

80/8159

Tuesday, April 16, 2024

11:23 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 9081

दिनांक: 16/04/2024

गावाचे नाव: कोपरी

दस्तऐवजाचा अनुक्रमांक: वसई2-8159-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्रीनिवास धाकू पवार - -

नोंदणी फी

रु. 13600.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 15000.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:42 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 2

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

वाजार मुल्य: रु.1234970 /-

मोबदला रु.1360000/-

भरलेले मुद्रांक शुल्क : रु. 95200/-

1) देयकाचा प्रकार: DHC रकम: रु.1400/-

टीटी/धनादेश/पे ऑर्डर क्रमांक: 0424161800556 दिनांक: 16/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.13600/-

टीटी/धनादेश/पे ऑर्डर क्रमांक: MH000688528202425E दिनांक: 16/04/2024

बँकेचे नाव व पत्ता:

*[Handwritten Signature]*



जिल्हा:- पालघर

तालुका:- वसई

गाव/झोन:-

गावाचे नांव - मौजे कोपरी ( वसई)

## Urban Non Agriculture Rates

Property Type बांधीव Unit of Measurement चौ. मीटर  
Mahapalika Area Vasai-Virar Municipal Corporation

Open 2820 Residence 43600 Office 49100 Shop 54700 Industry 49100

 First Sale  Resale

Sub-Zone 3-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी

Sale/Resale of built up Property constructed after circular dt.02/01/2018

 Built Up Area 28.325  Carpet Area 25.75

Built up area enter by user =28.325

 Other Area Super Built-Up 0

Depreciation 0 TO 2 Construction Type 1-आर सी सी

Land Use निवासी सदनिका

 घोषित झोपटपट्टी/ ट्रान्झिट कॅम्प/म्हाडा(LIG व EWS सदनिका ) क्षेत्र Big Project - Group housingLift Available  Yes  No Floor Number 1st To 4th FloorTotal  
Cost 1234970

Back

Calculate

Print

Close

सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. २ (विरार)वसई क्र.-२  
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CHALLAN  
MTR Form Number-6



IN	MH000688528202425E	BARCODE			Date	16/04/2024-10:52:58	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Mode of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)						
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ANAPP1534B					
Location	PALGHAR			Full Name	SRINIVAS D PAWAR					
Year	2024-2025 One Time			Flat/Block No.	B/206 VAISHNAVI ARCADE					
Account Head Details		Amount In Rs.		Premises/Building						
30046401	Stamp Duty	95200.00		Road/Street	KOPARI					
30063301	Registration Fee	13600.00		Area/Locality	VIRAR					
				Town/City/District						
				PIN	4	0	1	3	0	5
				Remarks (If Any)						
				SecondPartyName=MS M J V CORPORATION-						
				Amount In	One Lakh Eight Thousand Eight Hundred Rupees Only					
Total			1,08,800.00	Words						
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	02300042024041651448	005239547				
Cheque/DD No.			Bank Date	RBI Date	16/04/2024-10:54:18	Not Verified with RBI				
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9999999999  
चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू होई.

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Page 1/1

Print Date 16-04-2024 10:54:25



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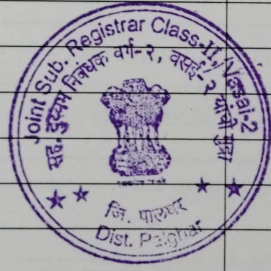


CHALLAN  
 MTR Form Number-6



GRN	MH000688528202425E	BARCODE			Date	16/04/2024-10:52:58	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ANAPP1534B			
Location	PALGHAR			Full Name	SRINIVAS D PAWAR			
Year	2024-2025 One Time			Flat/Block No.	B/206 VAISHNAVI ARCADE			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	95200.00		Road/Street	KOPARI			
0030063301	Registration Fee	13600.00		Area/Locality	VIRAR			
				Town/City/District				
				PIN	4 0 1 3 0 5			
				Remarks (If Any)	SecondPartyName=MS M J V CORPORATION-			
				Amount In	One Lakh Eight Thousand Eight Hundred Rupees Only			
				Words				
Total				1,08,800.00				
Payment Details				BANK OF MAHARASHTRA				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042024041651448 005239547		
Cheque/DD No.				Bank Date	RBI Date	16/04/2024-10:54:18 Not Verified with RBI		
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

DEFACED  
 ₹ 108800.00  
 DEFACED



Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलल केवल द्रव्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.  
 Mobile No. : 9999999999

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-80-8159	0000385394202425	16/04/2024-11:23:08	IGR134	13600.00
2	(IS)-80-8159	0000385394202425	16/04/2024-11:23:08	IGR134	95200.00
Total Defacement Amount					1,08,800.00

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**AGREEMENT**

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 16<sup>th</sup> day of April in the Christian year Two Thousand Twenty Four BETWEEN M/s. M.J.V. CORPORATION, a proprietary concern, through its proprietor MR. VYANKATI C. SAMAKOTI, having its office at Kopari Naka, Opp. Carbon Industries, Virar (East), Taluka Vasai, District : Palghar, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the ONE PART

[Signature]      [Signature]      ⊕

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**WHEREAS-**

a) Mr. Babulal Nanji Chawda was the owner of N.A. land bearing Plot No. 1, admeasuring 1312 sq. meters, Plot No. 2, admeasuring 2166 sq. meters, Plot No. 3, admeasuring 1598 sq. meters out of Survey No. 121 (old Survey No. 13-A-1), Hissa No. 4/1, 4/2, 4/3, lying being and situate at Village : Kopari (old Village : Chandansar), Taluka Vasai, District : Palghar(Thane), within the area of Sub-Registrar at Vasai (herein after called "the said plots") more particularly described in the Schedule "A" hereunder written.

b) The said land has been converted into N.A. by the Office of Sub-Divisional Officer, Bhiwandi Division, Thane, vide its order bearing No. BD/NAP/SR-7/82, dated 15/10/1982 and sub-divided various plots.

c) Mr. Babulal Nanji Chawda died intestate on dt. 01/02/2009 leaving behind him 1) Smt. Laxmiben Babulal Chawda 2) Ms. Meena Babulal Chawda, 3) Ms. Pallavi Babulal Chawda, 4) Prakash Babulal Chawda, 5) Mr. Manoj Babulal Chawda, being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

d) By an Conveyance Deed dated 8<sup>th</sup> September 2010 and registered in the Office of Sub-Registrar at Vasai No. II(Viran), vide its document No. 13216/2010, dated 08/09/2010, 1) Smt. Laxmiben Babulal Chawda 2) Ms. Meena Babulal Chawda alias Mrs. Meena Shailesh Gedia, 3) Ms. Pallavi Babulal Chawda, 4) Mr. Prakash Babulal Chawda, 5) Mr. Manoj Babulal Chawda had sold and conveyed the said plots to M/s. M. J. V. Corporation.

e) The Vasai Virar City Municipal Corporation has granted the Development permission for proposed Industrial/Residential with Shopline buildings on the said plots, vide its Order bearing No. VVCMC/TP/CC/VP-5159/2959/2012-2013, dated 01/02/2013, and VVCMC/TP/CC/VP-5159/2960/2012-2013, dated 01/02/2013.

f) The said 1) Mr. Rakesh Premji Gandhi, 2) Mr. Hemant Premji Kapadia, 3) Mr. Ketan Mohanlal Shah, 4) Mr. Jayesh Bhanu Premji Tarun Premji Vora, 6) Mr. Rameshkumar Tararam



**A N D**

1) **MR. SRINIVAS DHAKU PAWAR**, Age 64 years, 2) **MR. ASHOK DHAKU PAWAR**, Age 55 years, Indian Inhabitant/s, Residing at Uday Rajput Chawl, Mahakali Caves Road, Malpa Dongri No. 3, Chakala MIDC, Andheri (East) - 400 093, hereinafter called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART:-

*[Signature]*

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Kashinath Govind Patil, 10) Mr. Ramekhal Babulal Verma, 11) Mr. Arvind Jagannath Raut, 12) Mr. Bharat Nagjibhai Parmar had formed a partnership Keshavlal Shah, 12) Mr. Bharat Nagjibhai Parmar on 10/05/2010. The said firm known as M/s. M.J.V. Corporation on 10/05/2010. The said partnership firm was registered in the office of Sub-Registrar at Vasai-II (Virar), vide its document No. Vasai-2-3766/2016, dated 22/06/2016, vide Deed of Confirmation, dated 22/06/2016.

g) By a Deed of Admission Cum Retirement of Partnership dated 01/01/2012, Mr. Vyankati C. Samakoti had admitted as the partner and 1) Mr. Hemant Arvind Kapadia, 3) Mr. Ketan Mohanlal Shah, 3) Mr. Jayesh Bhoglal Shah, 4) Mr. Tarun Premji Vora, 5) Mr. Rameshkumar Tararam Solanki, 6) Mr. Kashinath Govind Patil, 7) Mr. Prashant Prabhakar Thakur, 8) Mr. Mangesh Jagannath Raut, 9) Mr. Ramekhal Babulal Verma, 10) Mr. Arvind Keshavlal Shah, 11) Mr. Bharat Nagjibhai Parmar were retired from the aforesaid Deed of Partnership dated 10/05/2010. The said Deed of Admission Cum Retirement was registered in the office of Sub-Registrar at Vasai-2 (Virar), vide its document No. Vasai-2-3767/2016, dated 22/06/2016, vide Deed of Confirmation dated 22/06/2016.

h) The said Mr. Rakesh Premji Gandhi subsequently retired from the said partnership firm on or about 10/05/2013, in pursuance of the Change in Constitution Cum Dissolution of firm of the said date, leaving the said Mr. Vyankati C. Samakoti as the sole proprietor of the said M/s. M.J.V. CORPORATION.

i) As such Mr. Vyankati C. Samakoti proprietor of M/s. M.J.V. CORPORATION (herein after called "The Promoter") is a sole owner of N.A. land bearing Plot No. 1, admeasuring 1312 sq. meters, Plot No. 2, admeasuring 2166 sq. meters, Plot No. 3, admeasuring 1598 sq. meters out of Survey No. 121 (old Survey No. 13-A-1), Hissa No. 4/1, 4/2, 4/3, lying at Village : Kopari (old Village : Chandansar), Taluka Palghar, District : Palghar (Thane), within the area of Sub-Registrar at Vasai.



The Promoter is constructing/constructed the building known as "SHINAKI ARCADE", on the said plots.

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k) The Promoter has obtained revised development permission with regularization under the provision of I to R as per sanctioned UDCCR for proposed Residential with Shopline buildings on said plots from Vasai Virar City Municipal Corporation, vide its reference No. VVCMC/TP/RDP/VP-5159/37/2023-2024 for proposed construction of Residential with shop line Building type No. 1, having lower Grd + Upper Grd + 6th Floor, Residential Bldg Type 2, having Ground + 7th Upper Floor and Commercial Bldg Type No. 3, having Ground + 2nd Floor. A Copy of the Revised Development Permission dated 27th June 2023, is annexed hereto.

l) AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai, RERA No. P99000054624.

m) AND WHEREAS the Promoter have entered into a standard agreement with Architect **PRITHVI** registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects; whereas the Promoter has appointed **Vijay Gurav & Associates** as the Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts of professional supervision of the Architect and the Structural Engineer till the completion of the Building/Buildings.

n) AND WHEREAS the Allottee/s demanded from the Promoter and the Promoter have given inspection to the Allottee/s of all the documents of title relating to the said land, the said Order, the Plans, designs and specifications prepared by the Promoter's Architects **PRITHVI** and of such other documents as are specified under the Maharashtra Partnership flats Regulation of the Promotion of Construction, Sale and Management and Transfer Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder.

o) AND WHEREAS the copies of Certificate of Title Issued by the attorney at law or advocate of the Promoter, copies of Property card or extract of Village Forms VI or VII and XII or any other relevant revenue



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t) AND WHEREAS prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only), as a part payment of the sale price of the flat agreed to be sold by the Promoter to the Allottee/s as advance payment or deposit (the payment and receipt whereof the Promoter do and each of them doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing.

u) AND WHEREAS under Section 13 of the said Act the Promoter are required to execute a written Agreement for sale of said flat to the Allottee/s, being in fact these presents and also to register said agreement under the Registration Act, 1908.

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

1. The Promoter is/are constructing the Residential with shop line Building type No. 1, having lower Grd + Upper Grd + 6<sup>th</sup> Floor, Residential Bldg Type 2, having Ground + 7<sup>th</sup> Upper Floor and Commercial Bldg Type No. 3, having Ground + 2<sup>nd</sup> Floor, in accordance with the plans designs, specifications approved by the concerned local authority and which have been seen and approved by the Allottee/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them:

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Flat of the Allottee/s except any variation or addition required by any Government authorities or due to change in law.



1 a The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Flat No. B/206, of the Carpet area admeasuring 25.75 Square meters, on Second Floor (as shown in the floor plan thereof hereo annexed and marked Annexures \_\_\_\_\_), in Bldg Type "02", of the building known as "VAISHNAVI ARCADE",

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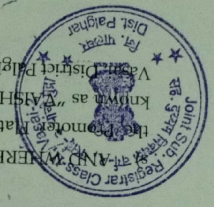
record showing the nature of the title of the Promoter to the said land on which the Flats are constructed or are to be constructed and the copies of the plans and specifications of the Flat agreed to be purchased by the Allottee/s approved by the concerned local authority.

p) AND WHEREAS the carpet area of the said Apartment is 25.75 square meters and "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

q) AND WHEREAS the Promoter have accordingly commenced construction of the said building/s in accordance with the said plans.

r) Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Flat, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and such title being clear and marketable, (ii) the approvals and permissions (including CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable law and sell the premises therein. The Allottee/s undertake(s) that he/she/it/they has/have verified with his/her/his/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction.

AND WHEREAS the Allottee/s has/have agreed to purchased from the Promoter, Flat No. B/206, on Second Floor, in Building Type 02, known as "VAISHNAVI ARCADE", situated at Village : Kopari, Taluka Venangal District Palghat, within the area of Sub-Registrar at Vasal.



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viii. Amount of Rs. 1,36,000/- (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Flat is located.

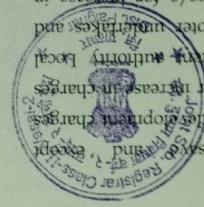
ix. Balance Amount of Rs. 68,000/- against and at the time of handing over of the possession of the Flat to the Allottee/s on or after receipt of occupancy certificate or completion Certificate.

Each of such installments shall be paid by the Allottee/s within a period of 7 days from the date of intimation by the Promoter. Time for payment of each installment is the essence of the contract.

1(c) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Flat and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies (including any increase thereof) on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

1(d) The Total Price is escalation-free, said and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities

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(hereinafter referred to as "The Flat/Shop") for the price of Rs. 13,60,000/- (Rupees Thirteen Lakh Sixty Thousand Only) including the proportionate price of the common areas and facilities appurtenant to the premises, which are more particularly described in the Second Schedule herunder written. The Allottee/s hereby agrees to pay to that Promoter amount of purchase price of Rs. 13,60,000/- (Rupees Thirteen Lakh Sixty Thousand Only) in the following manner:-

1(b) i. Amount of Rs. 1,36,000/- (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter.

ii. Amount of Rs. 2,72,000/- (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.

iii. Amount of Rs. 2,04,000/- (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Flat is located.

iv. Amount of Rs. 3,40,000/- (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including stilts of the building or wing in which the said Flat is located.

v. Amount of Rs. 68,000/- (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Flat.

vi. Amount of Rs. 68,000/- (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat.

Amount of Rs. 68,000/- (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat is located.

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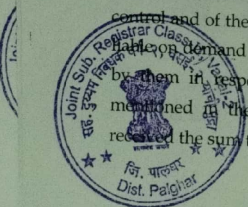
4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by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

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the allotted and mail at the e-mail address provided by the Allottee/s, 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. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to promoter) within a period of Thirty days of the termination, the installments of sale consideration of the Flat which may till then have been paid by the Allottee/s to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Flat as are set out in Annexure '\_\_\_' annexed hereto.

6. The Promoter shall give possession of the Flat to the Allottee/s on or before 31<sup>st</sup> day of December 2025. If the Promoter fails or neglects to give possession of the Flat to the Allottee/s on account of reasons beyond their control and of their agents by the aforesaid date then the Promoter shall be liable to refund to the Allottee/s the amounts already received by them in respect of the Flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.



*[Handwritten signatures and initials]*

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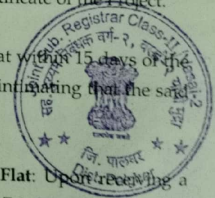
Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -

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

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

7.2 The Allottee/s shall take possession of the Flat within 15 days of the written notice from the Promoter to the Allottee/s intimating that the said Flats are ready for use and occupancy;

7.3 **Failure of Allottee/s to take possession of Flat:** Upon receiving a written intimation from the Promoter as per Clause 7.1 the Allottee/s shall



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iv. Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.

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

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the Building in which the Flat is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Allottee/s for any purposes other than for purpose for which it is sold.

ix. The Allottee/s shall not let, sub-let, transfer, assign or part with the Flat or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up.



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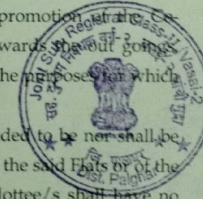
x. The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building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

xi. Till a Conveyance of the structure of the Building in which Flat is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the cooperative Society or association or Company or towards the cost of legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats or of the said Plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to



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24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, in Virar after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar Vasai Nos. 1 to 6. Hence this Agreement shall be deemed to have been executed at Virar.

26. The Allottee/s and/or Promoter 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 Promoter will attend such office and admit execution thereof.

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

Name & Address of Allottee/s

1) MR. SRINIVAS DHAKU PAWAR,

2) MR. ASHOK DHAKU PAWAR,

Residing at Uday Rajput Chawl, Mahakali Caves Road,  
Waka Dongri No. 3, Chakala MIDC, Andheri (East) - 400 093



*[Handwritten signature]*

*[Handwritten signature]*

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Promoter name :

M/s. M.J.V. CORPORATION,

Promoter Address :

Kopari Naka, Opp. Carbon Industries,  
Virar (East), Taluka Vasai, District : Palghar

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

28. JOINT ALLOTTEES

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

29. **Stamp Duty and Registration** :- The Charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s.

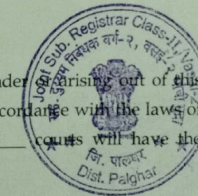
OR

The charges towards stamp duty and registration of this Agreement shall be borne by the Promoter herein at their own cost.

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

31. GOVERNING LAW

That the rights and obligations of the parties under arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the \_\_\_\_\_ courts will have the jurisdiction for this Agreement.



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*[Handwritten signature]*

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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of N.A. land bearing Plot No. 1, admeasuring 1312 sq. meters, Plot No. 2, admeasuring 2166 sq. meters, Plot No. 3, admeasuring 1598 sq. meters out of Survey No. 121(old Survey No. 13-A-1), Hissa No. 4/1, 4/2, 4/3, lying being and situate at Village : Kopari (old Village : Chandansar), Taluka Vasai, District : Palghar(Thane), within the area of Sub-Registrar at Vasai.

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. B/206, on the Second Floor, admeasuring 25.75 square meters (rera carpet area), in Bldg Type "02", of the building known as "VAISHNAVI ARCADE", constructed on the N.A. land bearing Plot No. 1, admeasuring 1312 sq. meters, Plot No. 2, admeasuring 2166 sq. meters, Plot No. 3, admeasuring 1598 sq. meters out of Survey No. 121(old Survey No. 13-A-1), Hissa No. 4/1, 4/2, 4/3, lying being and situate at Village : Kopari (old Village : Chandansar), Taluka Vasai, District : Palghar(Thane), within the area of Sub-Registrar at Vasai.

**ANNEXURE**

**LIST OF AMENITIES**

**STRUCTURE**

1. Earthquake resistant RCC framed structure

**ELECTRICAL**

1. Concealed copper electrical wiring with modular switches
2. Distribution board with MCB
3. A.C. Point in Bedroom
4. False ceiling in living room & molding patta in bedroom

**FLOORING**

1. Full Ceramic Vitrified flooring 2 x 2 in all rooms with skirting

**KITCHEN BEDROOM & LIVING ROOM**

1. Granite Kitchen Platform with S.S. Sink
2. Handicorated tiles over kitchen platform
3. Powder coated aluminium sliding windows
4. Decorative main door and safety door with branded latch.



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27 वसई क्र.-२		
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**PLUMBING**

1. Concealed plumbing with pipe fitting.
2. 400 liters Sintex Water Tank over bathroom loft.
3. Full tiles in Toilet with reported waterproof doors.
4. Reputed company's plumbing fitting for all toilets & kitchen
5. Cable point in living room
6. Geyser point in toilet

**PAINT**

1. Gypsum coating to wall & Asian Paint in all rooms.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL TO THIS AGREEMENT ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the )  
withinnamed "THE PROMOTER" )

M/s. M. J. V. CORPORATION )

A proprietary concern )  
through its proprietor )

MR. VYANKATI C. SAMAKOTI )

in the presence of .....



1. *[Handwritten signature]*

2. *[Handwritten signature]*



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SIGNED AND DELIVERED by the )

withinnamed "THE ALLOTTEE/S" )

1) MR. ASHOK DHAKU PAWAR, )

2) MR. SRINIVAS DHAKU PAWAR, )

in the presence of ..... )

1. *YB*
2. *MS*

**RECEIPT**

RECEIVED the day and the year first )

hereinabove written of and from the )

withinnamed ALLOTTEE/S, the sum )

of Rupees Two Lakh Seventy Thousand )  
Only )

as and by way of part/full money, )

paid by him/her/them to us. )

Rs. 2,70,000/-  
=====

WITNESSES -

1. *YB*
2. *MS*

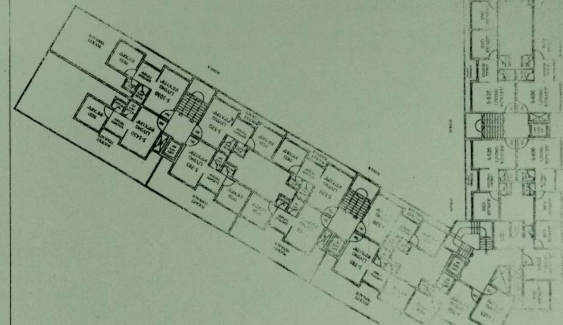
WE SAY WE HAVE RECEIVED

*AP*  
PROMOTER.



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SECOND FLOOR PLAN



*AP*

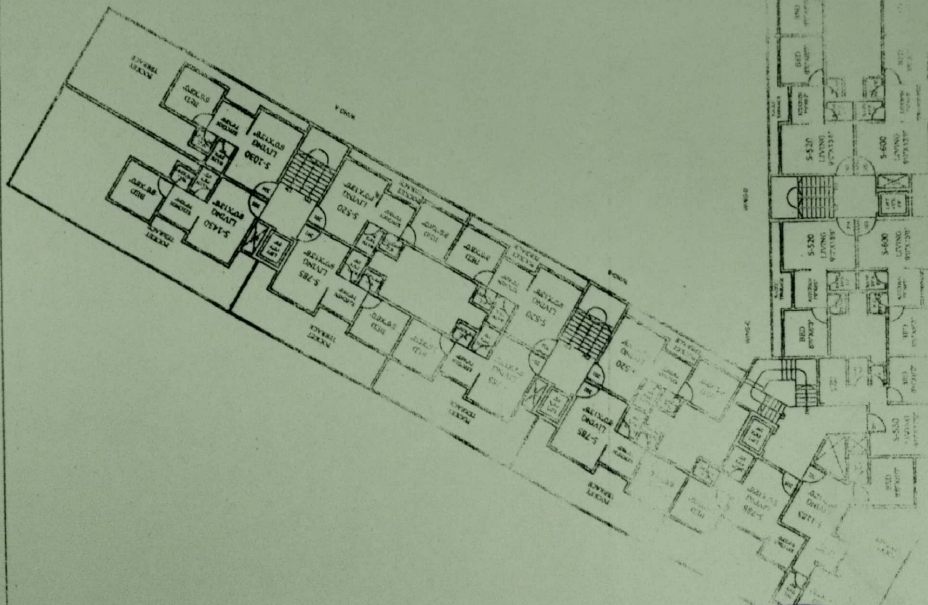
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194E

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SECOND FLOOR PLAN



BLDG. NO. 1

*[Handwritten signature]*

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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : 99000054624

Project: **MJV CORPORATION** , Plot Bearing / CTS / Survey / Final Plot No. **SURVEY NO. 121 HISSA NO. 4/1, 4/2, & 4/3, at Vasai-Virar City (M Corp), Vasai, Palghar, 401305**

1. Mr./Ms Vyankati Chinnavishrwapapa Samakoti son/daughter of Mr./Ms. CHINNA VISHRWAPAPA LAXMAIYYA

Tenish: **Vasai District: Palghar, Pin 401305**, situated in State of Maharashtra

- This registration is granted subject to the following conditions, namely -
  - The promoter shall enter into an agreement for sale with the allottees.
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **02/02/2024** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, Maharashtra)  
Date: 02-02-2024 17:21:10

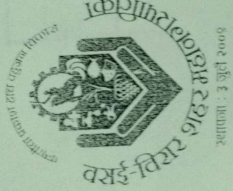
Dated: 02/02/2024  
Place: Mumbai

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





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



वसई क्र.-२	१५५८	४०८००
सूचना: १५५८/०१/०३०४/०४		
दिनांक: २०२४		

जायक क्र.: म.वि.श.म.  
दिनांक :

WCMC/TP/RDP/VP-5159/37/2023-24

27/06/2023

To,  
1. M/s. M. J. V. Corporation through its Partner  
Shri Vyankati Chinnavishwappa Samakoti  
Kopri Naka, Opp. Carbon Industrial,  
Virar (East), Tal. Vasai,  
Dist.: Palghar.

2. M/s. Prithvi Arch Consultant  
122, Gauri Complex, 1<sup>st</sup> Floor,  
Near Bank of Baroda, Vasai (East),  
Tal.: Vasai, **DIST: PALGHAR**

Sub: **Revised Development Permission with Regularization under the provision of I to R as per sanctioned UDCPR for proposed Residential with Shopline Buildings on land bearing S. No. 121, H. No. 4/1, 4/2 & 4/3 of Village: Kopri, Tal.: Vasai, Dist.: Palghar.**

Ref :  
1. Commencement Certificate No. WCMC/TP/CC/VP-5159/2960/2012-13, Dated 01/02/2013.  
2. Revised Development Permission No. WCMC/TP/RDP/VP-5159, 0358/2013-14, Dated 05/03/2014.  
3. Your Architect's letter dated 17/10/2022.

Sir/ Madam,  
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-05/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 16<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarikhad, Mallipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2<sup>nd</sup> December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages WCMC is functioning as per MRTP Act 1966. The details of permission are as under:.

The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No. WCMC/TP/CC/VP-5159/2960/2012-13, Dated 01/02/2013.

The details of the layout are as given below:

1	Name of Assessee owner / P.A.	Holder	Village: Kopri,
2	Location	Residential with Shopline Building	
3	Land use (Predominant)	4503.22 sq.mt	
4	Area of a Plot	5076.00 sq.mt	
5	Area of as per 7/12 extract	291.04 sq.mt	
6	Area under 20.0 mtr wide DP Road	4212.18 sq.mt	
7	Balance Plot Area		



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दिनांक: ०५/०३/२०१४

ई-मेल: vbsa@vairarcorp.com

नाम: व. वि. म.

पता:



वसाय-विरार नगरपालिका

संस्थापित: १९६३

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Revised Development Permission granted by VCMC office letter No. VCMC/TP/RDP/VP-5159, 0358/2013-14, Dated 05/03/2014 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 MTP Act, distinctively for each building.

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

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

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

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

6) You shall construct the compound wall/Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.

7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VCMC.

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

9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VCMC.

10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.

11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.

12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising rectification plan, drainage, Storm Water drainage systems, sewerage systems and other supply systems (water, gas, etc) before applying for Plinth Completion Certificate.

13) You shall construct cupboard if any, as per DCPR Regulation before applying for Plinth Completion Certificate.



मुख्य कार्यालय, विरार  
 विरार (पूरु),  
 तालुका, वि. वा.प. - ४०१ ३०५.

वसुदेव क्र.-२  
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 ५०००

वसुदेव क्र.-२

Please find enclosed herewith the approved Revised Development Permission for Residential with Shopline Buildings Building on land bearing S. No. 121, H. No. 4/1 of Village: Kopti, as per the following details:-

8	Amenity Space to be handed over to VCMC/TP/RDP/VP-5159/37/2023-24	421
9	Net Plot Area	3790
10	BUA with reference to basic FSI as per front road width @ 1:10	4170
11	premium Additions of FSI on payment of maximum permissible premium FSI based on road width / TOD Zone @ 0.5	2251
13	In-situ FSI / TDR loading permissible as per Road Width	4052
14	TDR Area from DRC No.210	555
15	Total In-Situ / TDR loading proposed	555
16	Approved Built-Up Area in the proposal	2772
17	Balance Potential Base FSI	4204
18	Maximum Ancillary FSI up to 60% with payment - Residential	1864
19	Maximum Ancillary FSI up to 80% with payment - Commercial	871
20	Maximum P-Line as per UDPCR Resl.	6945
21	Total proposed BUA + Comm.	6945
22	Approved BUA	2772
23	Proposed P line area	6944
24	Total BUA of proposal	9717

Sr. No.	Predomina Bldg Type	No. of Floors	No. of Flats / Units	No. of Shops	Approved P-Line Area (in sq. mts.)	Earlier Approved P-Line Area (in sq. mts.)
1.	Residential with Shopline	01	115 Flats	109	1152.120	5314.16
2.	Residential	02	G+7	70 Flats	971.82	896.400
3.	Commercial	03	G+2	3 Units	648.54	734.350
Total					2772.48	6944.91
					123	185 Flats / 3 Units



80/8159  
मसक्रां. 16 एप्रिल 2024 11:23 म.पू.

दस्त मीपयारा भाग-1

दस्त  
दस्त क्रमांक: 8159/2024

दस्त क्रमांक: वमड2 /8159/2024

शाजार मुल्य: रु. 12,34,970/-

मीपयारा: रु. 13,60,000/-

मरलेले मुद्रांक शुल्क: रु.95,200/-

दु. नि. मह: दु. नि. वमड2 यांचे कार्यालयाने

क्र. क्र. 8159 वर दि.16-04-2024

तेजी 11:18 म.पू. या. हजर केला.

पावती:9081

पावती दिनांक: 16/04/2024

मादरकारणाराचे नाव: श्रीनिवास शार्ङ्ग पवार - -

नोंदणी की

रु. 13600.00

दस्त हाताळणी की

रु. 1400.00

पुढांची संख्या: 70

एकुण: 15000.00

न हजर करणाऱ्याची सही:

Joint Sub. Registrar Vasai-2  
सद. दुय्यम निवृत्त वर्ग-२  
वसई क्र. २ (बिहार)

सद. दुय्यम निवृत्त वर्ग-२  
वसई क्र. २ (बिहार)

नामा प्रकार: करारनामा

नांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न  
ल्या कोणत्याही नागरी क्षेत्रात

क्रा. क्र. 1 16 / 04 / 2024 11 : 18 : 39 AM ची वेळ: (सादरीकरण)

क्रा. क्र. 2 16 / 04 / 2024 11 : 22 : 31 AM ची वेळ: (की)



16/04/2024 1 50:18 PM

दस्त निष्पन्नार नाम-2

संज्ञक ५०७०  
दस्त क्रमांक: 8159/2024

दस्त क्रमांक : वसई 2/8159/2024  
दस्ताचा प्रकार :- करारनामा

क्र. सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	लिंग	वय	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव: मे. एम. जे. व्ही. कॉर्पोरेशन तर्फे मालक व्यंकटी सी. समकोटी तर्फे कु मु फिरोज नदाफ - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोपरी नाका, कार्वन इंडस्ट्रीज समोर, विरार पु. ता वसई, जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: CHVPS3759J	लिहून देणार	पुरुष	37			<input checked="" type="checkbox"/>
2	नाव: श्रीनिवास धाकू पवार - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उदय राजपुत चाळ, महाकाली केवस रोड, मालपा डोंगरी नं 3, चकाला एमआयडिसी, अंधेरी पु. मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर: ANAPP1534B	लिहून देणार	पुरुष	64			<input checked="" type="checkbox"/>
3	नाव: अशोक धाकू पवार - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उदय राजपुत चाळ, महाकाली केवस रोड, मालपा डोंगरी नं 3, चकाला एमआयडिसी, अंधेरी पु. मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर: ASUPP3312N	लिहून देणार	पुरुष	55			<input checked="" type="checkbox"/>

दस्त एवज करून देणार तथाकथीत करारनामा चा दस्त एवज करून दिल्याचे कबुल करतात.  
क्र. 3 ची वेळ: 16 / 04 / 2024 01 : 48 : 25 PM

दस्त निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती प्रमाणे आहे.

क्र. सं.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार श्रीनिवास धाकू पवार - -	16/04/2024 01:49:43 PM	श्रीनिवास धाकू पवार M 1229707903336210432 
2	लिहून देणार अशोक धाकू पवार - -	16/04/2024 01:49:24 PM	अशोक धाकू पवार M 1229707823434780672 
3	लिहून देणार मे. एम. जे. व्ही. कॉर्पोरेशन तर्फे मालक व्यंकटी सी. समकोटी तर्फे कु मु फिरोज नदाफ - -	16/04/2024 01:49:01 PM	फिरोज याकुब नदाफ M 1224967618064633856 

क्र. 4 ची वेळ: 16 / 04 / 2024 01 : 49 : 45 PM

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



प्रमाणित झालेले येते. घेणे, या दस्तामध्ये एकूण..... ५० पाने आहेत.  
पुस्तक क्र. १/वसई क्र.-२/१९.५.२.....२०२४  
वर नोंदला, दिनांक... १६/०४/२०२४

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
SRINIVAS D PAWAR	eChallan	02300042024041651448	MH000688528202425E	95200.00	SD	0000385394202425	16/04/2024
	DHC		0424161800556	1400	RF	0424161800556D	16/04/2024
SRINIVAS D PAWAR	eChallan		MH000688528202425E	13600	RF	0000385394202425	16/04/2024

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

16/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बमई 2

दस्त क्रमांक : 8159/2024

नोंदणी :

Regn:63m

गावाचे नाव : कोपरी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1360000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1234970
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: बमई विंगर महानगरपालिका इतर वर्णन : इतर माहिती: गाव मौजे कोपरी, सव्हे नं 121(13-ए-1), हिस्सा नं 4/1, 4/2, 4/3, प्लॉट नं 1, 2 व 3 या मिळकतीवरील विल्डिंग टाईप 02, वैष्णवी आर्केड इमारतीमधील सदनिका क्रं बी/206, दुसरा मजला, एरिया 25.75 चौ मी रेरा कारपेट, विंग - बी ( ( Survey Number : सव्हे नं 121(13-ए-1) ; ) )
(5) क्षेत्रफळ	1) 25.75 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मे. एम. जे. व्ही. कॉर्पोरेशन तर्फे मालक व्यंकटी सी. समकोटी तर्फे कु मु फिरोज नदाफ - - वय:-37; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोपरी नाका, कार्वन इंडस्ट्रीज ममोर, विंगर पु.ता बमई, जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-CHVPS3759J
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- श्रीनिवास धाकू पवार - - वय:-64; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उदय राजपुत चाळ, महाकाली केवस रोड, मालपा डोंगरी नं 3, चकाला एमआयडिसी, अंधेरी पु.मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-ANAPP1534B 2) नाव:- अशोक धाकू पवार - - वय:-55; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उदय राजपुत चाळ, महाकाली केवस रोड, मालपा डोंगरी नं 3, चकाला एमआयडिसी, अंधेरी पु.मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-ASUPP3312N
9) दस्तऐवज करून दिल्याचा दिनांक	16/04/2024
10) दस्त नोंदणी केल्याचा दिनांक	16/04/2024
11) अनुक्रमांक, खंड व पृष्ठ	8159/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	95200
13) बाजारभावाप्रमाणे नोंदणी शुल्क	13600
14) शेरा	

न्यायक्रमासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारनुसार आवश्यक नाही

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

६-गैर कायदांनी मासपत्र (आपली) ६ . त्व ईम