

पसई - २
 १५/१२/२०१८
 ३५१३०

FORM NO. 19, 10.1.19. IN ANNEXURE A

AREA STATEMENT	FORM NO.
AREA OF PLOT (14400 SQ. FT. APPROX.)	53007.00
REDUCTION FOR	
(A) ROAD 60% (B) 2000 W.D.D.P. ROAD (5476.87 SQ. FT.)	8041.10

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

SECTION OF PUMP ROOM

CONTENTS OF SHEET

10/R.G. AREA CALCULATION, SEPTIC TANK/U.G. TANK

RECEIVED OF PLANS	STAMP OF APPROVAL OF PLANS
Subject to the ...	
Office letter No. ...	
Date: 01/12/2015	302263366/01/2013
ASSOCIATE P.L.E. (A)	

DESCRIPTION	DATE	SIGNATURE
SECOND FLOOR, VASAI (EAST), DIST. THANE		

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

DESCRIPTION OF PROPOSAL AND PROPERTY

S.No.354, PT No. 1 TO GARDEN & INTERNAL ROAD (SCHEME C)

S.No.854, PT No. 1 TO GARDEN & INTERNAL ROAD (SCHEME C)

S.No.363, VILL: BOLINJ VIRAR (W) TALUKA VASAI, DIST: THANE

NAME OF OWNER: LN. AGARWAL & OTHERS

TRUE COPY

DRD NO	SCALE	DRAWN BY	CHECKED BY
	AS SHOWN	SAGAR	POOJA S. PANDEY

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSEE: POOJA S. PANDEY, ADVOCATE HIGH COURT, A-104, Gokul Kheri, Gokul Township, LICENCE BOARD, VIRAR (W), Mumbai - 401 303.

SHAH GATTANI CONSULTANTS
 ARCHITECTS & ENGINEERS
 105, LUCKY PALACE, STATION ROAD, VASAI (EAST)
 TEL. NO. VASAI: 85-250-2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370

पसई - २

५४६५/२००५

३१/३२

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

महिला सचिवालय कॉम्प्लेक्स, दुसरा मजल, वरई (२६), वि. वार्ड ४०१ २५०
दुरधनी: (०२२-२५२५०) - २३१०५६६/२३१०५६७ धरवत: (०२२-२५२५०) २३१०५६६

संदर्भ क्र.: CIUCO/VVSR/CC/BP-3022 & 3466/W/०२६१५ दिनांक: ०१/१२/२००५

TO,
Shri L.N. Agarwal & Others,
1, Shanta Niketan, Agashi Road,
Virar(W), Tal. Vasai,
Dist. Thane.

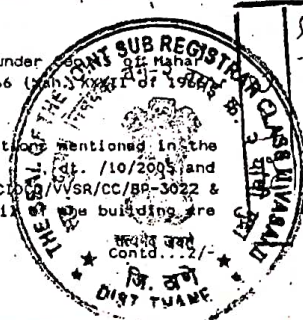
Sub: Commencement Certificate for the proposed Resi./ Resi. with Shopline Buildings on Plot No.1 to 6, Garden & Internal Road (Scheme-B) on land bearing S.No.354, Plot No.1 to 6, Garden & Internal Roads (Scheme-C) on land bearing S.No.354 & S.No.383, Village Bolinj, Tal. Vasai, Dist. Thane.

- Ref: 1) N.A. order No.REV/DESK-1/NAP/VII-SR/649, dt.7/10/1982 from the Collector, Thane(BP-3466)
- 2) N.A. Order No.REV/DESK/DESK-II/NAP-VII.497A, dated 2/02/1983 from the Collector, Thane (BP-3466).
- 3) NOC for N.A. granted by this office vide letter No. CIUCO/VVSR/NAP/BP-3022/W/2477, dated 4/03/2004.
- 4) N.A. order No.REV/D-1/T-9/NAP/SR-43/2004, dated 19/06/2004 from the Collector, Thane (BP-3022).
- 5) L.L.L.R., M.R. No.844/2001 dt.13/11/2001(BP-3022) & No.33/Vasai & 35/Vasai, dt.7/05/2004(BP-3466).
- 6) NOC for construction work from Grampanchayat, Bolinj vide letter dt.29/04/1999 & dt.28/04/1999.
- 7) Assurance letter from Grampanchayat, Bolinj vide letter dt.29/04/1999 for potable water supply.
- 8) EE(BP-VV)'s Report dated 6/01/2004 & 19/07/2002.
- 9) Your Architect's letter dt.10/10/2005 & 1/12/2005.

Sir/Madam,

Development Permission is hereby granted under the Maharashtra Regional and Town Planning Act, 1966 (MRTPA) to Shri L.N. Agarwal & Others.

This drawing shall be read with the conditions mentioned in the letter No. CIUCO/VVSR/CC/BP-3022 & 3466/W/ dt. /10/2005 and the layout plan approved vide letter No. CIUCO/VVSR/CC/BP-3022 & 3466/W/ dt. /12/2005 and. The details of the building are given below.



सचिवालय कार्यालय : महिला, दुसरा मजल, नरीपन रोड, वरई - ४०० ०२५, दुरधनी : २३०२ ६५६७ • फॅक्स : ००-२२-२२०२ २५०९
दुरधनी कार्यालय : विरारको मजल, वि. वार्ड ४०१, नरीपन रोड, वरई - ४०० ६५४, दुरधनी : २३०२ ६५६७ • फॅक्स : ००-२२-२२०२ २५०९

TRUE COPY

POOJA S. PANDEY
ADVOCATE HIGH COURT
A-104, Gokul Kshilij, Gokul Township,
Bolinj, Virar (W), Mumbai - 401 303.

बसई - २
 ५०६६/२०१२
 ३०/३८

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार, भागमिथत अंतर्देशना, दुपरा भवता, वार्ड ११६, वि. अणे वॉ २१०
 दूरध्वनि - (कोड - १५२५०) - २३१०८६ / २३१०८८ फॅक्स : (कोड - १५२५०) २३१०८६

संदर्भ क्र.:

दिनांक :

7) Net Plot Area	10000.00	Sq.M.
8) Land Pooling S.62	10000.00	Sq.M.
9) Permissible MUA	10000.00	Sq.M.
10) DUA proposed	10000.00	Sq.M.
11) No. of Buildings	10000.00	Sq.M.

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of this Rs.1,50,200/- (Rupees One Lac fifty thousand two hundred only) deposited vide Challan No.3765, dated 1/12/2005 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation. The forfeiture shall be on prorata area of the concerned building.

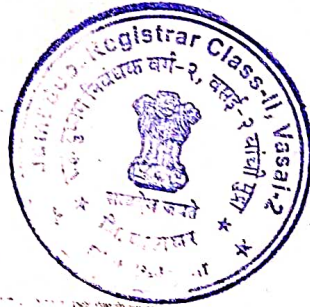
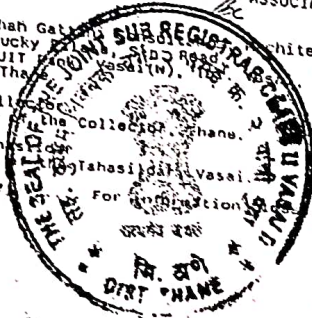
You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

Encl: 2/a.

Yours faithfully,

ASSOCIATE PLANNER/ADDL.TPO (W)

- c.c. to :
- M/s. Shah Ganga Architects
103, Lucky
Above UIT
Dist. Thane
 - The Collector, Thane
Office
 - The Tahsildar, Vasai
Office
 - CUC (V)



3943
 बसई - २

TRUE COPY

Sojya
POOJA S. PANDEY
 ADVOCATE HIGH COURT
 A-104, Gokul Kshilij, Gokul Township,
 Bolinj, Virar (W), Mumbai - 401 303.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कार्यालय, पुस्तक भवन, वार्ड (10), वि. भा. 401 270
 पत्ता: (पं. - 411004) - 22/0001, 22/0002 विलास (पं. - 411004) 22/0001.

वर्ग - 2
 2005/2002
 2e13e

दिनांक: CIDCO/VVSR/CC/HP-3022 & 3466/W/2613 दिनांक: 01/12/2005

To: Shri L.N. Agarwal & Others,
 1, Shanta Niketan, Agashi Road,
 Virar(W), Tal. Vasai,
 Dist. Thane.

Sub: Commencement Certificate for the proposed layout on land bearing Plot No. 1 to 6, Garden & Internal Road (Scheme-A) on land bearing S.No. 354, Plot No. 1 to 6, Garden & Internal Roads (Scheme-C) on land bearing S.No. 354 & S.No. 303, Village Bolinj, Tal. Vasai, Dist. Thane.

- Ref: 1) H.A. Order No. REV/DESK-1/HAP/VJ-3B/649 dt. 7/10/2002 from the Collector, Thane (BP-3466).
 2) H.A. Order No. REV/DESK/DESK-1/HAP-VII 4970 dated 2/02/1983 from the Collector, Thane (BP-3466).
 3) HOC for H.A. granted by this office vide letter No. CIDCO/VVSR/HAE/HP-3022/W/2417 dated 4/05/2004.
 4) H.A. Order No. REV/D-1/T-9/HAP/SR-43/2004 dated 19/06/2004 from the Collector, Thane (BP-3022).
 5) I.L.R. H.A. No. 844/2991 dt. 13/11/2001 (BP-3022) & H.O. 33/Vasai & 34/Vasai dt. 7/05/2004 (BP-3466).
 6) HOC for construction of roads dt. 7/05/2004 (BP-3466) vide letter dt. 29/04/1999 from Grampanchayat, Bolinj.
 7) Assurance letter from Grampanchayat, Bolinj, vide letter dt. 29/04/1999 for potable water supply.
 8) EE (BP-VV) Report dated 4/01/2004 & 19/07/2002.
 9) Yearly Architect's letter dt. 10/10/2004 & 1/12/2005.

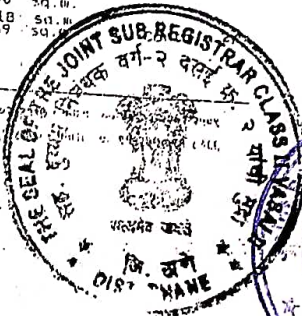
Sir/Madam,
 Development Permission is hereby granted for the layout under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri L.N. Agarwal & Others.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/HP-3022 & 3466/W/2611 dated 01/12/2005. The detail of the building are given below.

1) Location	Plot No. 1 to 6, Garden & Internal Road (Scheme-A) on land bearing S.No. 354, Plot No. 1 to 6, Garden & Internal Roads (Scheme-C) on land bearing S.No. 354 & S.No. 303, Village Bolinj.
2) Plot area	53009.00 sq. m.
3) 30 mt. D.P. Road	6041.10 sq. m.
4) Balance Plot area	46967.90 sq. m.
5) R.G. (15%)	7045.18 sq. m.
6) CFC (5%)	2348.39 sq. m.

2005/2002
 2e13e
 2613

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
 अधिकार कार्यालय, पुस्तक भवन, वार्ड (10), वि. भा. 401 270
 पत्ता: (पं. - 411004) - 22/0001, 22/0002 विलास (पं. - 411004) 22/0001.



TRUE COPY

Pooja
POOJA S. PANDEY
 ADVOCATE HIGH COURT
 A-104, Gokul Kshiti, Gokul Township,
 Bolinj, Virar (W), Mumbai - 401 303.

SIGNED AND DELIVERED by the *

with named THE TRANSFEREE *

MR. AJAY BRIJNATH SINGH *



Ajay Singh



in the presence of

1. [Signature]

2. [Signature]

वसई - २
५२६/२०१२
८१३८

RECEIPT OF CONSIDERATION

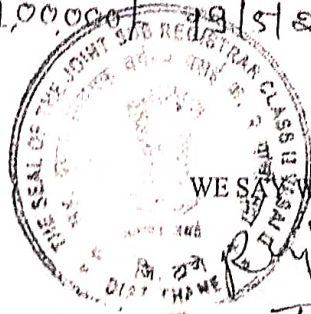
RECEIVED the day and the year First hereinabove written of and from the with named TRANSFEREE the sum of Rs. 5,00,000/- (Rupees FIVE LACS ONLY) as and by way of PART consideration money paid by them to us.

CH.NO.	AMOUNT	DATED	DRAWN
000014	1,00,000/-	8/5/2012	Bank of Baroda
000015	1,00,000/-	11/5/2012	Kanchiwali (west)
000016	1,00,000/-	14/5/2012	
000017	1,00,000/-	17/5/2012	
000018	1,00,000/-	29/5/2012	

WITNESSES :

1. [Signature]

2. [Signature]



WE SAY WE HAVE RECEIVED

Rajesh Tiwari

Tara Tiwari

TRANSFERORS



15. This Agreement is subject to the provision of The Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1953 and Co-operative Societies Act, 1960 with rules made there under.

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year ~~the hereinafore~~ mentioned.

१०३ - २
१०३ / २००२
१०३

THE SCHEDULE ABOVE REFERRED TO

A/003, ON Ground FLOOR, admeasuring 36.00 Sq. Mtrs (Carpet Area), building Type G, in building known as VRINDAVAN GALAXY CO. OP. HSG. SOC. LTD in "SRISHTI, Complex", in the Township known as "VRINDAVAN TOWNSHIP", Constructed on N. A. Land bearing S. NO. 354 Part AND Plot No.1 to 6,Garden and Road in Scheme 'C' in S. NO. 354 Part,lying being situate at VILLAGE BOLINI, VIRAR (W), TALUKA VASAL, DISTRICT THANE., within the area of Sub-Registrar at Vasai- II.

SIGNED AND DELIVERED by the

within named "THE TRANSFERORS

1) MR.RAJESH LALLAN TIWARI,

2). MRS.TARA RAJESH TIWARI

in the presence of

1. 

2. 

Rajesh Tiwari



Tara Tiwari



4. The Transferors shall handover the peaceful and vacant possession of the said flat to the TRANSFEREE given after receiving full consideration amount.

5. The Transferors have delivered to the TRANSFEREE, the Copy of original Agreement dated 14/03/2007 executed between the Transferors and M/S. SIREE ASHITVINAYAK DEVELOPERS, and all other necessary papers in respect of the said flat along with on the day of the execution of the agreement.

4/3/2007
4/3/2007

6. The Transferors declare that no person except themselves have any shares, right title, or interest of whatsoever nature in the said flat and further declare that they have not entered into any agreement for sale, agreement to lease or any other agreement in respect of the said flat or any part thereof with any person and that no loans have been obtained by the Transferor by hypothecated the said FLAT.

7. The Transferors hereby agree to pay all dues towards the Municipal taxes, Electric and Water charges, Maintenance charges, etc., in respect the said flat for the period to the execution of this agreement. The Transferors hereby agrees and undertakes to indemnify and keep indemnified the TRANSFEREE against payment of such charges for the said period. And from any other claim or claims of whatsoever nature towards the said flat.

8. The TRANSFEREE shall have only claim in respect of the said flat hereby purchased by them, the common passages and the common amenities provided by the builders in the said building and the premises of the building.

9. The TRANSFEREE shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of their flat or any part thereof of the said Building.

10. Transferors shall transfer the Electric meter in the said flat to the name of the TRANSFEREE and deposits in connection with the electric supply in the said flat to the name of TRANSFEREE and shall sign transfer form and all other necessary papers for the transfer of the said electric meter & deposits in favour of TRANSFEREE.

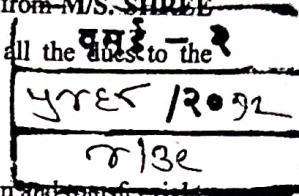
11. TRANSFEREE hereby covenant to keep the walls, sewers, pipes and appurtenances thereto belongings in good and tenantable condition so as to support shelter and protect the parts of the said building.

Asay Singh

Tara Tiwari
Rajesh Tiwari

b) The Transferors have purchased the said flat from M/S. SHREE ASHTVINAYAK DEVELOPERS, vide an Agreement dated 14/03/2007, Registered at Sub-Registrar at Vasai-II, vide an Registered Document No.03153/2007.

c) The Transferors have paid full purchase price to from ~~M/S. SHREE ASHTVINAYAK DEVELOPERS~~, and also has paid all the dues to the society.



d) The Transferors are ready and willing to sell, assign and transfer right, title and interest in the said flat along with the five shares to the TRANSFEREE which the TRANSFEREE have agreed to purchase for a lump sum price of Rs. 20,00,000/- (Rupees. TWENTY LACS ONLY).

e) The said flat is being purchased by the TRANSFEREE for Residential purpose and to which the provision of the Maharashtra Ownership Flats (Regulation transfer) Act, 1963 apply.

f) The TRANSFEREE have prior to the execution of this agreement satisfied themselves about the title of the Transferors to the said flat and have agreed to purchase the said flat and right, title and interest on the terms and conditions hereinafter appearing:

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

1. The Transferors have agreed to transfer the right, title and interest to the TRANSFEREE in the said flat for a total consideration of Rs. 20,00,000/- (Rupees TWENTY LACS ONLY).

2. The TRANSFEREE have paid to the Transferors a sum of Rs. 5,00,000/- (Rupees FIVE LACS ONLY) by Cheque. Being Part consideration amount on the day of execution of this agreement. And balance amount Rs. 15,00,000/- (Rs. FIFTEEN LACS ONLY) Loan payable with 30 days execution of this agreement.

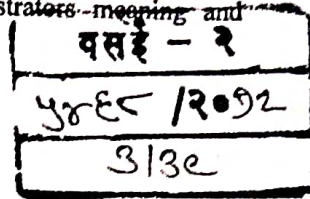
3. It is hereby agreed that in respect of amounts payable by the TRANSFEREE to the Transferors under or virtue of this agreement the Transferors shall has a first lien & charge on said flat so long as the same shall remain unpaid.

Ajaygmn

Tara Tiwari
Ramesh Tiwari

1) MR. RAJESH LALLAN TIWARI, Aged 39 Years, 2) MRS. TARA RAJESH TIWARI, Aged 37 Years, Adults, Indian Inhabitant, RESIDING AT. FLAT NO. A/003, GROUND FLOOR, A WING, IN BLDG TYPE G, VRINDAVAN GALAXY, SRISHTI COMPLEX, VRINDAVAN TOWNSHIP, BOLINJ, VIRAR (W), TALUKA - VASAI, DIST - THANE., hereinafter called the "THE TRANSFERORS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to included their heirs, executors, administrators ~~-meaning and~~ assigns) of the FIRST PART:-

AND



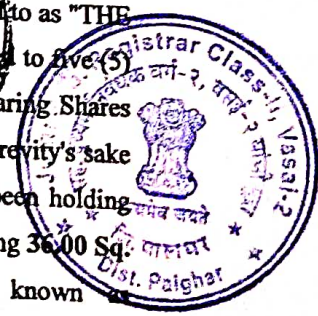
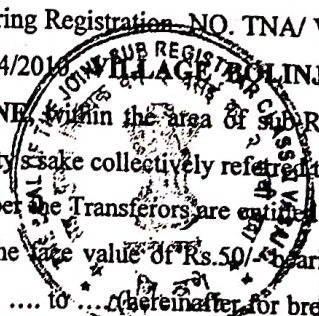
MR. AJAY BRIJNATH SINGH, Age 47 Years, Adult, Indian Inhabitant, RESIDING AT. ROOM NO. 2, JANTA COLONY, GULLY NO. 1, LALJI PADA, POLICE CHOWKI, LINK ROAD, KANDIVALI (WEST), MUMBAI - 400067., hereinafter called "THE TRANSFEREE" (Which expression shall unless it be repugnant to the context or meaning there of be deemed to include his heir, executors, administrators and assigns) of the SECOND PART :-

WHEREAS

A) The Transferors are the member of VRINDAVAN GALAXY Co-operative Housing Society Ltd., a society duly registered under Maharashtra Co-operative Society Act, 1960 Bearing Registration NO. TNA/ VSI/ HSG/ (TC)/21769/2010-2011, Dated 05/04/2010, within the area of sub-Registrar at Vasai and Virar hereinafter for brevity's sake collectively referred to as "THE SAID SOCIETY" and as such member the Transferors are entitled to five (5) shares of the said society each of the face value of Rs.50/- bearing Shares Certificate No.& distinctive Nos. to (hereinafter for brevity's sake collectively referred to as ("THE SAID SHARES") and have been holding the FLAT bearing No. A/003, ON Ground FLOOR, admeasuring 36.00 Sq. Mrts (Carpet Area), building Type G, in building known as VRINDAVAN GALAXY CO. OP. HSG. SOC. LTD in "SRISHTI, Complex", in the Township known as "VRINDAVAN TOWNSHIP", Constructed on N. A. Land bearing S. NO. 354 Part AND Plot No.1 to 6,Garden and Road in Scheme 'C' in S. NO. 354 Part, lying being situate at VILLAGE BOLINJ, VIRAR (W), TAL. VASAI, DIST. THANE., (hereinafter for brevity's sake collectively referred to as ("THE SAID FLAT").

Ajay Singh

Rajesh Tiwari
Tara Tiwari



वसई - २
 ५०२८/२०१२
 २३८

प्रकार (Nature of Document)	Agreement For sale
नोंदणीचा प्रकार (Registration Details)	Registrable / Non Registrable
नोंदणीचे नाव (Name of S.R.O)	Nasai II
नोंदणीचा क्रमांक (Franching Unique No.)	49255
संपत्तीचे संक्षेपित वर्णन (Property Description in Brief)	PNo. A/003, ground floor, Vrindavan Galaxy, Virar (w)
मोल्यमात्रा (Consideration)	20,00,000/-
संप्रेषकाचे नाव (Purchasers Name)	Ajay Bounath Singh
संप्रेषकाचे पत्ता (Address of Purchaser)	Rajesh lalan Tiwari
अन्य पक्षी (Other Party)	Sohel shekh
मोल्यमात्रा (Consideration)	1,20,000/-
नोंदणीचे अधिकारी (Authorized Person)	For THE KAPOL CO-OP. BANK LTD.

कपोल सहकारी बँकेच्या वतीने या अर्थव्यवस्थेची नोंद घेतली आहे. या अर्थव्यवस्थेच्या अंतर्गत सर्व कागदपत्रे व संपत्तीचे वर्णन या अर्थव्यवस्थेच्या अंतर्गत आहे.

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at VIRAR on this 01 day of St JUNE in the Christian Year TWO THOUSAND TWELVE BEETWEEN

Ajay Singh

Rajesh

Taru Tiwari



For THE KAPOL CO-OP BANK LTD.
 THE KAPOL CO-OP BANK LTD
 KOTAK METRA CHAMBERS
 OPP. RAILWAY TICKET TERMINUS
 MULSOMBARKANDA TOWER
 MULSOMBARKANDA
 TAL-VASAI, DIST. THANE
 D-5/STWV/CB/JR/1/1/02/25-29/2010/10
 Authorised Signatory

भारत 49255 SPECIAL
 184550 ADHESIVE
 MAY 28 2012
 R. 0120000/- PB6983
 STAMP DUTY MAHARASHTRA
 INDIA