

80/18278	पावती	Original/Duplicate
Thursday, October 12, 2023		नोंदणी क्र. :39म
2:59 PM		Regn.:39M
गावाचे नाव: विरार	पावती क्र.: 20362	दिनांक: 12/10/2023
दस्तऐवजाचा अनुक्रमांक: वसई2-18278-2023		
दस्तऐवजाचा प्रकार : करारनामा		
सादर करणाऱ्याचे नाव: प्रसन्ना भधुकर पवार -		
नोंदणी फी		रु. 30000.00
दस्त हाताळणी फी		रु. 2140.00
पृष्ठांची संख्या: 107		
एकूण:		रु. 32140.00

बाजार मूल्य: रु.3562225.92 /-  
मोवदला रु.4497000/-  
भरलेले मुद्रांक शुल्क : रु. 314790/-

Sup Registrar Vasai 2  
सह. दुय्यम निबंधक वर्ग- २  
वसई क्र. २ (विरार)

- देयकाचा प्रकार: DHC रक्कम: रु.140/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023122200375 दिनांक: 12/10/2023  
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: DHC रक्कम: रु.2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023123700352 दिनांक: 12/10/2023  
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009382553202324E दिनांक: 12/10/2023  
बँकेचे नाव व पत्ता:

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	2023101262			12 October 2023, 08:58:58		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	पालघर					
मूल्य विभाग	तालुका : वसई					
उप मूल्य विभाग	2-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी					
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#302		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन 159000	निवासी सदनिका 52300	कार्यालय 60400	दुकाने 65900	औद्योगिक 60400	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा -	63.36चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्षे 11th to 20th Floor	मिळकतीचा प्रकार- बांधकामाचा दर- कार्पेट क्षेत्र-	बांधीव Rs.26620/- 57.6चौ. मीटर
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.56222/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ( ( 56222-15900 ) * ( 100 / 100 ) ) + 15900 ) = Rs.56222/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  = 56222 * 63.36  = Rs.3562225.92/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेईनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिले वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य+ बंदिले बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3562225.92 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3562226/- = ३ पन्तीस लाख बासठ हजार दोन पंचे सव्वीस /-					

Home Print

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

वसई क्र.-२  
१८२७८ १ १००  
२०२३



वसई क्र.-२		
१८२०८	३	१००
२०२३		



CHALLAN  
MTR Form Number-6

GRN	MH009382553202324E	BARCODE		Date	12/10/2023-13:23:43	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)	CRVPP3976L			
Location	PALGHAR		Full Name	PRASANNA M PAWAR			
Year	2023-2024 One Time		Flat/Block No.	A/1903 SHREE RAM HEIGHTS			
Account Head Details		Amount In Rs.	Premises/Building				
0030046401	Stamp Duty	314790.00	Road/Street				
0030063301	Registration Fee	30000.00	Area/Locality	VIRAR			
			Town/City/District				
			PIN	4 0 1 3 0 3			
			Remarks (If Any)	SecondPartyName=MS SUDHAM LIFESPACES LLP-			
			Amount In	Three Lakh Forty Four Thousand Seven Hundred Ninety Rupees Only			
Total		3,44,790.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042023101227547	008236305	
Cheque-DD Details			Bank Date	RBI Date	12/10/2023-13:26:24	Not Verified with RBI	
Cheque/DD No.			Bank-Branch	BANK OF MAHARASHTRA			
Name of Bank			Scroll No. , Date	Not Verified with Scroll			
Name of Branch							

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Mobile No. : 9999999999



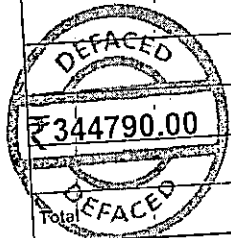
Print Date 12-10-2023 01:26:43

वसई क्र.-२  
१८७८ ४ १०५  
२०२३



CHALLAN  
MTR Form Number-6

GRN	MH009382553202324E	BARCODE	Date 12/10/2023-13:23:43		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	VS12_VASAI NO 2 JOINT SUB REGISTRAR	PAN No.(if Applicable)	CRVPP3976L			
Location	PALGHAR	Full Name	PRASANNA M PAWAR			
Year	2023-2024 One Time	Flat/Block No.	A/1903 SHREE RAM HEIGHTS			
Account Head Details	Amount In Rs.	Premises/Building				
0030046401 Stamp Duty	314790.00	Road/Street				
0030063301 Registration Fee	30000.00	Area/Locality	VIRAR			
		Town/City/District				
		PIN	4 0 1 3 0 3			
		Remarks (if Any)	SecondPartyName=MS SUDHAM LIFESPACES LLP-			
		Amount In Words	Three Lakh Forty Four Thousand Seven Hundred Ninety Rupees Only			
Total	₹ 344790.00					
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02300042023101227547	008236305		
Cheque/DD No.	Bank Date	RBI Date	12/10/2023-13:26:24	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.  
सदर चलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-80-18278	0004922256202324	12/10/2023-13:44:03	IGR134	30000.
2	(IS)-80-18278	0004922256202324	12/10/2023-13:44:03	IGR134	314790.
Total Defacement Amount					3,44,790.

वसई क्र.-२		
१८२५८	५	१०५
२०२३		

**AGREEMENT FOR SALE**

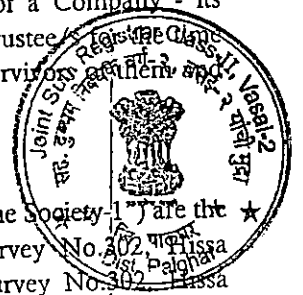
This Agreement for sale ('this Agreement') is made, entered into and executed at Virar on this 12<sup>th</sup> day of OCT, 2023

BETWEEN

M/S. SUDHAM LIFESPACES LLP., a registered partnership firm, having its office at Vartak House, Vartak Ward, Near Ram Mandir, Virar (W), Tal. Vasai, Dist. Palghar - 401303, through its partners (1) Mr. Pushkaraj Vikas Vartak, (2) Mr. Mrugen Sunil Chorghe, hereinafter referred to and called as "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners, successors and assigns) of THE ONE PART;

AND

(1) Mrs. Prasanna Madhukar Pawar (PAN: CRVPP3976L), Aadhar: 9926 8963 0409), (2) Mr. Punjab Madhukarrao Pawar (PAN: CDQPP6480G, Aadhar: 8428 6542 5934), both adults, Indian Inhabitants, having their residential address at Plot No.33, Shahanoorwadi, Aurangabad, Maharashtra - 431001, hereinafter referred to and called as "the Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual - his/her/their heirs, executors, administrators and permitted assigns, in case of a Partnership Firm/LLP - the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a Company - its successors and permitted assigns, and in case of a Trust - the trustee being and from time to time of the trust and the survivor or survivors (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of THE OTHER PART.



**WHEREAS:-**

- (a) Shree Ram Nagar Co-Operative Housing Society Ltd. ("the Society-1") are the owners of the Non Agricultural land bearing (1) Survey No.302, Hissa No.1/1, Plot No.1, area 652.10 square meters, (2) Survey No.302, Hissa No.1/1, Plot No.2, area 627.87 square meters, (3) Survey No.302, Plot No.4, area 392.98 square meters, (4) Survey No.302, Plot No.5, area 561.13 square meters, lying, being and situate at village Virar, Taluka: Vasai, District: Palghar, within jurisdiction of the Sub-Registrar Vasai and within the local limits of the Vasai Virar City Municipal Corporation ("the VVCMC") (hereinafter the said land referred to as "the Land-1");
- (b) Kaunteya Co-Operative Housing Society Ltd. ("the Society-2") are the owners of the Non Agricultural land bearing Survey No.302, Plot No.3, area 652.10 square meters, area 391.31 square meters, lying, being and situate at village Virar, Taluka: Vasai, District: Palghar, within the local limits of the VVCMC and the Sub-Registrar Vasai (hereinafter the said land referred to as "the Land-2");
- (c) Shree Ram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. are the joint owners of the Non Agricultural land bearing (1) Survey No.302, Hissa No.1/1/A, area 337.17 square meters, (2) Survey No.302, Hissa No.1/1/B, area 400.75 square meters, lying, being and situate at village Virar, Taluka: Vasai, District: Palghar, within the local limits of the VVCMC and the Sub-Registrar Vasai (hereinafter the said land referred to as "the Land-3").

वसई क्र.-२

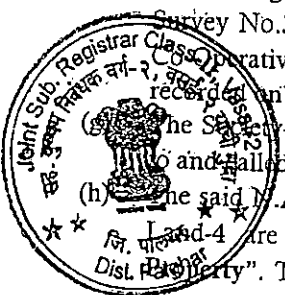
*[Signature]*

Pushkaraj Vartak

*[Signature]*

वसई क्र.-२		
१८२०८	६	१०७

- (d) By a deed of Deemed Conveyance dated 9.10.2020 registered vide Document No.VSI-2-8969/2020 executed under an Order No.DDR/THANE/MOFA/S-11(3)/2863/2015 dated 10.6.2015, in respect of the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5 of village Virar on behalf of Jaswantrai Mulji Mehta and Others ("the Erstwhile Owners") through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare AND M/s.Shreeram Construction through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare and thereby the lands bearing (1) Survey No.302, Hissa No.1/1, Plot No.1, (2) Survey No.302, Hissa No.1/1, Plot No.2, (3) Survey No.302, Plot No.4, (4) Survey No.302, Plot No.5 were sold, assigned, conveyed and transferred in favour of the Shriram Nagar Co-Operative Housing Society Ltd. and Survey No.302, Plot No.3 was sold, assigned, conveyed and transferred in favour of Kaunteya Co-Operative Housing Society Ltd. and the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B were sold, assigned, conveyed and transferred jointly in favour of the Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. Accordingly, an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.13532 dated 16.1.2021.
- (e) Radheya Co-Operative Housing Society Ltd. ("the Society-3") are the owners of the Non Agricultural land bearing Survey No.302, Hissa No.1/2/1, area 675.00 square meters, lying, being and situate at village Virar, Taluka: Vasai, District: Palghar, within the local limits of the VVCMC and the Sub-Registrar Vasai (hereinafter:the said land referred to as "the Land-4").
- (f) By a deed of Conveyance dated 4.3.2022 registered vide Document No.VSI-3-3720/2022, with an Order No.DDR/PALGHAR/B/1/MOFA/DEEMED CONVEYANCE/253/2019 dated 24.5.2019, executed by Chetan Dhirajlal Mehta and Others ('the Erstwhile Owners') through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare AND M/s.Ram Construction ('the Confirming Party-1') through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare, AND M/s. MKS Enterprises through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare ('the Confirming Party-2') sold, assigned, conveyed and transferred land bearing Survey No.302, Hissa No.1/2, area 675 square meters in favour of Radheya Co-Operative Housing Society Ltd. Accordingly, an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.13944 dated 7.3.2022.
- (g) The Society-1, the Society-2, the Society-3 are hereinafter collectively referred to and called as "the said Societies".
- (h) The said N.A. Lands described as the Land-1 the Land-2, the Land-3 and the Land-4 are hereinafter collectively referred to and called as "the said Property". The Societies are well sufficiently sized and possessed of the said Property together the full development whatsoever of the plot area underneath and appurtenant to the existing Building and also the tit bit area used in any Road, garden or reservation and get all the benefits of approved layout. The



P.V.V  
 श्री. परमज्जा पवार

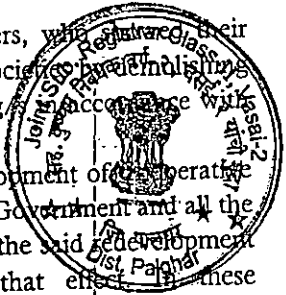
*[Handwritten signature]*

*[Handwritten signature]*

वसई क्र.-२		
१८२८	७	१०४

authenticated copies of the Extracts-7 of the said Property are hereto annexed and marked as the Annexure "A-1" to "A-8".

- (i) The then Collector, Thane had issued N.A. Permission vide No.REV/ESK/2/NAP/IV/SR/650 dated 17/6/1982 and also granted Lay-Out permission bearing No.REV/DESK-I/T-IX/NAP/SR/244/117 dated 26/11/1985 in respect of the land Survey No.302, Hissa No.1/1 of village Virar, Tal. Vasai. The authenticated copies of the said N.A. Orders are hereto annexed and marked as the Annexure "B-1" to "B-2".
- (j) The Building of the Societies have become sufficiently old and because of lack of maintenance the RCC framework has become weak, the cement mortar has also become loose and the expenses that may be required to be incurred for repairing the old buildings will be exorbitant and even if the old buildings are repaired, such repairs are required to be carried out continuously year after year thereby affecting the members financially. In addition to that every year in monsoon, the water gets logged and enters into the flats of the members those resides on the Ground Floor and due to that the members of the societies and their family members face very difficulties and inconvenience. Therefore, the Societies and its members in their society meetings collectively decided to reconstruct and redevelop the old Buildings of the Societies; the old Building being in need of extensive repairs, the societies and their members in consultation with the Promoter evolved a scheme for re-development under the Unified Development Control and Promotion Regulation ("the UDCPR") and in pursuance thereof development rights were acquired by the Promoter after following the procedure (in spirit) for redevelopment of the Societies Buildings.
- (k) The Societies called their separate Special General Body Meetings from time to time to decide redevelopment issues. The Societies and their members present in their individual Special General Body Meetings, unanimously decided and passed a resolution granting the rights in favour of the Promoter to demolish the existing old buildings and to construct one or more multi storied Building/s upon the mutually agreed terms, conditions and consideration. The Societies from time to time considered in their General Body Meetings and invited offers from the intending developers and also appointed a Committee to consider the proposal and take suitable decision which may be beneficial and in favour of the society as well as the members thereof.
- (l) The Societies received offers from intending developers, who showed their readiness and willingness to develop the plots of the Societies by demolishing the existing old buildings and reconstruct new building in accordance with the plans to be approved by Municipal Corporation.
- (m) The Societies have followed the guidelines for redevelopment of Co-operative Housing Societies circulated by the Maharashtra State Government and all the members of the Societies have unanimously approved the said redevelopment proposal and given their collective consent to that effect. In these circumstances, the Societies and the Promoter mutually settled the terms of redevelopment in their meetings. The Deputy Registrar of Co-operative Housing Societies have issued letters for the appointment of the Promoter for redevelopment of the Buildings and Plots of the Societies, those are annexed hereto and marked as Annexure "C-1" to "C-3".
- (n) The Tahasildar & Executive Magistrate Vasai issued letter No.REV/DESK-1/T-1/LAND/7595/SR-845/2022 dated 30.8.2022 for Assessment of Non Agricultural and conversion tax, under the provisions of Section 42 B of the



*[Handwritten signature]*

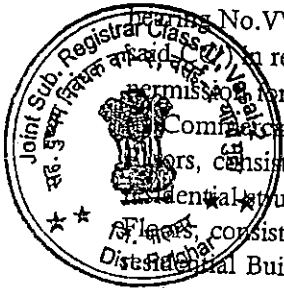
P.V.

*[Handwritten signature]*

1224 C 906

Maharashtra Land Revenue Code, 1966 for the purpose of residential and commercial use of the Land-1, the Land-2 and the Land-3, on other terms and conditions mentioned therein. The Tahasildar & Executive Magistrate Vasai issued letter No.REV/DESK-1/T-1/LAND/8892/SR-862/2022 dated 8.9.2022 for Assessment of Non Agricultural and conversion tax, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966 for the purpose of residential and commercial use of the Land-4, on other terms and conditions mentioned therein. The authenticated copies of the said letters are hereto annexed and marked as the Annexure "D-1" to "D-2".

- (o) By a Re-Development Development Agreement dated 5/5/2022, registered on 1/6/2022, vide Document No.VSI-2-7724/2022 ('the said RDA-1'), executed by Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. through their Chairman, Secretary and Treasurer ('the owners therein') and the members of Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. ('the Confirming Party therein') in favour of M/s.Sudham Lifespaces LLP. through its Partner Mr.Pushkaraj Vikas Vartak ('the Developer therein'), thereby the Owners and the members of the said Societies appointed to the Developer/the Promoter herein to redevelop the Land-1, the Land-2 and the Land-3 i.e. (i) Survey No.302, Hissa No.1/1, Plot No.1, (ii) Survey No.302, Hissa No.1/1, Plot No.2, (iii) Survey No.302, Hissa No.1/1, Plot No.3, (iv) Survey No.302, Hissa No.1/1, Plot No.4, (v) Survey No.302, Hissa No.1/1, Plot No.5, (vi) Survey No.302, Hissa No.1/1/A, (vii) Survey No.302, Hissa No.1/1/B, of village Virar, Tal. Vasai on the terms and conditions mentioned in the said RDA-1.
- (p) By a Re-Development Development Agreement dated 14/9/2022, registered vide Document No.VSI-2-15727/2022 ('the said RDA-2'), executed by Radheya Co-Operative Housing Society Ltd. through its Chairman, Secretary and Treasurer ('the owners therein') and the members of Radheya Co-Operative Housing Society Ltd. ('the Confirming Party therein') in favour of M/s.Sudham Lifespaces LLP. through its Partner Mr.Pushkaraj Vikas Vartak ('the Developer therein'), thereby the Owners and the members of the said Societies appointed to the Developer/the Promoter herein to redevelop the Land-4 i.e. Survey No.302, Hissa No.1/2/1, of village Virar, Tal. Vasai on the terms and conditions mentioned in the said RDA-2.
- (q) After appointment of the Promoter for the re-development of Societies and after demolishing of the existing old buildings the Promoter prepared a proposal and submitted to the VVCMC through the Project Architects, in accordance with the UDCPR, Buildings Bye Laws, Rules and Regulations and all other relevant provisions of the Law, for re-development of the existing old buildings and the VVCMC was pleased to issue approval to the Promoter. The VVCMC has granted Assessment Order bearing No.VVCMC/ TP/CC/VP-6675/327/2022-23; dated 21/10/2022 and the Commencement Certificate bearing No.VVCMC /TP/CC/VP-6675/327/2022-23 dated 21/10/2022 ('the Assessment Order') in respect of the said Property and thereby the VVCMC has granted permission for construction of Residential Cum Commercial Building having Commercial Building Wing 1A, having Ground Floor + 2 (two) upper floors, consisting of 5414.45 square meters Built up Area (P-Line Area), (ii) Residential structures of Villas Wing 1B, having 4 (four) Floor + 5 (five) upper floors, consisting of 1183.45 square meters Built up Area (P-Line Area), (iii) Residential Building of Wing 1C, having Stilt + Ground Floor + 22 (twenty-two) upper Floors, consisting of 10125.82 square meters Built up Area (P-Line



P.V.V

श्री. प्रसन्न पवार

*[Handwritten signature]*

Page 4 of 46

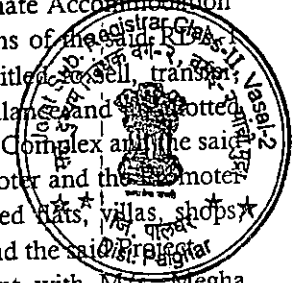
*[Handwritten initials]*



वसई क्र.- २		
१८२०८	९	१०४

Area), aggregate area 16723.72 square meters Built up Area (P-Line Area) on the said Property (Wing 1A, Wing 1B & Wing 1C hereinafter collectively referred to and called as 'the said Building Complex'). The authenticated copy of the said CC is hereto annexed and marked as the Annexure "E".

- (r) In pursuance to the said RDA-1 and the said RDA-2, the Promoter has right to redevelop, construct and develop the said Building Complex consisting of the Commercial Building, Villas and Residential Building, having aggregate area 16723.72 square meters Built up Area (P-Line Area) on the said Property, which is sanctioned as per the said CC and approved plans of the said Building Complex in the said Property, more particularly described in "the First Schedule" hereunder written.
- (s) The Promoter declares and represents that the said Property is proposed to be developed by the Promoter as a High Rise Building. The development of the said Building shall consist of total Four Phase of the said Building Commercial Building Wing 1A, having Ground Floor + 2 (two) upper Floors, consisting of 5414.45 square meters Built up Area (P-Line Area), known as "Shree Ram Square" in "Shree Ram Nagar Complex". The development of the later Part of the Building shall consist of (i) residential structures of Villas Wing 1B, having 4 (four) Floor + 5 (five) upper Floors, consisting of 1183.45 square meters Built up Area (P-Line Area), AND (ii) residential Building of Wing 1C, having Stilt + Ground Floor + 22 (twenty-two) upper Floors, consisting of 10125.82 square meters Built up Area (P-Line Area) known as "Shree Ram Heights" in "Shree Ram Nagar Complex". The said Building consisting of 'Wing 1A', 'Wing 1B' & 'Wing 1C' herein after referred to as "the said Project".
- (t) The Promoter has started construction of the said Building Complex in accordance with the said CC in the said Property having open spaces in the said Project. The authenticated copy of the sanctioned Building Plan hereto annexed and marked as Annexure "F".
- (u) In this background the Promoter is in actual possession of the said Property and has started to construct the said Building Complex on the said Property in accordance with the permissions of the VVCMC and the recitals hereinabove.
- (v) The Promoter is solely and exclusively entitled to allot to the members of the Society-1 and the Society-2 by way of 'Permanent Alternate Accommodation' on an "ownership basis" as per the terms and conditions of the said RDA-1 and the RDA-2 and further solely and exclusively entitled to sell, transfer, assign and create third party rights in respect of the balance unallotted flats, villas, shops, commercial units in the said Building Complex and the said Project, at the sole and exclusive discretion of the Promoter and the Promoter hereby intends to sell on ownership basis the un-allotted flats, villas, shops, office, commercial units of the said Building Complex and the said Project.
- (w) The Promoter has entered into a standard Agreement with M/s. Megha Urbanscapes through Mrs. Megha Fernandes, an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. Further, the Promoter has appointed a structural Engineer Mr. Pragnesh Oza, M/s. Techflow Consulting for the preparation of the structural design and drawings of the said Building and the Promoter has accepted the professional supervision of the Architect and the structural Engineer till the completion of the said Building.
- (x) The Promoter hereby further declares that the FSI sanctioned in respect of the said Project having aggregate area 16723.72 square meters Built up Area (P-



श्री प्रसोनी पवार

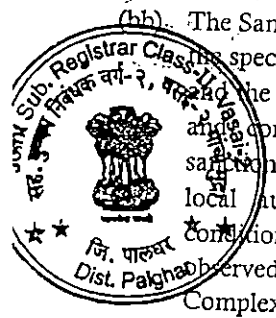
*[Signature]*  
Page 5 of 46

P.V.V. *[Signature]*

वसई क्र.-२		
१८२०८	१०	१००

Line Area) and the Promoter shall construct the said Project as per the sanctioned Plan of the said Buildings and subject to further Revised/Amendment Permissions, Part Occupation Certificate, Occupation Certificate and revised/amended sanctions Plans to be granted by the VVCMC.

- (y) The Purchaser has visited and inspected the site of construction on the said Property (as defined in this Agreement) and the said Project being under construction and the Promoter has furnished and given inspection of all relevant documents to the Purchaser and handed over applicable copies of the aforesaid deeds and documents to the Purchaser relating to the said Property, the CC, the approved plans of the said Building Complex and specifications of the said Building, N.A. Permission, other permissions and the title certificate, mutation entries, Extract 7, 7/12 Extracts, Redevelopment Agreements, Power of Attorneys and other relevant documents and relevant registered deeds and record showing the nature of the title of the Promoter to the said Property in which the flats, villas, shops, commercial units are to be constructed and such other documents which are specified under the Real Estate (Regulation and Development) Act, 2016 (herein after referred to and called as "the Act") and the Rules and Regulations made thereunder. The Purchaser has independently investigated and is fully satisfied with the title of the Promoter in respect of the said Property and further in respect of the said Premises (defined herein below) and the Promoter's right to construct, allot and sell various flats in the said Building. The Purchaser confirms that from the date hereof, the Purchaser will not raise any objection or requisition in respect to the title of the Promoter to the said Property/the said Premises.
- (z) The Promoter has registered the said Project, under the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein after referred to as "the Act") and the Rules made thereunder with the Real Estate Regulatory Authority under Serial No.P99000048744 dated 17.1.2023. An authenticated copy of the registration certificate granted by the RERA Authority, in this regard, is annexed hereto and marked as Annexure "G".
- (aa) The Purchaser has applied to the Promoter for allotment of the residential flat, bearing number A-1903, on the 19<sup>th</sup> floor, Wing "1C" in the Building known as "Shree Ram Heights", in the "Shree Ram Nagar Complex" (herein after referred to as "the said Premises") and more particularly described in 'the Second Schedule' hereunder written) for the consideration amount as agreed in this Agreement and subject to such deposits, payments and outgoings stated in this Agreement in respect of the said Project to be constructed on the said Property, by the Promoter. The authenticated copy of the drawing and specifications of sanctioned Floor Plan of the said Premises agreed to be purchased and acquired by the Purchaser, as sanctioned and approved by the local authority has been annexed and marked as Annexure "H".
- (bb) The Sanctioning Authority has granted permissions and approvals to the plans, specifications, elevations, sections of the said Building and the said Project and the Promoter shall obtain the Occupancy Certificate of the said Building and complete the construction work of the said Project. AND while sanctioning the said plans of the said Building the VVCMC, the concerned local authority and/or the Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed/to be observed and performed by the Promoter, while developing the said Building Complex and upon due observance and performance of which the occupancy certificate in respect of the said Building shall be granted by the concerned



P.V-V

श्री. परमेश्वर

*[Handwritten signature]*  
Page 6 of 46

*[Handwritten signature]*

वसई क्र.-२		
१२५८	११	१०५
२०२३		

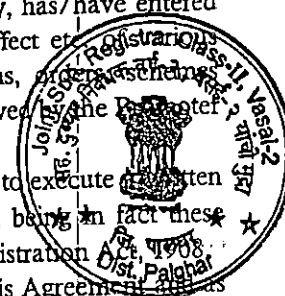
local authority or the VVCMC. The Promoter has accordingly commenced construction work of the said Project in accordance with the said plans.

- (cc) The Purchaser being fully satisfied in respect of the title to the said Property and all permissions, plans etc. and all the representations made by the Promoter and rights of the Promoter to develop the said Building, has approached the Promoter and applied for allotment of the said Premises more particularly described in "the Second Schedule" hereunder written and the said Premises is shown in hatched lines on the Floor Plan annexed hereto and marked as Annexure "I". The Purchaser has personally inspected the said Premises and its fixtures, fittings and amenities of the said Premises and the Purchaser is fully satisfied with the brands, description and specifications of the fittings, fixtures and amenities of the said Premises. The Purchaser is fully satisfied that the said Premises is under construction. It is further clarified by the Promoter to the Purchaser that, in future the Promoter may carry out development in respect FSI as and when granted by the VVCMC on the said Property, in that situation the Promoter may use the car parking spaces, open spaces, utility areas etc. to store, park the construction material or to undertake certain construction related activities thereon.
- (dd) The carpet area ('RERA Carpet') of the said Premises is 57.6 square meters and "carpet area" means the net usable floor area of an Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the said Premises.
- (ee) Prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs.44,97,000/- (Rupees Forty Four Lakh Ninety Seven Thousand only), being full and final/Part payment of the sale consideration of the said Premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admits and acknowledges) and the Purchaser has agreed to pay to the Promoter the other payments as per the term and conditions and the manner agreed in this Agreement.
- (ff) The Purchaser hereby expressly confirms that he/she/they, has/have entered into this Agreement with full knowledge, implication, effect etc. of all the terms and conditions contained in the documents, plans, orders etc. including the rights and entitlements available to and reserved by the Promoter contained in this Agreement.
- (gg) Under section 13 of the said Act the Promoter is required to execute these presents and also to register said Agreement under the Registration Act, 1908.
- (hh) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said Premises. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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

श्री. प्रमोदा पवार

Page 7 of 46



*[Signature]*

P.V.V

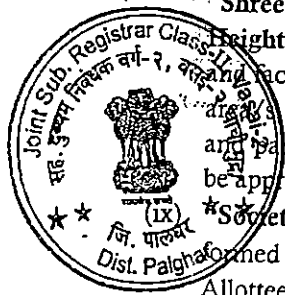
*[Signature]*

वसई क्र.-२

१८२०८ १२ १००

The parties declare and confirm that all the aforesaid recitals of this Agreement shall form an integral part of this Agreement and shall be read accordingly.

- 1) **Definitions:** In this Agreement, unless repugnant to the context, the following terms shall have the following meanings:
- (i) **"the said Premises"** shall mean the particular Premises mentioned in the Second Schedules hereunder written.
  - (ii) **"the Parking"** shall mean the particular Parking area allotted mentioned in the Third Schedules hereunder written.
  - (iii) **"this Agreement"** shall mean this Agreement for Sale together with the Schedules hereunder written and the Annexures hereto.
  - (iv) **"the said Building"** shall mean Wing IC, known as Shree Ram Heights, in the Project known as "Shree Ram Nagar Complex".
  - (v) **"Common Areas/Amenities and Facilities"** shall mean the common areas /amenities and facilities as are available in the said Building Complex, which are to be used by the Purchaser along with other occupants/holders of the other flats and villas of the said Building, as the case may be. The said Common Areas/Amenities and Facilities are like Podium Garden, Kids Play Area, Gym/Mini Walking/Jogging Track, Recreational Floor/Area/Hall/Banquet Hall shall be available for the Building 'Wing 1B' & 'Wing 1C'. The said Common Areas/Amenities and Facilities are like Podium Garden, Kids Play Area, Gym/Mini Walking/Jogging Track, Recreational Floor/Area/Hall/Banquet Hall shall not be available for the use of Commercial Unit Purchasers.
  - (vi) **"Contribution"** shall mean the amounts payable by the Purchaser in respect of the said Premises towards legal charges, water meter connection charges, electricity meter connection charges, provisional outgoings, corpus fund, membership charges, infrastructure charges, equipment maintenance charges, infrastructure maintenance charges, betterment charges, membership fees, monthly maintenance charges, any other connections charges, internet connection deposits (if provided), House tax receipt name transfer/Registration Charges, Service Tax Charges, LBT, Goods & Service Tax (GST), MVAT charges, deposits, Metro Cess/Surcharge and any other charges or taxes payable to the Government, competent authority, local bodies, municipal corporation applicable to the said Premises.
  - (vii) **"Liquidated Damages"** shall mean an amount equivalent to the % (percent) of the Consideration amount of the said Premises, as agreed and stated in Clause 7.6 of this Agreement.
  - (viii) **"the Project"** shall mean the construction and development of the Project known as "Shree Ram Nagar Complex" consisting of 'Wing 1A' known as "Shree Ram Square" and 'Wing 1B' & 'Wing 1C' known as "Shree Ram Heights", to be constructed over the said Property alongwith all amenities and facilities, car parking spaces, tower parking area and open spaces, utility and any other structures to be constructed or developed over the part and parcels of the said Property in accordance with the Plans approved/to be approved from time to time by the Sanctioning Authorities.
  - (ix) **"Society"** shall mean the society/societies/Housing Association to be formed in the manner contemplated herein below in Clause 12 of the Allottees/buyers of 'Wing 1A' Building known as "Shree Ram Square" and 'Wing 1B' & 'Wing 1C' Building known as "Shree Ram Heights".
  - (x) **"CAM Commencement Date"** shall mean the day from which the Purchaser will be required to pay Common Amenities Maintenance



P.V.V

श्री. प्रसन्ता पवार

*[Handwritten Signature]*  
Page 8 of 46

*[Handwritten Signature]*

वसई क्र. + २		
१८२४८	१३	१०५
२०२३		

Charges and will be the first day of the month commencing after expiry of at least 15 (fifteen) days from the Date of Offer of Possession regardless of whether the Purchaser takes possession of the said Premises.

(xi) "Car Parking Spaces" shall mean a location where a 4 wheel Car passenger vehicle can be parked. Car Parking Spaces includes open/stilt/covered parking spaces and maybe located on the Ground Floor Parking, Stilt Parking, Tower Parking and Podium parking (including multi-level car parking).

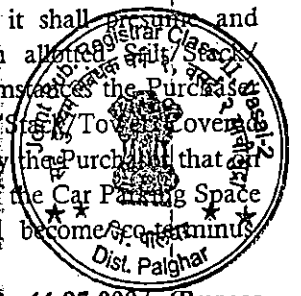
2) The Promoter shall construct the said Building as per sanctions and permissions obtained from the VVCMC/the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the said Premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

2 (a) (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser the residential flat bearing No. A-1903, area admeasuring 57.6 square meter carpet area as per the Act, on the 19<sup>th</sup> floor, of the Wing "1C", Building known as "Shree Ram Heights", in the Building project known as "Shree Ram Nagar Complex", Virar West, Tal. Vasai, Dist. Palghar to be constructed on the said Property for the consideration of Rs.44,97,000/- (Rupees Forty-Four Lakh Ninety-Seven Thousand only) including the proportionate price of the common areas and facilities appurtenant to the said Premises. The specification of common fixtures, fittings and amenities for the said Premises, which are more particularly described in the Annexure "J" annexed herewith.

(ii) The Promoter hereby agrees to allot to the Purchaser Car Parking Space marked and identified as Tower Car Parking No. \_\_\_\_\_, situated at \_\_\_\_\_ Floor, in the wing "1C" of the Building Known as "Shree Ram Heights" (more particularly described in "the Third Schedule" hereunder written, subject to compliances of this Agreement and balance payment of all such dues agreed in this Agreement by the Purchaser. It is agreed by the Promoter and the Purchaser that in case if there is dash line mark /symbol (-) or Blank put in this Clause 2 (a) (ii) after the words "Car Parking No.\_\_\_\_" then it shall be deemed that the Purchaser and understand that the Purchaser has not been allotted Stilt/Covered/Tower/Covered parking area and in that circumstances the Purchaser shall have no right to claim over the Stilt/Stair/Tower/Covered parking area of the said Building. It is agreed by the Purchaser that on cancellation of this Agreement, the allotment of the Car Parking Space granted and awarded to the Purchaser shall become void, null and void cancelled, revoked and come to an end.

2 (b) The consideration amount of the said Premises is Rs.44,97,000/- (Rupees Forty-Four Lakh Ninety-Seven Thousand only) (herein after referred to and called as "the Consideration amount").

2 (c) The Purchaser has paid on or before execution of this agreement a sum of Rs.44,97,000/- (Rupees Forty Four Lakh Ninety Seven Thousand only), as full and final consideration amount or application fee of the said Apartment.



वसई क्र.-२

2 (d)

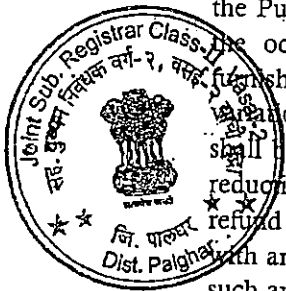
The Purchaser has also agreed to bear and make payment of all applicable taxes/charges levied by Central and/or State Government of Maharashtra or local bodies on this sale including but not limited VAT, Metro Cess/ Surcharge, Service tax, Stamp duty, Registration Fees, GST, or any other similar taxes which may be levied, in connection with the said Premises, which shall not be included in the consideration mentioned herein above and shall be separately payable by the Purchaser from time to time and up to the date of handing over the possession of the said Premises to the Purchaser. The Consideration amount is exclusive of any sums or amounts and is further excluding inter alia contribution, membership fees /charges or premiums of any nature whatsoever as are or may be applicable and/or payable hereunder or in respect of the said Premises or otherwise, present or in future. The Purchaser confirms and agrees that contribution and all sums, taxes, cess, charges, levies, fees, premiums, deposits and outgoing and maintenance shall be solely borne and paid by the Purchaser. The Purchaser would also be liable to pay interest/penalty /loss incurred by the Promoter on account of the Purchaser's failure and/or delay to pay such taxes, levies, cess, charges, statutory charges etc. Further, the Purchaser agrees to pay the same, as and when due or demanded, without any demur, objection or set off. In case the Purchaser fails to pay the balance consideration amount of the said Premises and the other dues mentioned in this Agreement then in that event the Purchaser shall liable to pay an interest from the date when such amount due and payable by the Purchaser, at the rate specified in the Real Estate (Regulation and Development) Act, 2016 and the Rules thereof. The Purchaser shall also fully reimburse the expenses that may be incurred by the Promoter consequential upon any legal proceedings that may be instituted by the concerned authorities against the Promoter or vice versa on account of such liability.

2 (e)

The total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges 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 Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the notification, order, rule, regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

2 (f)

The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the said Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a reduction cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by the Purchaser within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to the Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the



P.V.V

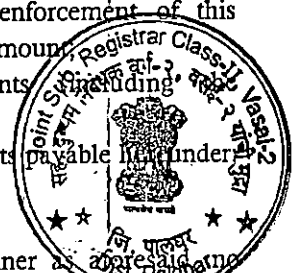
20/11/2021

*(Handwritten signature)*

वसई क्र.-२		
१८२०८	१५	१००
२०२३		

Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2 (a) (i) of this Agreement.

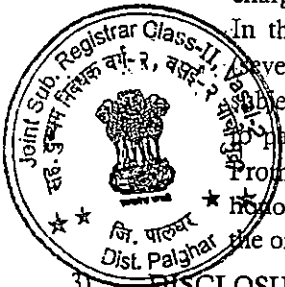
- 2 (g) In addition to the above, the Purchaser shall also liable to bear and pay such monthly charges, fees, expenses as may be fixed by the Promoter and also the taxes as may be applicable for utilizing such additional facilities, restricted facilities and amenities as provided in the said Building.
- 2 (h) It is specifically agreed that the Promoter has agreed to accept the aforesaid Consideration amount on the specific assurance of the Purchaser that the Purchaser shall:
- make payment of the installments as mentioned hereinabove, to the Promoter from time to time and regular without any delay or demur for any reason whatsoever, time being of the essence.
  - observe all the covenants, obligations and restrictions stated in this Agreement; and
  - any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Purchaser.
  - Payments if made by cheques or by any other instruments shall be subject to realization of the instrument and actual receipt of payment by Promoter.
- 2 (i) It is specifically agreed that the consideration amount is a composite price without there being any apportionment. The Purchaser is aware of the applicability of Tax Deduction at Source (TDS)/GST with respect of the said Premises. Further, the Purchaser is aware that the Purchaser has to deduct the applicable TDS/GST at the time of making of actual payment or credit of such sum to the account of the Promoter, whichever is earlier as per the provisions of the Income Tax Act, 1961. Further, the Purchaser shall submit the original certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.
- 2 (j) The Purchaser hereby agrees and undertakes that he/she/they accord/s his/her/their irrevocable consent that any payment made by the Purchaser to the Promoter hereunder shall, notwithstanding any communication to the contrary be appropriated in the manner below:
- firstly, towards taxes and other statutory dues in relation to the said Premises and/or this Agreement;
  - secondly, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration amount;
  - thirdly, towards interest on the amounts (including the Consideration amount) payable hereunder;
  - fourthly, towards the charges and other amounts payable hereunder and;
  - finally towards the Consideration amount.
- 2 (k) Under any circumstances and except in the manner as aforesaid, express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Promoter.
- 2 (l) The aforesaid payments shall be made by the Purchaser within 15 (fifteen) days of such notice or demand in writing by the Promoter to be given as hereinafter mentioned.
- 2 (m) The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head/s of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole



96200	96	904
-------	----	-----

discretion/interest and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

- 2 (n) It is clarified that, as the Promoter is carrying out the development of the Project of the High rise Building. In the aforesaid situation, the Promoter may use the car parking space/s, open spaces, amenity area, utility area, any other areas to store, keep and park the construction material or to undertake certain construction related activity/activities thereon and the Purchaser agrees and undertakes not to raise any dispute in this regard at any given point in time for any reasons whatsoever or claim any compensation/ damages thereon.
- 2 (o) All payments to be made by the Purchaser under this Agreement shall be made by cheque/demand draft/pay order/RTGS/wire transfer/any other instrument drawn in favour of "M/s.Sudham Lifespaces" Current Account (hereinafter referred to as 'the Designated Account'/'the Promoter's Specified Account'). In case of any financing arrangement entered by the Purchaser with any bank or financial institution with respect to the purchase of the said Premises, the Purchaser undertakes to direct such bank or financial institution to ensure that such bank or financial institution does disburse/pay all such amounts towards the consideration amount as due and payable to the Promoter on the respective dues date/s through an account payee cheque/demand draft/pay order/wire transfer/RTGS/any other instrument in favour of the Designated Account/Promoter's Specified Account, as the case may be. Any payment made in favour of any other account other than the Designated Account/Promoter's Specified Account/such other accounts as instructed/specified by the Promoter shall not be treated as payment towards the said Premises and shall be construed as a breach on the part of the Purchaser.
- 2 (p) In the event of dis-honour of any payment instruments or any payment instructions by or on behalf of the Purchaser for any reason whatsoever, then the same shall be treated as a default on the part of the Purchaser and the Promoter may at its sole discretion be entitled to exercise any recourse available herein. Further, the Promoter shall intimate the Purchaser of the dishonour of the cheque/s and the Purchaser would be required to promptly tender a Demand Draft/or payment through RTGS for the outstanding amounts including interest from the due date till the date of receipt by the Promoter of all the amounts including the dis-honour charges of Rs.1000/- (Rupees One Thousand only) (for each dis-honour). In the event the said demand of dis-honoured is not tendered within 7 (seven) days then the Promoter shall be entitled to cancel the allotment, subject to provisions hereunder. In the event the Purchaser comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Promoter may consider the same at its sole discretion. In the event of dis-honour of any payment cheque, the Promoter has no obligation to return the original dis-honoured cheque to the Purchaser.



3) **DISCLOSURES AND TITLE:**

- 3.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement, the Promoter has made full and complete disclosure of the title to the said Property and the Purchaser has taken full, free and complete inspection and disclosure of the title of the said Property of the Promoter and the Purchaser has taken full, free and complete inspection and

P.V.V

जॉ. प्रसन्नानि पयार

*[Handwritten Signature]*  
Page 12 of 46

*[Handwritten Signature]*

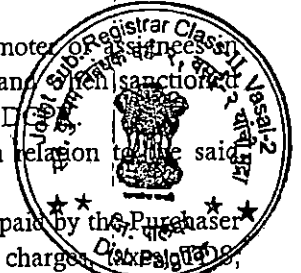


9C20C	90	900
२०२३		

verification of all relevant documents of the said Property, permissions, plans, etc. and the Purchaser has also satisfied himself/herself/themselves of the particulars and disclosures of the following:-

- (i) Nature of the Promoter's right, title and interest to the said Property and development right thereof and the encumbrances thereon, if any;
- (ii) The drawings, plans and specifications duly approved and sanctioned by the Sanctioning Authorities in respect of the said Building Complex and the plans in respect of the same, if any;
- (iii) Nature, particulars and details of common fixtures, fittings and amenities to be provided in the said Premises are as more particularly mentioned in the Annexure "J" annexed hereto;
- (iv) Nature, particulars and details of common facilities and amenities to be provided in the said Building are as more particularly mentioned in the Annexure "K" annexed hereto;
- (v) All particulars of the designs and materials to be used in the construction of the said Premises and the said Building;
- (vi) The nature of the Co-Operative Housing Society/Societies and/or Association of Societies to be constituted of the flats purchasers/acquirers of the said Project.
- (vii) The transfer of structure in respect of the said Building is to be passed, in favour of the Co-Operative Housing Society/Societies and/or Association of Societies to be governed by the provisions of the Societies Act;
- (viii) The title in respect of the Said Property is to be passed in favour of the Co-Operative Housing Society and/or the Association of the Co-operative Housing Societies to be constituted and formed as per the Act and to be governed by the provisions of the Societies Act. The title of the Said Property shall be given by the Promoter in favour of the Co-Operative Housing Society and/or the Association of the Co-operative Housing Societies as per the Provisions of the Act within 3 months from the date of receipt of the occupation certificate of the 'Wing 1C' Building of the said Project;
- (ix) The development of the future FSI by the Promoter in respect of further Building/additional floors as and which sanctioned by the Planning Authority in accordance of the UD
- (x) The Approvals obtained and to be obtained in relation to the said Building and/or the development thereof; and
- (xi) The various amounts and deposits that are to be paid by the Purchaser including contribution, stamp duty, registration charges, GST, society formation charges, water connection charges, electricity meter installation charges, maintenance charges, other contributions for and towards the said Premises/infrastructure and maintenance of the said project, premium, penalties and other outgoings, which shall be in addition to the Consideration amount.

3.2 The Purchaser further confirms and warrants that the Purchaser has independently investigated and conducted his/her/their due diligence and has satisfied himself/herself/themselves in respect of the title of the said Property as well as encumbrances, if any, including any right, title, interest or claim of any other party to or in respect of the said Property and waives his/her/their right to raise any queries or objections in that regard. The Purchaser further confirms that the Purchaser was provided with a draft of this Agreement and had sufficient opportunity to read and understand the



श्री. प्रमोद का. पवार

*[Signature]*

P.V.V

*[Signature]*

वसई क्र.-२		
१८२७८	१८	१०७

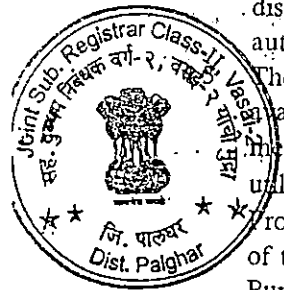
terms and conditions hereof. The Purchaser further confirms that the queries which were raised by him/her/them with regard to the said Premises, the said Building, the said Property and the terms hereof have been responded to by the Promoter. The Purchaser confirms that the Purchaser has been suitably advised by his/her/their advisor/s and well-wisher/s and that after fully understanding and accepting the terms hereof, the Purchaser has decided and agreed to enter into this Agreement.

- 3.3 It is expressly agreed that the right of the Purchaser under this Agreement or otherwise shall always be only restricted to the said Premises agreed to be sold and such right will accrue to the Purchaser only on the Purchaser making full payment to the Promoter of the Consideration amount and all the amounts, strictly in accordance with this Agreement and only on the Purchaser performing and complying with other terms, conditions, covenants, obligations, undertakings, etc. hereof. Likewise, the Promoter is entitled to develop the said Building and other Buildings of the said Project. The remaining premises, buildings, benefits, rights, areas in the said Property shall be the sole property of the Promoter and the Promoter shall be entitled to develop the balance FSI of the said Property without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever and shall be solely entitled to deal with such premises, benefits, rights, areas in the said Property.

4) PLANS, PROJECT & DEVELOPMENT:

- 4.1 The Promoter has started to construct the said Building/s of the said Project on the said Property in accordance with the plans, drawings, designs and specifications currently approved/to be approved time to time by the VVCMC/Sanctioning Authorities and subject to the Building of 'Wing 1A', 'Wing 1B' & 'Wing 1C' to be developed by the Promoter or their Assigns with the sanctions and permissions obtained from the Planning Authority in accordance of the UDCPR.
- 4.2 The Promoter has informed to the Purchaser and the Purchaser hereby confirms and acknowledges that the said Property and the said Project is being developed by the Promoter and if the balance land area/FSI may be available that will be consumed and developed by the Promoter in this Project in his absolute discretion from time to time, subject to sanctions and permission from the Planning Authority. The Purchaser further acknowledges and confirms that the Promoter may, at any time, revise/modify the sanctioned plan of the said Property, except for the said Premises, in such manner as the Promoter may deem fit, in his sole discretion. However, the same is subject to the sanction of the competent authorities.

The Promoter hereby declares that presently the Floor Space Index available and approved in respect of the said Project is 16723.72 square meters Built up (P-Line Area) and that no part of the said FSI has been utilized by the Promoter elsewhere for any purpose whatsoever. The Promoter hereby declares that the said FSI approved as on date in respect of the said Project shall utilized for the said Project. It is agreed by the Purchaser that the Promoter shall be entitled to generate and utilize the FSI by availing of TDR, DR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the UDCPR which are applicable to the said Property. The Promoter has disclosed the Floor Space Index, which is to be utilized for



P.V.V

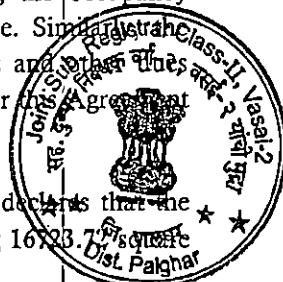
श्री. अमकाश पवार

*[Handwritten Signature]*  
Page 14 of 46

*[Handwritten Signature]*

वसई क्र.-२		
१८२७८	१९	१०५
२०२३		

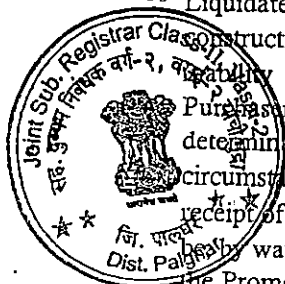
- the said project and the Purchaser knows that the construction carried out by the Promoter by utilizing the said FSI on the clear cut understanding that the future FSI if any shall always belong to the Promoter.
- 4.4 The Purchaser further acknowledges that, at its sole discretion (i) the Promoter shall also be entitled to freely deal with future FSI/DR/TDR or otherwise including by way of sale or transfer to any entity as the Promoter may deem fit, and (ii) the Promoter may also sell/transfer the same to any person as it deems fit, in accordance to the existing and applicable laws. The Purchaser has entered into this Agreement knowing fully well the scheme of development to be carried out by the Promoter on the said Property.
- 4.5 The unutilized/residual FSI (including future incremental or enhancement due to change in law or otherwise) in respect of the said Property shall always be available to and shall always be for the benefit of the Promoter. The Promoter shall have the right to deal or use the FSI, DR and/or TDR as it may deem fit, without any objection or interference from the Purchaser. In the event of any additional FSI in respect of the said Property or any part thereof being increased as a result of the UDCPR, policy/any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time, hereafter, the Promoter shall be entitled to the use and consume the same and to avail benefit of the all such additional FSI for the purpose of the development and/or construction of structures on the said Property as may be permissible under applicable law.
- 5) **COMPLIANCES OF SANCTIONS AND PERMISSIONS:**
- 5.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Planning Authority, the VVCMC and/or the concerned local authority at the time of sanctioning the plans or thereafter and shall hand over possession of the said Premises to the Purchaser, as the occupancy certificate is obtained from the concerned local authority in respect of the said Premises /the said Building.
- 5.2 Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the said Project and handing over the said Premises to the Purchaser and the common areas to the Society / the Association of the Co-Operative Societies after receiving the occupancy certificate of the 'Wing 1C' Building, as the case may be. Similarly, the Purchaser shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement before grant of Occupation Certificate.
- 6) **THE FSI OF THE SAID PROJECT:** The Promoter hereby declares that the Floor Space Index in respect of the said Project is admeasuring 16723.77 square meters Built up (P-Line Area).
- 7) **PAYMENT CONDITIONS:**
- 7.1 If the Promoter in spite of the receipt of the full and final payment and all other payment mentioned in this Agreement, fails to abide by the time schedule for completing the said Building and handing over the said Premises to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the said Building/the said Premises, interest as specified in the



वसई क्र.-२		
१८२८८	२०	१००

Rules of the Act (the interest to be calculated at the rate which shall be the State Bank of India ~~18%~~ Marginal Cost of Lending Rate plus two percent), on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rules, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Promoter.

7.2 Without prejudice to the right of the Promoter to charge interest in terms of sub clause 7.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other charges, other dues/outgoings mentioned in this Agreement) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement. Provided that, the Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and/or mail at the e-mail address and/or forward to whatsapp number provided in this Agreement by the Purchaser, 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 Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the specified period of notice, then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the amount mentioned in the Table of the Clause 7.6 of this Agreement received towards the Consideration amount from the Purchaser will stand ipso facto forfeited without any reference or recourse to the Purchaser towards Liquidated Damages and the Promoter shall refund to the Purchaser, the remaining amount actually received from the Purchaser towards the Consideration/price of the said Premises, excluding payment towards taxes, charges, stamp duty, registration charges, Metro Cess/Surcharge, any other charges/tax paid to the Government/local body/competent authority which may till then have been paid by the Purchaser to the Promoter, but the Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded. It is hereby clarified that this Agreement shall be deemed to be terminated upon expiry of the termination notice of 15 (fifteen) days. It is hereby clarified that such balance amount after deducting the Liquidated Damages shall be refunded by the Promoter to the Purchaser within 45 (forty-five) days from the date of termination of this Agreement. The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Promoter on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard inter alia to the cost of construction, the cost of funds raised by the Promoter, the ability to allot or availability of the Promoter to resell the said Premises, among others. The Purchaser waives his/her/their right to raise any objection to the payment or determination of the Liquidated Damages in the manner and under the circumstances set out herein. It is hereby agreed between the Parties hereto that receipt of the aforementioned refund amount under this Clause as the case may be by way of cheque/RTGS, if any, will be considered as the payment made by the Promoter towards such refund and the liability of the Promoter for refund, shall come to an end forthwith. It is clarified that the payment paid by the Purchaser towards Taxes, cess, levies, charges, stamp duty, registration charges,



P.V

श्री. प्रमोदा पवार  
 Page 16 of 46

*[Handwritten signature]*

वसई क्र.-२  
 १८२०८ २१ १००  
 २०२३

etc. paid on all such amounts shall not be refunded to the Purchaser. On termination and cancellation of this Agreement, the Purchaser shall have no right, title, interest, claim, demand or, except for the refund of the aforesaid amounts (subject to deductions as aforesaid) dispute of any nature whatsoever either against the Promoter or against the said Premises or under this Agreement and the Purchaser will not raise any objection or dispute in that regard. The Purchaser acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

- 7.3 It is clarified that upon termination of this Agreement as set out and mentioned herein above, the Promoter shall be completely discharged of its obligation under this Agreement and the Purchaser shall not be entitled to make any claim against the Promoter, whether by way of any losses, damages, compensation or otherwise.
- 7.4 The Purchaser shall separately pay the Applicable Common Area Maintenance Charges ("CAM Charges") of the said Project as per the terms of this Agreement. The Purchaser shall be liable to pay both the deposits and the monthly expenses towards CAM charges in accordance with this Agreement. Time is the essence, with respect to the Purchaser's obligations to pay all such amounts as mentioned in this Agreement and also to perform or observe all the other obligations of the Purchaser, under this Agreement.
- 7.5 The Purchaser is aware that the Purchaser has to deduct the applicable Tax Deduction at Source (TDS) and/or GST at the time of making of actual payment or credit of such sum to the account of the Promoter, whichever is earlier as per the provisions of the Income Tax Act, 1961. Further, the Purchaser shall submit the original certificate within the prescribed time mentioned in the Income Tax Act 1961.
- 7.6 (i) In case the Purchaser desires to cancel this Agreement, in that event an amount mentioned in the Table hereunder written would be deducted from the payment of money received from the Purchaser towards consideration amount of the said Premises (excluding payment towards taxes, charges, stamp duty, registration charges, Metro Cess/Surcharge, any other charges/tax paid to the Government/local body/competent authority, etc.) and the balance amount due and payable shall be refunded to the Purchaser without interest within 45 days from the date of receipt of a letter requesting to cancel the said Agreement.

Sr. No.	If the letter requesting to cancel the booking is received,	Amount to be deducted
1.	within 15 days from the date of this Agreement;	Nil
2.	within 16 to 30 days from the date of this Agreement;	1% of the cost of the said Premises
3.	within 31 to 60 days from the date of this Agreement;	1.5% of the cost of the said Premises
4.	After 61 days from the date of this Agreement;	2% of the cost of the said Premises



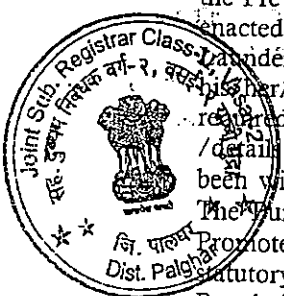
(ii) In the event the amount due and payable referred in Clause 7.6 (i) above is not refunded to the Purchaser within 45 days from the date of receipt of letter requesting to cancel the said Agreement, the Purchaser shall entitle to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

- 7.7 The Purchaser shall liable to pay towards individual electricity connection/ meter charges, water/storm water connection charges, sewerage connection charges, Gas connection charges including its infrastructure charges, deposits to the concerned authorities, on account of additional fire safety measures

वसई क्र.-२		
70200	22	900
undertaken broadband internet connection charges, increases in deposit of security amounts on water electricity, etc., any new infrastructure charges and increase thereof for bulk supply of electrical energy and all/any other charges not included in the Consideration of the said Premises and the actual/proportionate amount shall be additionally payable by the Purchaser on or before the offer of possession of the said Premises.		

7.8 If the Purchaser is the resident outside India or having Non Resident Indian (NRI) or Overseas Citizen of India (OCI) status, such Purchaser clearly and unequivocally confirms that he/she shall be individually and solely responsible for compilation with the necessary formalities as laid down in Foreign Exchange Management Act 1999 (FEMA), Reserve Bank of India (RBI) Act and Rules/Guidelines made/issued there under and all other applicable laws including that of remittance of payments, acquisition/sale or transfer of immovable property/s in India. The Purchaser shall also furnish the required declaration to the Promoter in the prescribed format, with such permission/approvals/no objections to enable the Promoter to fulfill its obligations under this Agreement. In case, any such permission is ever refused or subsequently found lacking by any Statutory Authority/the Promoter, or in case of any implications arising out of any default by the Purchaser, it shall be the sole liability and responsibility of the Purchaser. The Promoter shall accept no responsibility in this regard and the Purchaser shall keep the Promoter fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Purchaser, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate in writing to the Promoter immediately and comply with all the necessary formalities, if any, under the applicable laws. In event of non-fulfillment of the permission as mentioned above, the amount paid towards Sale Consideration paid will be refunded without interest, by the Promoter (excluding taxes) as per the cancellation process mentioned in this Agreement and the allotment cancelled forthwith and the Promoter will not be liable in any manner on such account. In case of Non-Resident Indians (NRI) and Persons of Indian Origin (PIO), all refunds, if any, shall, however, be made in Indian Rupees and Purchaser alone shall be liable to get all the necessary permissions for getting the refund of the amount paid towards the sale consideration as mentioned above from the concerned authorities. In case of foreign remittance, the net amount credited to Bank shall be taken as amount received and necessary Bank charges shall be borne by the Purchaser. The date in which such credit is made to the Bank account of the Purchaser, will be considered as date of payment and no other date. The Purchaser shall provide to the Promoter copy of the swift message to trace the remittance in India.

7.9 The Purchaser declares and confirms that the monies paid/payable by the Purchaser under this Agreement towards the said Premises is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002 and rules/directions/orders enacted pursuant to the same, from time to time (collectively "Anti - Money Laundering Regulations"). The Purchaser authorizes the Promoter to give their personal information to any statutory authority as may be required from time to time. The Purchaser further affirms that the information / details provided herein is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their knowledge. The Purchaser further unequivocally agrees and confirms that in case the Promoter becomes aware and/or in case the Promoter is notified by the statutory authorities of any instance of violation of Anti-Money Laundering Regulations, then the Promoter shall at its sole discretion be entitled to cancel /terminate this Agreement. Upon such termination the Purchaser shall not have any right, title or interest in the said Premises, neither have any claim/



P.V.V

श्री. प्रमोदराव पवार

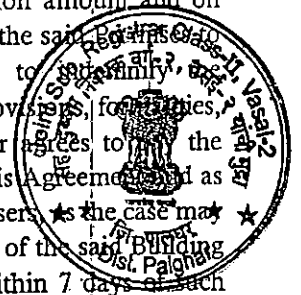
*[Handwritten signature]*

*[Handwritten signature]*

वसई क्र.- २		
१८२०८	२३	१००
२०२३		

demand against the Promoter. In the event of such cancellation/termination, the monies paid by the Purchaser shall be refunded by the Promoter to the Purchaser, subject to the forfeiture clause and in accordance with the terms of this Agreement, only after the Purchaser furnishing to the Promoter a no-objection/consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser.

- 8) **DISCRIPTION OF FITTINGS AND FIXTURES:** The fixtures and fittings with regard to the flooring and sanitary fittings and amenities with particular brand, or price range (if unbranded) to be provided by the Promoter in the said Building and the said Premises as are set out in annexures hereto.
- 9) **DELIVERY OF POSSESSION OF THE SAID PREMISES BY THE PROMOTER:** The Promoter shall give possession of the Apartment to the Purchaser on or before 31/12/2026, subject to receipt of the occupation certificate of the said Building and full and final Consideration amount and the other dues payable by the Purchaser contemplated in this Agreement. If the Promoter fails or neglects to give possession of the Apartment to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 7.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of - (i) war, civil commotion or act of God; (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- 10) **PROCEDURE FOR TAKING POSSESSION -**
- 10.1 The Promoter, upon receipt of the full and final Consideration amount by the Promoter and other due and payable amounts mentioned in this Agreement duly paid by the Purchaser, shall offer in writing the possession of the said Premises, to the Purchaser in terms of this Agreement to be taken within 15 (fifteen) days from the date of receipt of the consideration amount and on compliance thereof the Promoter shall give possession of the said Premises to the Purchaser. The Promoter agrees and undertakes to provide the necessary documentation on part of the Promoter. The Purchaser agrees to pay the maintenance charges and other amounts mentioned in this Agreement and as determined by the Promoter or association of flats purchasers, as the case may be. The Promoter on receipt of the occupation certificate of the said Building shall offer the possession to the Purchaser in writing within 7 days of each receipt of occupation certificate and the Promoter shall hand over possession of the said Premises to the Purchaser within 7 days from the date of receiving the full and final Consideration amount and other due and payable amounts mentioned in this Agreement from the Purchaser.
- 10.2 The Purchaser shall take possession of the said Premises within 15 days from the date of receipt of the written notice from the Promoter to the Purchaser intimating that the said Premises is ready for use and occupancy.

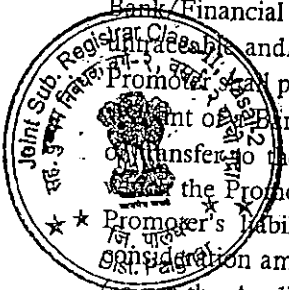


*[Handwritten signature]* P.V.V. *[Handwritten initials]*

वसई क्र.-२

9C2UC 27 90U

- 10.3 ~~Failure of the Purchaser to take Possession of the said Premises: Upon receiving a written intimation from the Promoter as per clause 10.1, the Purchaser shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings, such letters and other deeds and documentation as prepared by the Promoter and prescribed in this Agreement, and the Promoter shall give possession of the said Premises to the Purchaser on said compliance and payment of full and final consideration amount and other dues in accordance of the terms and conditions of this Agreement. In case the Purchaser fails to take possession within the time provided in clause 10.1, the Purchaser shall continue to be liable to pay maintenance charges, CAM Charges and other charges as applicable to the said Building and the said Project.~~
- 10.4 Due to result of any legislative order or regulation or direction or the non-receipt of any relevant Approvals from the Government or public authorities or for a reason beyond the control of the Promoter or its agent, the Promoter is unable to provide the said Premises for fit-outs or complete the said Building and/or give possession of the said Premises to the Purchaser in the time as mentioned in Clause 9 above, the Promoter may by notice in writing terminate this Agreement and the only responsibility and liability of the Promoter in such an event will be to pay back to the Purchaser such consideration amount as may have been paid by the Purchaser towards the sale consideration amount (excluding the taxes, fees and the charges paid to the Government) with such interest thereon at the rate may be prescribed under the Act from the date the Promoter receives such amounts till the date the amounts and the interest thereon is repaid. It is hereby clarified that such balance sale consideration amount after deducting taxes shall be refunded by the Promoter to the Purchaser within a period of 30 days from the date of termination of this Agreement. The Purchaser further agrees that the Promoter shall refund the balance amounts either by way of (i) personal hand delivery of cheque/s to the Purchaser or (ii) courier of cheque/s to the Purchaser at the address mentioned in this Agreement or Allotment Letter/application form, or (iii) through any other means as the Promoter may deem fit. The Promoter may at its sole discretion also make refund of the Balance sale consideration amount through RTGS to the Purchaser as per account details for refund as mentioned in the Application form or Agreement signed by the Purchaser. In case of the Purchaser, who have availed home loan and mortgaged the said Premises to any Bank/Financial Institution, such refund to the Purchaser shall be processed post intimation to any Bank/Financial Institution and release of amounts to such Bank/Financial Institution as per agreements, documents, papers etc. signed between the Purchaser and such Bank/Financial Institution and the Purchaser. In the event the Purchaser is unable to take possession and/or unreachable and/or does not accept refund amount, the Promoter shall place the balance refundable amount in an interest free escrow account of any Bank. The date of such personal handover or courier of cheque or transfer to the interest free account would be deemed to be the date on which the Promoter has refunded the balance consideration amount and the Promoter's liability shall end on such date. Such refund of the balance consideration amount shall be made to and in the name of the first applicant (as per the Application Form)/lender (in case the Purchaser has procured a loan from a bank/financial institution), as the case may be. This shall be full and final discharge of all obligations on the part of the Promoter or its employees and the Purchaser will not raise any objection or claim on the



P.V.Y

श्री प्रमोदतापवार

*[Handwritten signature]*

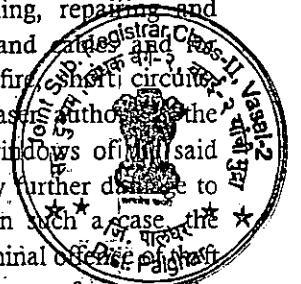
Page 20 of 46

*[Handwritten signature]*



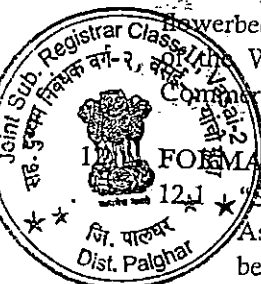
वसई क्र.-२		
१८७८	२५	१००
२०२३		

- Promoter in this regard. It is agreed that in case the Purchaser who have availed home loan and mortgaged the said Premises to any Bank/Financial Institution then in that event the Purchaser shall obtain registered re-conveyance/release deed from such Bank in respect of the said Premises.
- 10.5 The Promoter is developing the said Building with rights of developers thereof. The Promoter shall have the right to decide and declare the location of future Building of the Project in the said Property, subject to compliance of the Act and permissions of the Planning Authority. The said Property is a single Lay-Out and will be fully developed and completed after the completion of 'Wing 1C' Building, therefore availability of few common amenities, services, facilities shall be dependent on the construction of all the said Building of the 'Wing 1C' in the said Property and may get ready such amenities and services after completion of the 'Wing 1C' Building in the said Property. It is agreed by the Purchaser that few amenities, facilities and infrastructures may not be ready and fully available at the date of offer of possession of the said Premises and the same may be completed upon construction of the 'Wing 1C' Building and/or complete development of the said Project. The Purchaser has confirmed that he/she/they are aware of the same and the Purchaser shall not raise any objection or make any claim/compensation from the Promoter on account of such inconvenience and/or non-availability, if any, due to such development/construction activities or incidental/related activities. Further, non-availability and/or partial availability of the all amenities, common facilities and infrastructures in the said Building shall not be a reason for non-payment or default in payment of the charges and outgoings as mentioned in this Agreement.
- 10.6 After receipt of possession of the said Premises, the Purchaser shall permit and shall deemed to have granted a license to the Promoter and its surveyors, technicians and agents with or without workmen and others, including any work maintenance Agency at all reasonable times to enter into and upon the said Premises or any part thereof to view and examine the state and conditions thereof and to make good all defects, decays and repairs in this behalf and also for repairing of any part of the said Building. This shall be also for the purpose of repairing, maintaining, rebuilding, cleaning, structural strengthening, lighting and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience in the said Project and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and similar purposes. In case of exigency situations like fire, short circuit, leakages on the floor above or below etc. the Purchaser authorizes the Promoter and/or its agents to break open the doors/windows of the said Premises and enter into the said Premises to prevent any further damage to the said Premises, other flats and the said Building. In such a case, the Promoter and/or his agents shall not be liable for any criminal offence or loss or inconvenience caused to the Purchaser on account of entry to the said Premises as aforesaid, as it would be done to avoid major destruction.
- 11) NATURE OF USE: The Purchaser shall use the said Premises or any part thereof or permit the same to be used only for purpose allowed by the Sanctioning Authority. The Purchaser shall use the residential Premises only for residence use. The Purchaser shall use the commercial unit only for legal and valid commercial use. The Purchaser shall use the Car parking space only for purpose of keeping or parking vehicle owned by the Purchaser. The Purchaser



9C2U	2E	10U
------	----	-----

shall not use or allowed to be used the said Premises or any part thereof in any manner that may cause nuisance or annoyance to occupants or other flat owners. The Purchaser hereby indemnifies the Promoters against any action, damages or loss caused on account of any misuse of the said Premises/common areas or any part thereof or parking area and the action, damages or loss caused on account of any misuse shall be at risk and responsibility of the Purchaser and any consequences arising therefrom shall be borne and reimbursed by the Purchaser alone. After handing over possession of the said Premises, in case the Purchaser intends to install or fix any device and furniture such as instruments, gadgets, fixture, electronic items, etc. to any wall, column, ceiling, floor of the said Premises or the said Building, then the Purchaser shall take written permission from the Promoter for installation or fixation of such devices. In case the Purchaser fixes or installs any such devices or furniture without permission of the Promoter and in consequence thereof any damage or defect is caused to the structure of the said Premises or the said Building/s, then the Purchaser shall be liable and responsible to repair and cure such damage, unauthorized work and defect in the said Premises/the said Building/s and the Purchaser shall indemnify and agrees to keep always saved, harmless and indemnified, the Promoter (i) from and against all actions, proceedings, claims, demands, costs, charges, loss, penalties and expenses whatsoever, which may be made against the Promoter or which the Promoter may suffer or incur as a result of any unauthorized changes or alteration in or causing any damage, defect in or to the said Premises and/or the said Building/s; and (ii) for all costs and expenses incurred by the Promoter for instituting any legal proceedings for recovery of such costs and charges and expenses incurred by it for rectification and restoration to the said Premises and/or the said Building. In case the Purchaser fixes or installs any such devices or furniture without permission of the Promoter and in consequence thereof any damage or defect is caused to the structure of the said Premises or the said Building then the defect liability of the Promoter shall shift on the Purchaser. The Purchaser agrees that the Purchaser shall indemnify and agrees to keep always saved, harmless and indemnified, the Promoter in this regard. The Promoter has proposed to have a common Podium Garden, Kids Play Area, Gym/Mini Walking/Jogging Track, Recreational Floor/Area/Hall/Banquet Hall for the exclusive use of the residents of the Wings '1B' and Wing '1C' Building (i.e. the Allottee of the shops and commercial units or their guests, patrons shall not be entitled to have an access to the said common amenities of Podium Garden, Kids Play Area, Gym/Mini Walking/Jogging Track, Recreational Floor/Area/ Hall/Banquet Hall). The costs of repairs, maintenance of the Podium and of the Garden (including planting, branching, replanting of the trees/orchard/flowerbeds etc.) thereon as aforesaid would be the responsibility of the residents of the Wings '1B' and Wing '1C' Building (other than the Allottees of the Commercial Units of the Wing '1A' Building).



**FORMATION OF SOCIETY/ASSOCIATION:**

"Society" means the Co-Operative Society/Societies and/or the Association of Societies of flats purchasers of the said Building that may be formed by the Promoter under the provisions of the Society Act as applicable, in respect of the said Building Project known as "Shree Ram Nagar Complex", to be constructed and proposed to be constructed on the part and parcel of the said Property and in accordance with the provisions of this Agreement.

R.V.V

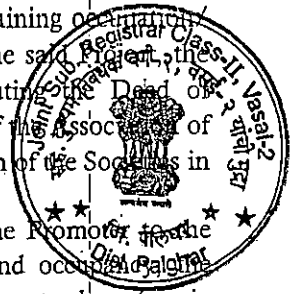
श्री. प्रशांत गोखले

*[Handwritten Signature]*  
Page 22 of 46

*[Handwritten Signature]*

वसई क्र.-२		
१८२५८	२५	१०५
२०२३		

- 12.2 As per the Rule 9 (1) (i) of the 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 submit an application for formation of Co-Operative Society/Societies and/or the Association of Societies of the said Project, to the Registrar of Registration of the Co-Operative Housing Society under the provisions of the Maharashtra Co-Operative Societies Act, 1960, within three months from the date within three months from the date of occupation Certificate of the Building 'Wing 1C' of the said Project of "Shree Ram Nagar Complex".
- 12.3 The Purchaser along with other Allottees in the Building 'Wing 1A', 'Wing 1B' and 'Wing 1C' shall join to form and register a Co-Operative Housing Society and/or Association of the Societies as determined by the Promoter (hereinafter referred to as the said "Society") to be known as "Shree Ram Nagar Complex Co-Op. Housing Society" or by such other name as the Promoter may decide. For the said purpose, the Purchaser shall sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of such Society and for becoming a member, including the bye-laws of the proposed Society. The Purchaser shall duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the Society of the Purchaser. No objection shall be taken by the Purchaser with respect to the same. The changes or modifications, if any, are to be made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies. The Promoter shall not be liable for any claims or penalties for delay in forming the Society, on account of any delay of the Purchaser and other Allottees in complying with the above.
- 12.4 The Promoter shall execute deed of Conveyance of the said Property, within three months of from the date of issuance of the Occupation Certificate of the 'Wing 1C' Building of the said Project or the formation of the Association of Societies, whichever is later. It is agreed between the Parties that within three months from the date of obtaining occupational completion certificate of the 'Wing 1C' Building of the said Project, the Promoter shall transfer and vest the title by executing the Deed of Conveyance in respect of the said Property in favour of the Association of Societies and in absence of formation of the Association of the Societies in favour of the Society.
- 12.5 Within 15 days after notice in writing is given by the Promoter to the Purchaser that the said Premises is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Premises) of outgoings in respect of the said Building, the said Property namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Building/the said Property. Until the Society is formed and the structure of the said Building is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is



*[Handwritten signature]*

922UC	2C	90U
-------	----	-----

so determined by the Purchaser shall pay to the Promoter provisional monthly contribution calculated at the rate of Rs.7/- (Rupees Seven only) per square feet area to the extent of the said Premises, per month towards the maintenance expenses and outgoings and applicable CAM Charges. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and the Promoter shall entitle to make necessary expenses out of the amounts of the contribution. It is agreed that if the balance amounts is there in the hands of the Promoter after deducting all expenses, the same shall remain with the Promoter until the transfer of the execution of Deed of Conveyance, which is to be executed in favour of the Society or the Association of the Societies as aforesaid. On such transfer of the Deed of Conveyance executed in favour of the Society or the Association of the Societies, the aforesaid deposits (less deduction and expenses) shall be paid over by the Promoter to the Society or the Association of the Societies, as the case may be.

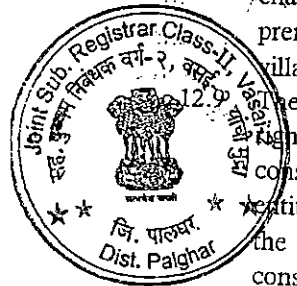
12.6 Further, the Purchaser agrees that the Promoter shall have exclusive control and management in respect of all un-allotted Covered parking/ Stilt Parking/Stack Parking and the Tower Parking areas of the said Project and the Promoter shall have exclusive right and authority to allot such parking areas of the said Building as per the choice of the Promoter. The flat purchaser/allottee who has been allotted Parking shall have exclusive control and management in respect of particular Covered parking/Stilt Parking/Stack Parking and the Tower Parking Space allotted in registered Agreements by the Promoter, till such period flat purchaser/allottee hold ownership of his premises in the said Project. The Purchaser agrees that the Purchaser and/or the subsequent transferee shall not take any objection or dispute in that regard with the Promoter or such transferees on account of allotment of such Parking areas.

12.7 Further, the Purchaser and the other flats purchasers of the said Building shall enter into/sign/execute such documents/writings, as may be required, containing covenant/s for payment of the expenses relating to the common areas/amenities and facilities which are situated on the said Building/the said Property.

12.8 It is agreed that in the event that the Society of the said Building is being formed but there is/are flats/villas/commercial units or any other premises in the said Building that are not sold by the Promoter, the Promoter shall not be liable to pay maintenance charges, or any other charges/expenses of any nature whatsoever for the unsold flats or premises to the society, till such time that the sale of such unsold flats/ villas/commercial units occurs.

12.9 The Purchaser and the Society as and when formed shall not claim any right title and interest over the future FSI, DR, TDR or additional construction of any future FSI, DR or TDR and only the Promoter shall have the right to appropriate the entire sale proceeds thereof and the obligation of the Society to admit such purchasers of the flats comprised in the construction of the said Building as its member without charging any additional amount;

12.10 It is agreed by the Purchaser that the right of the Promoter, his agents, servants will have full and complete access, for egress and ingress on internal roads the said Property in future 24 X 7 for any reason whatsoever. The Promoter reserves to itself, the unfettered right to the full, free and complete right of way and means of access over, along and under



P.V.V

श्री. प्रमोदजी पवार

*[Signature]*  
Page 24 of 46

*[Signature]*

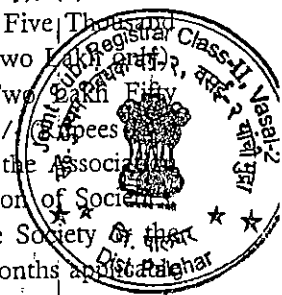
वसई क्र.-२		
१८२७८	२९	१०७
२०२३		

all the internal access roads in the said Property and any common rights of ways to grant such rights to the Purchaser and/or users and buyers of flats/villas/units/building/s being constructed in future, at all times and the right of access in the said Property for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, transformer of power supply company etc. situated on the said Property and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the said Property and/or the adjacent property.

12.11 It is agreed by the Purchaser that the obligation of the Purchaser/the Society to pay the share of taxes in respect of all tax assessments, dues, cesses and outgoings, in respect of said Building/the said Property and/or any portion thereof;

12.12 The Purchaser shall observe and perform all the rules and regulations and bye-laws of the Society and/or Association of Societies on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the said Building and/or the said Property and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, Government or public bodies. The Purchaser shall also observe and perform all the terms and stipulations laid down by the Society and/or Association of Societies regarding occupation and use of the said Premises and shall pay outgoings in accordance with the terms of this Agreement.

13) **LIABILITY OF THE PURCHASER TO PAY AT THE TIME OF DELIVERY OF POSSESSION:** The Purchaser, shall on or before delivery of possession of the said Premises in addition to the Consideration amount, pay and keep deposited with the Promoter, non-refundable amount (i) from 1 BHK flat purchaser Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only), (ii) from 2 BHK flat purchaser Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand only), (iii) from 3 BHK flat purchaser Rs.2,00,000/- (Rupees Two Lakh only), (iv) from residential villa purchaser Rs.2,50,000/- (Rupees Two Thousand only), (v) from commercial unit purchaser Rs.2,00,000/- (Rupees Lakh only), towards share money, application entrance fee of the Association of Societies, monthly maintenance charges (for 6 months) and provisional share of taxes and other charges and levies of the Society or the Association of Societies, monthly maintenance charges (for 6 months) from the date of offer date of possession), provisional Deposit amount towards the charges/expenses for procuring and using electricity connection, electric transformer, water Connections, deposit towards water (Bore well), infrastructure charges, generator charges, other connection charges, CAM Charges, infrastructure charges, etc. The above mentioned amounts are subject to service tax/GST and the Purchaser agrees and undertakes to pay all the above amounts/charges along-with Service Tax/GST thereupon as and when demanded by the Promoter. The said amounts are as per the prevailing rates/charges in effect which is always subject to change and the Purchaser is given understanding to that effect and the Purchaser is aware of the same, as such if the Promoter effects any change in such charges or amount in future, the Purchaser shall be bound by the same and he/she/they shall pay the same without fail.



वसई क्र.- २		
११२०६	३०	१००

- 14) **PAYMENT TOWARDS CERTAIN CHARGES:** The Purchaser shall pay to the Promoter a sum of Rs.7,000/- (Rupees Seven Thousand only) for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with legal guidance for formation of the Society and/or the Association of Societies and for preparing rules, regulations and bye-laws of the Society and/or the Association of Societies.
- 15) **LIABILITY OF THE PURCHASER TO PAY EXPENSES TOWARDS DEED OF TRANSFER OF THE SAID PROPERTY:** The Promoter, within three months from the receipt of the occupation certificate of the construction of the 'Wing 1C' Building or Formation of the Association of the Societies, whichever is later, the Promoter shall execute a transfer deed/Deed of conveyance of the said Property in favour of the Association of society as may be formed. However, in case the Purchaser fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Purchaser authorizes to the Promoter to withhold registration of the transfer deed/Deed of Conveyance of the said Property in favour of the Association of Societies till full and final settlement of all dues and stamp duty and registration charges to the Promoter is paid and deposited by the Purchaser.
- 16) **LIABILITY OF THE PURCHASER TO PAY EXPENSES TOWARDS DEED OF TRANSFER OF THE SAID PROPERTY OF THE PROJECT :** The Promoter agrees that within three months from the receipt of the Occupation Certificate of the "Wing 1C" Building of the Project, the Promoter shall execute a conveyance deed of the said Property with proportionate indivisible share in the common areas, amenities and facilities to the Association of Societies or in absence thereof, in favour of the Society of "Shree Ram Nagar Complex" as may be formed, along-with right, title and interest of the Promoter in the said Property, however the Promoter shall have full control, right, title and interest over the unallotted and/or unsold Premises of the said Project. However, in case the Purchaser and other Allottees fails to deposit the payment towards the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Purchaser authorizes to the Promoter, to withhold registration of the conveyance deed of the said Property in favour of the Association of Societies or in absence thereof, in favour of the Society of "Shree Ram Nagar Complex", till full and final settlement of all dues and stamp duty and registration charges deposited to the Promoter by the Purchaser and the Association of Societies or in absence thereof, in favour of the Society of the "Shree Ram Nagar Complex".

**RIGHTS OF THE PROMOTER :**

7.1 The Purchaser expressly agreed that the right of the Purchaser under this Agreement is only restricted to the said Premises agreed to be sold by the Promoter to the Purchaser and all other flats, premises, structure, Car parking spaces of the said Building constructed by the Promoter shall be the sole and exclusive property of the Promoter and the Promoter shall be entitled to sell or deal with the same without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever.

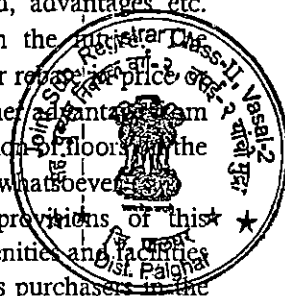


P.V.V

सहा. उप-सूचना अधिकारी

वसई क्र.-२		
१८२०८	-३१	१०५
२०२३		

- 17.2 Subject to the provisions of the Act, the Promoter shall be at liberty and be entitled to amend and revise the lay-out plan of the said Property, the said Building plans, other Approvals.
- 17.3 The Purchaser hereby grants his/her/their irrevocable authority; permission and consent to the Promoter that the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell and/or allot or otherwise dispose off the flats, villas, shops, commercial units and other Premises of the said Building and to permit the same to be utilized by anyone for any purpose. The Promoter shall have the sole and absolute right and authority and shall be entitled to deal with and/or grant allotment of the car parking spaces forming part of the said Building and to permit the same to be utilized by anyone. The Promoter shall have the absolute right to deal with and dispose off the flats and allotment of the car parking spaces forming part of the said Building or appurtenant thereto including for any purpose and shall be entitled to obtain change of user thereof from the Sanctioning/Planning Authority, at the discretion of the Promoter.
- 17.4 It is hereby expressly agreed that the Promoter shall always be entitled to sell the flats, villas, units and other premises in the said Building for the purpose of using the same for residence, business or such other user as may be permitted by the Sanctioning Authorities and the purchasers thereof shall be entitled to use such premises purchased by them accordingly and similarly the Purchaser shall not object to the use of the flats, villas, units and other premises for the aforesaid purposes by the respective purchasers thereof.
- 17.5 It is specifically declared, disclosed and represented to the Purchaser by the Promoter that in case after the execution of this Agreement, if any further FSI is increased and permitted to be utilized on the said Property in view of sanction of the Government policy or in accordance with the applicable law, the same shall be utilized and consumed for the benefit of the Promoter alone. The Promoter shall entitle to utilize and consume any FSI, DR, TDR and all the benefits, potentials, yield, advantages etc. presently available and/or that may be available in the future. The Purchaser shall not be entitled to claim any damages or reimbursement of price or compensation for usage of the amenities etc. or any other advantages from the Promoter on the ground of the additional construction of floors in the said Buildings in the said Property or any other ground whatsoever.
- 17.6 Notwithstanding anything contained in the other provisions of this Agreement, the Promoter will be providing various amenities and facilities in the said Building, which will be used by all the flats purchasers in the said Property. The Promoter may enter into other related agreements with any management agency, other company as may be necessary for effective, full and efficient management of the infrastructure, recreational areas, common amenities and facilities of the said Building and/or the said Property. It is hereby clarified that any amenities and facilities provided in the said Project shall also be used by the other flats holder and villas holders in the said Property and the Purchaser hereby agrees and undertakes not to raise any dispute or objection in this regard.
- 17.7 It is hereby clarified that the Promoter shall not be responsible, accountable or liable in any manner whatsoever to any person including the Purchaser, the society for any act, deed, matter or thing committed or omitted to be done by such management agency and/or any such other



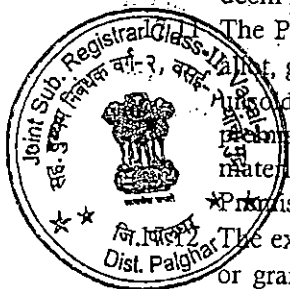
पसई प्र. - ५		
१८२०८	३२	१००

agency, firm, corporate body, organization, association or any other person/s in due course of such maintenance, management, control and regulation of the said Property.

- 17.8 In the event of the Society being formed and registered before the sale and disposal by the Promoter of all the flats/offices/villas/commercial units in the said Project, the power and authority of the society so formed or that of the Purchaser in respect of the sold flats and premises only. The Promoter shall have exclusive overall control and authority over the unsold flats/offices/villas/commercial units/other premises and unallotted Car parking spaces in the said Project and in respect of any of the matters concerning the said Building and the said Property, the construction and completion thereof and all the amenities pertaining to the same and in particular, further the Promoter shall have the absolute authority and control as regards the disposal of the unsold flats/offices/villas/commercial units/other premises thereof and allotment of unallotted car parking spaces thereof. The Promoter shall be liable to pay only the municipal taxes, at actuals, in respect of the unsold flats, premises in the said Building. In case the society is formed before the disposal by the Promoter of all the flats/offices/villas/commercial units/other premises, then the Promoter shall at its option (without any obligation) join in as a member in respect of such unsold flats/offices/ villas/commercial units/other premises and as and when such premises are sold, the society shall admit such flats/offices/ villas/commercial units/other premises purchaser as the member/s of the society without charging any premium or extra payment.
- 17.9 Till the entire development of the said Property is completed, the Purchaser shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the roads, open spaces, gardens, infrastructure facilities and/or any other common facilities or the amenities to be provided in the said Property and the Purchaser shall have no right or interest to interfere and disturb the enjoyment, use and control of the Promoter in this regard.
- 17.10 The Purchaser is aware that the said Property is a lay-out and that the Promoter shall entitle to all the benefit of FSI, DR, TDR under the Government policy and any such entitlements for the beneficial and optimum use and enjoyment of the same in such manner as the Promoter deem fit and in accordance with the provisions of the Act.

The Promoter shall be at liberty to sell, assign, transfer, mortgage, lease, grant license or otherwise deal with its right, title and interest in the sold and un-allotted flats/offices/villas/commercial units/other premises of the said Project, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the said premises.

The express right, authority and entitlement of the Promoter to give and/or grant over, upon and/or in respect of the said Property and/or any construction thereon or any portion/s thereof, all rights, interests, benefits, privileges in favour of any person/s whatsoever, on such terms, conditions and provisions and as may be desired or deemed necessary by the Promoter in their sole and unfettered discretion and/or as may be required by any Government, Semi-Government, Local or Public body or authority. This right, authority and entitlement of the Promoter shall



P.V.V

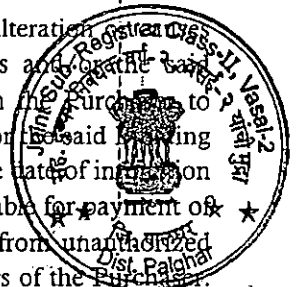
सो. प्रसन्न पवार



वसई क्र.-२		
१८२०८	३३	१००
२०२३		

include, but without any limitation, the right to light and air, right to any other facilities, utilities and amenities on the said Property and/or any construction thereon and the right to give and/or grant or permit the use and enjoyment of all or any of the areas, amenities and/or facilities of, provided in and/or relating to the said Property and/or any construction thereon.

- 17.13 In accordance with the provisions of the Act, the Promoter shall be entitled to make variations in the lay-out, amenities and specifications, re-locations, water, power, rain water harvesting system, sewage, telephone and other service and utility connection, facilities and underground water tanks, pumps, pipelines, their dimension as the Promoter deems fit. In accordance with the provisions of the Act, the Promoter shall entitle to make variations in the said Property in respect of amenities and specifications, re-locations, water, power, sewage, telephone and other service and utility connection, facilities and underground water tanks, pumps, pipelines, their dimension, etc.
- 17.14 In the event the Promoter has paid or is required to pay any amount by way of premium, betterment charges, development charges etc. to any Sanctioning Authority or other authority, the same shall be reimbursed by the Purchaser to the Promoter in proportion to the carpet area wherever applicable of the said Premises or otherwise as may be determined by the Promoter. Non-payment of the same shall constitute a breach of this Agreement. Provided however, it is hereby clarified that the Promoter shall enclose the requisite notification, order rule, regulation, letter, notice published/issued in that behalf along with the demand letter which will be issued by the Promoter and the Purchaser shall be liable to pay such amounts to the Promoter, within 15 (fifteen) days of such demand being made by the Promoter.
- 17.15 In accordance with the provisions of the Act, the Promoter shall be entitled to make such changes in the said Building plans as the Promoter may from time to time determine and as may be approved by the Sanctioning Authorities.
- 17.16 If the Purchaser makes any unauthorized change or alteration or any unauthorized repairs in or to the said Premises and/or the said Building, the Promoter shall be entitled to call upon the Purchaser to rectify the same and to restore the said Premises and/or the said Building to its original condition within 30 (thirty) days from the date of intimation by the Promoter in that behalf. The Purchaser alone liable for payment of compensation and loss caused to any person arising from unauthorized change or alteration or causes any unauthorized repairs of the Building. If the Purchaser does not rectify the breach within such period of 30 (thirty) days, the Promoter may carry out necessary rectification and restoration to the said Premises or the said Building (on behalf of the Purchaser) and all such costs, charges and expenses incurred by the Promoter shall be reimbursed by the Purchaser. If the Purchaser fails to reimburse to the Promoter any such costs and charges and expenses within 7 (seven) days of demand by the Promoter, the same would be deemed to be a charge on the said Premises of the Purchaser. The Purchaser hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Promoter (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Promoter or which the Promoter may



वसई क्र.-२		
१८२०८	३४	१००

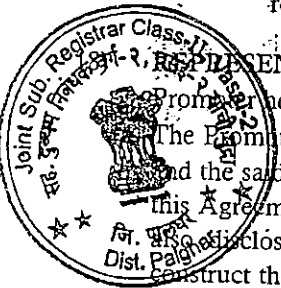
suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the said Premises or the said Building and (ii) for all costs and expenses incurred by the Promoter for instituting any legal proceedings for recovery of such costs and charges and expenses incurred by the Promoter for rectification and restoration to the said Premises and/or the said Building.

17.17 Un-sold and un-allotted Premises and areas :

- It is agreed and understood between the Promoter and the Purchaser that after the formation of the Society, the Promoter shall be absolutely entitled to hold and shall have absolute authority and control as regards the unsold flats, villas, offices, premises, units, un-earmarked areas and un-allotted parking Spaces etc. in the said Project.
- All unsold and/or un-allotted flats, villas, offices, premises, units, un-earmarked areas and un-allotted parking spaces etc. in the said Building and "Shree Ram Nagar Complex", including without limitation, covered car parking spaces and other spaces in the said Building and the said Property shall always belong to and remain the property of the Promoter at all times and the Promoter shall continue to remain in overall possession of such unsold and/or un-allotted flats, villas, offices, premises, units, un-earmarked areas and un-allotted parking Spaces and shall be entitled to enter upon the said Property and the said Building to enable it to complete any unfinished construction work and to provide amenities and facilities as the Promoter may deem necessary.
- Even after formation of the Society, the Promoter developing the said Project, the Promoter shall continue to have a right to hold, let, sub-let, grant-license, dispose of and/or otherwise deal with in any manner whatsoever the remaining unsold/un-allotted flats, villas, offices, premises, units, un-earmarked areas in such manner as they think fit and the sale proceeds thereof shall belong absolutely to the Promoter and the Promoter shall entitle to allot un-allotted parking Spaces to such persons. The buyers of such unsold/un-allotted flats/premises shall be accepted as members of the Society and such buyers shall not be required to pay any transfer fees, charges, premium and/or donation and/or compensation and/or cost in any form whatsoever to the Society or any other entity, save and except the membership fee, share money and entrance fee per member for such remaining unsold flats, villas, offices, premises, units, etc.
- The Purchaser and/or the Society or Association of Societies shall not claim any reduction in the sale consideration and/or any damage on the ground of inconvenience and/or nuisance or on any other ground whatsoever. Further, the Promoter shall not be liable to pay or contribute any amount on account of non-occupancy charges or for any other charges or fund provided for under the bye-laws, rules and regulations or resolutions of the Society or Association of Societies.

**PRESENTATIONS AND WARRANTIES OF THE PROMOTER:** The Promoter hereby represents and warrants to the Purchaser as follows:

The Promoter has made full and true disclosure of the Title of the said Property and the said Building as well as encumbrances, if any, known to the Promoter in this Agreement as well as in the Title report of the advocate. The Promoter has disclosed to the Purchaser nature of its right, title interest or right to construct the said Building, structures and also given inspection of all documents to the Purchaser as contemplated in the Act. The Purchaser having acquainted himself/herself/themselves with all facts and right of the Promoter and after satisfaction of the same has entered into this agreement.



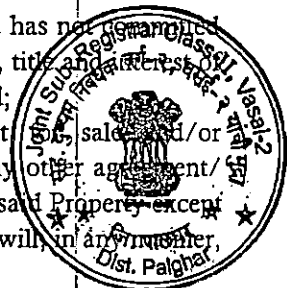
P.V.V

श्री. प्रकाश पवार

Page 30 of 46

वसई क्र.-२		
१८२०८	३५	१००१
२०२३		

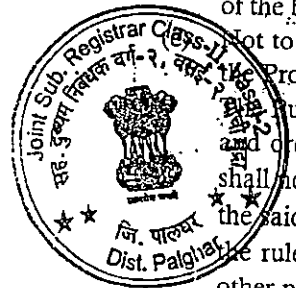
- (b) The Promoter has started construction of the said Building in accordance with the plans, designs, specifications time to time approved by the concerned local authority. Further, the Promoter shall entitle to construct the said Project consisting of 'Wing 1A', 'Wing 1B' and 'Wing 1C', in accordance with the plans, designs, specifications time to time approved by the concerned local authority, 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 future. The Promoter has given his/her/their irrevocable consent, provided such variations or modifications do not adversely affect the said Premises of the Purchaser. It is agreed that the Purchaser shall not obstruct construction of the said Project as the permissions are obtained from the Planning Authority. It is agreed that the Purchaser shall not object or obstruct the construction of the said Project or any Building in the Project on the grounds of view change, change of access, air and light obstruction, etc. in the said Premises/the said Building.
- (c) The Promoter have clear and marketable title with respect to the said Building and the said Property and have the requisite rights to carry out development subject to sanctions, permissions and authorizations and also is in actual, physical and legal possession of the said Property of the said Building.
- (d) The Promoter has lawful rights and obtained requisite approvals from the competent Authorities to carry out development of the said Building and shall obtain requisite approvals and do necessary compliance from time to time to complete the construction and development of the said Building;
- (e) There are no encumbrances upon the said Property except those disclosed in the title report and this Agreement;
- (f) There are no litigations pending before any Court of law with respect to the said Property, save and except those disclosed in the title report and this Agreement;
- (g) All approvals, licenses, plans and permits issued by the competent authorities till date with respect to the said Building, the said Property are valid and subsisting and have been obtained by following due process of law. Further, all approvals, plans, licenses and permits to be issued by the competent authorities with respect to the said Building and the said Property are obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Building and common areas thereof;
- The Promoter has right to enter into this Agreement and has not demanded or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
  - The Promoter has not entered into any agreement, confirmation deed and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Property except disclosed in this Agreement and the said Premises which will, in any manner, affect the rights of Purchaser under this Agreement;
  - The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Purchaser in the manner contemplated in this Agreement;
  - At the time of execution of the transfer deed of the said Property to the Society or the Association of the Societies, the Promoter shall handover lawful, vacant, peaceful, physical possession of the said Property after grant of occupation certificate of the 'Wing 1C' Building, subject to retaining of the right of Road Access of the Promoter;



वसई क्र.-२

१८२०८ ३६ १००

- v. The Promoter has duly paid and shall continue to pay and discharge undisputed ~~Government~~ dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Building to the competent Authorities, till the date of the execution of transfer deed of the said Property;
- vi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Promoter in respect of the said Property except those disclosed in the title report and this Agreement.
- (h) The Promoter has obtained Project construction Finance from "Fullerton India Home Finance Company Limited" against the security of the development rights, all such Flats, villas and commercial units of the said Property, excluding the Flats/commercial units agreed to allot to the members of the said Societies by way of permanent alternate accommodation.
- 19) **REPRESENTATION OF THE PURCHASER:** The Purchaser himself with intention to bring all persons into whosoever hands the said Premises may come, hereby covenants with the Promoter as follows :-
- (a) To maintain the said Premises at the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the said Building in which the said Premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Building in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities, if required.
- (b) Not to store in the said Premises any goods which are of hazardous, combustible, explosive or dangerous nature or are so heavy as to damage the construction or structure of the said Building in which the said Premises is situated or storing of which goods, liquid, firecrackers, etc. is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages, lifts, common areas/facilities or any other structure of the said Building in which the said Premises is situated, including entrances of the said Building in which the said Premises is situated and in case any damage is caused to the said Building in which the said Premises is situated or the said Premises on account of act, negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- Not to carry out internal repairs to the said Premises without permission of the Promoter or the Society, as the case may be and the planning authority. The Purchaser shall maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the said Building in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority or the terms and conditions of this Agreement. In the event of the Purchaser committing any act, negligence or default in contravention of the above provision, the Purchaser shall be responsible and



F.V.V

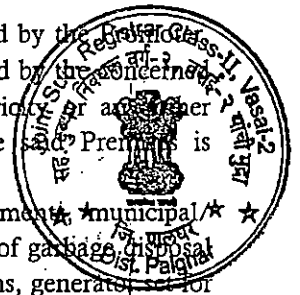
रत प्रसन्नो पवार

Page 32 of 46

वसई क्र.-२		
१८२०८	३७	१००
२०२३		

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 said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Building in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises 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 said Building in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Premises without the prior written permission of the Promoter or the Society (as and when formed) and the planning authority.
- (e) Not to do or permit to be done any act or thing which may render void or voidable any insurance as and when obtained by the Society in respect of the said Building in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance (in case such insurance policy is obtained).
- (f) Not to allow to burn or burst or permit or to be permitted to burn and burst the firecrackers, patakhas, rockets, bombs and other types of firecrackers in the open areas, common areas, balconies, terrace, podium, balcony, internal roads or inside the said Building premises, the said Property or any part thereof to avoid fire, casualty, calamity, mishap or accident in the said Project. The Purchaser shall not burn or burst the firecrackers, patakhas, rockets, bombs and other types of firecrackers inside of the said Property.
- (g) Not to throw dirt, rubbish, rags, garbage, food, grain, beans, cereals, foodstuff or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Property and the said Building in which the said Premises is situated.
- (h) Smoking and consuming liquor or alcohol in common areas of the said Project/the said Building is strictly prohibited and restricted.
- (i) Not to spit in any corner of the said Building, lift or open areas of the said Building/the said Project or any part thereof or permit the same to be done to any person in the compound or any portion of the said Property and the said Building in which the said Premises is situated.
- (j) Pay to the Promoter within 15 (fifteen) days of demand by the concerned local authority or Government or giving water, electricity or any other service connection to the said Building in which the said Premises is situated.
- (k) To bear and pay all rents, rates, taxes, cesses, assessments, municipal property taxes, water charges, charges for maintenance of garbage disposal system, rain water harvesting system, fire-fighting systems, generators for common area, security charges, infrastructure maintenance, other agencies, and such other facilities that the Promoter may be installed, operated, initiated and maintained under the guidelines prescribed under statutory authorities including any increase in local taxes, development or betterment charges, water charges, security, insurance premium (as and when such insurance policy is obtained) and such other levies, if any, which are and which may be imposed by the Sanctioning Authorities and/or government



*[Handwritten Signature]*  
Page 33 of 46

P.V.V

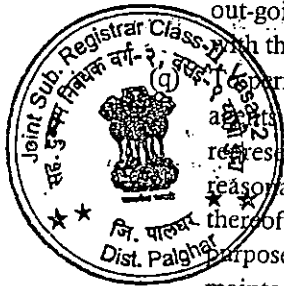
*[Handwritten Signature]*

पसं क्र. - २		
१८२०८	३८	१००

and/or other public authority on account of change of user of the said Premises or otherwise

- (l) Bear and pay all service tax, works contract tax, MVAT, Goods & Service Tax (GST), LBT, Metro Cess/Surcharge, etc. and such other levies, if any, which may be imposed with respect to the said Premises and/or any activity whatsoever related to the said Premises by the Sanctioning Authorities and/or State/Central/Government and/or public authority from time to time;
- (m) 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 said Premises by the Purchaser for any purposes other than for purpose for which it is sold.
- (n) To bear and pay all the charges of registration, stamp duty and registration fees of the said Premises. So also, to bear and pay the contribution of the amount in proportionate of the area of the said Premises the charges of registration, stamp duty, registration fees and other miscellaneous charges for Deed of Conveyance/Transfer Deed of the said Property to be executed in favour of the Society or Association of Societies.
- (o) To install air-conditioning units only in the space/s designated for the said purpose in the said Premises. If the Purchaser desires to install air-conditioner/s of a type which or any part, unit or component of which will protrude/project substantially outside the said Premises, or be required to be affixed/installed outside the said Premises, then the Purchaser shall install/affix the same only after obtaining prior written permission from the Promoter and/or the society (as the case may be). The Purchaser shall strictly observe and comply with all the terms and conditions, which may be imposed by the Promoter and/or the society, as the case may be, in respect of the same;
- (p) The Purchaser shall observe and perform all the rules and regulations which the Society and/or Association of Societies 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 said Property and for the observance and performance of the said Building Rules, UDCPR, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society and/or Association of Societies regarding the occupancy and use of the said Premises in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings, monthly subscription fees and the contribution in accordance with the terms of this Agreement.

Permit the Promoter and its architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others including the representatives of the project management agency and its employees, at all reasonable times, to enter into and upon the said Premises or any part thereof, to view and examine the state and condition thereof and/or for the purpose of carrying out the service, repairs, upkeep, cleaning and maintenance of the said Building or any part thereof, including all drains, pipes, cables, wires, gutters and other fixtures, fittings, utilities, conveniences, amenities and facilities belonging, serving or appurtenant thereto, as also for the purpose of making, laying, installing and/or affixing



P.V.V

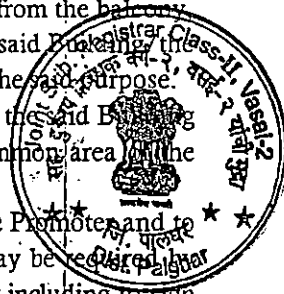
सं. प्रसं क्र. ३

*(Handwritten signature)*

वसई क्र.-२		
१२२६८	३९	१०५

additional, new and other fixtures, fittings, utilities, conveniences, amenities, facilities and services in, through, over or outside the said Premises for the benefit of the said Building. The Purchaser shall not obstruct or hinder the Promoter and/or the project management agency and/or their architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others, in carrying out their duties. The Purchaser shall rectify and make good all defects, and unauthorized changes within 15 (fifteen) days from the date of receipt of a written notice from the Promoter in that regard and in case of extreme emergency immediately on oral notice/intimation by the Promoter to the Purchaser;

- (r) The Purchaser shall not without the prior written consent of the Promoter let, sub-let, transfer, assign or part with the Purchaser's interest or benefit of this Agreement or part with the possession of the said Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated the Promoter and obtained their prior consent in writing in that regard;
- (s) Till the conveyance deed of the said Property executed and registered in favour the Society and/or Association of Societies, to allow the Promoter, its surveyors and agents in the said Property at all reasonable time to enter into or upon the said Premises/the said Property, to view and examine the state and condition thereof;
- (t) Not to close/enclose or permit to be closed varandas, parking spaces, lobby, dry balcony, ducts, Patio or balconies of the said Premises/the said Building or change the external colour scheme, balcony railing or the pattern of the colour of the said Building;
- (u) Not to put any claim in respect of the open car parking space, open space of hoarding or terrace/balconies or the utility area/s;
- (v) Not to change the exterior elevation or the outlay of the said Building/the said Premises;
- (w) Not to demand partition of the Purchaser interest in the said Property, it being expressly agreed, understood and confirmed by the Purchaser that the Purchaser's interest therein is impartible and not to demand any sub-division of the said Property or the Premises or any part thereof.
- (x) Not to hang clothes, garments or any other item or things from the balcony, windows or terrace or any other place appurtenant to the said Building/the said Premises, save and except in the areas designated for the said purpose.
- (y) Not to keep flower-vase/small plants/other things outside the said Building /the said Premises on the parapet or chajja or in the common area of the said Building.
- (z) To co-operate and render all assistance and facilities to the Promoter and to do and perform all acts, deeds, things and matters as may be required by the Promoter from time to time and at all times hereafter; including to sign and execute and admit execution of all necessary writings/documents as may be required by the Promoter, within 7 (seven) days from receipt of the Promoter's intimation in respect thereof and to attend the Promoter office in this regard, for enforcing and putting into complete effect the terms, conditions and provisions of this Agreement and all related or incidental documents and writings and so as to enable the Promoter to carry out and complete the development of the said Building in the manner that may be



वसई क्र.-२		
70200	70	900

desired and deemed fit and as envisaged by the Promoter in their sole and unfettered discretion, including as mentioned in this Agreement; and.

- (aa) The covenants of this Agreement shall be binding and operative even after the formation of the society.
- (bb) The Purchaser hereby agrees to grant to the Promoter, all the facilities, assistance and co-operation as the Promoter may reasonably require from time to time even after the Promoter has delivered possession of the said Premises to the Purchaser, so as to enable the Promoter to complete the said Project in the said Property.
- (cc) The Purchaser agrees and undertakes that the Promoter shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the said Premises by the concerned authorities due to non-payment by the Purchaser or any other flat holder or owner of their respective proportion of the taxes/outgoings payable to the concerned authorities on account of default in making such payments, however, the Purchaser shall indemnify the Promoter as far as the balance consideration amount and the Promoter shall have privilege and first right to recover the dues and balance consideration amount from the Purchaser.
- (dd) The Purchaser agrees and undertakes that the Promoter shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the said Premises by the concerned authorities/Banks due to non-payment by the Purchaser or any other unit holder or owner of their respective proportion of the taxes / outgoings payable to the concerned authorities/Banks on account of default in making such payments.
- (ee) The Purchaser is aware that tiles and natural stone are susceptible to staining and variations in shade and shall not make the Promoter be held liable in any manner whatsoever, for the same.
- (ff) The Purchaser confirms that the Promoter shall not liable and responsible for any defect liability in respect of any change done by the Purchaser to any material, fixture, fittings in the said Premises and/or the said Building. The Purchaser further confirms that the Purchaser shall not claim any damages or compensation from the Promoter on account of such unauthorized changes done by the Purchaser. The Purchaser confirms that the defect liability of the Promoter shall come to an end, if the Purchaser infringes, contravenes or does not abide with the terms and conditions mentioned in this Agreement.

- (gg) The Purchaser confirms that the Promoter has given full, free and complete inspection of documents of title in respect of the said Property and the Purchaser confirms that he/she/they has/have entered into this Agreement after inspecting all relevant documents and the Purchaser has inspected the Certificate issued by Shri. Yogesh P. Virarkar, the Advocate of the Promoter and the Purchaser undertakes not to raise any objection and/or requisition on the title of the Promoter to the said Property. The copy of the Certificate is hereto annexed and marked as Annexure "L".

**MAINTAINANCE OF SEPARATE ACCOUNT:** The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or towards the out goings, legal charges

P.V.V

श्री. प्रसन्न विरार्कर

Page 36 of 46

*(Signature)*

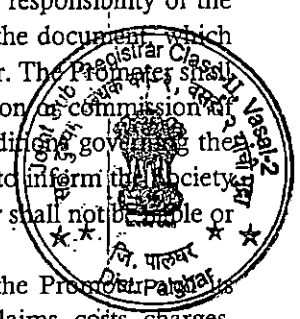


वसई क्र.-२		
१८२०	०४९	१००

and shall utilize the amounts only for the purposes for which they have been received.

21) LOAN AGAINST THE SAID PREMISES:

- a. It is hereby further expressly agreed that notwithstanding the Purchaser approaches/has approached any bank/financial institution or any other financier (hereinafter referred to as "the Financer") for availing of a loan in order to enable the Purchaser to make payment of the Consideration amount or part thereof in respect of the said Premises to the Promoter and/or mortgaged/mortgages the said Premises with the Financer (which is to be subject to issuance by the Promoter of a no-objection letter in favour of the Financer) for repayment of the loan amount. It shall be the sole and entire responsibility of the Purchaser to ensure the timely payment of the Consideration amount or the part thereof and/or the amounts payable as per the schedule of payment mentioned in Clause 2 (c). Further, the Promoter shall not be liable or responsible for the repayment to the Financer of any such loan amount or any part thereof taken by the Purchaser. All costs in connection with the procurement of such loan and mortgage of the said Premises and payment of charges to the Financer shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts (including consideration amount, contribution, outgoings and maintenance charges, property tax and other taxes, any other payment mentioned in this Agreement) payable hereunder have not been paid, the Promoter shall have a lien and charge on the said Premises to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard. The Promoter shall have first and preferential right to recover the unpaid amounts in respect of the said Premises from the Purchaser.
- b. The Purchaser hereby expressly agrees that so long as the aforesaid loan remains unpaid/outstanding, the Purchaser, subject to the terms hereof, shall not sell, transfer, let out and/or deal with the said Premises in any manner whatsoever without obtaining the prior written permission of the Promoter and the Financer. In case the Purchaser makes or executes such document then that document shall become invalid. It is confirmed and declared by the Purchaser that such invalid document even though registered shall not affect and prejudice the rights of the Promoter. It shall be the responsibility of the Purchaser to inform such transferee about invalidity of the document which may be executed without written consent of the Promoter. The Promoter shall not be liable or responsible for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Purchaser to inform the Society about the lien/charge of such Financer and the Promoter shall not be liable or responsible for the same in any manner whatsoever.
- c. The Purchaser shall indemnify and keep indemnified the Promoter, its successors, transferee and assigns from and against all claims, costs, charges, expenses, damages, actions and losses which the Promoter and its successors and assigns may suffer or incur by reason of any action that the Financer may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the said Premises and any other terms and conditions of this Agreement. Notwithstanding the provisions hereof, the Purchaser hereby agrees and undertakes that the Promoter shall



P.V.V. 644

वसई क्र.-२		
9(20(	02	900

have first lien/charge on the said Premises towards all the claims, costs, charges, expenses and losses etc. of the Promoter and the Purchaser further undertakes to reimburse the same to the Promoter without any delay, default or demur.

- 22) **RESTRICTED RIGHT:** Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Building/the said Property or any part thereof. The Purchaser shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him/her/them, and it is agreed that all open spaces, Car parking spaces, lobbies, staircases, terraces spaces, will remain the property of the Promoter, until the execution of Conveyance Deed/Transfer deed of the said Property in favour of the Society or the Association of Societies.
- 23) **COMMON AREAS/AMENITIES:** It is expressly agreed that the Purchaser of residential flat/villa shall be entitled to the other common areas/amenities of Podium Garden, Kids Play Area, Gym/Mini Walking/Jogging Track, Recreational Floor/Area/Hall/Banquet Hall will be for exclusive use of resident purchasers only for the said Building, subject to regular advance or monthly payment of maintenance charges as set out in this Agreement. It is clarified that the other common areas and facilities shall include such further areas, amenities and facilities as may be identified and earmarked by the Promoter only after completion of the development of the said Project. It is clarified that since the said Property is being constructed and developed as high rise Building, the common areas/amenities and facilities to be provided in the said Property, shall be provided by the Promoter after grant of Occupation certificate of the 'Wing 1C' Building. It is hereby agreed that the common areas/amenities and facilities and so identified and earmarked in the sanctioned Plan shall be completed at the end of completion of the 'Wing 1C' Building and after grant of occupation certificate of the 'Wing 1C' Building in the said Property.
- 24) **THE PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:** After the execution of this Agreement the Promoter shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser, who has taken or agreed to take the said Premises. However, the Promoter shall entitle to mortgage the unsold flats/villas/offices/commercial units and other premises to any financial institute, Bank, finance company, save and except the said Premises agreed to transfer to the Purchaser. The Promoter shall entitle to create charge on such unsold flats/villas/offices/commercial units or any other Premises by way of mortgage.
- 25) **INDEMNIFICATION BY THE PURCHASER:** The Purchaser shall indemnify and keep indemnified the Promoter and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement; (b) any breach and/or default by the Purchaser in the performance of any and/or all of his/her/their obligations contemplated under this Agreement; (c) damages to any property howsoever arising related to the use and/or

P.V.V

सा. प्रशा. पत्र

Page 38 of 46



वसई क्र.-२		
१८२५८	७३	१०५
२०२३		

occupation of the said Premises and directly or indirectly as a result of the negligence, refusal, unlawful and illegal act and/or omission of the Purchaser or his/her agents, servants, tenants, guests, invitees and/or any person or entity under his/her control; and (d) non-compliance with any of the restrictions by the Purchaser regarding the use and/or occupation of the said Premises; (e) encroachment by the Purchaser upon any common area, amenity or facility of the said Building/the said Property.

- 26) **LIABILITY OF PAYMENT OF TAXES, CHARGES:** All taxes, charges, levies present or future including but not limited to service tax, GST, VAT, Metro Cess/Surcharge, Stamp duty, registration Charges or any other impositions or levies of the Government, local authorities, (i) on account of this transaction or (ii) pro-rata on account of the entire development of the said Building/the said Property, or (iii) on the consideration amount and other amounts payable by the Purchaser to the Promoter, or (iv) otherwise shall be to the account of the Purchaser alone and the Promoter shall not be liable to pay the same. For the avoidance of doubt, any such taxes, impositions, cess, charges, etc. shall be payable by the Purchaser, over and above the consideration amount of the said Premises and the Promoter's decision as regards the quantum of the same shall be final and binding on the Purchaser and the quantum shall be decided on the area of the said Premises.
- 27) **DATE OF OBTAINING OCCUPATION CERTIFICATE OF THE SAID BUILDING:** The Promoter declares that the Promoter shall obtain the occupation certificate of the said Building of the said Project known as "Shree Ram Nagar Complex" on or before 31.12.2026 from the Planning authority.
- 28) **DEFECT LIABILITY:**
- (i) In the event the Purchaser fails to take possession of the said Premises within such period as mentioned in the offer of Possession letter, then the said Premises shall lie at the risk and cost of the Purchaser. The maintenance charges and the defect liability period shall commence from the date of such receipt of Offer letter as contemplated in Clause 10.2 of this Agreement. In addition to payment of interest for delayed payments, the Purchaser shall be liable to pay such charges till the Purchaser takes actual possession of the said Premises. The Purchaser agrees and acknowledges that the Promoter's obligation of delivering possession of the said Premises shall come to an end and the Promoter shall not be responsible and/or liable for any obligation towards the Purchaser for the possession of the said Premises. Under such circumstances it shall be deemed that the Purchaser has taken possession of the said Premises. During the period of the said delay by the Purchaser, the said Premises shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility and cost of the Purchaser in relation to its deterioration in physical condition.
- (ii) Additionally, the Promoter shall not be liable in case of (a) Structural defects caused or attributable to the Purchaser including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy loads or using the said Premises other than for its intended purpose; (b) Structural defects caused by accidental breaking of fire, flood or any kind of explosion of gas cylinder etc.; (c) Structural defects induced by unauthorized work without obtaining written

वसई क्र.-२

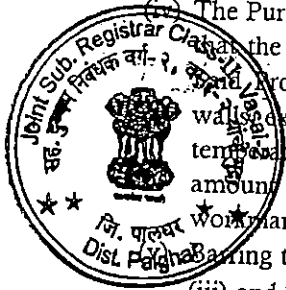
१८२८८ १०४ १०४

consent of the Promoter and anyhow by failure of waterproofing system in the said Premises on account of the Purchaser; (d) Structural defects occurring in the said Premises or the said Building that has undergone civil renovations; (e) In the event of any damage due to wear and tear of whatsoever nature is caused (save and except the defects as mentioned hereinabove) after the date of receipt of Offer letter as contemplated in Clause 10.2 of this Agreement, the Promoter shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser and the Purchaser alone shall be liable and responsible to rectify and reinstate the same at his/her/their own costs and expenses; (f) any willful act, negligence, omission, commission, refusal, abstain on part of the Purchaser against the provisions of this Agreement.

- (iii) The Purchaser shall not carry out any alterations of the whatsoever nature in the said Premises, the said Building, the said Property, which shall include but not limit to columns, beams, walls, RCC, etc. or in the fittings therein, in particular it is hereby agreed that the Purchaser shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water and cracks to the construction. If any of such works are carried out by the Purchaser without the written consent of the Promoter the defect liability automatically shall become void and come to an end. It shall be the responsibility of the Purchaser to maintain the said Premises/the said Building and the Premises of the Said Property in a proper manner and to take all due care needed including but not limiting to the joints in the tiles in the said Premises are regularly filled with white cement/epoxy to prevent water seepage. Further, where the manufacturer warranty as shown by the Promoter to the Purchaser ends before the defects liability period and such warranties are covered under the maintenance of the said Premises, the said Building, the Said Property and if the annual maintenance contracts are not done/renewed by the Purchaser the Promoter shall not be responsible for any defects occurring due to the same. The said Building has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment's, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in the said Premises and the common amenities wherever applicable. The Promoter shall not be liable or responsible any defect to such items or equipment, fixtures and fittings, where the vendors/manufacturers have sole responsibility and liability of warranty.

The Purchaser has been made aware and that the Purchaser expressly agrees that the regular wear and tear of the said Premises, the said Building, the said Property includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 (twenty) degree Celsius and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

Barring the terms and conditions mentioned in the above Clause 28 (i), (ii), (iii) and (iv), if within a period of five years from the date of handing over the said Premises (whether possession is actually taken or not) to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the said Premises or the said Building in which the said Premises are situated or any defects on account of workmanship, quality or provision



P.V.

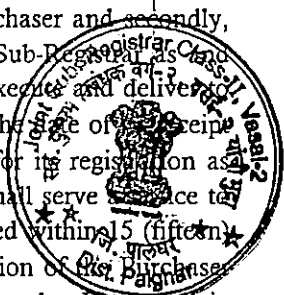
श्री. प्रसन्ना पवार

Page 40 of 46

वसई क्र.-२		
७८२७८	७५	१०५
२०२३		

of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act, however the defect liability would not be applicable to the Promoter, if the Purchaser violates the terms and conditions of this Agreement or the situation arises as contemplated in the terms and conditions mentioned in the Clause 28 (i), (ii), (iii) and (iv) above. Moreover, it is expressly agreed that before any liability of defect is claimed by or on behalf of the Purchaser, it shall be necessary to appoint an expert (who shall be a nominated and recognized Government surveyor and Architect), who shall survey and assess the defects pointed out by the Purchaser and shall thereafter submit a report to state of the defects pointed out by the Purchaser in materials used, in the structure built of the said Premises, the said Building and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement and in case if the Report of the expert confirms the bad workmanship or structural defect, then only the Purchaser shall entitle to get rectification of such structural defects from the Promoter. It is agreed that the Promoter and the Purchaser may jointly and mutually decide the compensation amount for such structural defects, and close forever the dispute of structural defects raised by the Purchaser. However, the Purchaser shall execute receipt of such compensation in favour of the Promoter and end forever the issue of structural defect in the said Premises. The Structural Defect liability cannot be attributed again and again even twice upon the Promoter and the structural defect liability shall not continue to subsequent transferee/purchaser of the said Premises, when such defect is already dealt with, decided; raised previously and/or satisfied/ settled by the Promoter.

- 29) **BINDING EFFECT:** Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar, Circle, Vasai, Palghar District, Maharashtra State, when intimated by the Promoter. If the Purchaser fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser after deduction of the amount from the Consideration amount, towards the liquidated damages as defined in Clause 7.6 of this Agreement.
- 30) **ENTIRE AGREEMENT:** This Agreement, along with its Schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether executed in writing or oral, if any, by and between the Parties in regard to the said Premises.

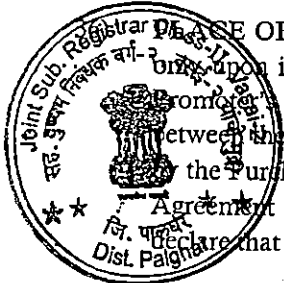


*[Handwritten signatures]* P.V.N. *[Handwritten signature]*

पक्ष २ प्र. - १		
१८२००	मे	१००

- 31) **RIGHT TO AMEND:** This Agreement can be modified by consent of both parties on execution of written document jointly signed by both the parties. All amendments or modifications to this Agreement shall be valid and effective only through a written instrument jointly agreed and jointly signed by both the Parties.
- 32) **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS:** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Building shall equally be applicable to and enforceable against any subsequent transferee of the said Premises, in case of a transfer, as the said obligations go along with the said Premises for all intents and purposes. However, when any obligation or liability of the Promoter is saved in this Agreement for subsequent Purchaser, then this Clause shall not be applicable and in that event the obligations and liability of the Promoter shall not be applicable and enforceable.
- 33) **SEVERABILITY:** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
- 34) **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other flats purchasers in the said Building/the Said Property (as the case may be), the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the said Premises in the said Building/the Said Property (as the case may be).
- 35) **FURTHER ASSURANCES:** The Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**DATE OF EXECUTION:** The execution of this Agreement shall be complete 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 Purchaser, in after the Agreement is duly executed the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. The Parties declare that this Agreement shall be deemed to have been executed at Virar.



- 37) **PRESENTATION FOR REGISTRATION:** The Purchaser and/or the Promoter shall present this Agreement as well as the Transfer deed of the structure of the said Building at the proper registration office of registration

P.V.V

श्री. प्रमोद पवार

*[Handwritten signature]*

वसई क्र.-२		
१८२०८	४५	१०५
२०२३		

within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

38) **SERVICE OF NOTICES:** That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A/D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

(a) Name & Address of the Purchasers :-

(1) Mrs. Prasanna Madhukar Pawar,  
(2) Mr. Punjab Madhukarrao Pawar,  
Address: Plot No.33, Shahanoorwadi, Aurangabad,  
Maharashtra - 431001  
mobile Number: 9545122294.

whatsApp mobile Number: 9545122294

email: punjabpawar@gmail.com

(b) Name & Address of the Promoter :-

M/S. SUDHAM LIFESPACES LLP.,  
Vartak House, Near Ram Mandir, Vartak Road,  
Vartak Ward, Virar (West), Tal. Vasai, Dist. Palghar - 401303.

Email ID: sudhamlifespaces@gmail.com

It shall be the duty of the Purchaser and the promoter to inform each other of any change in address and E-mail ID subsequent to the execution of this Agreement in the above address or E-mail by Registered Post failing which all communications and letters posted/mailed at the above address and Email ID shall be deemed to have been read and acted upon by the promoter and the promoter shall be liable in case may be.



39) **JOINT PURCHASERS:** In case there are Joint Purchasers purchasing the said Premises, all communications shall be sent by the Promoter to the Joint Purchaser whose name appears first and at the address given by him/her/them of the First Purchaser which shall for all intents and purposes to consider as properly served on all the Purchasers. Further it is clarified that any consent, NOC, declaration, writing given or executed by either of the Joint Purchasers in favour of the Promoter shall be presumed and deemed to be executed jointly by the Joint Purchasers.

40) **STAMP DUTY AND REGISTRATION:** The charges towards stamp duty, Registration, Metro Cess/Surcharge/GST and any other taxes in pursuance to this Agreement shall be borne by the Purchaser.

41) **WAIVER NOT A LIMITATION TO ENFORCE:** The Promoter may, in their sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Purchaser in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Purchaser that exercise of discretion by the Promoter in the case of any buyer/Allottee shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other buyers/Allottees. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

*[Handwritten signatures]*  
P.V.V. *[Signature]*

वसई क्र.-२

१८२०८ ४८ १००४

- 42) ~~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 Competent Authority contemplated as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
- 43) **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Vasai courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF THE PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE IN THE PRESENCE OF ATTESTING WITNESSES, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCELS OF the Non Agricultural land bearing (1) Survey No.302, Hissa No.1/1, Plot No.1, area 652.10 square meters, (2) Survey No.302, Hissa No.1/1, Plot No.2, area 627.87 square meters, (3) Survey No.302, Plot No.3, area 652.10 square meters, area 391.31 square meters, (4) Survey No.302, Plot No.4, area 392.98 square meters, (5) Survey No.302, Plot No.5, area 561.13 square meters, (6) Survey No.302, Hissa No.1/1/A, area 337.17 square meters, (7) Survey No.302, Hissa No.1/1/B, area 400.75 square meters, (8) Survey No.302, Hissa No.1/2/1, area 675.00 square meters, lying, being and situate at village Virar, Taluka: Vasai, District: Palghar, within jurisdiction of the Sub-Registrar Vasai and within the local limits of the Vasai Virar City Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO

The Description of the said Premises agreed to be allotted to the Purchaser		
1.	Flat/Villa/Shop/Unit	Residential Flat
2.	Number of the said Premises	A-1903
3.	Floor of the said Premises	19 <sup>th</sup> Floor
4.	RERA Area in sq. feet/sq. meter of the said Premises	57.6 Square meters (Rera Carpet)
5.	Wing of the said Premises	Residential "1C"
6.	Building Name of the said Premises	Shree Ram Heights
	Name of the Project	Shree Ram Nagar Complex

THE THIRD SCHEDULE ABOVE REFERRED TO

The Allotment of the Car Parking Space:		
Promoter has agreed to allot the following Car Parking Space to the Purchaser in compliance of the terms and conditions of this Agreement.		
1.	Tower Parking/Silt/Garage/Open Parking	One Tower Parking
2.	Parking No.	—
3.	For Car/two wheeler	Four Wheeler

Annexure "A-1" to "A-8"

(The authenticated copies of the Extract-7 of the said Property)

P.V.V

श्री. प्रसन्न का पय 12

Page 44 of 46



वसई क्र.-२		
१०२५८	४९	१०५
२०२३		

Annexure "B-1" to "B-2"

(The authenticated copies of NA Permissions issued by the Collector Thane)

Annexure "C-1" to "C-3"

(The authenticated copies of letters issued by Dy.Registrar of Co Op. Societies)

Annexure "D-1" to "D-2"

(The authenticated copies of NA Permissions issued by the Addl. Tahasildar Vasai)

Annexure "E"

(The authenticated copy of the Commencement Certificate issued by the VVCMC)

Annexure "F"

(The Authenticated copy of the sanctioned Building plan of the said Building)

Annexure "G"

(The authenticated copy of registration certificate issued by the RERA Authority)

Annexure "H"

(The Authenticated copy of the drawing and specifications of sanctioned Floor Plan approved by the Authority in respect of the said Premises)

Annexure "I"

(The copy of the Floor Plan of the said Premises marked and shown in hatched lines)

Annexure "J"

(The specification of common fixtures, fittings and amenities for the said Premises)

Annexure "K"

(The details of common facilities and amenities to be provided in the said Building available to the Purchaser)

Annexure "L"

(The Title Certificate issued by Shri. Yogesh P. Virarkar, Advocate of the Promoter)

SEALED, SIGNED & DELIVERED )

By the within named "THE PROMOTER")

M/S. SUDHAM LIFESPACES LLP. )

through its Partners )

(1) Mr.Pushkaraj Vikas Vartak )

*Pushkaraj Vartak*

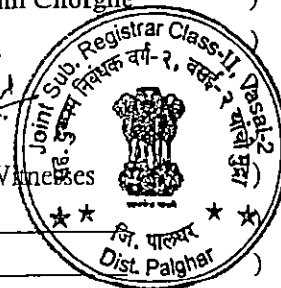
(2) Mr. Mrugen Sunil Chorghhe )



in the presence of Witnesses

1. *E* )

2. *E* )



SEALED, SIGNED & DELIVERED )

By the within named "THE PURCHASERS")

(1) Mrs. Prasanna Madhukar Pawar )


*Prasanna Madhukar Pawar*

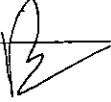


(2) Mr. Punjab Madhukarrao Pawar )



in the presence of Witnesses

1. 

2. 

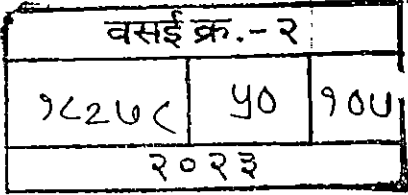
RECEIPT

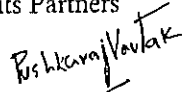
RECEIVED WITH THANKS OF AND FROM the Purchasers above named the sum of Rs.44,97,000/- (Rupees Forty Four Lakh Ninety Seven Thousand only) by following mode on execution of this agreement towards full and final payment of the said Premises.

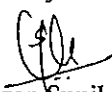
Cheque/RTGS No.	Date	Amount	Drawn on
087283	28/08/2023	Rs.1,00,000/-	State Bank of India
087288	07/10/2023	Rs.43,97,000/-	State Bank of India
Total Amount		RS.44,97,000/-	

We say received.

M/S. SUDHAM LIFESPACES LLP.  
through its Partners

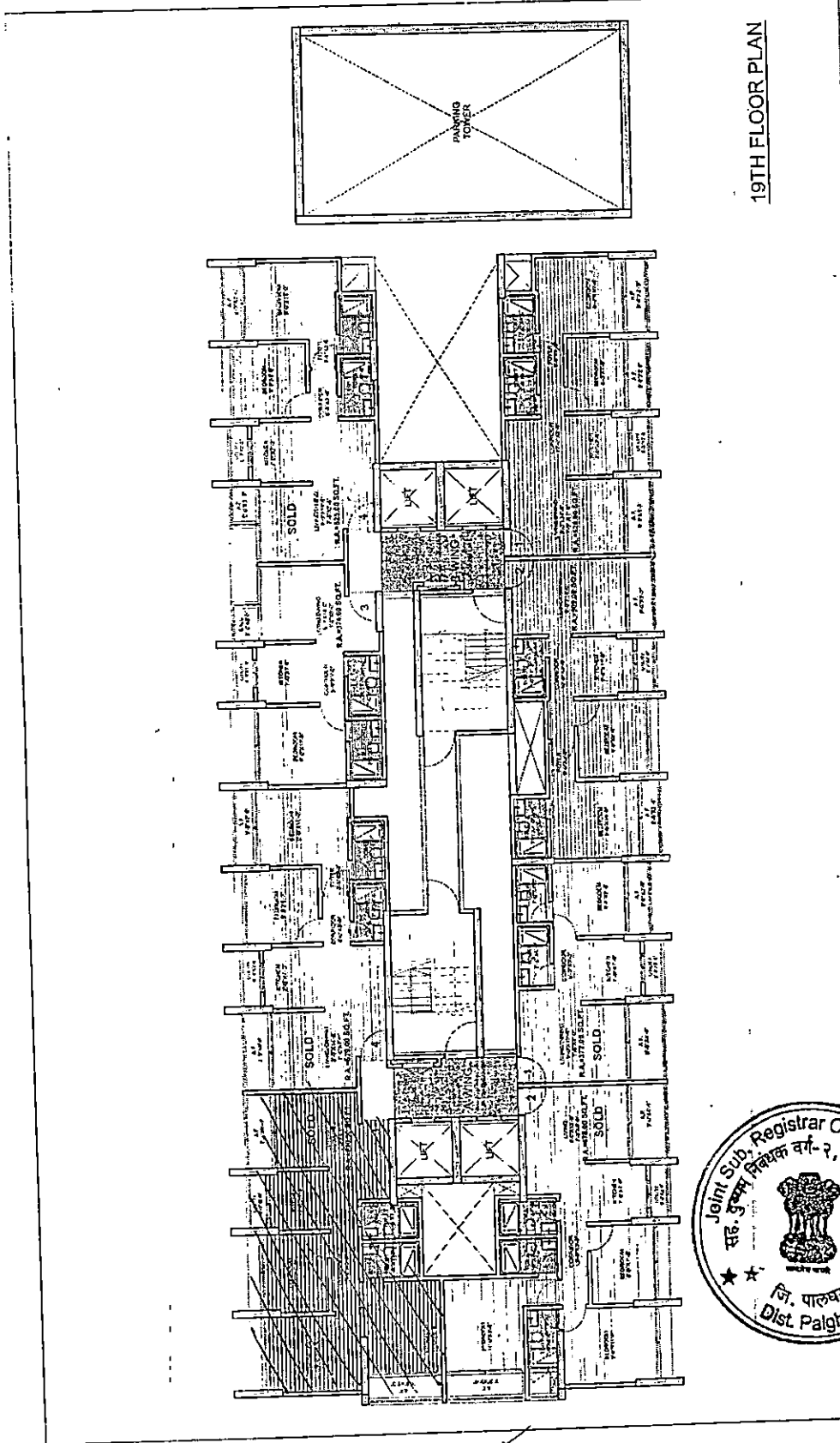


  
(1) Mr. Pushkaraj Vikas Vartak

  
(2) Mr. Mrugen Sunil Chorghhe  
(The Promoter)



वसई क्र.-२		
१८२०८	५१	१०५
२०२३		



19TH FLOOR PLAN

DEVELOPER

SUDHAM LIFE SPACES LLP



PROJECT  
SHRI RAM NAGAR HEIGHTS

*Handwritten signature*  
Pushkaraj Vantak

सह. प्रसिद्धी पत्र  
*Handwritten signature*

772480  
28-04-2023

Note:-Generated Through eSearch  
Module,For original report please contact  
concern SRO office.

सूची क्र 2

दुय्यम निबंधक : सह दु.नि. वसई ३

दस्त क्रमांक : 7724/2022 वसई क्र.-२

नोंदणी:

Regn:637

91200 92 900  
२०२३

गावाचे नाव विरार

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	137673000
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	148500300
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन ; इतर माहिती: इतर माहिती: गांव मोंजे विरार,सर्व्हे नं. 302 हि. नं. 1/1,प्लॉट नं. 1,क्षेत्र 652.10 चौ.मी. सर्व्हे नं. 302 हि. नं. 1/1 प्लॉट नं. 2,क्षेत्र 627.87 चौ. मी. सर्व्हे नं. 302,प्लॉट नं. 3 क्षेत्र 391.31 चौ. मी. सर्व्हे नं. 302 प्लॉट नं. 4,क्षेत्र 392.98 चौ. मी. सर्व्हे नं. 302 प्लॉट नं. 5 क्षेत्र 561.13 चौ.मी. सर्व्हे नं. 302 हि. नं. 1/1/अ क्षेत्र 337.17 चौ. मी. सर्व्हे नं. 302 हि. नं. 1/1/ब,क्षेत्र 400.75 चौ मी. अशी एकुण क्षेत्र 3363.31 चौ. मी. हि जमीन मिळकत,संदर्भ विकसनकरारनामा कलेक्टर ऑफ स्टॅम्प पालघर एडीजे केस नं 177/2022,दिनांक 08/04/2022,जावक क्रं 3643/2022,दिनांक 13/04/2022 अनवये मुद्रांक शुल्क रक्कम रुपये 7425600 अदा( ( Survey Number : 302 ; ) )
(5) क्षेत्रफळ	3363.31 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	

या सशमनराचे नाव किंवा दिवाणी न्यायालयाच्या हुकमनांना किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

- राऊत -- वय:-73 पत्ता:-प्लॉट नं. , माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R
- 2): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सचिव दिनय शिवाजी खुळे -- वय:-49 पत्ता:-प्लॉट नं. , माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R
- 3): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे खजिनदार राजाराम शंकर भोसले -- वय:-63 पत्ता:-प्लॉट नं. , माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R
- 4): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद उल्का जयवंत वैद्य -- वय:-61 पत्ता:-प्लॉट नं. , माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R
- 5): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद संगित सतिश जाधव -- वय:-54 पत्ता:-प्लॉट नं. , माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R
- 6): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद रविंद्र सूर्यवंत पाटील -- वय:-68 पत्ता:-प्लॉट नं. , माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R
- 7): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद हेमंत काशिनाथ राऊत -- वय:-73 पत्ता:-प्लॉट नं. , माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R
- 8): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद मनोजकुमार गंगाधरन बोरियनपिल्ली -- वय:-46 पत्ता:-प्लॉट नं. , माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R
- 9): नाव:-श्रीरामनगर सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सभासद अनुयाया बाळाराम रेड्डी सतपथा रेड्डी -- वय:-53 पत्ता:-प्लॉट नं. , माळा नं:-, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प. ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ABDAS6848R







वसई क्र.-२		
१८२०८	५५	१०५
२०२३		

88): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सुभासद विद्या मोहन शिंदे - - वय:-58 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं: -, रोड नं: - महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-  
 89): नाव:-कोंतेय सहकारी गृहनिर्माण संस्था मर्यादीत तर्फे सुभासद रतनबेन दिनेश परमार - - वय:-71 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्रीरामनगर, राम मंदीर जवळ, विरार प, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-

(8) दस्तपत्र करून घेणा-या पक्षकाराचे व किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व नत्ता

1): नाव:-मे. सुधाम लाईकस्पेसेस एल. एल. पी तर्फे भागीदार पुष्परज विकास वर्तक - - वय:-39; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वर्तक हाऊस, राम मंदीर जवळ, विरार प, ब्लॉक नं: -, रोड नं: - महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEPFSS042D

(9) दस्तपत्र करून दिल्याचा दिनांक

05/05/2022

(10) दस्तपत्र नोंदणी केल्याचा दिनांक

01/06/2022

(11) अनुक्रमीक खंड व पृष्ठ

7724/2022

(12) बाजार भावाप्रमाणे मुद्रांक शुल्क

7425600

(13) बाजार भावाप्रमाणे नोंदणी शुल्क

30000

(14) धारा

मुल्यांकन साठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेल्या अनुच्छेद :-

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











Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]

वसई क्र.-२		
१८२०८	५८	१००
२०२३		

This registration is granted under section 5 of the Act to the following project under project registration number :  
P99000048744

Project: Shree Ram Nagar Complex , Plot Bearing / CTS / Survey / Final Plot No.: S. No. 302/1/1A, S. No. 302/1/1B,  
S. No. 302/1/1 Plot No. 1, S. No. 302/1/1 Plot No. 2, S. No. 302/ Plot No. 3, S No. 302/Plot No. 4, S. No. 302/ Plot No. 5

1. Sudham Lifespaces LLP having its registered office / principal place of business at Tehsil: Vasai, District: Palghar,  
Pin: 401303.

2. This registration is granted subject to the following conditions, namely:-

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

OR

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

- The Registration shall be valid for a period commencing from 17/01/2023 and ending with 31/12/2026 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

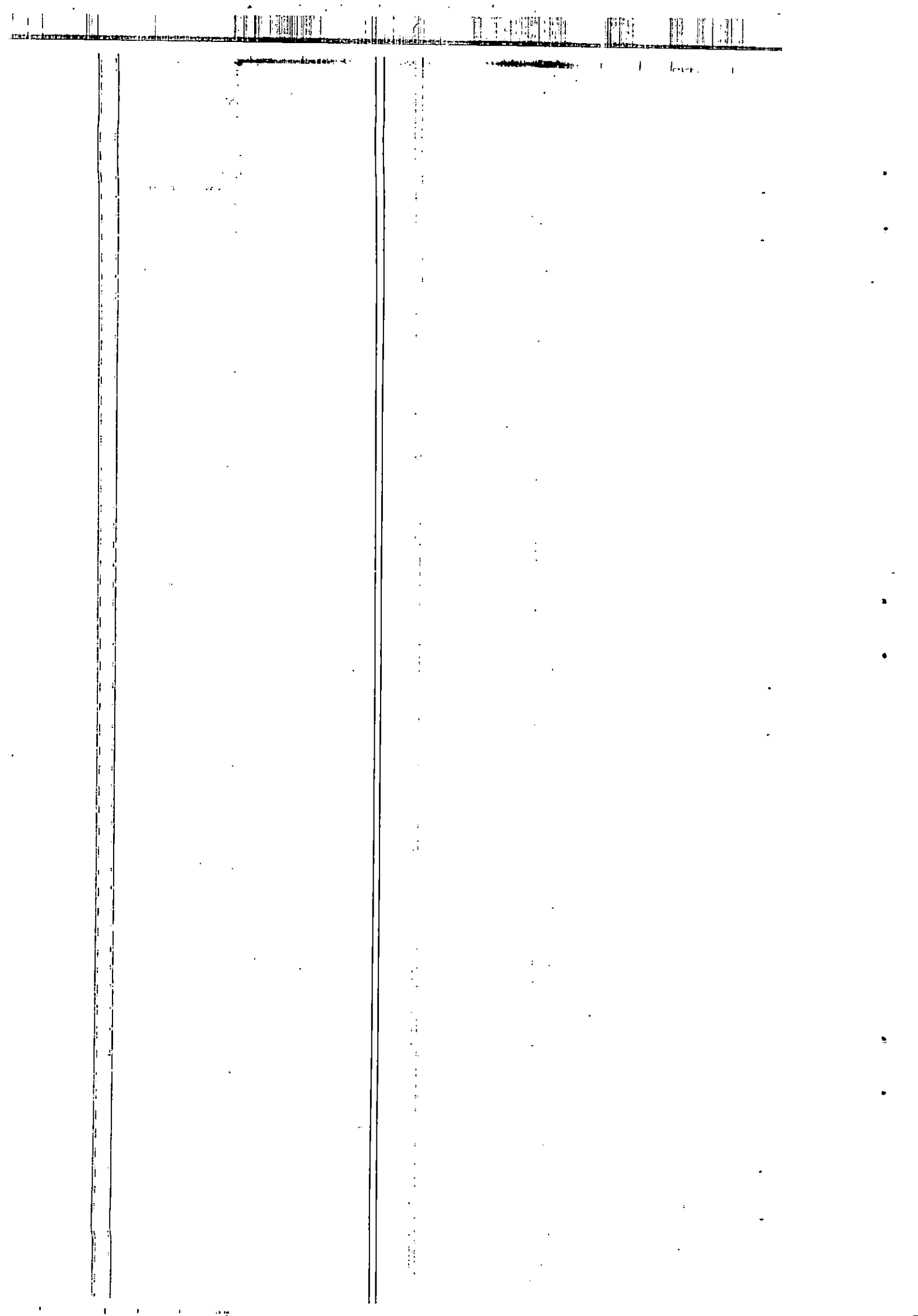
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasantrao Remanand Prabhu  
(Secretary, MahaRERA)  
Date:17-01-2023 11:18:39

Dated: 17/01/2023  
Place: Mumbai

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





वसई क्र.-२

१८२०८ ५९ १००

**YOGESH P. VIRARKAR .**

(B.A., LL.M.)

**A D V O C A T E**

A/303, Vedangi Tower, Opp. National English School, Kargil Nagar, Virar (E), Tal. Vasai, Dist. Palghar

O.W.No.VRR-SLS-2/22.

FORMAT-A  
(Circular No.28/2021)

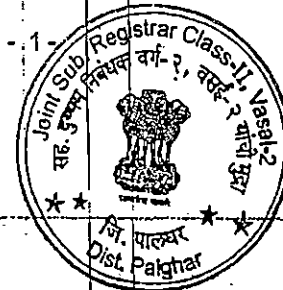
Date : 26/9/2022.

To,  
MahaRERA,  
Bandra, Mumbai.

**LEGAL TITLE REPORT**

Sub: Title Clearance Certificate with respect to following Non Agricultural lands:

The following Non Agricultural Lands situated at Revenue village Virar, Tal. Vasai, Dist. Palghar :					
Sl.No	Survey No.	Hissa No.	Plot No.	Area Square meter	Name of the Owners/Occupant as per revenue Record of Village Form 7 Extract
(1)	302	1/1/A	-	337-17	Shriram Nagar Co-Operative Housing Society Ltd. and Kaunteya Co-Operative Housing Society Ltd.
(2)	302	1/1/B	-	400-75	Shriram Nagar Co-Operative Housing Society Ltd. and Kaunteya Co-Operative Housing Society Ltd.
(3)	302	1/1	1	652-10	Shriram Nagar Co-Operative Housing Society Ltd.
(4)	302	1/1	2	627-87	Shriram Nagar Co-Operative Housing Society Ltd.
(5)	302	-	3	391-31	Kaunteya Co-Operative Housing Society Ltd.
(6)	302	-	4	392-98	Shriram Nagar Co-Operative Housing Society Ltd.
(7)	302	-	5	561-13	Shriram Nagar Co-Operative Housing Society Ltd.
(8)	302	1/2/1	-	675	Radheya Co-Operative Housing Society Ltd.



वसई क्र.-२		
१०२७८	६०	१०७
२०२३		

(herein after collectively referred to "the said Lands")

- (1) I have taken search and investigated title of the said Land on request of Mr. Pushkaraj, Vikas Vartak (the Partner of M/s. Sudham Life Spaces LLP.) and perused following documents i.e. :
- (i) Description of the Land: Non Agricultural land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5, (8) Survey No.302, Hissa No.1/2/1 of revenue village Virar, Tal. Vasai, Dist. Palghar (Old Thane).
  - (ii) Extract 7 dated 30.8.2022 issued by the Talathi Virar, Tal. Vasai, Dist. Palghar of the said Land and Pikpahari Extracts of the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5.
  - (iii) Extract 7 dated 22.9.2022 issued by the Talathi Virar, Tal. Vasai, Dist. Palghar of the said Land and Pikpahari Extracts of the land bearing Survey No.302, Hissa No.1/2/1.
  - (iv) Entries of registered Documents found on Search are obtained vide Receipt (for more than 30 years) from year 1952 to 26/9/2022 from the office of the Sub-Registrar at Vasai vide Receipt No.17927 dated 26/9/2022 issued by the Sub Registrar Vasai-2 (GRN : MH08262043202223E).
  - (v) Mutation Entry No.2749, Mutation Entry No.2946, Mutation Entry No.3081, Mutation Entry No.3181, Mutation Entry No.3772, Mutation Entry No.4592, Mutation Entry No.4823, Mutation Entry No.4824, Mutation Entry No.4825, Mutation Entry No.8694, Mutation Entry No.10464, Mutation Entry No.12587, Mutation Entry No.12621, Mutation Entry No.12626, Mutation Entry No.12668, Mutation Entry No.13203, Mutation Entry No.13334, Mutation Entry No.13418, Mutation Entry No.13532, Mutation Entry No.14092, Mutation Entry No.14107.
  - (vi) Mutation Entry No.1845, Mutation Entry No.1855, Mutation Entry No.2042, Mutation Entry No.2686, Mutation Entry No.3299, Mutation Entry No.3772.



वसई क्र.-२

१८२७८

६१ १०५

२०२३

Mutation Entry No.4622, Mutation Entry No.4828, Mutation Entry No.11997, Mutation Entry No.12621, Mutation Entry No.12731, Mutation Entry No.13203, Mutation Entry No.13944, Mutation Entry No.14092, Mutation Entry No.14114.

15.12.2021 and Paper Notice published in English Newspaper "Free Press Journal" dated 15.12.2021 in respect of land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5.

(viii) Paper notice published in Marathi Newspaper "Vrutamanas" dated 19.8.2022 and Paper Notice published in English Newspaper "Free Press Journal" dated 15.12.2021 in respect of land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5.

(ix) Zone Confirmation Certificate issued by the Vasai Virar City Municipal Corporation vide No.VVCMC/TP/ZC/1062/1986/2021-22 dated 29/12/2021 in respect of Survey No.302 of village Virar.

(x) Certificate dated 12.2.2022 issued by the Talathi Virar.

(xi) Non Agricultural Permission issued by the Collector, Thane vide No.REV/DESK-2/NAP/IV/SR/650 dated 17/6/1982.

(xii) Non Agricultural Permission issued by the Collector, Thane vide No.REV/DESK-2/NAP-4/SR-524 dated 23/4/1982.

(xiii) Lay-Out permission issued by the Collector, Thane vide No.REV/DESK-I/T-IX/NAP/SR/244/117 dated 26/11/1985.

(xiv) Letter issued by the Tahasildar & Executive Magistrate Vasai bearing No.REV/DESK-1/T-1/LAND/7595/SR-845/2022 dated 30.8.2022 in respect of payment of Non Agricultural and conversion tax, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966.

(xv) Letter issued by the Tahasildar & Executive Magistrate Vasai bearing No.REV/DESK-1/T-1/LAND/ 8892/SR-862/2022 dated 8.9.2022 in respect of payment of Non Agricultural and conversion tax, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966.

(xvi) Certificate issued by M/s. Megha Urbanscapes (Architect) dated 16/8/2022.



वसई क्र.-२		
१८२८	७२	१००
२०२३		

- (xvii) Notarized Declaration cum Undertaking dated 16/9/2022 issued by the M/s. Sudham Life Spaces LLP, through its Partner Shri. Pushkaraj Vikas Vartak.
- (xviii) Notarized Declaration cum Undertaking dated 16/9/2022 issued by the M/s. Sudham Life Spaces LLP, through its Partner Shri. Pushkaraj Vikas Vartak.
- (xix) Registered Re-Development Agreement dated 5/5/2022, registered on 1/6/2022 vide Document No. VS-2-7724/2022, executed by Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. in respect of land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5 in favour of M/s. Sudham Life Spaces LLP.
- (xx) Registered Re-Development Agreement dated 14/9/2022 registered vide Document No. VSI-2-15727/2022, executed by Radheya Co-Operative Housing Society Ltd. in respect of land bearing Survey No.302, Hissa No.1/2/1 in favour of M/s. Sudham Life Spaces LLP.
- (2) On perusal of the above mentioned documents, all other relevant documents relating to title of the said Lands, search entries, my Search Report & Title Certificate dated 26/9/2022, I am of opinion that subject to all above said facts mentioned in the Search Report & Title Certificate dated 26/9/2022, the title of (A) the Owners Societies namely "Shriram Nagar Co-Operative Housing Society Limited & Kaunteya Co-Operative Housing Society Limited" in respect of the lands bearing (i) Survey No.302, Hissa No.1/1/A, (ii) Survey No.302, Hissa No.1/1/B, (B) the Owner Society namely "Shriram Nagar Co-Operative Housing Society Limited" in respect of the lands bearing (i) Survey No.302, Hissa No.1/1, Plot No.1, (ii) Survey No.302, Hissa No.1/1, Plot No.2, (iii) Survey No.302, Plot No.4, (iv) Survey No.302, Plot No.5, (C) the Owner Society namely "Kaunteya Co-Operative Housing Society Limited" in respect of the land bearing Survey No.302, Plot No.3, & (D) the Owner Society namely "Radheya Co-Operative Housing Society Limited" in respect of the land bearing Survey No.302, Hissa No.1/2/1, appears to be clear, marketable, without any encumbrances and free from reasonable doubts.



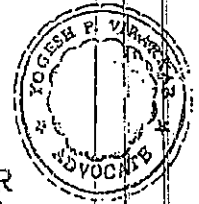
वसई क्र.-२		
१८२०८	६३	१०५
२०२३		

(3) The said Owners Societies namely (i) Shriram Nagar Co-Operative Housing Society Limited, (ii) Kaunteya Co-Operative Housing Society Limited, (iii) Radheya Co-Operative Housing Society Limited have granted development rights by separate registered Redevelopment Agreements In favour of M/s. Sudham Life Spaces LLP. through its Partner Shri. Pushkaraj Vikas Vartak.

Qualifying comments/Remarks: The record kept with the Sub Registrar for inspection of search found torn and in ruinous condition. The Books for the years 2001 to:2021 are not perfectly ready and they are found mixed and not ready for inspection. Due to such ruinous and torn record kept and maintained with the Office of the Sub Registrar Vasai, an entry in record of Index in respect of the registered document may be omitted or overlooked. Further, as per the Zone Confirmation Statement, a part of the Survey No.302 is affected by reservation of 20 meters DP Road in the Development Plan sanctioned for the Vasai Virar Municipal Corporation and the land comes under Residential Zone Area (R-Zone).

(5) The Report reflecting the flow of the title of the Owners Societies, subject to the Development rights granted in favour of M/s. Sudham Life Spaces LLP. through its Partner Shri. Pushkaraj Vikas Vartak, under the said Deed of Redevelopment Agreements in respect of the said Lands is enclosed herewith as "Annexure-A".

*(Signature)*  
**(YOGESH P. VIRARKAR)**  
 Advocate.



**YOGESH P. VIRARKAR**  
 B.A., LL.M.  
 ADVOCATE

A/803, Vedant Tower, Opp. National English School,  
 Karfil Nagar, Vasai (E), Tal: Vasai, Dist: Palghar.





वसई क्र.-२		
१८२८	ए	१०४
२०२३		

9270116801

**YOGESH P. VIRARKAR**  
(B.A., LL.M.)  
**A D V O C A T E**

A/303, Vedangi Tower, Opp. National English School, Kargil Nagar, Virar (E), Tal. Vasai, Dist. Palghar

File:VRE/SLS-1/2022.

FORMAT-A  
(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

(1) 7/12 Extracts as on date of Application for Registration :-

The following Non Agricultural Lands situated at Revenue village Virar, Tal. Vasai, Dist. Palghar :

Sl.No	Survey No.	Hissa No.	Plot No.	Area Square meter	Name of the Owners/Occupant as per revenue Record of Village Form 7 Extract
(1)	302	1/1/A	-	337-17	Shriram Nagar Co-Operative Housing Society Ltd. and Kaunteya Co-Operative Housing Society Ltd.
(2)	302	1/1/B	-	400-75	Shriram Nagar Co-Operative Housing Society Ltd. and Kaunteya Co-Operative Housing Society Ltd.
(3)	302	1/1	1	652-10	Shriram Nagar Co-Operative Housing Society Ltd.
(4)	302	1/1	2	627-87	Shriram Nagar Co-Operative Housing Society Ltd.
(5)	302	-	3	391-31	Kaunteya Co-Operative Housing Society Ltd.
(6)	302	-	4	392-98	Shriram Nagar Co-Operative Housing Society Ltd.
(7)	302	-	5	561-13	Shriram Nagar Co-Operative Housing Society Ltd.
(8)	302	1/2/1	-	675	Radheya Co-Operative Housing Society Ltd.



- 1 -



वसई क्र.-२		
१८२८८	६५	१०५
२०२३		

- 2 -

(2) 7/12 Extracts as on date of Application for Registration:

- (A) Extract 7 dated 30.8.2022 in respect of the Land bearing (i) Survey No.302, Hissa No.1/1/A, Area 337-17 square meters, Assessment Rs.249-50 Paise, (ii) Survey No.302, Hissa No.1/1/B, Area 400-75 square meters, Assessment Rs.74-00 Paise, of village Virar, Tal. Vasai, Dist. Palghar. As per revenue record names of Shriram Nagar Co-Operative Housing Society Ltd. and Kaunteya Co-Operative Housing Society Ltd. are appearing as the owner/occupant column in the Village Form 7 Extract of lands bearing Survey No.302, Hissa No.1/1/A & Survey No.302, Hissa No.1/1/B.
- (B) Extract 7 dated 30.8.2022 in respect of the Land bearing (i) Survey No.302, Hissa No.1/1, Plot No.1, Area 652-10 square meters, Assessment Rs.482-56 Paise, (ii) Survey No.302, Hissa No.1/1, Plot No.2, Area 627-87 square meters, (iii) Survey No.302, Plot No.4, Area 392-88 square meters, Assessment Rs.72.71 Paise, (iv) Survey No.302, Plot No.5, Area 561-13 square meters, of village Virar, Tal. Vasai, Dist. Palghar. As per revenue record names of Shriram Nagar Co-Operative Housing Society Ltd. is appearing as the owner/occupant column in the Village Form 7 Extract of land bearing (i) Survey No.302, Hissa No.1/1, Plot No.1, (ii) Survey No.302, Hissa No.1/1, Plot No.2, (iii) Survey No.302, Plot No.4, (iv) Survey No.302, Plot No.5.
- (C) Extract 7 dated 22.9.2022 in respect of the Land bearing Survey No.302, Plot No.3, Area 391.31 square meters, Assessment Rs.72.53 Paise, of village Virar, Tal. Vasai, Dist. Palghar. As per revenue record names of Kaunteya Co-Operative Housing Society Ltd. is appearing as the owner/occupant column in the Village Form 7 Extract of land bearing Survey No.302, Plot No.3.
- (D) Extract 7 dated 22.9.2022 in respect of the Land bearing Survey No.302, Hissa No.1/2/1, Area 675 square meters, Assessment Rs.499-50 Paise, of village Virar, Tal. Vasai, Dist. Palghar. As per revenue record names of Radheya Co-Operative Housing Society Ltd. is appearing as the



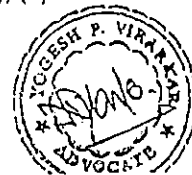
वसई क्र.-२		
११२५८	६६	१०७
२०२३		

- 3 -

owner/occupant column in the Village Form. 7 Extract of land bearing Survey No.302, Hissa No.1/2/1.

(3) Mutation entries Applicable to the Lands mentioned in Para 2 (A), (B) & (C) above:

- (a) **Mutation Entry No.2749:** Jagannath Nana Deshmukh was cultivating land bearing Survey No.302, Hissa No.1/1 of Kashinath Govind Raut, therefore his name was recorded as simple tenant to the said land and accordingly an entry to that effect was recorded on 7/12 extract.
- (b) **Mutation Entry No.2946:** By an order No.811/1959 dated 2.1.1960, the land bearing Survey No.302, Hissa No.1/1 was purchased by the tenant Jagannath Nana Deshmukh for Rs.500/- under Section 32 of the Bombay Tenancy & Agricultural Lands Act and the said price money was to be paid in five installments. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (c) **Mutation Entry No.3081:** This Mutation Entry is in respect of land bearing Survey No.69/A/7, 11 & 355, therefore it is not applicable to the said Land under reference.
- (d) **Mutation Entry No.3181:** A Tenancy Certificate dated 21.2.1964 was issued under Section 32 M of the Bombay Tenancy & Agricultural Lands Act, in respect of the land bearing Survey No.302, Hissa No.1/1 for Rs.546.54 Paise in the name of Jagannath Nana Deshmukh and name of the said Tenant was recorded as owner thereof. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (e) **Mutation Entry No.3772:** As per the orders of the Special District Inspector of Land Records (Dashman) Thane effect of the Dashman was given under the Indian Coins Act, 1955 and Maharashtra Weight and Measurement Act, 1958 to the land records of the revenue village and accordingly an entry to that effect is recorded on 7/12 extract.
- (f) **Mutation Entry No.4592:** Jagannath Nana Deshmukh expired leaving behind him his legal heirs and representatives i.e. (1) Ramesh Jagannath Deshmukh (son), (2) Chandrakant Jagannath Deshmukh (son), (3) Prabhakar Jagannath Deshmukh (son), (4) Gangadhar Jagannath Deshmukh (son), (5) Sukaribai Pandhari Bhoir (daughter), (6) Subhadrabai

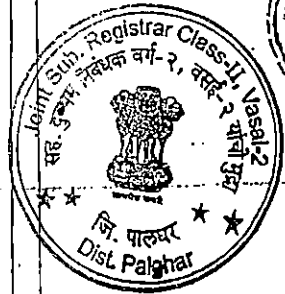


वसई क्र.-२		
१८२४८	६०	१००
२०२३		

- 4 -

Jagannath Deshmukh (wife) were recorded in the record of rights of the land bearing Survey No.302, Hissa No.1/1 and accordingly an entry to that effect was recorded on 7/12 extract.

- (g) **Mutation Entry No.4823:** By a Deed of Conveyance dated 23.6.1982 executed by (1) Ramesh Jagannath Deshmukh, (2) Chandrakant Jagannath Deshmukh, (3) Prabhakar Jagannath Deshmukh, (4) Gangadhar Jagannath Deshmukh, (5) Sukaribai Pandharinath Bhoir, (6) Subhadrabai Jagannath Deshmukh No.6 for herself and mother as the natural guardian of minors No.3 & 4 (the Owners) in favour of (1) Mahesh Kalyanji Shah, (2) Kalyanji Virji Shah, (3) Chimanbhai Mulajibhai Mehta, (4) Jasavantrao Mulajibhai Mehta, (5) Laxminarayan Prabhudayal Agrawal, (6) Premavati Prabhudayal Agrawal (the Purchasers) and thereby the Owners abovenamed sold, conveyed and transferred the land bearing (i) Survey No.302, Hissa No.1/1, area 337.11 square meters and (ii) Survey No.302, Hissa No.1/1, area 400.69 square meters for consideration amount of Rs.4412.75 Paise in favour of the Purchasers abovenamed. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (h) **Mutation Entry No.4824:** By a Deed of Conveyance dated 23.6.1982 executed by (1) Ramesh Jagannath Deshmukh, (2) Chandrakant Jagannath Deshmukh, (3) Prabhakar Jagannath Deshmukh, (4) Gangadhar Jagannath Deshmukh, (5) Sukaribai Pandharinath Bhoir, (6) Subhadrabai Jagannath Deshmukh No.6 for herself and mother as the natural guardian of minors No.3 & 4 (the Owners) in favour of (1) Kalyanji Virji Shah, (2) Chimanbhai Mulajibhai Mehta, (3) Laxminarayan Prabhudayal Agrawal (the Purchasers) and thereby the Owners abovenamed sold, conveyed and transferred the land bearing (i) Survey No.302, Hissa No.1/1, Plot No.1, area 651.99 square meters and (ii) Survey No.302, Hissa No.1/1, Plot No.2, area 627.87 square meters for consideration amount of Rs.30,619/- in favour of the Purchasers abovenamed. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (i) **Mutation Entry No.4825:** By a Deed of Conveyance dated 23.6.1982 executed by (1) Ramesh Jagannath Deshmukh, (2) Chandrakant



वसई क्र.-२			
१८२७८	६८	१०४	
२०२३			

- 5 -

Jagannath Deshmukh, (3) Prabhakar Jagannath Deshmukh, (4) Gangadhar Jagannath Deshmukh, (5) Sukaribai Pandharinath Bhoir, (6) Subhadrabal Jagannath Deshmukh No.6 for herself and mother as the natural guardian of minors No.3 & 4 (the Owners) in favour of (1) Jasavantrao Mulajibhai Mehta, (2) Mahesh Kalyanji Shah, (3) Premavati Prabhudayal Agrawal (the Purchasers) and thereby the Owners abovenamed sold, conveyed and transferred the land bearing (i) Survey No.302, Hissa No.1/1, Plot No.3, area 391.248 square meters, (ii) Survey No.302, Hissa No.1/1, Plot No.4, area 392.92 square meters, and (iii) Survey No.302, Hissa No.1/1, Plot No.5, area 561.39 square meters for consideration amount of Rs.32,182/- in favour of the Purchasers abovenamed. Accordingly, an entry to that effect was recorded on 7/12 extract.

- (j) **Mutation Entry No.8694:** This Mutation Entry is in respect of land bearing Survey No.67, 70, 103, 243, 244, 248, 296, 304, 306, therefore, it is not applicable to the said Land
- (k) **Mutation Entry No.10464:** The Lands mentioned in this Mutation Entry are not properly recorded as to Hissa Numbers thereof. However, it is necessary to give proper numbers for recording entries in Computer, therefore, in pursuance to Circular No.Computer/CR /D/5/S1-2003 dated 11.8.2003 issued by the Settlement Commissioner and an order No.RTS/ Record of Right/SR-3740 dated 9.6.2003 of the Tahasildar Vasai, the entries are made in revenue record. Accordingly, an entry was recorded on 7/12 extract.
- (l) **Mutation Entry No.12587:** As per directions of the Government Circular vide No.क्र.रा.भू.अ./प्र.क्र.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasai dated 9.2.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (m) **Mutation Entry No.12621:** As per directions of the Government Circular vide No.क्र.रा.भू.अ./प्र.क्र.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasai dated 24.2.2017,



वसई क्र.-२

१८२७८ ६६ १०७

२०२३

- 6 -

- the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (n) **Mutation Entry No.12626:** As per directions of the Government Circular vide No.क.रा.भू.अ./प्र.क.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasai dated 9.3.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (o) **Mutation Entry No.12668:** As per directions of the Government Circular vide No.क.रा.भू.अ./प्र.क.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasai dated 25.7.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (p) **Mutation Entry No.13203:** Dhirajal Muljibhai Mehta expired intestate on 27.12.2016 leaving behind him his legal heirs (1) Surekha Dhirajal Mehta (wife), (2) Rakesh Dhirajal Mehta (son), (3) Hemali Dhirajal Mehta (daughter), (4) Chetan Dhirajal Mehta (son) and an entry was recorded on 7/12 extract.
- (q) **Mutation Entry No.13334:** As per directions of the Government Circular vide No.क.रा.भू.अ./प्र.क.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasai dated 3.1.2020, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (r) **Mutation Entry No.13418:** By a Deed of Conveyance dated 9.10.2020 registered vide Document No.VSI-2-8969/2020 in respect of the land bearing Survey No.302, Plot No.4 executed by (1) Jasvantrai Mulji Mehta, (2) Premvati Prabhudayal Agrawal, (3) Mahesh Kalyanji Shah sold and transferred land bearing (i) Survey No.302, Plot No.4 area 1000 square meters, (ii) Survey No.302, Plot No.4 area 2000 square meters, (iii) Survey No.302, Plot No.4 area 3000 square meters in favour of Shriram Nagar-Co-Operative Housing Society Ltd, and (i) Survey No.302, Plot No.4 area 2000 square meters, (ii) Survey No.302, Plot No.4 area 3000 square meters in favour of the Kaunteya Co-Operative Housing Society Ltd. Accordingly, an

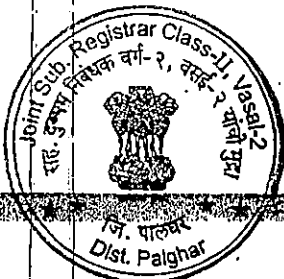


वसई क्र.-२		
१८२८८	७०	१०७४
२०२३		

- 7 -

entry was entered vide dated 12.1.2021. However, a Remark appears in Remark Column, that the said Mutation Entry is not Certified currently, as the Documents are not fulfilled.

- (s) **Mutation Entry No.13532:** By a Deed of Deemed Conveyance dated 9.10.2020 registered vide Document No.VSI-2-8969/2020 executed under an order No.DDR/THANE/MOFA/S-11(3)/2863/2015 dated 10.6.2015 issued by the Competent Authority & District Deputy Registrar Co-Operative Societies in respect of the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5 on behalf of the Owners of the said Lands and thereby the Lands bearing (1) Survey No.302, Hissa No.1/1, Plot No.1, (2) Survey No.302, Hissa No.1/1, Plot No.2, (3) Survey No.302, Plot No.4, (4) Survey No.302, Plot No.5 were transferred in favour of the Shriram Nagar Co-Operative Housing Society Ltd. and Survey No.302, Plot No.3 was transferred in favour of Kaunteya Co-Operative Housing Society Ltd. and the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B were transferred jointly in favour of the Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (t) **Mutation Entry No.14092:** In pursuance of Akarfod and order and letter issued by the Deputy Superintendent Land Records Vasai bearing No. Bhumapan/Mauje-Virar/A.Ta.Po.Hi.Mo.Ra.No.9113/2022, O.No.4479 dated 15/7/2022 and letter issued by the Tahasildar Vasai vide No.Mahasul/ Kaksh-1/Te-1/Hakkanond/KAVI/788/2022 dated 8/8/2022, the revenue and land record in respect of (i) Survey No.302, Hissa No.1/1, (ii) Survey No.302, Hissa No.1/2/1, (iii) Survey No.302, Hissa No.1/2/2, (iv) Survey No.302, Hissa No.1/2/3, are rectified and changed. As per the said Akarfod, the old record is closed and new 7/12 extracts are prepared in accordance of the same. Accordingly, new 7/12 Extracts i.e. (1) Survey No.302, Hissa No.1/2/1, land area 675 square meter was prepared in the name of Radheya Co-Operative Housing Society, (2) Survey No.302, Hissa



वसई क्र.-२		
१८२८८	४१	१०४
२०२३		

- 8 -

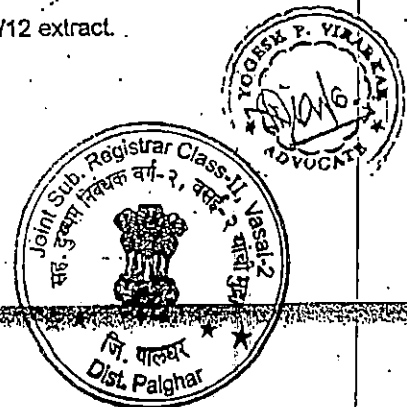
No.1/2/2, land area 528-18 square meter of DP Road was prepared in the name of Vasai Virar City Municipal Corporation, (3) Survey-No.302, Hissa No.1/2/3, land area 896-13 square meter, was prepared in the name of (1) Suresh Dhirajlal Mehta, (2) Chhannalal Kalyanji Sheth, (3) Rajesh Dhirajlal Mehta, (4) Sudharani Laxminarayan Agrawal, (5) Hemant Dhirajlal Mehta, (6) Surekha Dhirajlal Mehta and in that respect the old 7/12 extract is changed, corrected and rectified. Accordingly, an entry to that effect is recorded on 7/12 extract.

(u) **Mutation Entry No.14107:** In pursuance of the letter bearing No.REVI/DESK-1/T-1/LAND/7595/SR-845/2022 dated 30.8.2022 issued by the Tahasildar Vasai, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966 in respect of land bearing (i) Survey No.302, Hissa No.1/1, Plot No.1, area 652.10 square meter, (ii) Survey No.302, Hissa No.1/1, Plot No.2, area 627.87 square meter, (iii) Survey No.302, Hissa No.1/1, Plot No.3, area 391.31 square meter, (iv) Survey No.302, Hissa No.1/1, Plot No.4, area 392.98 square meter, (v) Survey No.302, Hissa No.1/1, Plot No.5, area 561.13 square meter, (vi) Survey No.302, Hissa No.1/1/A, area 337.17 square meter, (vii) Survey No.302, Hissa No.1/1/B, area 400.75 square meter, of village Virar, Tal. Vasai, the payment of Non Agricultural Assessment of Rs.7466/- paid under Challan No.MH007092791 dated 30.8.2022 and conversion tax of Rs.37,330/- paid under Challan No.MH007092925 dated 30.8.2022 for the purpose of residential and commercial use. Accordingly, an entry to that effect is recorded on 7/12 extract.

(v) **Mutation Entry No.1177, 2177, 2206, 4146:** Talathi Saja Virar has issued Certificate dated 10.2.2022 stating that the Mutation Entry No.1177, 2177, 2206, 4146 are in torn condition, therefore, certified copies thereof cannot be issued.

(4) **Mutation entries Applicable to the Land mentioned in Para 2 (D) above:**

(a) **Mutation Entry No.1845:** Chunilal Kahandas purchased the land bearing Survey No.302, Hissa No.1/2, 2 and other several properties from Sheth Mangaldas Ramdas for consideration of Rs.22,000/- and accordingly an entry to that effect was recorded on 7/12 extract.





वसई क्र.-२		
१८२८८	७२	१०८
२०२३		

- 9 -

- (b) **Mutation Entry No.1855:** On 7/10.1948, Vithu Govind Patil purchased the land bearing Survey No.302, Hissa No.1, 2 from Chunilal Kahandas for consideration of Rs.1,999/- and accordingly an entry to that effect was recorded on 7/12 extract.
- (c) **Mutation Entry No.2042:** As per section 3 (A) (1) & (3) of the Bombay Tenancy & Agricultural Lands Act, Narayan Budhya is protected tenant of Chunilal Kahandas to the land bearing Survey No.302, Hissa No.1/2 and accordingly an entry to that effect was recorded on 7/12 extract.
- (d) **Mutation Entry No.2686:** Name of Tenant Narayan Budhya Deshmukh is recorded as protected tenant to land bearing Survey No.302, Hissa No.1/2, but he is expired, his wife Namibai Narayan Deshmukh was cultivating the land, therefore name of wife Namibai Narayan Deshmukh was recorded as protected tenant to the said Land. Accordingly, an entry was recorded on 7/12 extract.
- (e) **Mutation Entry No.3299:** A Tenancy Certificate dated 6.3.1965, under Section 32 M of the Bombay Tenancy & Agricultural Lands Act, was issued in respect of the land bearing Survey No.302, Hissa No.1/2 for Rs.622.50 Paise in the name of Namubai Narayan Deshmukh and name of Tenant was recorded as owner thereof. Accordingly, an entry was recorded on 7/12 extract.
- (f) **Mutation Entry No.3772:** As per the orders of the Special District Inspector of Land Records (Dashman) Thane effect of the Dashman was given under the Indian Coins Act, 1955 and Maharashtra Weight and Measurement Act, 1958 to the land records of the revenue village and accordingly an entry to that effect is recorded on 7/12 extract.
- (g) **Mutation Entry No.4622:** Namubai Narayan Deshmukh expired on 13.1.1981, leaving behind her only legal heir and representative i.e. Thamibai Mukund Gharat (daughter) was recorded in the record of rights of the land bearing Survey No.302, Hissa No.1/2. The said deceased executed will in favour of Thamibai Mukund Gharat and accordingly an entry was recorded on 7/12 extract.
- (h) **Mutation Entry No.4828:** By a Deed of Conveyance dated 23.6.1982 executed by Thamibai Mukund Gharat (the Owner) in favour of (1) Dhirajlal

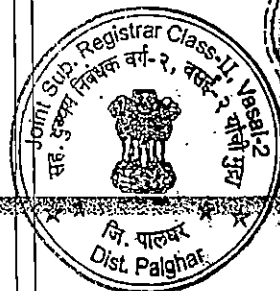


वसई क्र.- २		
१८२८८	७३	१००
२०२३		

- 10 -

Muljibhai Mehta, (2) Chandrakant Kalyanji Shah, (3) Sudharani Laxminarayan Agrawal (the Purchasers) and thereby the Owner abovenamed sold, conveyed and transferred the land bearing Survey No.302, Hissa No.1/2, Plot No. 1 & 2, area 2099 square meters for consideration amount of Rs.40,000/- In favour of the Purchasers above named. Accordingly, an entry was recorded on 7/12 extract.

- (i) **Mutation Entry No.11997:** By a Deed of Gift dated 16.3.2013 registered vide Document No.VSI-2-2467/2013, executed by (1) Dhirajlal Muljibhai Mehta, (2) Chandrakant Kalyanji Shah, (3) Sudharani Laxminarayan Agrawal through their power of attorney holder (i) Milind Jadhavrav Pawar, (ii) Ajay Benilal Sanghavi (the Donors) in favour of the Vasal Virar City Municipal Corporation (the Donee) and thereby the Donors above named assigned, gifted and transferred the land area 528-18 square meters out of land bearing Survey No.302, Hissa No.1/2, total area 2099 square meters in favour of the Donee above named. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (j) **Mutation Entry No.12621:** As per directions of the Government Circular vide No.क.रा.पू.अ./प्र.क.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasal dated 24.2.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (k) **Mutation Entry No.12731:** As per directions of the Government Circular vide No.क.रा.पू.अ./प्र.क.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme and by an order of the Tahasildar Vasal dated 23.7.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (l) **Mutation Entry No.13203:** Dhirajlal Muljibhai Mehta expired intestate on 27.12.2016 leaving behind him his legal heirs (1) Surekha Dhirajlal Mehta (wife), (2) Rakesh Dhirajlal Mehta (son), (3) Hemali Dhirajlal Mehta (daughter), (4) Chetan Dhirajlal Mehta (son) and an entry was recorded on 7/12 extract.
- (m) **Mutation Entry No.13944:** By a Deed of Conveyance dated 4.3.2022 registered vide Document No.VSI-3-3720/2022 (with an order of Deemed



वसई क्र.-२		
१८२७८	७४	१०७
२०२३		

- 11 -

**Conveyance**

No.DDR/PALGHAR/B/MOFA/DEEMEDCONVEYANCE/253/ 2019 dated 24.5.2019), executed by (1) Chetan Dhirajlal Mehta, (2) Chandrakant Kalyanji Shah, (3) Rakesh Dhirajlal Mehta, (4) Sudharani Laxminarayan Agrawal, (5) Surekha Dhirajlal Mehta, (6) Hemali Dhirajlal Mehta, through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare, and M/s. Ram Construction through its Partners (1) Dattatray M. Chaudhari, (2) Harishchandra Anant Patil through their authorized Signatory the Competent Authority & District Deputy Registrar Co-Operative Societies Digambar Hausare sold and transferred land bearing Survey No.302, Hissa No.1/2, area 675 square meters in favour of Radheya Co-Operative Housing Society Ltd. Accordingly, an entry to that effect was recorded on 7/12 extract.

- (n) **Mutation Entry No.14092:** In pursuance of Akarfod and order and letter issued by the Deputy Superintendent Land Records Vasai bearing No. Bhumapan/Mauje-Virar/A.Ta.Po.Hi.Mo.Ra.No.9113/2022,O.No.4479 dated 15/7/2022 and letter issued by the Tahasildar Vasai vide No.Mahasul/Kaksh-1/Ta-1/Hakkanond/KAVI/788/2022 dated 8/8/2022, the revenue and land record in respect of (i) Survey No.302, Hissa No.1/1, (ii) Survey No.302, Hissa No.1/2/1, (iii) Survey No.302, Hissa No.1/2/2, (iv) Survey No.302, Hissa No.1/2/3, are rectified and changed. As per the said Akarfod, the old record is closed and new 7/12 extracts are prepared in accordance of the same. Accordingly, new 7/12 Extracts i.e. (1) Survey No.302, Hissa.No.1/2/1, land area 675 square meter was prepared in the name of Radheya Co-Operative Housing Society, (2) Survey No.302, Hissa No.1/2/2, land area 528-16 square meter of DP Road was prepared in the name of Vasai Virar City Municipal Corporation, (3) Survey No.302, Hissa No.1/2/3, land area 896-13 square meter, was prepared in the name of (1) Surekha Dhirajlal Mehta, (2) Chandrakant Kalyanji Shah, (3) Rakesh Dhirajlal Mehta, (4) Sudharani Laxminarayan Agrawal, (5) Hemali Dhirajlal Mehta, (6) Surekha Dhirajlal Mehta and in that respect the old 7/12 extract



वसई क्र.-२		
७८२८८	७५	१०५
२०२३		

is changed, corrected and rectified. Accordingly, an entry to that effect is recorded on 7/12 extract.

- (o) **Mutation Entry No.14114:** In pursuance of the letter bearing No.REV/DESK-1/T-1/LAND/8892/SR-862/2022 dated 8.9.2022 issued by the Tahasildar Vasai, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966 in respect of land bearing Survey No.302, Hissa No.1/2/1, area 675 square meter, of village Virar, Tal. Vasai, the payment of Non Agricultural Assessment of Rs.1,498/- paid under Challan No.MH007502428 dated 8.9.2022 and conversion tax of Rs.7,490/- paid under Challan No.MH007502525 dated 8.9.2022 for the purpose of residential and commercial use. Accordingly, an entry to that effect is recorded on 7/12 extract.
- (p) **Mutation Entry No.1177, 2177, 2206, 4146:** Talathi Saja Virar has issued Certificate dated 10.2.2022 stating that the Mutation Entry No.1177, 2177, 2206, 4146 are in torn condition, therefore, certified copies thereof cannot be issued.
- (5) There is a 'Note' on the Village Form 7 Extract of the said Lands that the area of the said Land is converted into Non Agricultural use, therefore Village Form 12 is not necessary.
- (6) A Search report for more than 70 years from 1952 to 26.9.2022 taken from Sub Registrar office at Vasai vide Receipt No.17927 dated 26/9/2022 issued by the Sub Registrar Vasai-2 (GRN : MH008262043202223E).
- (7) Any other relevant title:
- (i) As per the documents of Village Form 7 extracts of the said Lands are Class-1 (Bhogavatdar Varg-1).
- (ii) By a Deed of Deemed Conveyance dated 9.10.2020 registered vide Document No.VSI-2-8969/2020, executed under an order No.DDR/Thane/MOFA/S-11(3)/2863/2015 dated 10.6.2015 issued by the Competent Authority & District Deputy Registrar Co-Operative Societies in respect of the land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey.No.302, Plot No.4, (7) Survey No.302, Plot No.5 in



वसई क्र.-२		
१२८	७६	१००
२०२३		

- 13 -

favour of Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. (the Owners) of the said Lands and thereby the Lands bearing (1) Survey No.302, Hissa No.1/1, Plot No.1, (2) Survey No.302, Hissa No.1/1, Plot No.2, (3) Survey No.302, Plot No.4, (4) Survey No.302, Plot No.5 were transferred in favour of the Shriram Nagar Co-Operative Housing Society Ltd. and the land bearing Survey No.302, Plot No.3 was transferred in favour of Kaunteya Co-Operative Housing Society Ltd. and the lands bearing (1) Survey No.302; Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B were transferred jointly in favour of the Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd.

- (iii) By a Deed of Deemed Conveyance dated 4/3/2022, registered vide Document No.VSI-3-3720/2022, executed under an order under No.DDR /Palghar/B/1/MOFA/DEEMEDCONVEYANCE/253/2019 dated 24.5.2019 issued by the Competent Authority & District Deputy Registrar Co-Operative Societies in respect of the land bearing Survey No.302, Hissa No.1/2/1, Area 675 square meters, Assessment Rs.499-50 Paise in favour of Radheya Co-Operative Housing Society Ltd. and thereby the Land bearing Survey No.302, Hissa No.1/2/1 was transferred in favour of the Radheya Co-Operative Housing Society Ltd.
- (iv) The Owners (the Societies i.e. Shriram Nagar Co-Operative Housing Society Ltd. & Kaunteya Co-Operative Housing Society Ltd. of land bearing (1) Survey No.302, Hissa No.1/1/A, (2) Survey No.302, Hissa No.1/1/B, (3) Survey No.302, Hissa No.1/1, Plot No.1, (4) Survey No.302, Hissa No.1/1, Plot No.2, (5) Survey No.302, Plot No.3, (6) Survey No.302, Plot No.4, (7) Survey No.302, Plot No.5 have executed registered Re-Development Agreement dated: 5/5/2022 registered on 1/6/2022, registered vide Document No.VSI-2-7724/2022 in favour of M/s. Sudham Life Spaces LLP. In respect of the said Lands mentioned in the Re-Development Agreement.
- (v) The Owners (the Society i.e. Radheya Co-Operative Housing Society Ltd.) of land bearing Survey No.302, Hissa No.1/2/1 has executed registered Re-Development Agreement dated: 14/9/2022, registered vide



वसई क्र.-२		
१८२५८	७७	१००
२०२३		

- 14 -

Document No.VSI-2-15727/2022 In favour of M/s. Sudham Life Spaces  
LLP. in respect of the said Land mentioned in the Re-Development

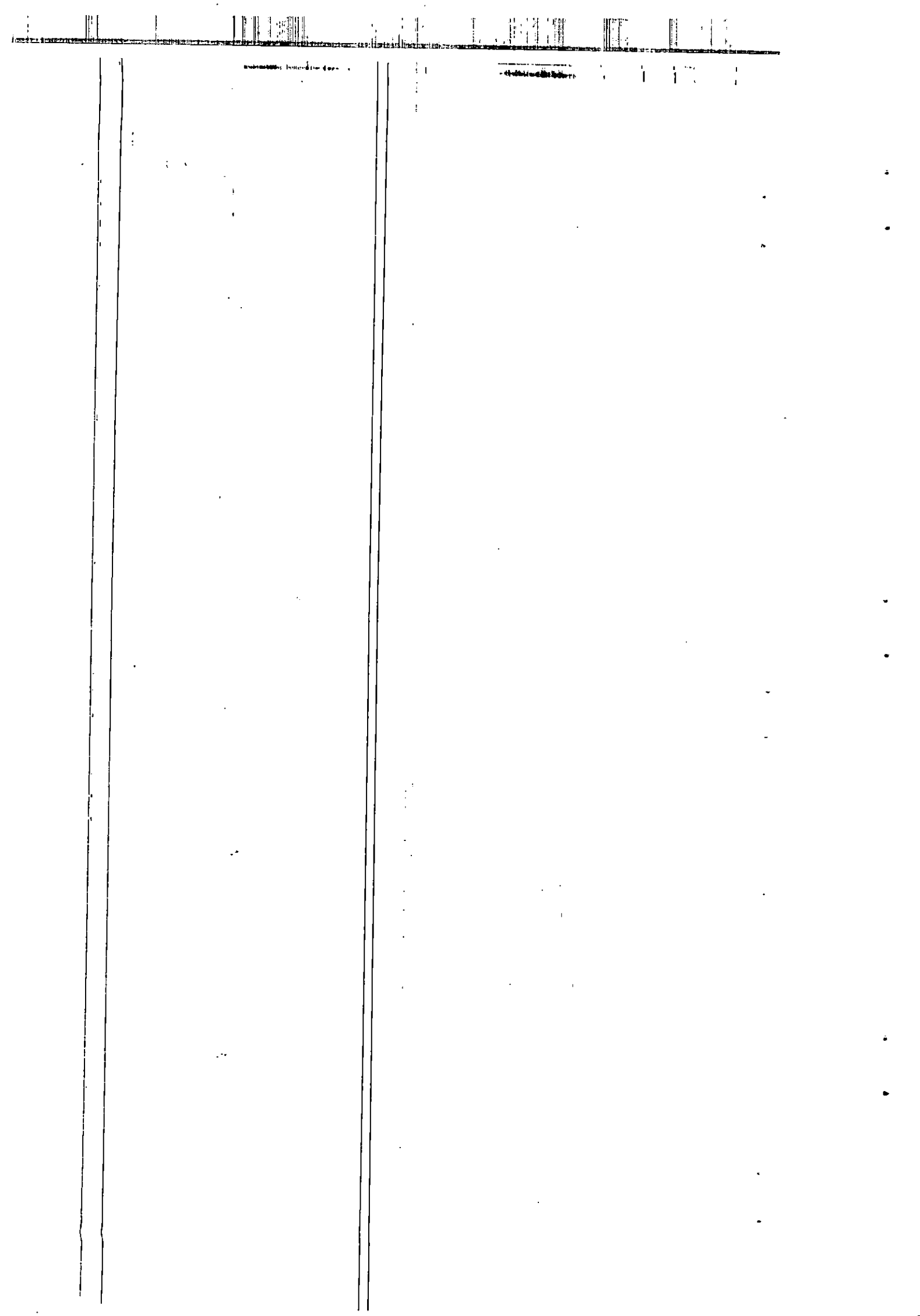
(vi) Litigation if any - No Litigation found.

Date : 26.9.2022.



Advocate.  
**YOGESH R. VIRARKAR**  
B.A., LL.M.  
ADVOCATE  
A/303, Vardangi Tower, Opp. National English School,  
Kargil Nagar, Virar (E), Tal: Vasai, Dist: Palghar.





वसई क्र.-२		
9C2UC	UC	90U
२ ०२३ of 1		

अहवाल दिनांक : 30/08/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अधिलेख पत्रक)

[ महापंच उच्च न्याय अधिकार अधिलेख आणि नोंदवण (समाप्त करणे व सुविधा देणे) नियम, १९७१ यातील नियम १५, १६ आणि ७ ]  
 तालुका :- वसई

गाव :- वितार (944195)

जिल्हा :- पालघर

भूयापन क्रमांक व उपविभाग : 302/भू.क्र.ज5

शेतपि स्थानिक नाव :

शेत, एकक व आकारणी	खते क्र.	भोगवटाराचे नाव	क्षेत्र	आकार	पो.ख. - फ.पा.	सूचक, खंड व इतर अधिकार
शेतपि एकक : आ.पो.सी	1213	महापंच उच्च न्याय अधिकार अधिलेख आणि नोंदवण (समाप्त करणे व सुविधा देणे)	5.61.13		(13532)	सूचक व खंड
अनुसंधान क्षेत्र					(13532)	इतर अधिकार
विन शेती 5.61.13					(13532)	अनुसंधान क्षेत्र
अवकाशी 0.00'					(13532)	पा.सहमिलनद्वारे साईब चाई पायबंदीत पत्र क्र.प.सहमिलन/१२/१/अधिलेख/पा.सि-५५/एच.आर.९४-१२-२०१९ दि.१०/८/२०१९ अन्वये सी.आर.५५ जारीकरण कारणावली दिनांकी प्रत्येक वर्ष. (1-4107)
	11203	सी.आर.५५ को.अ.न.सी. सी.सि.	5.61.13			प्रस्तावित इतरका : नाही.

गाव नमुना बारा (पिकाधीन नोंदवणी)

[ महापंच उच्च न्याय अधिकार अधिलेख आणि नोंदवण (समाप्त करणे व सुविधा देणे) नियम, १९७१ यातील नियम १५ ]

गाव :- वितार (944195)

जिल्हा :- पालघर

भूयापन क्रमांक व उपविभाग : 302/भू.क्र.ज5

वर्ष	हंगाम	खेती क्रमांक	पिकाबाबतील क्षेत्र				पिकाबाबतील क्षेत्र				लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेती			
			मिश्र पिकाबाबतील क्षेत्र				निर्भर पिकाबाबतील क्षेत्र									
			पिकेचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	

सूचना :- सदाचे क्षेत्र अक्षय्य क्षेत्रातून झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतिसादीची प्रकृत १५/८ स्वयं चिहने"  
 दिनांक :- 30/08/2022  
 सांकेतिक क्रमांक :- 272100084211600000820221465

(सह) उप-निदेशक (सहायक) [सहायक] - वितार - वसई वि.पालघर  
 सहायक उप-निदेशक (सहायक) [सहायक]  
 वसई वि.पालघर क्र.-१  
 ज.प.सह.सि. पालघर

















महाराष्ट्र शासन

गाव नमुना सात ( अधिका अभिलेख पत्रक )

[ महाराष्ट्र अधीन महसूल अधिकार अभिलेख आणि नोंदवही ( न्याय क्षेत्र व सुविधित क्षेत्र ) नियम, १९६१ चातील नियम ३५५ आणि ]

गाव :- चिरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/1/1/अ

भू-धारणा पध्दती : भोगवटादार वर्ग -1				रोताचे स्थानिक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुठे, खंड व इतर अधिकार
खालील एकक आ.पो.सी	1807	विनायक गो.वि.पटेल				(13532)	कुठेचे नाव व खंड
		विनायक गो.वि.पटेल				(13532)	
		विनायक गो.वि.पटेल				(13532)	
		विनायक गो.वि.पटेल				(13532)	
11205		कविचंद्र गो.वि.पटेल, सो.वि.पटेल, श्री तारु नगर गो.वि.पटेल, सो.वि.पटेल.	3.37.17	249.50		(13532)	अधुनिक पत्रक पा.सु.सिलेसदार साहू व धर्मा साहेबकरांचे पत्र क्र.पहसूल/का/दि/प्रतिन्याय/कावि-२५५/एआर ८५/२०२० दि. ३०/०८/२०२२ अन्वये एडिगास व सावित्रय कारणासाठी विक्रमी प्रक्रियेचाच. ( 14117 ) प्रमाणित के.प्र.आ. : नाही. नोंदवही क्रमांक : 14117 व दिनांक : 30/08/2022

संख्या क्र. ( 2206 ) ( 4823 ) ( 12626 )

गाव नमुना सप्ता ( पिकांची नोंदवही )

[ महाराष्ट्र अधीन महसूल अधिकार अभिलेख आणि नोंदवही ( न्याय क्षेत्र व सुविधित क्षेत्र ) नियम, १९६१ चातील नियम २६ ]

गाव :- चिरार (944195)

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 302/1/1/अ

पिकांसाठीचे स्थानिक तपशील										लागवटीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन		शेत
मिश्र पिकांसाठीचे क्षेत्र					निर्मळ पिकांसाठीचे क्षेत्र									
पट्टक पिके व प्रत्येकासाठीचे क्षेत्र														
वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	जमीन क्षेत्र	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आ. पो.सी		आ. पो.सी		आ. पो.सी	आ. पो.सी	आ. पो.सी	आ. पो.सी	आ. पो.सी	आ. पो.सी	आ. पो.सी	आ. पो.सी

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

"या प्रमाणात प्रतीपाटी वी महसूल १५/- दरचे ठरविले."  
 दिनांक :- 30/08/2022  
 दस्तऐवज क्रमांक :- 272100034211600000820221459

*(Signature)*  
 (अ.पो.सी. पो.सी.)  
 जिल्हा सहायक सिलेसदार (न्याय क्षेत्र) पालघर जिल्हा  
 जिल्हा सहायक सिलेसदार (न्याय क्षेत्र) पालघर जिल्हा  
 जिल्हा सहायक सिलेसदार (न्याय क्षेत्र) पालघर जिल्हा





# तहसिलदार तथा कार्यकारी दंडाधिकारी वसई यांचे कार्यालय

(महसूल शाखा)

किल्लाबं दर रोड, मालोडे-वसई गाव. ता.वसई, जि.पालघर, पिन ४०१२०१.  
दुरध्वनी क्र. (०२५०) २३२२००७

वसई क्र. - २		
१८२८	८६	१०५
दिनांक ३०/०४/२०२२		

क्र.महसूल/क.१/टे.१/जमिनबाब/कावि ७५७७/एसआर ८१५/२०२२

प्रति,

श्री.रामनगर को.ऑ.हौ.सो.लि.व.कौतेय को.ऑ.हौ.सो.लि

रा.विरार ता.वसई जि.पालघर

विषय :- जमिनीचे विनशेती व रुपांतरण कर भरून घेणेबाबत.

गावाचे नाव	जमिनी क्र.	एकुण क्षेत्र (आर.चौ.मी)	एकी आकारणी करावयाचे क्षेत्र (आर.चौ.मी)
विरार	३०२/१/१/म.क्र./१	६.५२.९	६.५२.९
	३०२/१/१/म.क्र./२	६.२७.८७	६.२७.८७
	३०२/१/१/म.क्र./३	३.९१.३१	३.९१.३१
	३०२/१/१/म.क्र./४	३.९२.९८	३.९२.९८
	३०२/१/१/व	४.००.७५	४.००.७५
	एकुण	३३.६३.३१	३३.६३.३१

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०१/२०१७

मधील अध्यादेश क्रमांक २/२०१७

२. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/एनएपी/कावि-४३५/२०१७

दिनांक २१/०६/२०१७

३. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/४२ब/कावि.१३७०/२०१८

दिनांक १२/०८/२०१८

४. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/४२ब,क.ड/कावि.१३८८/२०१८

दिनांक २६/१२/२०१८

५. शासन परिपत्रक क्रमांक एनएपी.२०२१/प्र.क्र.११८/ज.१अ दि.१३/०४/२२



महाशय,

आपण या कार्यालयात दिनांक ०१/०८/२०२२ रोजी अर्ज दाखल करून उपरोक्त विषयात नमुद जमिनीस महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ब मधील तरतुदीनुसार रहिवास व वाणिज्य कारणासाठी विनशेती आकारणी व रुपांतरित कर भरणा करून घेणेबाबत विनंती केलेली आहे.

प्रकरणातील कागदपत्रे तपासता, वसई विरार शहर महानगरपालिका यांनी जा.क्र.वचिशम ११८१/२०२२-२३ दिनांक १७/०८/२०२२ व जा.क्र.वचिशम/नर.११८२/२०२२-२३ दिनांक १७/०८/२०२२ अन्वये संबंधितांना विनशेती आकारणी व रुपांतरण कर भरणा करून घेणेबाबत कळविले आहे. तसेच मा.जिल्हाधिकारी पालघर यांचेकडून दिनांक १४/१२/२०१८ रोजीचे पत्रान्वये प्राप्त झालेल्या यादीत उक्त जमिनीचा स.नं नमुद असलेनुसार सदरच्या जमिनी वसई विरार शहर महानगरपालिकेच्या विकास आराखड्यात समाविष्ट असल्याचे दिसून येते.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ ब मध्ये विषद केलेल्या तरतुदीनुसार मंजूर व प्रारूप आराखड्यात समाविष्ट असलेल्या जमिनीसाठी कलम ४७अ अन्वये रुपांतरण कर व अकृषिक आकारणी निश्चित करणेची आहे. तसेच



वसई क्र. - २

9C2U (E:\2022 NA\Virar\302.1.1.Dhu.kra.1.docx

श्रीराम विकास योजना/प्रारूप तसेच अंतिम प्रादेशिक योजना किंवा प्रारूप विकास योजनेत समाविष्ट असलेल्या जमिनींना अकृषिक सारा व रुपांतरित कर भरणा करून घेणेबाबत महाराष्ट्र शासन महसूल व घनविभाग यांचेकडील शासन परिपत्रक्र क्रमांक एनएपी/२०२१/प्र.क्र.११८/ज.१३ दिनांक १३/०४/२०२२ मध्ये कलम ४२ व नुसार कार्यवाही करणेबाबत निर्देश दिले आहेत.

त्यानुसार उक्त जमिन मिळकतीसाठी आपण खाली नमुद केलेप्रमाणे रुपांतरण कर व बिनशेती आकारणी रक्कम शासनजमा करावयाची आहे.

तारतुदीनुसार केवळ रुपांतरण कर व बिनशेती आकारणी रक्कम वसूल करण्यात येत आहे त्यामुळे आपणाला जागेवर नियोजित अकृषिक वापर करावयाचा असल्यास त्यापुढी संबंधित नियोजन प्राधिकरणाची व इतर आवश्यक त्या प्राधिकरणांची पुर्वपरवानगी घेणे बंधनकारक राहिल.

गावाचे नाव	स.नं/हि.नं	क्षेत्र (आर. चौ.मी)	गावचा बिनशेती दर रु.पै	बिनशेती आकारणीचे स्वरूप (३ पट)	बिनशेती आकारणी र.रु	कलम ४७ अ अन्वये रुपांतरित कर आकारणी स्वरूप (५ पट)	रुपांतरित कर र.रु
विरार	विपयात नमुद स.नं दि.नं	३३.६३.३१	X ०.७४	X ३	= ७४६६/-	X ५	= ३७३३०/-

सदरची बिनशेती आकारणी व रुपांतरित कर शासनजमा केलेली चलने तलाठी विरार यांचेकडे जमा करण्यात यावीत.



तहासिलदार वसई



तहसिलदार तथा कार्यकारी दंडाधिकारी वसई संचे कार्यालय  
(महसूल शाखा)

वसई क्र. - २

दुरधनी क्र (२०१०) २३२२००७

१८०८०८	८८	१०७
२०२३		

क्र.महसूल/क १/टे १/जमिनबांब/कावि ८८२/एसआर ४६२/२०२२

दिनांक ०८/०९/२०२२

प्रति,

सधेय को ऑप हौ.सो.लि.

रा.विरार ता.वसई जि.पालघर

विषय :- जमिनीचे बिनशेती व रुपांतरण कर भरुन घेणेबाबत.

गावाचे नाव	स.नं/हिनं	एकुण क्षेत्र (आर.चौ.मी)	पैकी आकारणी करावयाचे क्षेत्र (आर.चौ.मी)
विरार	३०२/१/३/१	६.७५.००	६.७५.००

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०९/२०१७

मधील अध्यादेश क्रमांक २/२०१७

२. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/एनएपी/कावि-४३५/२०१७

दिनांक २१/०६/२०१७

३. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/४२ब/कावि.१३७०/२०१८

दिनांक १४/१२/२०१८

४. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/४२ब,क,ड/कावि.१३८८/२०१८

दिनांक २४/१२/२०१८

५. शासन पत्रक्रमांक एनएपी.२०२१/प्र.क्र.११८/ज.अ दि.१३/०८/२०२२



महाशय,

आपण या कार्यालयात दिनांक ०९/०९/२०२२ रोजी अर्ज दाखल करुन उपरोक्त विषयात नमुद जमिनीस महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ब मधील तरतुदीनुसार रहिवास व वाणिज्य कारणासाठी बिनशेती आकारणी व रुपांतरीत कर भरणा करुन घेणेबाबत विनंती केलेली आहे.

प्रकरणातील कागदपत्रे तपासता, वसई विरार शहर महानगरपालिका यांनी संबंधितांना जा.क्र.व.वि.श.म/नर/११८१/२०२२-२३ दिनांक १७/०८/२०२२ अन्वये विकास परवानगीसाठी बिनशेती आकारणी व रुपांतरण कर भरणा करुन घेणेबाबत कळविले आहे तसेच मा.जिल्हाधिकारी पालघर यांचेकडील दिनांक १४/१२/२०१८ रोजीचे पत्रासोबत वसई विरार शहर महानगरपालिकेकडून प्राप्त झालेल्या यादीत उक्त जमिनीचा स.नं नमुद असलेनुसार सदरची जमिन वसई विरार शहर महानगरपालिकेच्या विकास आराखड्यात समाविष्ट असल्याची दिसून येते.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०९/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ ब मध्ये विषद केलेल्या तरतुदीनुसार मंजुर व प्रारुप आराखड्यात समाविष्ट असलेल्या जमिनीसाठी कलम ४७अ अन्वये रुपांतरण कर व अकृषिक आकारणी निश्चित करणेची आहे. तसेच अंतिम विकास योजना/प्रारुप तसेच अंतिम प्रादेशिक योजना किंवा प्रारुप विकास योजनेत समाविष्ट असलेल्या जमिनींना अकृषिक सारा व रुपांतरीत कर भरणा करुन घेणेबाबत महाराष्ट्र शासन महसूल व वनविभाग यांचेकडील शासन परिपत्रक क्रमांक एनएपी/२०२१/प्र.क्र.११८/ज.अ दिनांक १३/०८/२०२२ मध्ये कलम ४२ ब नुसार कार्यवाही करणेबाबत निर्देश दिले आहेत.

त्यानुसार उक्त जमिन मिळकतीसाठी आपण खाली नमुद केलेप्रमाणे रुपांतरण कर व बिनशेती आकारणी रक्कम शासनजमा करावयाची आहे.

E:\2022 NA\Virar 302.1.2.1.docx

तसेच आपले विनंती अर्जानुसार आपणाकडून महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम ४२ व मधील तरतुदीनुसार केवळ रुपंतरण कर व बिनशेती आकारणीची रक्कम वसूल करणेत येत असून सदरची जमिन ही पूर्वीची बिनशेती असल्याने सदरचे आदेश कायम ठेवण्यात येत आहे. तथापि आपणास जागेवर नियोजित अकृषिक वापर करावयाचा असल्यास त्यापूर्वी संबंधित नियोजन प्राधिकरणाची व इतर आवश्यक त्या प्राधिकरणांची पुनपरवानगी घेणे बंधनकारक राहिल.

गावाचे नाव	स.नं/हि.नं	क्षेत्र (चौ.मी)	मावचा बिनशेती दर रु.पै	बिनशेती आकारणीचे स्वरूप (३ पट)	बिनशेती आकारणी रु.रु	कलम ४७ अ अन्ये रुपांतरीत कर आकारणी स्वरूप (५ पट)	रुपांतरीत कर रु.रु
विसार	३०२/१/२/१	६७५-००	X ०.७४	X ३	= १४९८/-	X ५	= ७४९०/-

सदरची बिनशेती आकारणी व रुपांतरीत कर शासनजमा केलेली चलने तलाठी विसार यांचेकडे जमा करण्यात यावीत.

वसई क्र.-२		
१८२०८	८२	१०७
२०२३		



*[Signature]*  
तहसिलदार वसई



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



दूरध्वनी : ०२५० २५२५१०९ / ०२५३०४७०५/०६  
फैक्स : ०२५० - २५२५१०९  
ई-मेल : vasairincorporation@yahoo.com

दिनांक :

Dated 21/10/2022

VVCMC/TP/CC/NP-6675/ 327/2022-23

- To,  
1. M/s. Sudham LifeSpaces LLP Through Partner Mr. Pushkaraj V. Vartak (POAHolder)  
C/o. Mr. Vikas Nataraj Vartak, Vasai  
Vartak Road, Virar (P)  
Tal: Vasai, DIST: PALGHAR.  
2. M/s. Megha Urbanscapes  
Tal: Vasai, DIST: Palghar.

**Assesment Order**

SUB -- Commencement Certificate for proposed Residential Cum- Commercial Building under Clause 7.6.1. for Redevelopment of Multi-Dwelling Buildings of GHS & Apartments, on land bearing S. No. 302/1/1A, S. No. 302/1/1B, S. No. 302/1/1 Plot No. 1, S. No. 302/1/1 Plot No. 2, S. No. 302/ Plot No. 3, S. No. 302/ Plot No. 4, S. No. 302/ Plot No. 5; & S. No. 302/1/2/1, of Village: Virar, Taluka Vasai, Dist Palghar.

Ref -- 1) Your Architect's letter dated 29/06/2022

Sir / Madam,		Find enclosed Assesment order issued herewith as per Sec 124(E) of MR & TP Act 1966.	
1 Name of Assessee owner / P.A. Holder		: M/s. Sudham LifeSpaces LLP Through Partner Mr. Pushkaraj V. Vartak (POA Holder)	
2 Location		: Virar	
3 Land use (Predominant)		: Residential cum Commercial bldg.	
4 Gross plot area (As per 7/12)		: 4038.31 Sqm.	
5 Gross plot area (as per measurement sheet)		: 4123.69 Sqm.	
6 Area under 20.00 mt wide DP road		: 39.20 Sqm.	
7 Balance plot area		: 3999.11 Sqm.	
8 Net plot area		: 3999.11 Sqm.	
9 Existing approved BUA as per clause 7.6.1		: 3416.89 Sqm.	
10 Incentive FSI @15 sq.mt. per tenement		: 1335.00 Sqm.	
11 Additional FSI		: 24.80 Sqm.	
12 Add. TDR from DRC no. 211 (17400/1560*2942.13)		: 3281.61 Sqm.	
13 Add. Premium FSI by payment of charges		: 2019.16 Sqm.	
14 Entitlement of FSI		: 10071.70 Sqm.	
15 Ancillary area FSI upto 60% or 80% with payment of charges		: 6648.07 Sqm.	
16 Total Entitlement of proposal		: 16725.53 Sqm.	
17 Total proposed P-line Area		: 16723.72 Sqm.	
18 Number of Buildings		: 1	
19 Area for Assesment		: = Rs. 15,900.00	
As per UDPCR Regulation dtd 02/12/2020 Charges are as follows			
Weighted Average of Open land value as per ASR 2022-23			
a) On Plot/Land area			
Residential	: 2194.49 Sq.m. x 79.5	Rs. 15,900.00 x 0.50% x 1	= Rs. 174,461.56
Commercial	: 1804.82 Sq.m. x 159	Rs. 15,900.00 x 0.50% x 2	= Rs. 286,966.88
DR/TDR Area	: 3281.61 Sq.m. x 79.5	Rs. 15,900.00 x 0.50% x 1	= Rs. 260,888.00
b) On P-line			
Residential	: 11311.09 Sq.m. x 318	Rs. 15,900.00 x 2.00% x 1	= Rs. 3,596,926.62
Commercial	: 5414.05 Sq.m. x 636	Rs. 15,900.00 x 2.00% x 2	= Rs. 3,443,335.80
Total Development Charges		: Rs. 7,762,578.75	
20 Less: Development Charges Paid Vide		: = Rs. 776,290.00	
a) Receipt No.57893 dated 21/10/2022		: = Rs. 776,290.00	
21 Balance development charges to be paid		: = Rs. 6,986,288.75	
22 Date of Assesment		: / /2022	



वसई क्र.-२		
१०२७८	९१	१०७
२०२३		

VVCMC/TP/CC/VP-6675/327/2022-23

Dated 21/10/2022

23 Premium Components						
a) BUA on payment of Ancillary FSI @ area at the rate of 10% as per UDCPR	6648.08 Sq.m.	x 1590.00	Rs. 15,900.00 x 10% x 1	=	Rs. 10,570,447.20	
a) BUA on payment of Premium FSI @ area at the rate of 35% as per UDCPR	2019.16 Sq.m.	x 5565.00	Rs. 15,900.00 x 35% x 1	=	Rs. 11,236,625.40	
				=	Rs. 21,807,072.60	
Less : Premium Components charges Paid Vide						
a) Receipt No.57894 dated 21/10/2022				=	Rs. 5,000,000.00	
				=	Rs. 5,000,000.00	
24 Balance Premium Charges to be paid				=	Rs. 16,807,072.60	
25 Labour Charges						
a) On Construction Area : 16725.53 Sq.m.			Rs. 26,920.00 x 1%	=	Rs. 4,452,336.09	
				=	Rs. 4,452,336.09	
26 Less : Labour Charges Paid Vide						
a) Receipt No.57895 dated 21/10/2022				=	Rs. 445,240.00	
				=	Rs. 476,000.00	
27 Balance Labour CESS Charges to be paid				=	Rs. 3,976,336.09	
28 As requested by you vide letter _____ for _____ payable amount, Installment facility is hereby granted. The balance amount will attract 18% Interest till the date of payment. The Schedule of payment is given below:						

SCHEDULE OF PAYMENT					
Sr. No.	Amount for Development Charges (In Rs.)	Amount for Premium Charges (In Rs.)	Amount for Labour Cess Charges (In Rs.)	Due Date of Payment	Interest (In Rs.)
	Rs. 6,986,288.75	Rs. 16,807,072.60	Rs. 3,976,336.09	At the time of C.C. / R.D.P.	At the time of OCC with Interest @ 18% per annum For Development & 24% per annum for Labour Cess Charges & 8.5% per annum (for Premium)

Dy. Director of Town Planning  
Vasai-Virar City Municipal Corporation



वसई क्र.-२		
१८२५८	१२	१०५
२०२३		

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



दूरध्वनी : ०२५० - २५२५०९ / ०२५०२००६ / ०२५०२००७  
फॅक्स : ०२५० - २५२५१०९  
ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

21 / 10 / 2022

WCMC/TP/CC/NP-6675/328/2022-23  
To,

1. M/s. Sudham LifeSpaces LLP Through Partner Mr. Rushkaraj V. Vartak (POA Holder) C/o. Mr. Vikas Narsinha Vartak, Vartak House, Ram Mandir Road, Vartak ward, Vartak Road, Virar (W), Tal: Vasal, DIST: PALGHAR.
2. M/s. Megha Urbanscapes Office: 102, Padmaraj CHS, 100 Feet Road, Diwanman, Vasal (W), Tal: Vasal, Dist: Palghar.

Sub: Commencement Certificate for proposed Residential Cum- Commercial Building under Clause 7.6.1; for Redevelopment of Multi-Dwelling Buildings of CHS & Apartments, on land bearing S. No. 302/1/1A, S. No. 302/1/1B, S. No. 302/1/1 Plot No. 1, S. No. 302/1/1 Plot No. 2, S. No. 302/ Plot No. 3, S. No. 302/ Plot No. 4, S. No. 302/ Plot No. 5, & S. No. 302/1/2/1, of Village: Virar, Taluka Vasal, Dist Palghar.

Ref :

1. Land Conversion Certificate from Tahasildar Vasal, (Revenue Dept) vide letter No:MAHSUL/K-1/T1/JAMINBAB-1/KAVI-7595/SR-845/2022, dtd. 30/08/2022.
2. Land Conversion Certificate from Tahasildar Vasal, (Revenue Dept) vide No:MAHSUL/K-1/T1/JAMINBAB-1/KAVI-7892/SR-862/2022, dtd. 08/09/2022.
3. TILR M.R. No. 8875/2022, dtd 17/02/2022 for measurement.
4. TILR M.R. No. 9113/2022, dtd 19/07/2022 for measurement.
5. Your Architect letter dated 29/06/2022.

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 in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasal-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, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 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 (IAA)/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 conditions mentioned in the letter No. WCMC/TP/CC/NP-6675/328 dated 21/10/2022 are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	M/s. Sudham LifeSpaces LLP Through Partner Mr. Pushkaraj V. Vartak (POA)
---	--------------------------------------	--



वसई क्र.-२		
१८२०८	२३.१०५	
२०२३		

VVCMC/TP/CC/NP-6675/328/2022-23

21/10/2022

		Holder)
2	Location	Virar
3	Land use (Predominant)	Residential cum Commercial building.
4	Gross plot area (As per 7/12)	4038.31 sq.mt
5	Gross plot area (as per measurement sheet)	4123.69 sq.mt
7	Area under 20.00 mt wide DP road	39.20 sq.mt
8	Balance plot area	3999.11 sq.mt
9	Net plot area	3999.11 sq.mt
10	Existing approved BUA as per clause 7.6.1 of UDCPR	3416.89 sq.mt
11	Incentive FSI @15 sq.mt. per tenement	1335.00 sq.mt
12	Additional FSI	24.80 sq.mt
13	Add. TDR from DRC no. 211 (17400/1560*2942.13)	3281.61 sq.mt
14	Add. Premium FSI by payment of charges	2019.16 sq.mt
15	Entitlement of FSI	10077.46 sq.mt
16	Ancillary area FSI upto 60% or 80% with payment of charges	6648.07 sq.mt
17	Total Entitlement of proposed	16725.53 sq.mt
18	Total proposed P-line Area	16723.72 sq.mt
19	Number of Buildings	1
20	Number of Wings	3

The details of the building is given below:

Sr. No	Predominant Use	Number of wings	No. of Floors	No. of flats/ Villas/ Units/ Commercial/ Cafe Restaurant/ Shops	Built Up Area (P-line Area) (In sq. mt.)
1.	Commercial	1A	Gr+2 <sup>nd</sup>	16 Shops, 115 Commercial Units, 8 Commercial/Cafe/ Restaurant Units	5414.45
2.	Villas	1B	Gr+5 <sup>th</sup>	10 Villas	1183.45
3.	Residential	1C	St+Gr+2 <sup>nd</sup>	158 Flats	10125.82

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its Issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 2) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition on road without permission of VVCMC.
- 3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.



वसई क्र.-२		
१८२७८	ए०	१०७
२०२३		

दूरध्वनी : ०२५० - २५२५१०१ / ०२५० / ०२५० / ०२५० / ०२५०  
 फॅक्स : ०२५० - २५२५१०७  
 ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
 दिनांक :

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



VVCMG/TP/CC/NP-5675/328/2022-23

21/10/2022

- 4) 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.
- 5) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 6) You shall construct cupboard if any, as per UDCPR Regulation.
- 7) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Corvell's system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 8) You shall provide two distinct pipelines for potable and for non-potable water.
- 9) 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 Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 12) 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.
- 13) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 14) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 15) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 16) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc. as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.



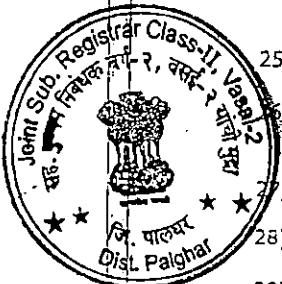


वसई क्र.-२		
१८२७८	९५	१०५
२०२३		

VVCMC/TP/CC/NP-6675/328/2022-23

21 / 10 / 2022

- 17) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 18) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, In providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 20) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 21) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 22) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 23) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 24) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 25) You shall provide Septic tank & Underwater tank on site as per IS Code 2470.
- 26) You will be liable to pay any charges/areas with applicable Interest for your proposal as and directed by VVCMC/any other competent authority.
- 27) You shall provide Grey water recycling plant for said layout, if applicable.
- 28) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 29) Fire Infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.



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



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

जावक क्र. : च.वि.श.म.  
दिनांक :

वसई क्र.-२		
१८२७८	९६	१०७
२१/१२/२०२३		

VVCMC/TP/CC/VP:6675/328/2022-23

30) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.

32) You shall be Submit Tree NOC within 3 months.

31) You shall submit the plan of internal road and Garden before PCC.

34) An Affidavit is submitted by you stating "I say that the Internal Road and Garden mentioned in the other rights of 7/12 extract belong only to Shri Ram Nagar CHSL and Kaunteya CHSL and the said Internal road and Garden are part of the said land belonging to the said Shri Ram Nagar CHSL and Kaunteya CHSL. I say that the entire layout including Garden and internal road of the said land is under Redevelopment and the said societies have transferred, assigned and allowed the development rights under the Re-development Agreement executed and registered by the said Shri Ram Nagar CHSL and Kaunteya CHSL in favour of M/s Sudham Life spaces LLP."

35) You shall submit Joint measurement/TILR Survey within 3 months, without obtaining TILR survey the construction cannot be started at site.

36) You shall be responsible for any litigation that may arise in future pertaining to society/flat owners/ compensation and suitable action shall be taken by VVCMC if the verdict goes against the case.

37) You shall demolish the existing structure before Commencement of work at site.

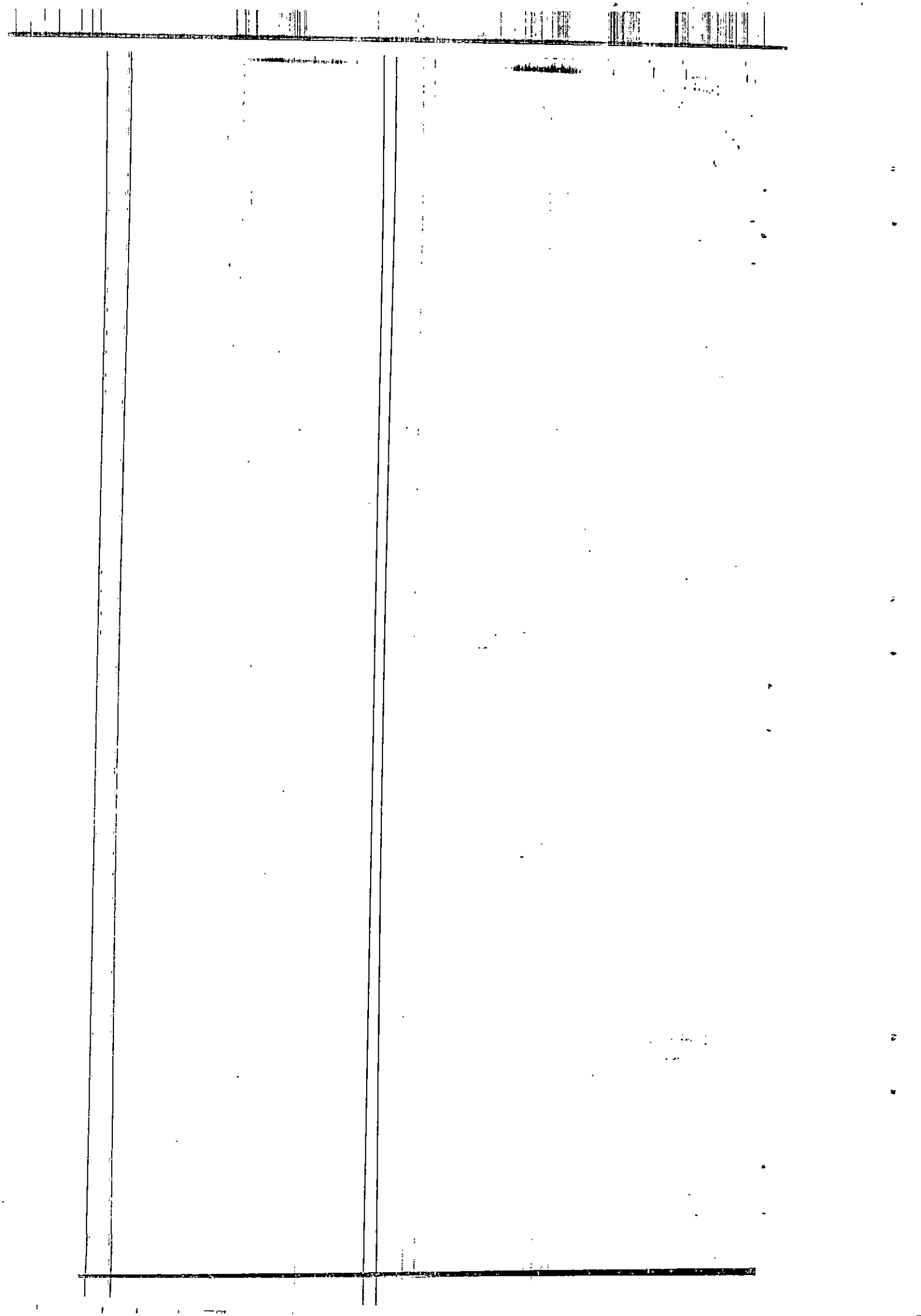
38) If any legal matter arises at any Civil/Criminal Courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.

Dy. Director of Town Planning  
Vasai Virar City Municipal Corporation

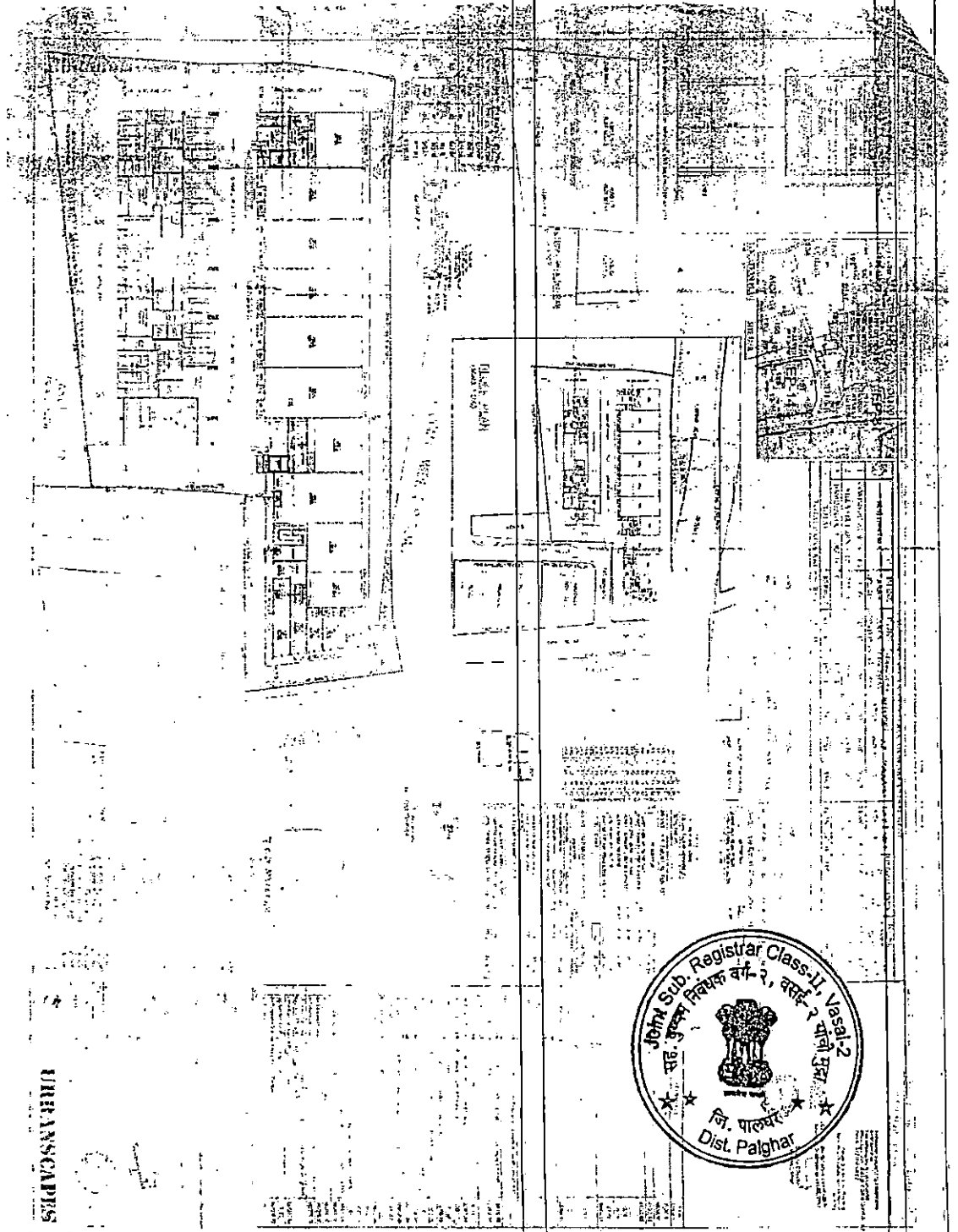
Encl.: a/a.  
c.c. to:

1. Asst. Commissioner, UCD,  
Vasai- Virar city Municipal Corporation  
Ward office .....
2. The Taluka Inspector of land Records (TILR)  
Opp. Tahsildar office, Vasai (W), Tal: Vasai,  
DIST: PALGHAR



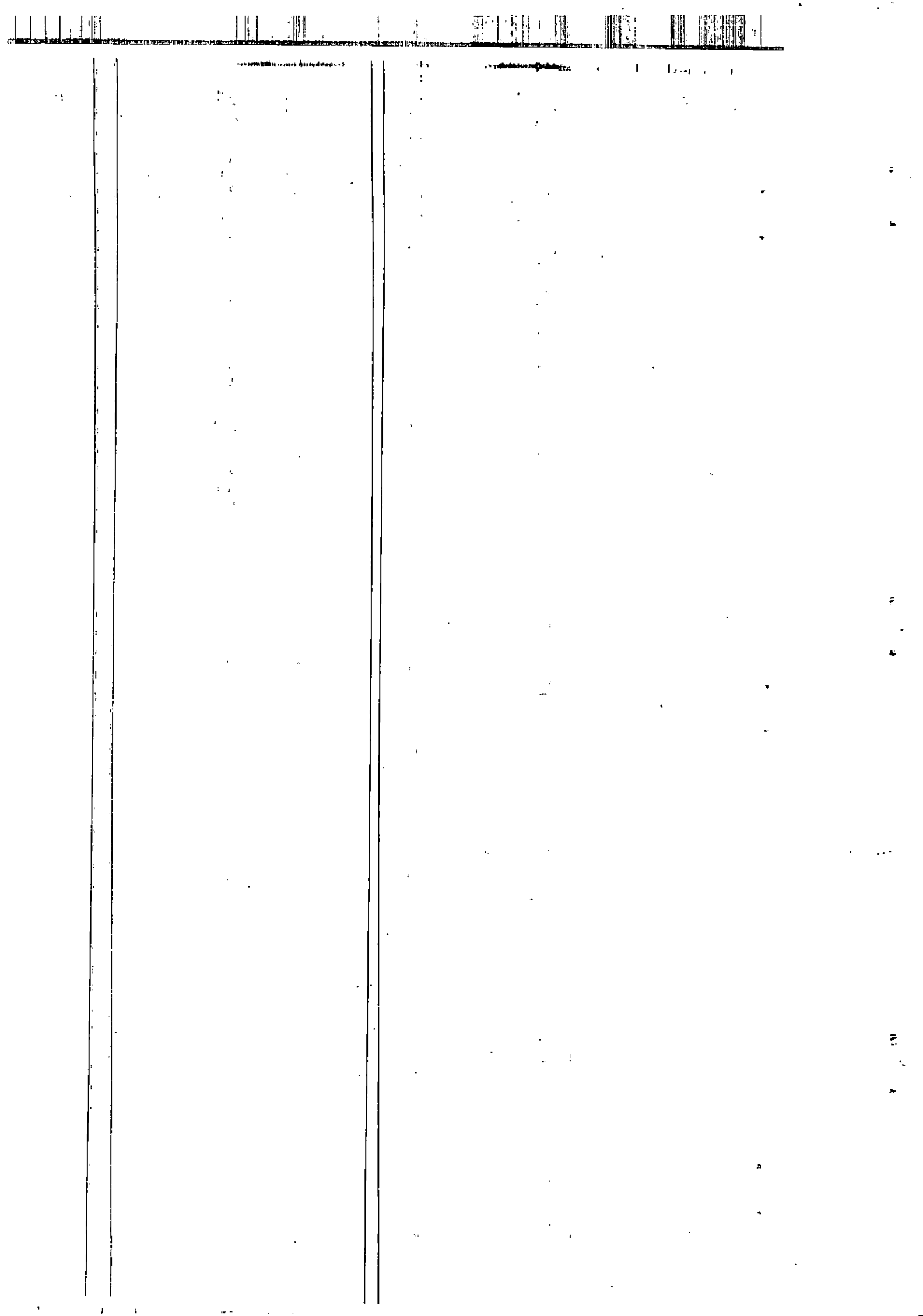


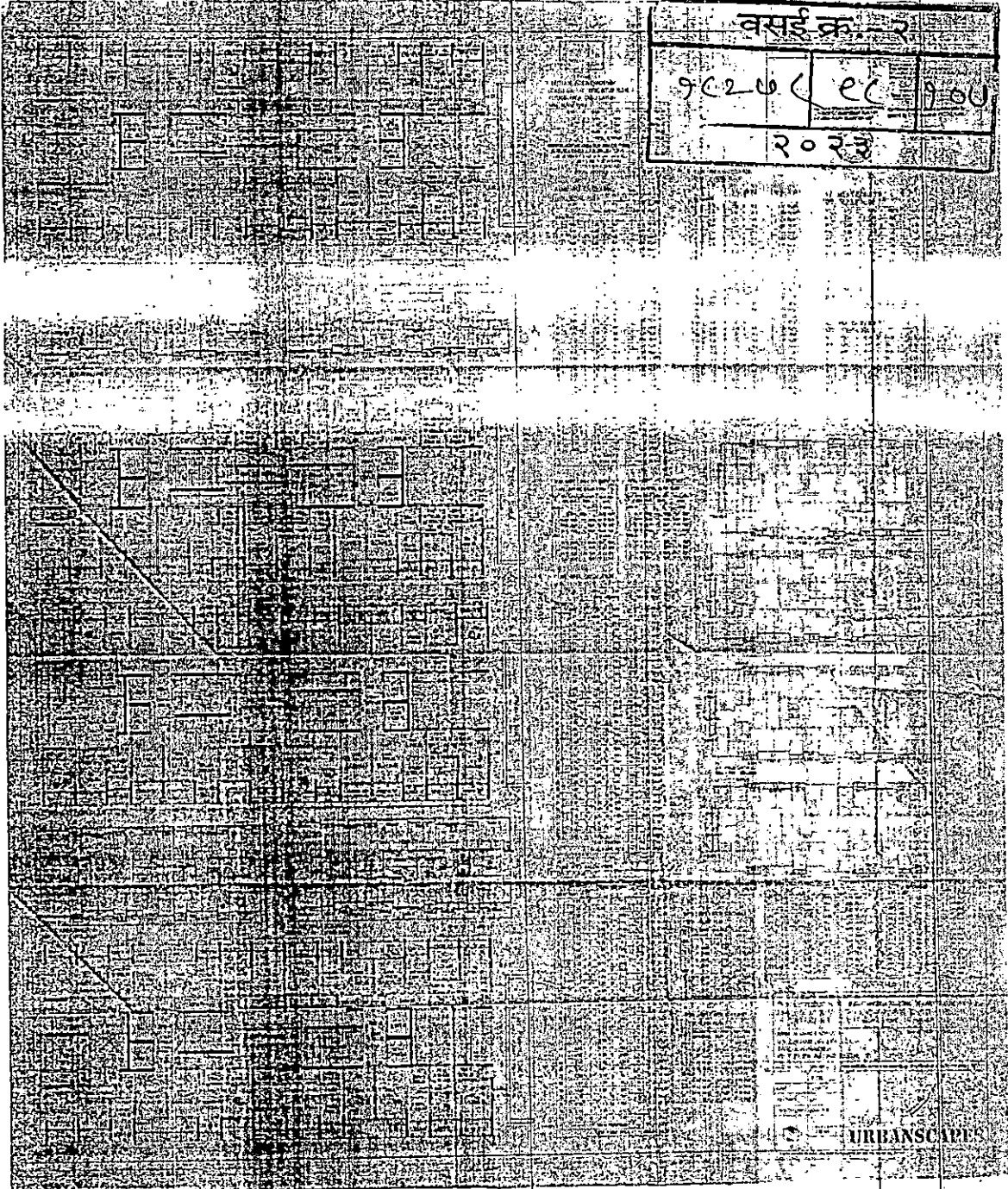
वसई क्र.-२		
१८२८८	ए७	१०५
२०२३		



URHANSCAPS







वसई क्र-२		
१८२७८	२८	१००
२०२३		





0  
4  
2  
2  
00  
1

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

APPROVED SUBJECT TO CONDITIONS MENTIONED IN This Office Letter No. VVCMC/CC/BR/16675/328/2022-23 Dated 21/11/2022

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

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

Deputy Director  
 VVCMC, Virar.



8380 SQ.M
8420 SQ.M
8460 SQ.M
8500 SQ.M
8540 SQ.M
8580 SQ.M
8620 SQ.M
8660 SQ.M
8700 SQ.M
8740 SQ.M
8780 SQ.M
8820 SQ.M
8860 SQ.M
8900 SQ.M
8940 SQ.M
8980 SQ.M
9020 SQ.M
9060 SQ.M
9100 SQ.M
9140 SQ.M
9180 SQ.M
9220 SQ.M
9260 SQ.M
9300 SQ.M
9340 SQ.M
9380 SQ.M
9420 SQ.M
9460 SQ.M
9500 SQ.M
9540 SQ.M
9580 SQ.M
9620 SQ.M
9660 SQ.M
9700 SQ.M
9740 SQ.M
9780 SQ.M
9820 SQ.M
9860 SQ.M
9900 SQ.M
9940 SQ.M
9980 SQ.M
10000 SQ.M

AREA CALCULATION  
 1ST FLOOR

A1	2.00	X	0.75	X	1.50	=	0.75 SQ.M
A2	1.50	X	1.00	X	1.50	=	1.50 SQ.M
A3	1.45	X	0.75	X	1.00	=	1.00 SQ.M
A4	1.45	X	1.00	X	1.00	=	1.45 SQ.M
A5	0.35	X	0.75	X	1.00	=	0.26 SQ.M
A6	0.40	X	0.15	X	1.00	=	0.06 SQ.M
A7	1.00	X	7.50	X	1.00	=	7.50 SQ.M
A8	0.40	X	0.15	X	1.00	=	0.06 SQ.M
A9	0.15	X	0.50	X	1.00	=	0.08 SQ.M
A10	2.00	X	1.40	X	1.00	=	2.80 SQ.M
A11	0.35	X	0.30	X	1.00	=	0.11 SQ.M
A12	0.75	X	1.00	X	1.00	=	0.75 SQ.M
A13	1.50	X	0.85	X	1.00	=	1.28 SQ.M
TOTAL 1ST FLOOR							
= 18.45 SQ.M							

AREA CALCULATION  
 2ND FLOOR

A1	2.00	X	0.75	X	1.50	=	0.75 SQ.M
A2	1.50	X	1.00	X	1.50	=	1.50 SQ.M





वसई क्र.-२  
 १८२८ १०० १००  
 २०२३

SHEET NO -01 OF 09 V.P. NO. -6675 LAYOUT PLAN

STAMP & DATE OF RECEIPT OF PLANS

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. VVCMC/0001/2022-23  
 BP NP. 6675.1.328/2022-23  
 Dated... 21/10/2022

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

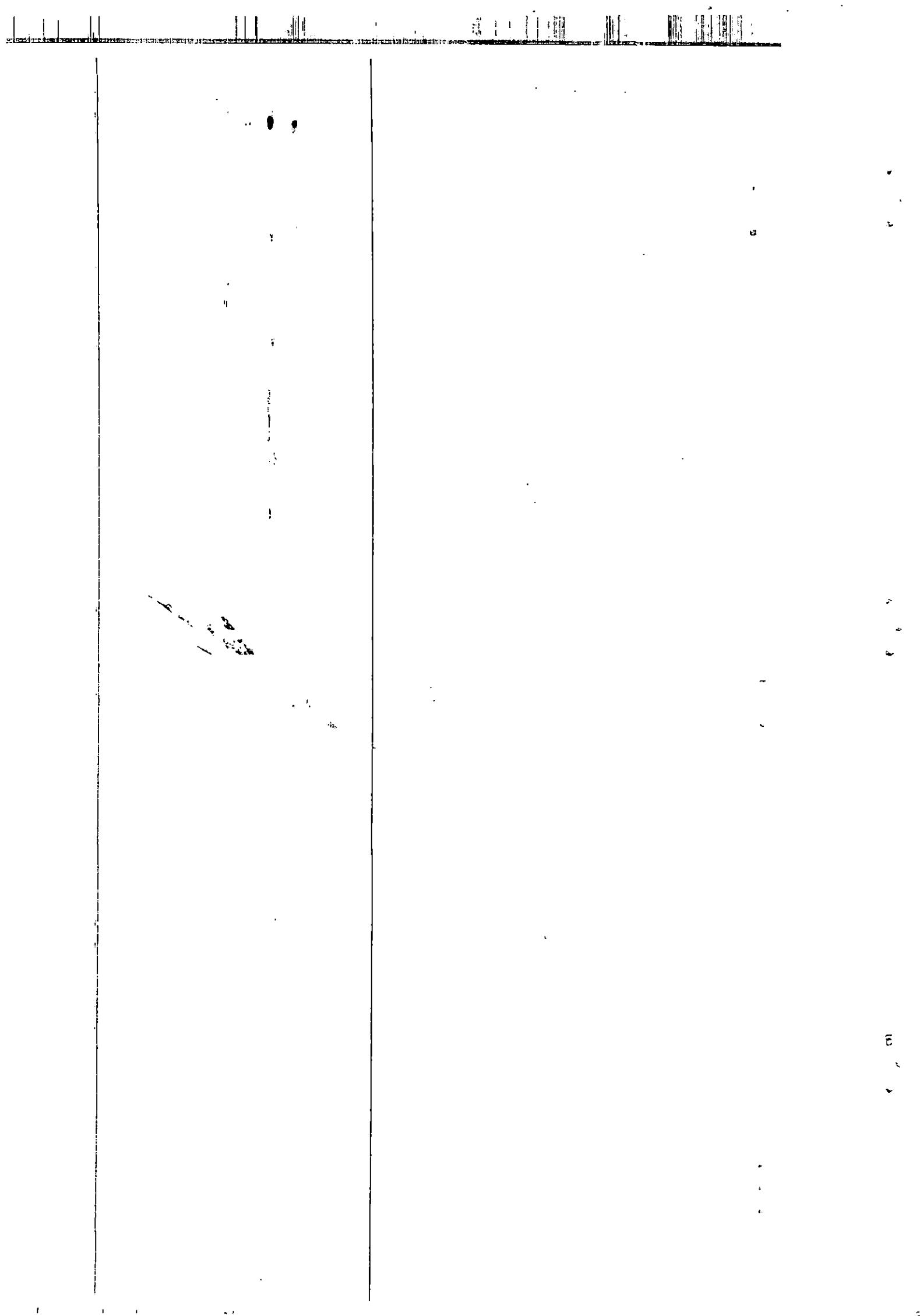
THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OR LAW. Certified that the above permission is Issued by Commissioner VVCMC, Virar.

Deputy Director  
 VVCMC, Virar.



Sl. No.	PROFORMA-I	Total (Sq. mt)
1	Area Of Plot (As per plan area of A, B, C to be considered) (a) As Per Owner's Document (E-12, C-1, etc.) (b) As Per Measurement Sheet (c) As Per Site (d) Deduction For	4038.31 4038.31 4123.69 4123.69
2	(a) Existing Road (b) 20' (6M) Wide P. Road Area (c) Total Deducted Area	0.00 39.20 39.20
3	Balance Area Of Plot (1 - 2)	3899.11
4	(a) Area of Residential (b) Area of Commercial (c) Area of Industrial (d) Area of Special Use	0.00 0.00 0.00 0.00
5	Net Plot Area (1 - 4)	3899.11
6	(a) Recreational Open Space (As per applicable rules) (b) Deduction (c) Deduction (d) Deduction	0.00 0.00 0.00 0.00
7	Final Net Area (5 - 6)	







भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 0206/47008/00782

To,  
प्रस न्ना मधुकरराव पवार  
Prasanna Madhukarrav Pawar  
W/O: Madhukarrav Pawar  
plot no. 33  
shahanoorwadi  
Aurangabad  
Aurangabad (mh) Aurangabad Aurangabad  
Maharashtra 431001

12/04/2014

Ref: 4389 / 29D / 310653 / 311148 / P



SE076869967FT



आपका आधार क्रमांक / Your Aadhaar No. :

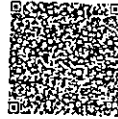
**9926 8963 0409**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India

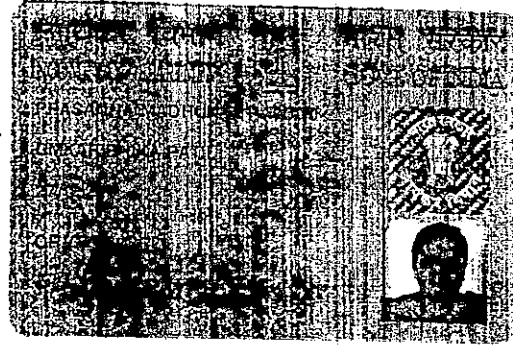
प्रस न्ना मधुकरराव पवार  
Prasanna Madhukarrav Pawar  
जन्म तिथि / DOB : 01/01/1954  
महिला / Female



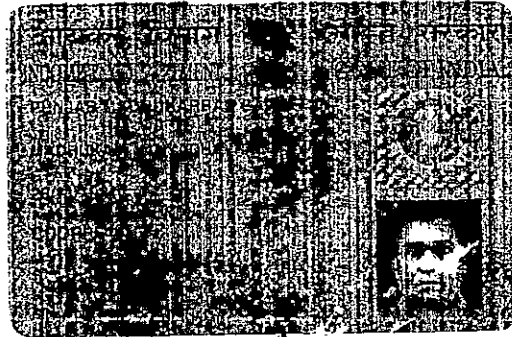
9926 8963 0409

आधार - आम आदमी का अधिकार

वसई क्र.-२  
91200 909 900  
२०२३



श्री. प्रस्ता पवार



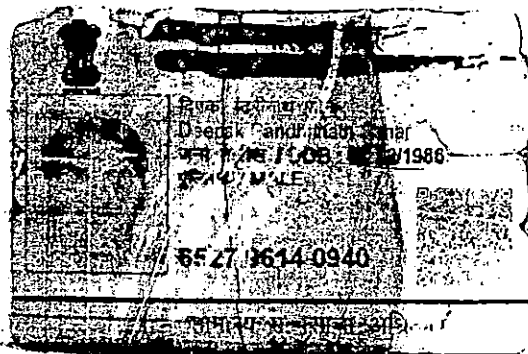
*Pawar*

भारत सरकार  
GOVERNMENT OF INDIA



पंजाब मधुकरराव पवार  
Punjab Madhukarrao Pawar  
जन्म तिथि / DOB: 28/11/1981  
पुरुष / MALE

8428 6542 5934



आयकर विभाग  
INCOME TAX DEPARTMENT

ELIYAS HUSEN SHAIKH  
HUSEN RAZZAK SHAIKH

19/10/1995  
Permanent Account Number  
FHUPS9186B

E.H. *ShaiKH*  
Signature

भारत सरकार  
GOVT OF INDIA

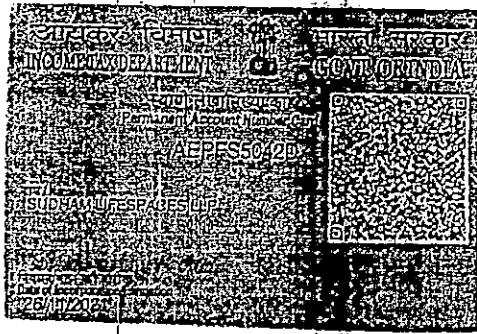


*Deesak Pandarimath Shikhar*

*Eliyas Husen Shaikh*

पत्रिका - २		
१८२७८	१०२	१०५
२०२३		





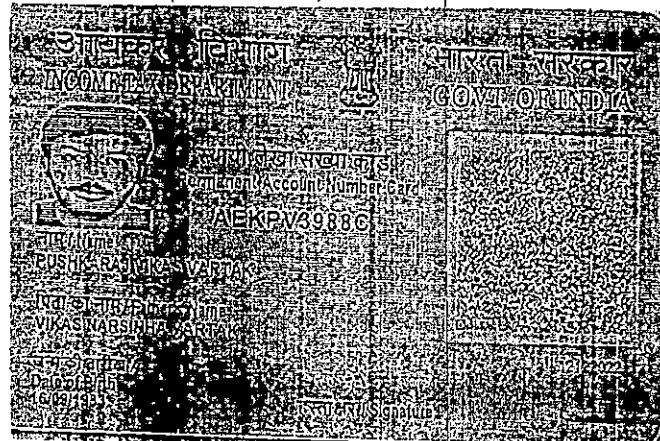
भारत सरकार  
GOVERNMENT OF INDIA

पुस्तक विवरण पत्र  
Pushkaraj Vilas Vartak  
जन्म तारीख/DOB: 16/09/1983  
पुंय/MALE

4348 0546 2741  
VID : 9113 7352 7311 8373

माझे आचार, माझी ओळख

*Pushkaraj Vartak*



वसई क्र.-२

7C20K	703	700
-------	-----	-----

२०२३

भारत सरकार  
GOVERNMENT OF INDIA

मृगुन सुनील चोर्गडे  
Mrugun Sunil Chorgde  
जन्म वर्ष / Year of Birth: 1992  
पुंय / Male

4754 5500 5124

आधार - सामान्य माणसाचा अधिकार

भारतीय विश्वविद्यालय  
University of India

पता: 802, गोदावरी, वर्ळी सागर चौक, सर पोचणवाला रस्ता, मुंबई, महाराष्ट्र - 400030  
Address: C/O. 802, Godavari, Worli Sagar Chs., Sir Pochanwala Road, Worli, Mumbai, Maharashtra - 400030

4348 0546 2741  
VID : 9113 7352 7311 8373



भारतीय विश्वविद्यालय  
UNIVERSITY OF INDIA

पता: मृगुन सुनील चोर्गडे, विवा मध्येच रोड, विवेकानंद टॉवर, विवेकानंद रोड, विवेकानंद टॉवर, विवेकानंद रोड, मुंबई, महाराष्ट्र - 401305  
Address: Mrugun Sunil Chorgde, Viva मध्येच रोड, विवेकानंद टॉवर, विवेकानंद रोड, विवेकानंद टॉवर, विवेकानंद रोड, मुंबई, महाराष्ट्र - 401305

आयकर विभाग  
INCOME DEPARTMENT  
भारत सरकार  
GOVERNMENT OF INDIA

MRUGUN SUNIL CHORGHE  
SUNIL JAGANATH CHORGHE

11/05/1992

40GRC8387G

*94*

कक्षा क्र. - २		
१०२५८	१००१००	
२०२३		



80/18278

गुरुवार, 12 ऑक्टोबर 2023 2:14 म.नं.

दस्त गोपवारा भाग-1

वसई 904/900

दस्त क्रमांक: 18278/2023

दस्त क्रमांक: वसई2 /18278/2023

वाजार मूल्य: रु. 35,62,226/-

मोबदला: रु. 44,97,000/-

भरलेले मुद्रांक शुल्क: रु.3,14,790/-

दु. नि. सह. दु. नि. वसई2 यांचे कार्यालयात

पावती:20362

पावती दिनांक: 12/10/2023

अ. क्र. 18278 वर दि.12-10-2023

सादरकरणाचे नाव: प्रसन्ना मधुकर पवार -

रोजी 1:41 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2140.00

पृष्ठांची संख्या: 107

श्री. प्रसन्ना मधुकर पवार

एकुण: 32140.00

दस्त हजर करणाऱ्याची सही:

सह. उप. नि. वसई विधानिक वर्ग-२

वसई क्र. २ (विरार)

दस्ताचा प्रकार: करारनामा

सह. उप. नि. वसई विधानिक वर्ग-२

वसई क्र. २ (विरार)

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

शिक्का क्र. 1 12 / 10 / 2023 01 : 41 : 59 PM ची वेळ: (सादरीकरण)

शिक्का क्र.: 2 12 / 10 / 2023 01 : 43 : 52 PM ची वेळ: (फी)





12/10/2023 2 18:21 PM

दस्त गोपवारा भाग-2

वसई 908/900  
दस्त क्रमांक:18278/2023

दस्त क्रमांक :वसई2/18278/2023  
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उत्सा प्रमाणित
1	नाम:मे. मुधाम लार्डफ्लोमेस एनएलपी तर्फे भागीदार पुष्कराज विकास वर्तक - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वर्तक हाऊस,वर्तक बॉर्ड,राम मंदिर जवळ,विरार,प.ता वसई,जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन नंबर:AEPFS042D	विहून देणार वय :-40 स्वाधरी:- <i>Tushkav/Kantak</i>		<input checked="" type="checkbox"/>
2	नाम:मे. मुधाम लार्डफ्लोमेस एनएलपी तर्फे भागीदार धृगेन सुनिल चोरचे - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वर्तक हाऊस,वर्तक बॉर्ड,राम मंदिर जवळ,विरार,प.ता वसई,जि पालघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन नंबर:CDQPP6480G	विहून देणार वय :-37 स्वाधरी:- <i>Ch</i>		<input checked="" type="checkbox"/>
3	नाम:मे. मुधाम लार्डफ्लोमेस एनएलपी तर्फे भागीदार - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं. 33, शाहानुरवाडी, औरंगाबाद, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन नंबर:CDQPP6480G	विहून देणार वय :-59 स्वाधरी:- <i>Ch</i>		<input checked="" type="checkbox"/>
4	नाम:मे. मुधाम लार्डफ्लोमेस एनएलपी तर्फे भागीदार - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं. 33, शाहानुरवाडी, औरंगाबाद, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन नंबर:CDQPP6480G	विहून देणार वय :-41 स्वाधरी:- <i>Ch</i>		<input checked="" type="checkbox"/>

वरील दस्तावेज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:12 / 10 / 2023 02 : 17 : 20 PM

ओळख:-

खालील दस्त असे निवेदीत करतात की ते दस्तावेज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उत्सा प्रमाणित
1	नाम:दिपक मोनार -- वय:37 पत्ता:206,सुमना मजला,गोकुळ प्लाझा,गाव वाडी,विरार पु.ता वसई,जि पालघर पिन कोड:401305	स्वाधरी		<input checked="" type="checkbox"/>
2	नाम:इमियाम शेख -- वय:29 पत्ता:206,सुमना मजला,गोकुळ प्लाझा,गाव वाडी,विरार पु.ता वसई,जि पालघर पिन कोड:401305	स्वाधरी		<input checked="" type="checkbox"/>

शिक्का क्र. 4 ची वेळ:12 / 10 / 2023 02 : 18 : 13 PM

सह:दुख्यमनिबंधक वर्ग- 2  
वसई क्लॉक (विरार)



sr.	Purchaser	Type	Verification no/Vendor	GRN/License No	Amount	Used/ At	Deface Number	Deface Date
1	PRASANNA M PAWAR	eChallan	02300042023101227547	MH009382553202324E	314790.00	SD	0004922256202324	12/10/2023
2		DHC		1023122200375	140	RF	1023122200375D	12/10/2023
3		DHC		1023123700352	2000	RF	1023123700352D	12/10/2023
4	PRASANNA M PAWAR	eChallan		MH009382553202324E	30000	RF	0004922256202324	12/10/2023

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

18278 /2023

Know Your Rights as Registrants

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

For feedback please write to us at feedback.isarita@gmail.com



१८२०८		
१००	१००	
२०२३		



प्रमाणित करणेत येते व्ही, या  
दस्तामध्ये एवूय.....१००.....पाने आहेत.  
पुस्तक क्र. १/वसई क्र. - २/१८२०८. २०२३  
वर नोंदला, दिनांक.....१२/१०/२०२३

सह उपयुक्त निबंधक, वर्ग-३०  
वसई क्र. २ (विरार) /



12/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 18278/2023

नोंदणी :

Regn:63m

गावाचे नाव : विरार

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4497000
(3) बाजारभाव(भाडेपट्टयाच्या वाचतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3562225.92
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:वसई इतर वर्णन : इतर माहिती: गाव मौजे विरार,सव्हे नं 302,हिस्सा नं 1/1,प्लॉट नं 1 व 2,सव्हे नं 302,प्लॉट नं 3,सव्हे नं 302,प्लॉट नं 4,सव्हे नं 302,प्लॉट नं 5,सव्हे नं 302,हिस्सा नं 1/1/अ,सव्हे नं 302,हिस्सा नं 1/1/ब,सव्हे नं 302,हिस्सा नं 1/2/1 या मिळकतीवरील श्री राम नगर कॉम्प्लेक्स मधील श्री राम हाईदस,विंग 1सी इमारतीमधील सदनिका क्रं ए/1903,एकोणिसावा मजला,एरिया 57.6 चौ मी कारपेट (( Survey Number : 302 ; ))
(5) क्षेत्रफळ	1) 57.6 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सुधाम चाईफस्पेसेस एलएलपी तर्फे भागीदार पुष्कराज विकास वर्तक - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वर्तक हाऊस,वर्तक बॉर्ड,राम मंदिर जवळ,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEPFS5042D 2): नाव:-मे. सुधाम चाईफस्पेसेस एलएलपी तर्फे भागीदार भुगेन सुनिल चौरये - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वर्तक हाऊस,वर्तक बॉर्ड,राम मंदिर जवळ,विरार प,ता वसई,जि पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEPFS5042D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रसन्ना मधूकर पवार - वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 33, शाहानूरवाडी, औरंगाबाद, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-CRVPP3976L 2): नाव:-पंजाब मधूकरराव पवार - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 33, शाहानूरवाडी, औरंगाबाद, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-CDQPP6480G
(9) दस्तऐवज करून दिल्याचा दिनांक	12/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	12/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	18278/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	314790
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)धैरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRASANNA M PAWAR	eChallan	02300042023101227547	MH009382553202324E	314790.00	SD	0004922256202324	12/10/2023
2		DHC		1023122200375	140	RF	1023122200375D	12/10/2023
3		DHC		1023123700352	2000	RF	1023123700352D	12/10/2023
4	PRASANNA M PAWAR	eChallan		MH009382553202324E	30000	RF	0004922256202324	12/10/2023

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

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