.
- C) WINDOWS : Aluminium sliding windows with marble frames.
- D) TILING : 1. Spartex flooring with skirting in all rooms.
2. Spartex flooring in Bathroom.
3. Full Tiles in W. C.
4. Full Tiles in Kitchen above Platform up to Loft.
5. Full tiles in bathroom.
- E) KITCHEN PLATFORM : 1. Raised kitchen platform with marble stone on top and stainless steel sink.
- F) PAINTINGS : 1. All doors oil painted.
2. Internally - white colour lime wash.
3. Externally - cement paint.
- G) ENTRANCE : Decorative entrance.
- H) ELECTRICITY : Copper Electric Wiring with extensive layout.
- I) WATER : Overhead R.C.C. Water tank with electric pump set.

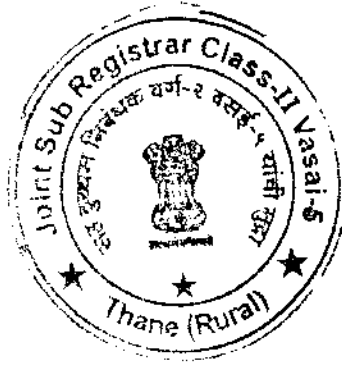


 (BUILDERS)



x


 (PURCHASER/S)

वसई - ५
दस्तक्र ११९३/२०१५
३२/६५




वसई - ५
 दस्त क्र ११०३/२०१५
 ३३/१५




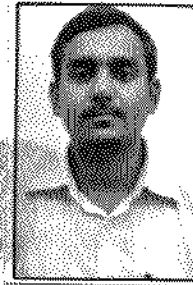
IN WITNESSES WHEREOF THE PARTIES HERETO HAVE
 HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
 THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the) For M/s. AMEYA BUILDERS & PROPERTY DEVELOPERS
 within named "THE BUILDERS")
 M/s. AMEYA BUILDERS &)
 PROPERTY DEVELOPERS,)
 a partnership firm,)
 in the presence of.....)



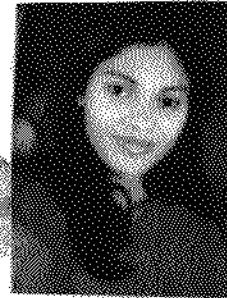
1. 
 Name : MR. JATIN ANIL ARAS...
 Address : C-302, AMBOVIHAR, VIRAR (W),
 TAL-VASAI, DIST- PALGHAR - 401303.


2. 
 Name : MRS. SUNANDA CHANDRAKANT KINI
 Address : HOUSE NO. 315, AGASHI, CHALPETH ROAD,
 TAL-VASAI, DIST- PALGHAR - 401301.




SIGNED AND DELIVERED by the)
 within named "THE PURCHASER/S")
 SHRI/SMT. DR. SUNIL.....)
 SHRIPAT... YADAV.....)
 MRS. RAMA NANDINI, SUNIL)
 YADAV)
 in the presence of.....)



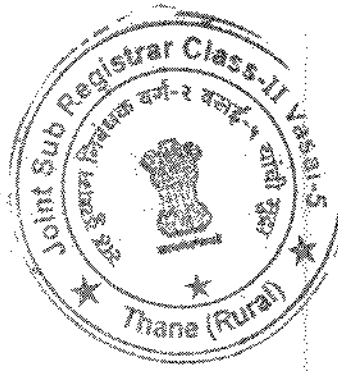


1. 
 Name : MR. JATIN ANIL ARAS
 Address : C-302, AMBOVIHAR, VIRAR (W),
 TAL-VASAI, DIST- PALGHAR - 401303.



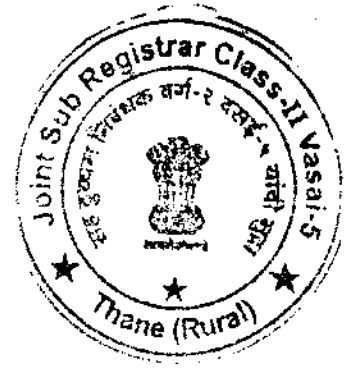
2. 
 Name : MRS. SUNANDA CHANDRAKANT KINI
 Address : HOUSE NO. 315, AGASHI, CHALPETH ROAD,
 TAL-VASAI, DIST- PALGHAR - 401301.

वसई - ५
दस्तक ११९३/२०१५
३४/६५




वसई - ५
दस्ता क्र ११९३ / २०१५
३५ / १९५

Receipt

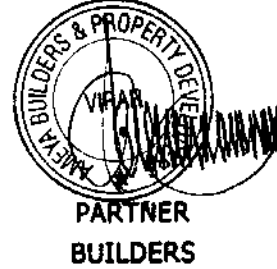


RECEIVED the day and the year first)
hereinabove written of and from the)
withinnamed PURCHASER/S, the sum of)
Rupees: FOUR LAKH ONLY.) Rs. 4,00,000/-
.....)
as and by way of earnest money,)
paid by him/her/them to us.)

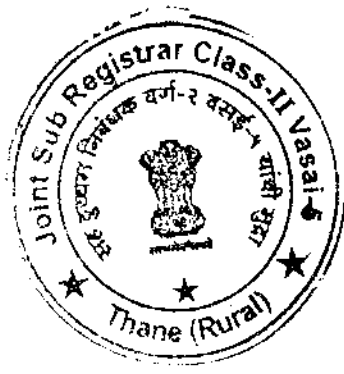
WITNESSES :-

1. 
2. सौ. सु. चं. किणी

WE SAY WE HAVE RECEIVED.
For M/S. AMEYA BUILDERS & PROPERTY DEVELOPERS



वसई - ५
दस्त क्र ११९३/२०१५
३६/६५



वसई - ५
 दस्त क्र ११९३/२०१५
 ३०/९५



जुना सर्वे नं.

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमिन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यातील नियम ३,५,६ आणि ७)

तहसील : वसई

गांव : बोकींग

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारण पध्दती	२५१९ भोगवटाधाराचे नांव 51re 2012 2014	खाते क्रमांक : ६६६
३४७	ख	१	मे० अश्वयुजि विठ्ठल व जेठे जेठे जेठे जेठे जेठे जेठे जेठे जेठे	कुळाचे नांव :
शेताचे स्थानिक नांव			श्री० राजीव सरावत पालीक	
लागवडी योग्य क्षेत्र विनिश्चिती	हेक्टर	आर	प्रति	
	चौरस मिटर			
एकूण	६६०१५-०			
पोटखराबा (लागवडी) योग्य नसलेले वर्ग (अ) वर्ग (ब)				
एकूण	६६०१५-०			
आकारणी जुडी किंवा विशेष आकारणी	रुपये	पैसे		
	६६०१-५०			

गाव नमुना १२ (पिकांची नोंदवही)

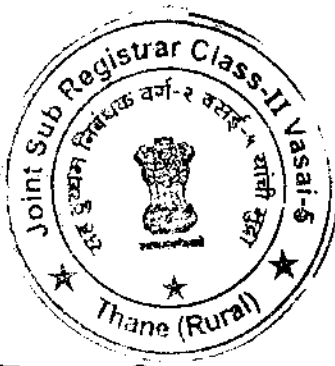
(महाराष्ट्र जमिन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम १२)

वर्ष	पिकांखालील क्षेत्र										परीत व विकत निवडलेली जरा जमीनीय तकीत	जमीन कसण्याचे नांव	धोरा		
	हंगाम	निवडपिकांचे एकूण क्षेत्र			बटक पिके व प्रत्येक पिकाचे क्षेत्र			निवडपिकांचे एकूण क्षेत्र						पणी पुरवठ्याचे साधन	
		निवडपिकांचा संकेतांक	जरासिक्का	अजकल सिक्का	पिकाचे नांव	जरासिक्का	अजकल सिक्का	पिकाचे नांव	जरासिक्का	अजकल सिक्का					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	
२०१३			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.					
२०१४															

जत्सल बरहकुम नवकल खरी असे
 तारीख : 30 SEP 2014

श्री. ए. जाधव
 तहसील बोकींग
 ता. वसई, जि. ठाणे.

वसई - ५
दस्त क्र ११९३/२०१५
३८१६५



जुना सर्व्हे नं.

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : बोळीज

(महाराष्ट्र जमिन अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६, आणि ७)

तहसील : वसई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपक्रमांक	भूमापन पध्दती	२६५८	भोगवटाधाराचे नांव	४४४५	खाते क्रमांक :	८८८
३४३	अ	१	४४५२	४४५५	४४५८	कुळाचे नांव :	
शेताचे स्थानिक नांव			४४६१	४४६४	४४६७		
लागवडी योग्य क्षेत्र			२०६२	३४४८	३८२८	५०६२	
लागवडी योग्य क्षेत्र	हेक्टर	आर	प्रति	मि० अम्रेय बिल्डर्स अँड प्रॉपर्टी डेव्हलपर्स लॅफे प्रागीद्वार			
विशेशी	चौरस मिटर			मि० राजीव यशवंत पाटील			
	५३१५		०	मि० साधना राजीव पाटील			
एकूण	५३१५		०	मि० मोरेश्वर कृष्णा बारीया इतर अधिकार			
पोटखराबा (लागवडी योग्य नसलेले)				मि० उदय मोरेश्वर बारीया १२ मीटर रुंदीच्या रस्त्या			
वर्ग (अ)				मि० उपेश मोरेश्वर बारीया करिता १३० मीटर रुंदीच्या			
वर्ग (ब)				मि० उपेश मोरेश्वर बारीया रस्त्याकरिता असे एकूण			
एकूण				५६६४ १३०६८.०६ चौ.मी. क्षेत्र			
आकारणी जुडी किंवा विशेष आकारणी	रुपये	पैसे		५६६४ ५०२.३० चौ.मी. व पार्कींग			
	५३१	५०		लॉट रसादी क्षेत्र ७६०.२४ चौ.मी. सीमा आणि भूमापन विन्हे : ५०४८			
				एकूण क्षेत्र १५३२.६१ चौ.मी. रसादी			

गांव नमुना १२ (पिकांची नोंदवही) ६६४५

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

वर्ष	हंगाम	पिकाखालील क्षेत्र									पडीत व पिकास विस्तारयोगी अशा जमिनीचा तपशील	पाणी पुरवठ्याचे साधन	जमीन कसणान्याचे नांव	शेरा	
		मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भेळ पिकाचे क्षेत्र							
		मिश्रपिकांचा संकेतांक	जल सिंचन	अजल सिंचन	पिकांचे नांव	जल सिंचन	अजल सिंचन	पिकांचे नांव	जल सिंचन	अजल सिंचन					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.					

अस्सल बरहुकूम नक्कल खरी असे
तारीख : 30 SEP 2014

मी. सुनील जाधव
तहसील सजा बोळीज
ता. वसई, जि. ठा. व.

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दस्त क्र ११८३/२०१५
३९/१६५

१

क्र.महसुल/क-१६८/एनएपी/एनएआर-१०९/२००२
जिल्हाधिकारी कार्यालय ठाणे
दिनांक २१/१/२००३



वाचले :-

१. श्री मोहन मारुतीराव देशमुख वगैरे २ यांचे कुळमुखत्यारधारक श्री. मोरेश्वर कृष्णा बारीया रा. विरार ता. वसई जि.ठाणे याचा अर्ज दि. १९/१२/२००२
२. असो.प्लॅनर, सिडको वसई यांचा बिनशेतीभाठी नाहरकत दाखला क्रमांक सिडको/व्हीव्हीएसआर/एनएपी/बीपी-२७६२/डब्ल्यू/३९०१ दिनांक १२/१२/२००२
३. तहसिलदार वसई यांचा अहवाल क्रमांक जमीनबाब/एन.ए.पी./एस.आर.-१०९/२००२ दिनांक ४/१/२००३
४. ग्राम पंचायत बोळीज यांचे कडील दाखला पत्र क्र.७४५/२००२/२००३ दि.२४/१०/२००२ व क्र.७५०/२००२/२००३ दि.२४/१०/२००२
५. भूसंपादन शाखेचे अनौपचारिक संदर्भ क्रमांक सामान्य/का-४/टे-३/भूसं/काधि-१०९/२००२ दिनांक ८/१/२००३
६. अर्जदार यांनी दिलेले हमीपत्र दि. ४/१/२००३ व दि.१३/१/२००३
७. इकडील कार्यालयाने दि. २३/१२/२००२ रोजीचे दैनिक समाचार या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा



आदेश :-

ज्या अर्थी, श्री मोहन मारुतीराव देशमुख वगैरे २ यांचे कुळमुखत्यारधारक श्री. मोरेश्वर कृष्णा बारीया रा. विरार ता. वसई जि.ठाणे यांनी ठाणे जिल्हयातील वसई तालुक्यातील मौजे बोळीज या ठिकाणी स.नं.३४३, ३४४ व ३४५ मधील जमीनीतील क्षेत्र ८९०३०-०० चौ.मी. जागेचा रहिवास या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे. आणि ज्या अर्थी, या कार्यालयाने दि. २३/१२/२००२ रोजीचे दैनिक समाचार या वृत्तपत्रात जाहिरात दिलेली होती.व त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयास प्राप्त झालेली नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये त्यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, यांना १) श्री. मोहन मारुतीराव देशमुख २) सौ. जयश्री मोहन देशमुख ३) श्री. मोहन मारुतीराव देशमुख (एच.यु.एफ.) रा. गोरेगाव (पुर्व) मुंबई नं. ४०० ०६३ यांना ता.वसई मधील मौजे बोळीज येथील स.नं. ३४३,३४४ व ३४५ मधील क्षेत्र ८९०३०-०० चौ.मी. क्षेत्रा पैकी प्रत्यक्षात कब्जात असलेले क्षेत्र ८८७१५-८८ चौ.मी. क्षेत्राची रहिवास या बिगरशेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून सिडको कडील मंजूर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

- १) ३०मी.डी पी रोड खालील क्षेत्र ९७०४-६९ चौ.मी. (
- २) १२ मी. डी पी रोड खालील क्षेत्र २२७४-८१ चौ.मी. (
- ३) डी बी सी चे आरक्षण खालील क्षेत्र ३०३४-७६ चौ.मी. (

त्या शर्ती अशा:-

- १ ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
- २ अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी

२/१२/१३

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दस्तक्र ११८३/२०१५

४०१६५



-२- क्र.महसुल/क-१/२२९/एनएपी/एसआर/१०९/२००२

जमीन किंवा तिचा कोणताही भाग किंवा अशा इमारतीच्या बांधकामाचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची अर्जाक लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल

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

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

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

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

६अ) प्रस्तावित बांधकाम हे सिडको मंजूर नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

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

८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या सिडको मंजूर नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.

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

१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठया मार्फत वसई तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

१७/११/१९

वसई - ५

दस्त क्र ११०३/२०२५

४९

महसुल/क-१/टे-९/एनएपी/एसआर/१०९/२००२
अशा जमीनीच्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे रुपये ०-०२ या दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याप्रसंगी निराळ्या दराने बिगरशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यांत येणार नाही.

- १२ प्रस्तावित जमीनीची अतितातडीची मोजणी फी रक्कम रुपये २७,०००/- (अक्षरी सत्तावीस हजार मात्र) चलन क्र २७/२००३ दि. २१/१/२००३ अन्वये शासन जमा केली आहे.
- १३ भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.
- १४ सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
- १५ पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये, मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरिचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.
- १६ अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
- १७ जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एवढा सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
- १८अ या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-या तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भू अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
- १८ब वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीवरुद्ध जाऊ कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या अशा अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.



११/१/१५
४/-

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दस्त क्र ११९३/२०१५
४२/६५



१९ दिलेली ही परवानगी मुंबई कुळसिद्धांत कृषि विभाग, प्रसआर-१०९/२००२ अंतर्गत जमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२० प्रस्तावित जमिनी वर जिल्हा परिषद ठाणे यांनी बसविलेला विशेष कर रक्कम रु.८९०३०/- (अक्षरी रु. एकोणनव्वद हजार तीस मात्र) गट विकास अधिकारी, पंचायत समिती वसई यांचेमार्फत, ठाणे जिल्हा मध्यवर्ती सहकारी बँक लि ठाणे, शाखा वसई येथे दिनांक २१/१/२००३ रोजी भरणा केले आहेत.

२१ अनुज्ञाग्राही यांनी सिडको यांचे कडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे. त्यात सिडको व महसुल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.

२२ अनुज्ञाग्राही यांनी सिडको कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटाईक्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुनहा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल. असो. प्लॅनर सिडको वसई यांचे दिनांक १२/१२/२००२ ने दिलेल्या परवानगी मधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील

सही/-

(आय एस चहल)
जिल्हाधिकारी ठाणे.

प्रति,

श्री मोहन मारुतीराव देशमुख वगैरे २
रा. गोरेगांव (पूर्व) मुंबई ४०० ०६३

प्रत :- तहसिलदार वसई यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी

२/- अनुज्ञाग्राही व्यक्तीने सदर जमीनीचा एक वर्षाच्या आंत बिगरशेतकी प्रयोजनार्थ वापर करण्यास सुरुवात केली आहे किंवा कसे या बाबतच्या त्याच्या अहवालावर त्याने लक्ष ठेवले पाहिजे. असा अहवाल मिळाल्यानंतर अनुज्ञाग्राही व्यक्तीकडून त्याने बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून बिगरशेतकी आकारणीची रक्कम वसुल करण्या करिता नोंद घेण्याची पुस्तिका मधील तालुका नमुना नं. २ व ग्राम नमुना नं.२ यामध्ये आवश्यक ती नोंद घेण्याची तजवीज केली पाहिजे. जमीन ताब्यात असलेल्या व्यक्तीने जमीनीची मोजणी फी दिली असल्यामुळे त्या बाबतीत सदर तहसिलदाराने तालुका निरीक्षक भूमी अभिलेख वसई यांस तसे कळविले पाहिजे. आणि त्यासोबत मंजूर नकाशे व संबंधित जमीनीच्या बाबतीत अधिकार अभिलेखाचे उतारे पाठविले पाहिजेत.

प्रत :- तालुका निरीक्षक भूमी अभिलेख वसई यांना माहितीसाठी आगाऊ प्रत रवाना

२/- सोबत मंजूर नकाशाची प्रत तसेच चलन क्र. २७/२००३ दि. २१/१/२००३ ची प्रत जोडली आहे.

प्रत :- मा.आयुक्त,कोकण विभाग,नवी मुंबई यांचेकडे माहितीसाठी सविनय सादर.

प्रत :- तलाठी सजा बोळीज यांचेकडे माहितीसाठी रवाना

प्रत :- असो. प्लॅनर सिडको, अंबिका कर्मशियर कॉम्प्लेक्स नवघर रोड, वसई.

प्रत :- कार्यालयीन संचिका



जिल्हाधिकारी, ठाणे करिता.

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 दस्त क्र ७७८३/२०१५
 ४३/१६५



दूरध्वनी : ०२५०-२५२५१०७
 फॅक्स : ०२५०-२५२५१०७
 ई-मेल : vasaivirarcorporation@yahoo.com

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



जा.क्र. : व.वि.श.म./न.र./सुविप/०११०/२०१४-१७
 दिनांक : २२/०८/२०१४

२२/०८/२०१४

VVCMC/TP/RDP/VP-0147/0110/2014-15
 M/s. Ameya Builders & Property Developers
 Shop No. 1& 2, Wing - A,
 Garden View Apartment
 Virat Nagar, Virar (W),
 Tal: Vasai,
DIST: PALGHAR.

Sub: Amalgamation & Revised Development Permission for the proposed Residential Building No.16 (Wing A,B,C,D,E & F) on land bearing Old S. No. 343, 344, 345 (New S.No.343A & 343B) of Village: Bolinj, Tal- Vasai, Dist- Palghar.

- Ref: -
1. Commencement Certificate No.CIDCO/VVSR/CC/BP-2762/W/4491 dated 27/02/2003.
 2. Amended Plan approved vide letters dated 06/10/2003, 01/12/2003,27/02/2004, 07/02/2005, 09/05/2006, 06/09/2007, 28/05/2009.
 3. Revised Development Permission No. VVCMC/TP/AM/BP-2762/VP-147/W/04 dated 28/01/2011.
 4. Revised Development Permission No. VVCMC/TP/RDP/VP-0147/002/2012-13 dated 07/04/2012.
 5. Revised Development Permission No. VVCMC/TP/RDP/VP-0147/0111/2013-14 dated 21/06/2013.
 6. Revised Development Permission No. VVCMC/TP/RDP/VP-0147/0356/2013-14 dtd. 04/03/2014
 7. Your letter dated 24/07/2014.

Sir / Madam,
 Amalgamation & Revised Development Permission is hereby granted for the proposed Residential Building No.16 (Wing A,B,C,D,E & F) under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Ameya Builders & Property Developers.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/AM/BP-2762/VP-147/W/04 dated 28/01/2011. The details of the layout is given below :-



1	Name of assess owner/P.A.Holder	M/s. Ameya Builders & Property Developers
2	Location	Bolinj
3	Land use (predominant)	Residential Building
4	Gross plot area	94030.88 sq.m.
5	Less	12196.62 sq.m.
	a) Area under 30Mt.D.P.Road	1643.81 sq.m.
	b) Area under 12Mt.D.P.Road	3795.00 sq.m.
6	Any Reservation(PL & SC)	

वसई - ५
दस्त क्र ११२३/२०१५
४४/६५



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.

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

जा.क्र. : व.वि.श.म./न.र./शुवि/०११०/२०१४-१५
दिनांक : २२/०८/२०१४

VVCMC/TP/RDP/VP-0147/0110/2014-15

7	Balance Plot Area	22.08/2014
8	Deduction of R.G.(15%)	76395.45 sq.m.
9	Deduction of C.F.C(5%)	11459.32 sq.m.
10	Buildable Plot area	3819.77 sq.m.
11	Permissible F.S.I	64936.13 sq.m
12	Permissible BUA	1.00
13	Incentive FSI for land pooling	64936.13 sq.m
14	100% D.P.Road FSI	3571.49 sq.m.
15	F.S.I Credit available by PL	13840.43 sq.m.
16	F.S.I Credit available by TDR (Certificate No.12, 13 & 14) (2537.24 + 722.76+ 7584.34)	760.24 sq.m
17	Permissible Built up area	10844.34 sq.m
18	Proposed Built Up Area	93952.63 sq.m 93718.25 sq.m

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).

The amount of Rs. 110700/- (Rupees One Lac Ten Thousand Seven Hundred only) deposited vide Receipt No. 265568 dated. 19/08/2014, with Vasai Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

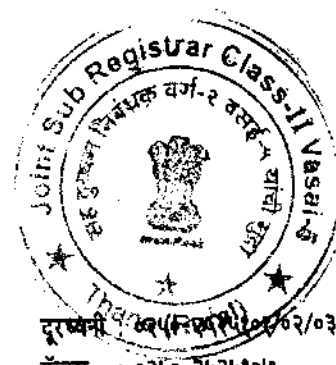
Please find enclosed herewith the approved Amalgamation & Revised Development Permission for the Residential Building No.16 (Wing A,B,C,D,E & F) on land bearing S. No. 343, 344, 345 (Corresponding S.No.343A & 343B) of Village: Bolinj as per the following details:-

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Flats	Built Up Area (in sq. mt.)
1.	Residential Building	16 (Wing A,B,C,D,E & F)	Stilt+14 (up)	700	19099.64 sq.m

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/AM/BP-2762/VP-147/W/04 dated 28/01/2011. 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.

वसई - ५
दस्त क्र ११०३ / २०१५
४५ / ६५



मुख्य कार्यालय, विरार
 विरार (पूर्व),
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०९
 फॅक्स : ०२५०-२५२५१०९
 ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./सुविप/०११०/२०१५-१५
 दिनांक : २२/०४/२०१५

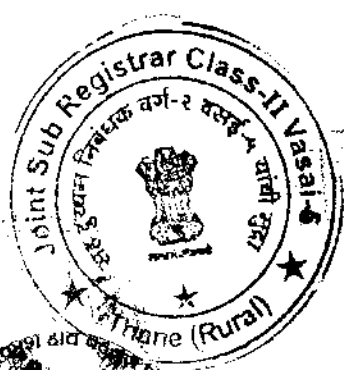
VVCMC/TP/RDP/VP-0147/०११०/२०१४-१५

२२/०४/२०१४

- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) 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. 1.33 CUM. Capacity for every 50 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 obtain Chief Fire Officer NOC before Occupancy Certificate.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.
- 12) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway, NOC from Railway, NOC from MSEB etc., as may be applicable and N.A TILR as required as per N.A order. If any of the compliances as per other Dept/Acts requirements are not done, you shall only face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.



वसई - ५
दस्त क्र ११९३ / २०१५
४९/९५



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.

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

जा.क्र. : व.वि.श.म./न.र./सुविप/०२१०/२०१४-१५
दिनांक : २२/०८/२०१४

VVCMC/TP/RDP/VP-0147/0110/2014-15

22/08/2014

- 13) You are responsible for complying with all conditions of N.A. order sale permission / other permissions of other authorities. Any violation with reference to conditions of N.A. order / permissions of other Authorities. You shall only responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. you are only liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 14) You shall submit MOEF clearance before commencement of work. More than 20000.00 sq.m



Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office
2. Mr. Abhay D. Raut
1104, Gold Crest Business Center,
L.T.Road, Borivali(W)
Mumbai-92.

BP - 2762
VP - 0147



११०३/२०१५
४०१६५

STATEMENT

A	NO OF BLDG.	TOTAL B.U.A SQ.M.	Doors Windows & Light
TRANSPORT VEHICLES PARKING			
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS			
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED			
COLOURING OF PLANS			
1			1. PLOT LINES THICK BLACK
2			2. EXISTING STREET GREEN
3			3. FUTURE STREET GREEN DOTTED
4			4. PERMISSIBLE BUILDING THICK DOTTED BLACK
5			5. OPEN SPACES NO COLOUR
6			6. WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED
7			7. PROPOSED WORK RED FILLED IN
8			8. DRAINAGE AND SEWERAGE WORK RED DOTTED
9			9. WATER SUPPLY WORK BLUE DOTTED THIN
10			10. DEVIATIONS RED HATCHED
11			11. RECREATION GROUND GREEN WASH
12			12. ROADS AND SET BACKS BURNT SIENNA
13			13. RESERVATION APPROPRIATE COLOUR CODE

FORM - II

CONTENTS OF SHEET
GROUND FLOOR PLAN, FIRST, SECOND, THIRD FLOOR PLAN, AREA DIAGRAM, AREA CAL. OF STAIRCASE, BALCONY AREA CAL., BALCONY AREA STATEMENT, ELEVATION, SECTION, BUILT UP AREA STATEMENT & CALCULATION.

STAMP OF DATE OF RECEIPT OF PLANS

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 ON LAW

STAMP OF APPROVAL OF PLANS

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/T.P./AMEND/BP VP-0147/21.10.2014-15/ DATE 22/08/2014

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

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED IN THE PLAN AND MEASURED ON SITE AND AREA SO WORKED OUT IS 88715.88 SQUARE METRE AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING GENERAL RECORDS

SIGNATURE OF LICENSED ARCHITECT

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE III AND STRUCTURAL DESIGN INCLUDING NATURAL HAZARD HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E. [CIVIL] OR EQUIVALENT.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL CUM COMMERCIAL COMPLEX ON PLOT BEARING S. NO. - 343, M.NO. - A & B. (S.NO. - 343, 344 & 345) AT VILLAGE - SOLINI, TALUKA - VASAI, DIST - THANE.

MR. AMEYA [Signature] & PROPERTY DEVELOPERS

DRAWING HAS BEEN PREPARED AS PER REQUIREMENTS OF CODES AND INSTRUCTIONS GIVEN BY THE CHIEF ENGINEER DRAWING ONLY FOR LAYOUT S.NO. - 343, M. NO. - A, IS AGED AT THE REQUEST OF THE APPLICANT AS PER THE BUA 712 & M. FORM JATA PATRA ETC. ISSUED BY THE

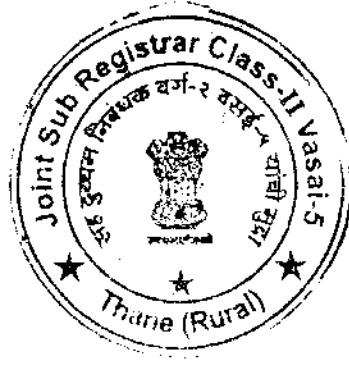
DATE	JOB NO.	DWG NO.	SCALE	DRAWN BY	CHECKED BY
18/08/2014		01	AS SHOWN AS		

SIGNATURE, NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED ARCHITECT
ABHAY RAUT.
1104, GOLD CREST BUSINESS CENTRE
L.T. ROAD, BORNALI (W), MUMBAI - 400011
TEL - 2085 4347, 9822772888.

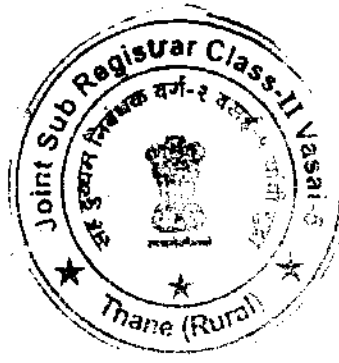
LAYOUT PLAN

09 sq.M.
18 sq.M.
9.27 sq.M.
sq.M.
"D1"
12 sq.M.

वसई - ५
दस्त क्र ११९३ / २०१५
४८/३५



वसई - ५
दस्त क्र ११९३ / २०१५
४९ / ९५



534/1 पावती Original/Duplicate
Thursday, January 01, 2015 नोंदणी क्र. :39म
2:28 PM Regn.:39M

पावती क्र.: 1 दिनांक: 01/01/2015

गावाचे नाव: बोळीज
दस्तावेजाचा अनुक्रमांक: वसई5-1-2015
दस्तावेजाचा प्रकार : कुलमुखत्यापत्र
मादर करणाऱ्याचे नाव: प्रताप वामन राऊत

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 140.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांनी संख्या: 7	

एकूण: रु. 260.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 2:40 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२

वाजार मूल्य: रु.0/-
भगलेले मुद्रांक शुल्क: रु. 500/-

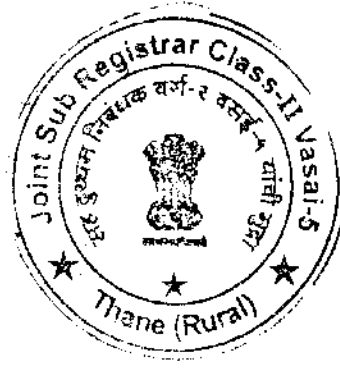
मोबदला: रु.1/-

वसई क्र. ५

- 1) देयकाचा प्रकार: By Cash रकम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रकम: रु 160/-

Ramt

वसई - ५
दस्तावेज क्र ११९३/२०१५
५०/१५



श्री महालक्ष्मी प्रसन्न !!
सौ. देवयानी आं. तांडेल
 स्टॅप वेंडर, जुना परवाना क्र. १७/२०००, नवीन परवाना क्र. १२०२००८
 पेचदूत बिल्डींग, इरा मजला, बिरार (प.), ता. वसई, जि. ठाणे.
 श्री/श्रीमती. **MR. ANEYA BUILDERS & PROPERTY DEVELOPERS**

दिनांक 29 DEC 2014

जनरल स्टॅप	रक्कम
रु. १०,००० X	५००
रु. ५,००० X	
रु. १,००० X	
रु. ५,०० X)	
रु. १,०० X	
एकुण रक्कम	५००

(अक्षरी रुपये ५०० मात्र)

[Signature]
 (सौ. देवयानी आं. तांडेल)

वसई - ५
 दस्त क्र ११९३/२०१५
 ५११६५



महाराष्ट्र MAHARASHTRA

S 444591
 29 DEC 2014



Sub Treasury Office,
 Vasai.
 23 DEC 2014
 Sub Treasury Officer,
 Vasai.
 23/12/14

वसई - ५
 दस्त क्र. १ / २०१५
 १ / ७

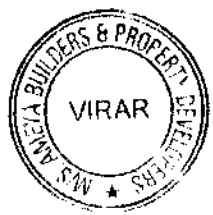
POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENT SHALL COME,
 WE M/s. AMEYA BUILDERS AND PROPERTY DEVELOPERS represented by its partner MR. MORESHWAR KRUSHNA BARIA, having its place of business at Shop No. 1 & 2, Garden View Apartment, P.P. Marg, Virat Nagar, Virar (West), Taluka Vasai, District Palghar, Pin - 401 303, do hereby SEND GREETINGS :-

For M/s. AMEYA BUILDERS & PROPERTY DEVELOPERS

(Signature)
 Partner



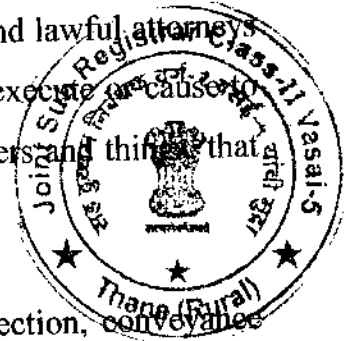
वसई - ५	
दस्त क्र. १	२०१५
३१०	



NOW, THEREFORE, THESE PRESENTS WITNESSES AND WE, M/s. AMEYA BUILDERS AND PROPERTY DEVELOPERS represented by its partner MR. MORESHWAR KRUSHNA BARIA, do hereby jointly and/or severally appoint (1) MR.

वसई	<u>PRATAP VAMAN RAUT</u>
दस्त क्र. ११९३	residing at Om Shivsai Row House No. 19-B, Tirupati Nagr Phase II,
५३१	Virar (West), Taluka Vasai, District Palghar, Pin - 401 303 and (2)

MR. SANDESH GOPAL BHOIR, Age 39 years, Occupation Service, residing at A/703, 7th Floor, M. Baria Estate, Vishnu Vihar Complex, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar, Pin - 401 305 to be our agents and true and lawful attorneys for us in our names and on our behalf to do and execute all causes to be done and executed following acts, deeds, matters and things that is to say :-



1) TO PRESENT agreement for sale, correction, conveyance cancellation, supplementary agreement of flat/s, shop/s, premises, bungalow/s, row house/s, amenities agreement or any other document executed by us for registration, admit execution or otherwise perfect of cause to be registered and perfected any agreement, correction, conveyance cancellation, supplementary agreement of flat/s, shop/s, bungalow/s, row house/s amenities agreement or any other instruments and assurances which may be executed and signed by us.

2) This Power of Attorney is given for registration of the document to be executed by us and not to sign or execute any document.

IN WITNESSES WHEREOF WE HAVE HEREUNTO SET AND SUBSCRIBED OUR RESPECTIVE HANDS AND SIGNATURE, THIS 01ST DAY OF JANUARY 2015.

For M/s. AMEYA BUILDERS & PROPERTY DEVELOPERS



[Signature]

Partner

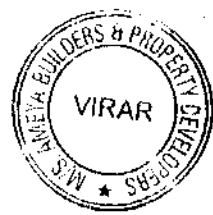
बसई - ५
दस्ता क्र. ७ / २०१५
४/७



SIGNED AND DELIVERED by the
 within named "THE EXECUTANTS"
 M/s. AMEYA BUILDERS AND
 PROPERTY DEVELOPERS,
 represented by its partner
 MR. MORESHWAR KRUSHNA
 BARIA,
 in the presence of

For M/s. AMEYA BUILDERS & PROPERTY DEVELOPERS

[Signature]
 Partner



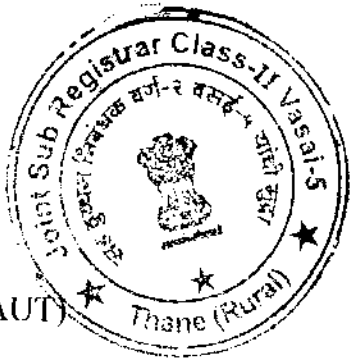
EXECUTANTS

Accepted by us

बसई - ५
दस्ता क्र ११२३ / २०१५
५४/६५



[Signature]
 (MR. PRATAP VAMAN RAUT)



[Signature]
 (MR. SANDESH GOPAL BHOIR)

(WORD\ENGLISH\POWERS\REGISTRATION-ONLY\AMEYA-BPD-REG-YASHI)

वसई - ५

दस्त क्र. ७ / २०१५

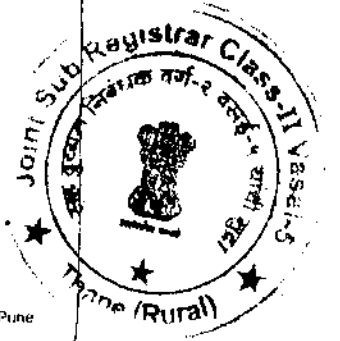
५/७

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAFFA9223L



नाम / NAME
AMEYA BUILDERS PROPERTY DEVELOPERS

निगमन/बनने का तिथि / DATE OF INCORPORATION/FORMATION
01-04-2000



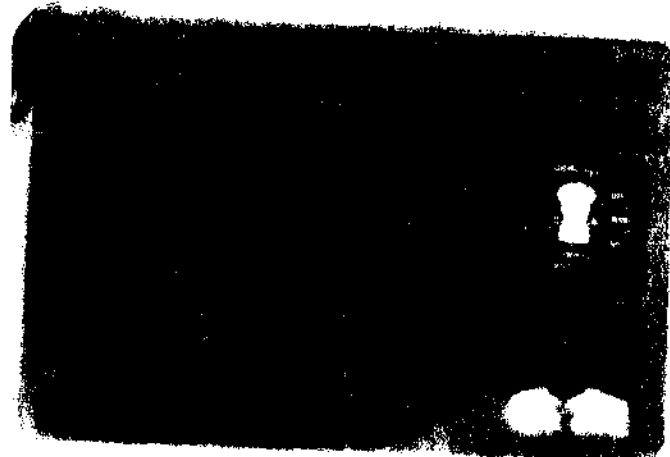
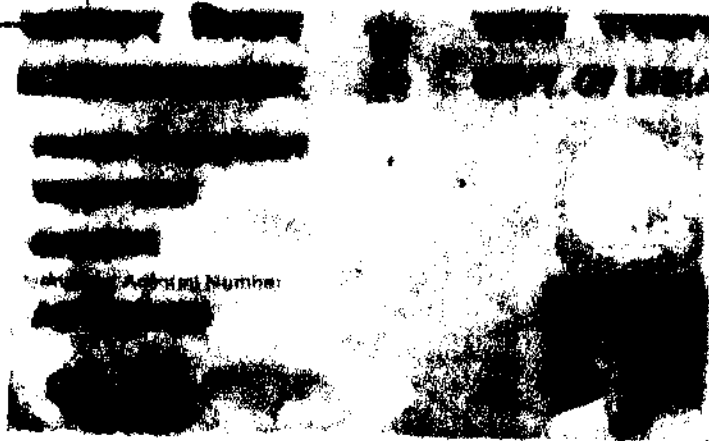
[Signature]

आयकर अधिकारी, पुणे
Commissioner of Income-tax I, Pune

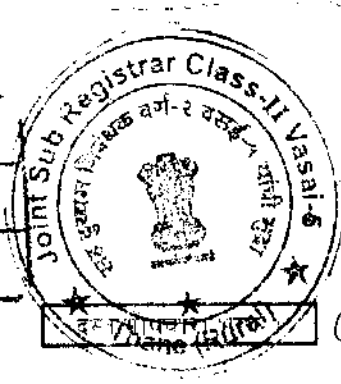
वसई - ५

दस्त क्र ११८३ / २०१५

५५/८५



वसई - ५
Summary I (Goshiwar/Bhag-1)
दस्त क्र ११८३/२०१५
५६१६५



534/4

गुरुवार, 01 जानेवारी 2015 2:28 म.नं.

वसई ६/८०
दस्त क्रमांक: 1/2015

दस्त क्रमांक: वसई 5 /1/2015

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

द. नि. सह. द. नि. वसई 5 यांचे कार्यालयात

अ. क्र. 1 वर दि.01 01-2015

रोजी 2:20 म.नं. वा. हजर केला.

पावती:1

पावती दिनांक: 01/01/2015

सादरकरथारान नांव: पतीश रामन राऊत

नांदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 140.00

डाय एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 7

दस्त हजर करणाऱ्याची सही:

एकूण: 260.00

सह उपनिवेश निबंधक वर्ग-२

वसई क्र. ५

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही म्हातार नालसत्ता विकण्याचा प्राधिकार मिळत असत तेव्हा

शिक्का क्र. 1 01 / 01 / 2015 02 : 20 : 29 PM ची वेळ. (सादरोत्तरण)

शिक्का क्र. 2 01 / 01 / 2015 02 : 20 : 43 PM ची वेळ. (फी)

सह उपनिवेश निबंधक वर्ग-२
वसई क्र. ५



वसई - ५
दस्त क्र ११९३ / २०१५
दस्त गोषवारा भाग - २
१०/१५

Summary-2



दस्त गोषवारा भाग-2
वसई 5
दस्त क्रमांक: 1/2015



01/01/2015 2 40:28 PM

दस्त क्रमांक : वसई 5/1/2015
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	आयाचित्र	अंगठ्याचा ठसा
1	नाव: प्रताप रामन गाऊत पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ओम शिव माई, ब्लॉक नं: रो हाऊस नं 19 बी, रोड नं: तिरुपती नगर फेज-2, विरार प, महाराष्ट्र, ठाणे. पिन नंबर: AJFPR3608B	पॉवर ऑफ अटॉर्नी होल्डर वय : 39 स्वाक्षरी:		
2	नाव: संवेश गोपाळ भोईर पत्ता: प्लॉट नं. -, माळा नं: सातवा मजला, इमारतीचे नाव: एम बारीया इस्टेट, ब्लॉक नं: 703, रोड नं: विरार प, महाराष्ट्र, ठाणे. पिन नंबर: AVNPB4582G	पॉवर ऑफ अटॉर्नी होल्डर वय : 49 स्वाक्षरी:		
3	नाव: मे. अमेया विल्डर्स अँड प्रॉपर्टी डेव्हलपर्स तर्फे घागीदार श्री मोरेण्डर कृष्णा बारीया :- पत्ता: प्लॉट नं. -, माळा नं: तकमजला, इमारतीचे नाव: गार्डन व्ह्यू अपार्ट, ब्लॉक नं: शॉप न 1 व 2, रोड नं: विरार नगर, विरार प, महाराष्ट्र, ठाणे. पिन नंबर: AAFFA9223L	कुलमुखत्यार देणार वय :- 59 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 01/01/2015 02:22:18 PM

ओळख:-
खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितारत

अनु क्र.	पक्षकाराचे नाव व पत्ता	आयाचित्र	अंगठ्याचा ठसा
1	नाव: जियार संजय मेहता वय: 27 पत्ता: शॉप नं 18, किशोर कुंज-1, विरार प पिन कोड: 401303		
2	नाव: हेमंत गणपत मानकर वय: 54 पत्ता: ए-101, व्यक्तेश अपार्ट, चाळपेठ, आगाशी, विरार प पिन कोड: 401303		

शिक्का क्र.4 ची वेळ: 01/01/2015 02:23:08 PM

शिक्का क्र.5 ची वेळ: 01/01/2015 02:23:26 PM नोंदणी पुस्तक 4 मध्ये



सह दुय्यम निबंधक वर्ग-२

वसई क्र. ५

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पुस्तक क्रमांक: ४
क्रमांकावर नोंदला.

सह दुय्यम निबंधक वर्ग २
वसई ५

1/2015
तारीख ०१ माहे ०१ सन २०१५

वसई - ५
दस्त क्र. ११०३/२०१५
५८/६५

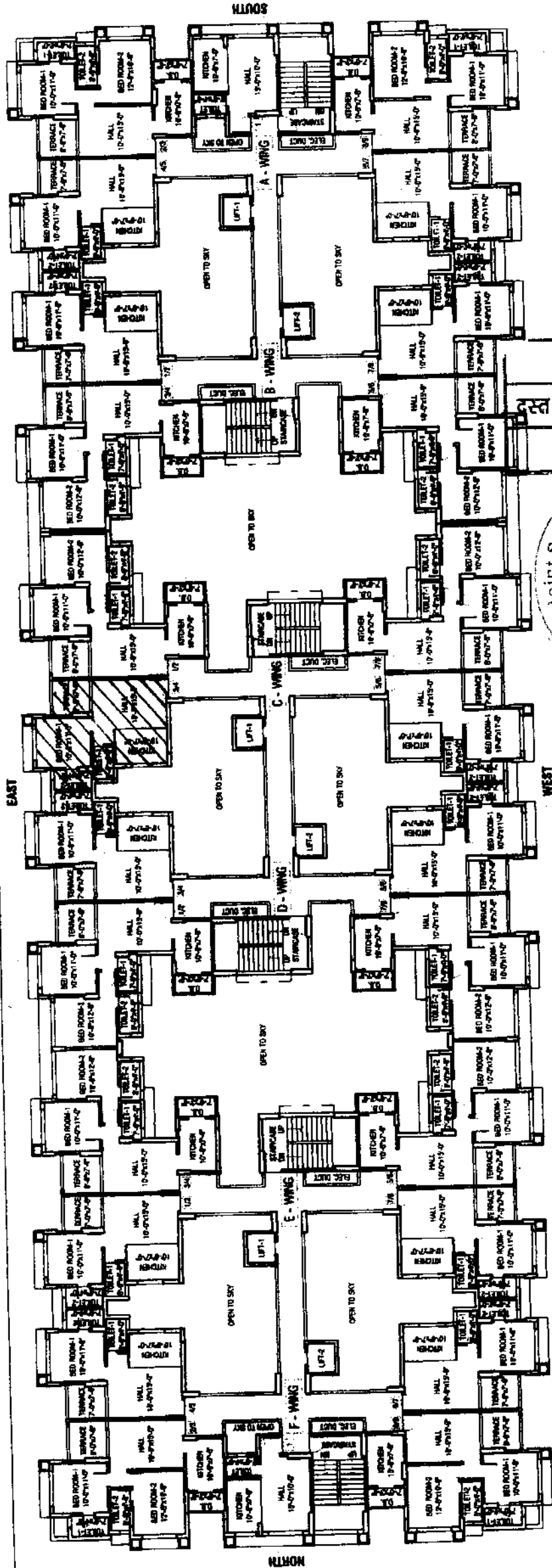


मी. श्री. प्रताप वामन राऊत याद्वारे जाहीर घोषित करतो की, दुय्यम निबंधक वर्ग-२, वसई क्र. १ ते ५ यांच्या कार्यालयात फ्लॅट ऑप्रीमेंट या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. मोरेश्वर कृष्णा बारीया व इतर यांनी दिनांक ०१/०१/२०१५ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुली जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तिपैकी कोणीही मृत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी, अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला यथोचित जाणीव आहे.

कुलमुखत्यारपत्र धारक

दिनांक :

(श्री. प्रताप वामन राऊत)



वसुधै कुरुते
 ५२१६५
 FOR ९९८३/१०५



"VIOLET" BLDG. NO.-16
 "YASHWANT NAGAR"

PURCHASER'S NAME & SIGNATURE

(Signature)

TYPICAL FLOOR PLAN

FLAT NO. 903/904

FLOOR NO. NINTH

WING- "C"

AREA- 465 SQ.FT. CARPET.

AREA- 43.21 SQ.MI. CARPET.



वसई - ५
दस्त क्र ११८३ / २०१५
६० / ६५



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAPFA0223L

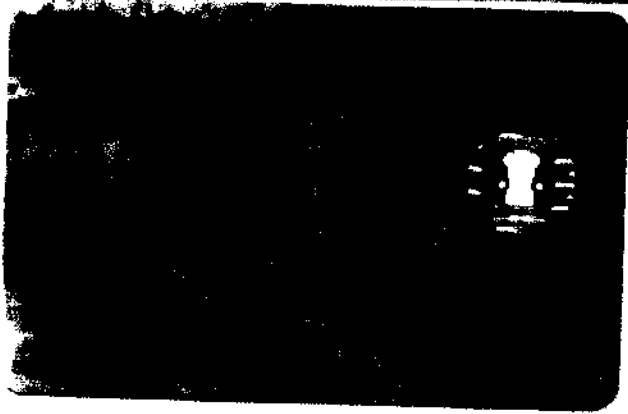
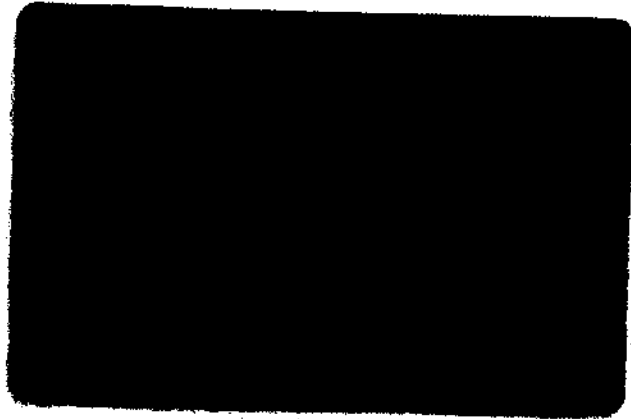


नाम / NAME
AMEYA BUILDERS PROPERTY DEVELOPERS

बसई - ६
दस्ता क्र ११८३/२०१५
६९/६५

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
04-04-2000

आयकर आयुक्त-१, पुणे
Commissioner of Income-tax I, Pune



Joint Sub Registrar Class-II Vasai-5, Thane (Rural)

आयकर आयुक्त-१, पुणे
Commissioner of Income-tax I, Pune

वसई - ५
दस्त क्र ११९३ / २०१५
६२/६५



दस्त गोश्वारा भाग-1

वसई 5 E3/E4

दस्त क्रमांक: 1193/2015

534/1193

मंगळवार, 03 मार्च 2015 7:02 म.नं.

दस्त क्रमांक: वसई 5 /1193/2015

बाजार मूल्य: रु. 24,33,000/-

मोबदला: रु. 35,00,000/-

भरलेले मुद्रांक शुल्क: रु. 2,10,000/-

पावती: 1255

पावती दिनांक: 03/03/2015

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

अ. क्र. 1193 वर दि. 03-03-2015

रोजी 6:49 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: सुनील श्रीपत यादव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकूण: 31300.00

सुनील

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-2

वसई क्र. 4

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

शिक्षा क्र. 1 03 / 03 / 2015 06 : 49 : 24 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 03 / 03 / 2015 06 : 50 : 33 PM ची वेळ: (फी)

सह दुय्यम निबंधक वर्ग-2

सुनील

सह दुय्यम निबंधक वर्ग-2





03/03/2015 7 04:27 PM

दस्त गोपवारा भाग-2

वसई ६४/६५

दस्त क्रमांक:1193/2015

दस्त क्रमांक :वसई5/1193/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुनील श्रीपत यादव पत्ता:प्लॉट नं. -, माळा नं: दुसरा मजला, इमारतीचे नाव: अगरवाल रेसिडेन्सी, ब्लॉक नं: ए/ 203, रोड नं: नालासोपारा पु, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:ABZPY1509L	लिहून देणार वय :-31 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:रमानंदिनी सुनील यादव पत्ता:प्लॉट नं. -, माळा नं: दुसरा मजला, इमारतीचे नाव: अगरवाल रेसिडेन्सी, ब्लॉक नं: ए/ 203, रोड नं: नालासोपारा पु, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AHOPY3308A	लिहून देणार वय :-24 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:मे.अमेया विल्डर्स अॅन्ड प्रॉपर्टी डेव्हलपर्स तर्फे भागीदार श्री मोरेश्वर कृष्णा बारीया तर्फे कु मु प्रताप धामन राजत -- पत्ता:प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: गार्डन व्ह्यू अपार्टमेंट, ब्लॉक नं: शॉप नं- 1 व 2, बिल्डिंग ए, रोड नं: विराट नगर, विरार प, महाराष्ट्र, ठाणे. पॅन नंबर:AFFA9223L	लिहून देणार वय :-39 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:03 / 03 / 2015 06 : 51 : 40 PM

ओळख:-

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

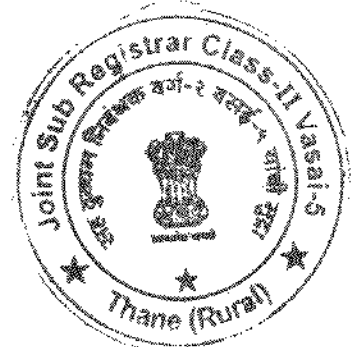
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुनंदा किणी - - वय:53 पत्ता:-विरार प पिन कोड:401303	स्वाक्षरी <i>[Signature]</i>		
2	नाव:चंद्रकांत किणी - - वय:65 पत्ता:विरार प पिन कोड:401303	स्वाक्षरी <i>[Signature]</i>		

शिक्का क्र.4 ची वेळ:03 / 03 / 2015 06 : 52 : 31 PM

शिक्का क्र.5 ची वेळ:03 / 03 / 2015 06 : 52 : 43 PM नोंदणी पुस्तक 1 मध्ये

[Signature]
Joint & R Vasai
दस्त दुरव्यम निबंधक वर्ग-२

वसई क्र. ५
iSarita v1.3.0



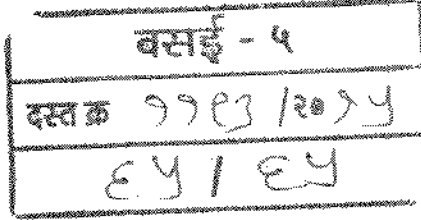
EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH006153558201415R	0003879701201415

1193 /2015

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बस्तात एकूण...पाने आहेत.


सह दुय्यम निबंधक वर्ग २
वसई ५

पुस्तक क्रमांक १-चे
११९३...क्रमांकावर नोंदला.


सह दुय्यम निबंधक, वर्ग-२, वसई-५
तारीख ०३ माहे ०३ सन २०१५

