

80/15850
Friday, September 16, 2022
10:04 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 17559 दिनांक: 16/09/2022

गावाचे नाव: नारींगी
दस्तऐवजाचा अनुक्रमांक: वसई-15850-2022
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: मैथिली महादेव तेली - -

नोंदणी फी रु. 15000.00
दस्त हाताळणी फी रु. 2360.00
पृष्ठांची संख्या: 118

एकूण: रु. 17360.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे
10:19 AM ह्या वेळेस मिळेल.

Sub Registrar 2

बाजार मुल्य: रु. 1181364.8/-
मोबदला रु. 1500000/-
भरलेले मुद्रांक शुल्क: रु. 105000/-

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

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1509202211808 दिनांक: 16/09/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 360/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1509202212077 दिनांक: 16/09/2022
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु. 15000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007799730202223E दिनांक: 16/09/2022
बँकेचे नाव व पत्ता:

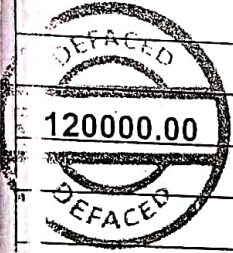
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9/16/2022

CHALLAN
MTR Form Number-6

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वसई क्र. १५५० १३०६६७२२

CRN	MH007799730202223E	BARCODE	Date		15/09/2022-10:09:26	Form ID	996	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)	AYUPT8699L			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	MAITHILI MAHADEV TELI			
Location	PALGHAR			Flat/Block No.	Flat No.1202, Twelfth Floor, Mrida Homes Hasha			
Year	2022-2023 One Time			Premises/Building	Heights			
Account Head Details		Amount In Rs.		Road/Street	Naringi Road			
30046401	Stamp Duty	105000.00		Area/Locality	Virar East			
30063301	Registration Fee	15000.00		Town/City/District				
				PIN	4 0 1 3 0 5			
				Remarks (If Any)	PAN2=AAGFF4173K~SecondPartyName=FIN WHALES LIFESTYLE LLP-CA=1500000			
				Amount In	One Lakh Twenty Thousand Rupees Only			
Total		1,20,000.00		Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332022091516990	2766971296			
Cheque/DD No.		Bank Date	RBI Date	15/09/2022-16:10:32	Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

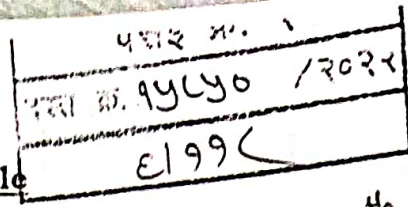


Department ID :
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9226205728
 नोंदणी करतनाच्या दस्त्यासाठी लागू आहे. नोंदणी व करतनाच्या दस्त्यासाठी सबर चलान लागू.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-80-15850	0003893886202223	16/09/2022-10:04:24	IGR134	15000.00





Agreement for Sale

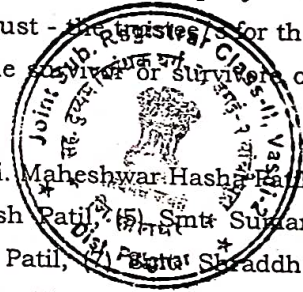
This Agreement for sale made, entered into and executed at Virar on this 16th day of September in the year Two Thousand and Twenty Two.

BETWEEN

M/S. FIN WHALES LIFESTYLE LLP., a registered partnership firm, having its office at Shop No.11, Ground Floor, Kunti Sadan, Below Shree Mangal Karyalya Hall, Veer Savarkar Marg, Virar (E), Tal. Vasai, Dist. Palghar- 401305. 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. MAITHILI MAHADEV TELI, age 41 years, 2) MR. MAHADEV NARAYAN TELI, Alias MR. MAHADEO NARAYAN TELI age 51 years an adult, Indian Inhabitant, having address at - Shivgangawadi Lore-1, Kankavali Lore, Sindhudurg, Maharashtra-416601, hereinafter referred to and called as "the Purchaser" (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 for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of THE OTHER PART.



A. WHEREAS (1) Smt. Kuntibai Hasha Patil, (2) Shri. Maheshwar Hasha Patil, (3) Ranjan Hasha Patil, (4) Smt. Smita Subhash Patil, (5) Smt. Suman Mohan Gharat, (6) Smt. Daksha Chandrakant Patil, (7) Smt. Shraddha Sanjay Mhatre, (8) Smt. Nirmala Ravindra Mhatre, (9) Smt. Bharati Rajesh Gawad, (10) Smt. Aruna Atul Mhatre, (11) Smt. Mamata Kailas Dhangar ("the said Owners") are the owners of land bearing (1) Survey No.231 (Old Survey No.17), Hissa No.2, area admeasuring 2500 square meters, assessed at Rs.0-40 Paise, (2) area admeasuring 100 square meters, out of Survey No.231 (Old Survey No.17), Hissa No.7, total area admeasuring 400 square meters, assessed at Rs.0-06 Paise, (3) Survey No.231 (Old Survey No.17), Hissa No.8, area admeasuring 300 square meters, assessed at Rs.0-06 Paise, (4) area admeasuring 150 square meters, out of Survey No.231 (Old Survey No.17), Hissa No.9, total area admeasuring 300 square meters, assessed at Rs.0-06 Paise, (5) Survey No.231 (Old Survey No.17), Hissa No.10, area admeasuring 900 square meters, assessed at Rs.0-11 Paise, lying, being and situated at Village Naringi, Taluka Vasai, District.

Dr.

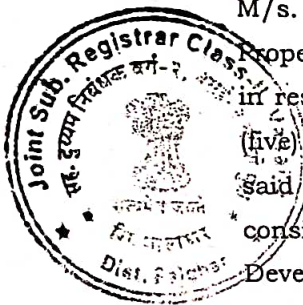
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Palghar, within the jurisdiction of Vasai Virar City Municipal Corporation (the VVCMC) and within the limits of Sub Registrar Vasai, Tal. Vasai, Dist. Palghar (hereinafter the said lands collectively referred to as "the said Property"). The authenticated copy of 7/12 Extracts of the said Property are hereto annexed and marked as the **Annexure "A-1" & "A-5" respectively.**

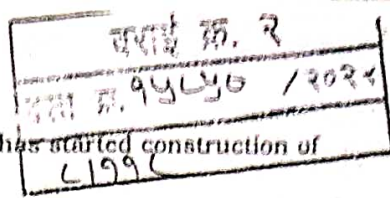
- B. AND WHEREAS the Collector Palghar has granted Non Agricultural (NA) permission vide order No.REV/D-1/T-1/NAP/Naringi-Vasai/SR-480/2015 dated 5/1/2017 in respect of the said Property. The authenticated copy of the NA permission is hereto annexed and marked as the **Annexure "B"**.
- C. AND WHEREAS the VVCMC has granted Commencement Certificate bearing No.VVCMC/TP/CC/VP-5692/187/2019-20 dated 19/10/2019 for the proposed residential Building consisting of Stilt + 5 (five) upper floors, having 1993.35 square meters Built up area and authenticated copies of the Commencement Certificate is hereto annexed and marked as the **Annexure "C"**.
- D. AND WHEREAS by a Development Agreement dated registered on 05/02/2021 vide Document No.VSI-2/1810/2021 (herein after referred to as "the said First Agreement"), executed by and between (1) Smt. Kuntibai Hasha Patil, (2) Shri. Maheshwar Hasha Patil, (3) Ranjan Hasha Patil, (4) Smt. Smita Subhash Patil, (5) Smt. Suman Mohan Gharat, (6) Smt. Daksha Chandrakant Patil, (7) Smt. Shraddha Sanjay Mhatre, (8) Smt. Nirmala Ravindra Mhatre, (9) Smt. Bharati Rajesh Gawad, (10) Smt. Aruna Atul Mhatre, (11) Smt. Mamata Kailas Dhangar (the Owners therein) and M/s. Fin Whales Lifestyle LLP. (the Developers therein) in respect the said Property and thereby the Owners therein have granted development rights in respect of 1993.35 square meters Built up area, consisting of Stilt + 5 (five) upper floors, having 1993.35 square meters Built up area, out of the said Property in favour of the Developer therein (the Promoter herein) for consideration and on other terms and conditions mentioned in the said Development Agreement. Further the said Owners have executed registered Power of Attorney dated 5/2/2021 in favour of the Promoter herein for development and construction of Building.
- E. AND WHEREAS in view of the said Development Agreement, M/s. Fin Whales Lifestyle LLP. have obtained development rights in respect of proposed Residential Building consisting of Stilt + 5 (five) upper floors, having 1993.35 square meters Built up area to be constructed over the said Property more particularly described in "**the First Schedule**" hereunder written.
- F. AND WHEREAS the authenticated copy of the plan of the residential Building having Stilt + 5 (five) upper floors, having 1993.35 square meters Built up area sanctioned by the VVCMC as proposed by the said Owners



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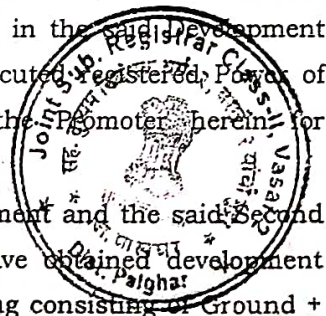
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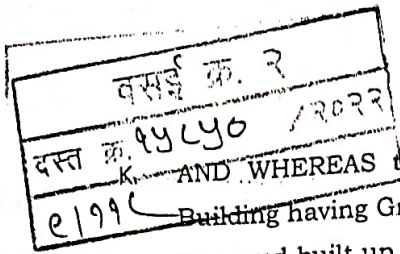


and further according to the plan the Promoter has started construction of the said Building and open spaces.

- G. AND WHEREAS now, in pursuance to the Unified Development Control and Promotion Regulation, 2020 ("the UDCPR"), the VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-5692/289/2021-22 dated 14/7/2021 and thereby granted permission and approved the Building Plan for construction of residential Building consisting of Ground + stilt + 15 (fifteen) upper floors, having aggregate approved built up area 8330-67 square meters, in the said Property. The authenticated copy of the Revised Development Permission hereto annexed and marked as Annexure "D". The authenticated copy of the Revised sanctioned Building Plan hereto annexed and marked as Annexure "E".
- H. The Promoter hereby declares, confirms and ratifies that as per the provisions of DCR 2001 & UDCPR (New DCR) the VVCMC has granted permission to construct residential Building consisting of stilt + 15 (fifteen) upper floors, having aggregate 8330-67 square meters Built up area (sanctioned area as per DCR-2001, 1196-01 square meters constructed area + sanctioned area as per UDCPR, 7134-66 square meters) in the said Property.
- I. AND WHEREAS by a Development Agreement dated 24/09/2021, registered vide Document No.VSI-2/12097/2021 (herein after referred to as "the said Second Agreement"), executed by and between (1) Smt. Kuntibai Hasha Patil, (2) Shri. Maheshwar Hasha Patil, (3) Ranjan Hasha Patil, (4) Smt. Smita Subhash Patil, (5) Smt. Suman Mohan Gharat, (6) Smt. Daksha Chandrakant Patil, (7) Smt. Shraddha Sanjay Mhatre, (8) Smt. Nirmala Ravindra Mhatre, (9) Smt. Bharati Rajesh Gawad, (10) Smt. Aruna Atul Mhatre, (11) Smt. Mamata Kailas Dhangar (the Owners therein) and M/s. Fin Whales Lifestyle LLP. (the Developers therein) in respect the said Property and thereby the Owners therein have granted additional development rights in respect of additional balance FSI admeasuring 6337-32 square meters Built up area out of the said Property in favour of the Developer therein (the Promoter herein) for consideration and on other terms and conditions mentioned in the said Development Agreement. Further the said Owners have executed a registered Power of Attorney dated 24/09/2021, in favour of the Promoter herein for development and construction of Building.
- J. AND WHEREAS in view of the said First Agreement and the said Second Agreement, M/s. Fin Whales Lifestyle LLP. have obtained development rights in respect of proposed Residential Building consisting of Ground + stilt + 15 (fifteen) upper floors, having aggregate approved built up area 8330-67 square meters, to be constructed over the said Property more particularly described in "the First Schedule" hereunder written.

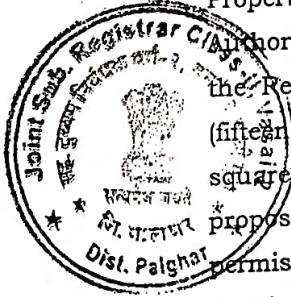


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AND WHEREAS the authenticated copy of the plan of the residential Building having Ground + stilt + 15 (fifteen) upper floors, having aggregate approved built up area 8330-67 square meters, sanctioned by the VVCMC as proposed by the said Owners and further according to the plan the Promoter has started construction of the said Building and open spaces and authenticated copy of the sanctioned Building Plan hereto annexed and marked as **Annexure "F"**.

- L. AND WHEREAS the Promoter discloses and represents that in pursuance of the said First Agreement and the said Second Agreement, the Promoter is entitle to construct the Residential Building consisting of Ground Floor + stilt + 15 (fifteen) upper floors, having aggregate approved built up area 8330-67 square meters, in respect of residential Building known as "Mrida Homes Hasha Heights" (herein after referred to as "the said Building") is to be constructed on the said Property. In this background the Promoter has started construction and development of the said Building on the said Property as per the sanctioned plan and permissions obtained time to time from the VVCMC and to construct the said Building.
- M. AND WHEREAS the Promoter declares and represents that the said Property is a Lay-out and the Owners have granted development right to the Promoter to construct the said Building on the said Property as per the permissions granted by the VVCMC. The said Property *inter-alia*, comprises of residential Building, facilities along-with covered/stilt car parking spaces of the Building, to be constructed and developed on the said Property in accordance with the plans approved by the Sanctioning Authorities. The Promoter discloses that currently the VVCMC has granted the Revised Development permission to construct Ground + stilt + 15 (fifteen) upper floors, having aggregate approved built up area 8330-67 square meters, on the said Property. In this background, the Promoter has proposed to construct and develop the Property as per the sanctions and permissions obtained time to time from the VVCMC and to construct the Residential Building, consisting of Ground floor + stilt + 15 (fifteen) upper floors, having aggregate approved built up area 8330-67 square meters (i.e. the Phase-1 and the Phase-2). The Promoter has represented to the Allottee that the Promoter has already done strong base of piling work with the clear intention that in future the VVCMC may grant permission to construct high rise Building at least upto 15 upper Floors.
- N. AND WHEREAS the Promoter declares that an area admeasuring 659.570 square meters out of the said Property is under encroachment. The Promoter further declares that an area admeasuring 805.480 square meters out of the said Property comes under Road widening and an area admeasuring 74.16 square meters out of the said Property comes under Picnic Park. The Promoter declares that after deductions of the aforesaid area of encroachment, road widening and Picnic Park, the Promoter is in



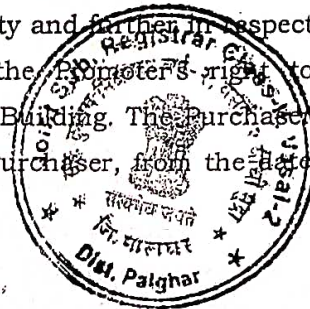
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actual possession of the said Property and the Promoter has started to construct the said Residential Building consisting of Ground floor + stilt + 15 (fifteen) upper floors, having aggregate approved built up area 8330-67 square meters, on the said Property in accordance with the permissions and the recitals hereinabove. The Promoter declares that the Owners of the said Property shall avail and obtain FSI/TDR/DR against the aforesaid area of road widening and Picnic Park as and when sanctioned.

- O. AND WHEREAS the Promoter is solely and exclusively entitled to sell, transfer, assign and create third party rights in respect of various flats of the said Building, at the sole and exclusive discretion of the Promoter and the Promoter hereby intends to sell on ownership basis the flats of the said Building.
- P. AND WHEREAS the Promoter has entered into a standard Agreement with Mr. Umesh Kekre, 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 M/s. Jay Shree Krishna Consultant 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.
- Q. AND WHEREAS the Promoter hereby further declares that the aggregate 8330-67 square meters Built up area, and the Promoter shall construct the said Building as per the sanctioned Plan of the said Building and subject to further permissions and sanction.
- R. AND WHEREAS the Purchaser has visited and inspected the site of construction on the said Property and has seen the said Building (defined in this Agreement) being under construction and the Promoter has furnished and given inspection of all relevant documents to the Purchaser and wherever applicable copies of the aforesaid deeds and documents to the Purchaser relating to the said Property, the approved plans and specifications of the said Building, Development permissions, other permissions and the title certificate, other relevant documents and relevant registered deeds and record showing the nature of the title of the Promoter to the said Building in which the flats 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 Flat (defined herein below) and the Promoter's right to construct, allot and sell various flats in the said Building. The Purchaser confirms that in view of full satisfaction of the Purchaser, from the date

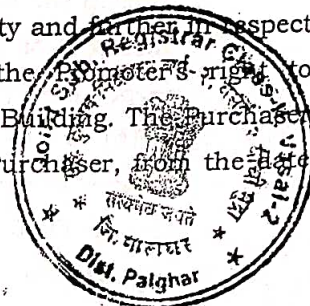
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actual possession of the said Property and the Promoter has started to construct the said Residential Building consisting of Ground floor + stilt + 15 (fifteen) upper floors, having aggregate approved built up area 8330-67 square meters, on the said Property in accordance with the permissions and the recitals hereinabove. The Promoter declares that the Owners of the said Property shall avail and obtain FSI/TDR/DR against the aforesaid area of road widening and Picnic Park as and when sanctioned.

- O. AND WHEREAS the Promoter is solely and exclusively entitled to sell, transfer, assign and create third party rights in respect of various flats of the said Building, at the sole and exclusive discretion of the Promoter and the Promoter hereby intends to sell on ownership basis the flats of the said Building.
- P. AND WHEREAS the Promoter has entered into a standard Agreement with Mr. Umesh Kekre, 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 M/s. Jay Shree Krishna Consultant 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.
- Q. AND WHEREAS the Promoter hereby further declares that the aggregate 8330-67 square meters Built up area, and the Promoter shall construct the said Building as per the sanctioned Plan of the said Building and subject to further permissions and sanction.
- R. AND WHEREAS the Purchaser has visited and inspected the site of construction on the said Property and has seen the said Building (defined in this Agreement) being under construction and the Promoter has furnished and given inspection of all relevant documents to the Purchaser and wherever applicable copies of the aforesaid deeds and documents to the Purchaser relating to the said Property, the approved plans and specifications of the said Building, Development permissions, other permissions and the title certificate, other relevant documents and relevant registered deeds and record showing the nature of the title of the Promoter to the said Building in which the flats 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 Flat (defined herein below) and the Promoter's right to construct, allot and sell various flats in the said Building. The Purchaser confirms that in view of full satisfaction of the Purchaser, from the date



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- 41) **WAIVER NOT A LIMITATION TO ENFORCE:** The Promoter may, at its 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 one purchaser shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other purchasers. 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.
- 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 lands (1) Survey No.231 (Old Survey No.17), Hissa No.2, area admeasuring 2500 square meters, assessed at Rs.0-40 Paise, (2) area admeasuring 100 square meters, out of Survey No.231 (Old Survey No.17), Hissa No.7, total area admeasuring 400 square meters, assessed at Rs.0-06 Paise, (3) Survey No.231 (Old Survey No.17), Hissa No.8, area admeasuring 300 square meters, assessed at Rs.0-06 Paise, (4) area admeasuring 150 square meters, out of Survey No.231 (Old Survey No.17), Hissa No.9, total area admeasuring 300 square meters, assessed at Rs.0-06 Paise, (5) Survey No.231 (Old Survey No.17), Hissa No.10, area admeasuring 900 square meters, assessed at Rs.0-11 Paise, lying, being and situated at Village Naringi, Taluka Vasai, District. Palghar, within the jurisdiction of Vasai Virar City Municipal Corporation, Tal. Vasai, Dist. Palghar.

Arjun

MTeji

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THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT DESCRIPTION OF the Flat No. 1202, area admeasuring 22.30 square meters carpet area as per the Act, on the **TWELFTH floor**, of the Building known as "**Mrida Homes Hasha Heights**", Virar (East), Tal. Vasai, Dist. Palghar to be constructed on the land bearing (1) Survey No.231 (Old Survey No.17), Hissa No.2, 7, 8, 9, 10, of Village Naringi, within the jurisdiction of Vasai Virar City Municipal Corporation, Tal. Vasai, Dist. Palghar and within the area of Sub-Registrar at Vasai, Tal. Vasai, Dist. Palghar.

Annexure "A-1" & "A-5"

(The authenticated copies of 7/12 Extract of the said Property)

Annexure "B"

(The authenticated copy of NA Permission issued by the Collector)

Annexure "C"

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

Annexure "D"

(The authenticated copy of Revised Development Permission issued by the VVCMC)

Annexure "E"

(The authenticated copy of the Revised Building Plan issued by the VVCMC)

Annexure "F"

(The authenticated copy of the sanctioned Building Plan issued by the VVCMC)

Annexure "G"

(The authenticated copy of the sanctioned Floor plan of the said Building)

Annexure "H"

(The copy of the Floor Plan showing the said Flat shown in hatched lines)

Annexure "I"

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

Annexure "J"

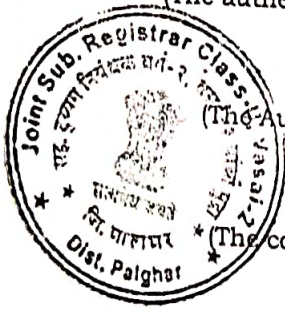
(The details of the nature, extent and description of the common areas, common amenities and facilities of the said Flat)

Annexure "K"

(The details of amenities and facilities provided in the said Building)

Annexure "L"

(The Title Certificate issued by Advocate Shri. Vijay J. Kore)



वसई क्र. २
दस्ता क्र. १५५७ / २०२२
६२/११८

SEALED, SIGNED & DELIVERED)

By the within named "THE PROMOTER")

M/S. FIN WHALES LIFESTYLE LLP.)

through its partner)

ANKUR DEVDAS BHOGESARA)



in the presence of Witnesses)

1.

2.

SEALED, SIGNED & DELIVERED)

By the within named "THE PURCHASER")

1) MRS. MAITHILI MAHADEV TELI)



M Teli



2) MR. MAHADEV NARAYAN TELI,

Alias MR. MAHADEO NARAYAN TELI)



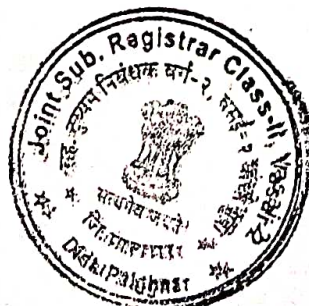
M-Teli



in the presence of Witnesses)

1.

2.



दस्तावेज क्र. २
दस्ता क्र. १५५० / २०२२
२०२१ ११



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P99000026476

Project: **MRIDA HCMES HASHA HEIGHTS**, Plot Bearing / CTS / Survey / Final Plot No.: 231 HNO. 2,7,8,9,10 at **Vasal, Palghar, 401305**;

1. **Fin Whales Lifestyle Llp** having its registered office / principal place of business at **Tehsil: Vasal, District: Palghar, Pin: 401305**.

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

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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;
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

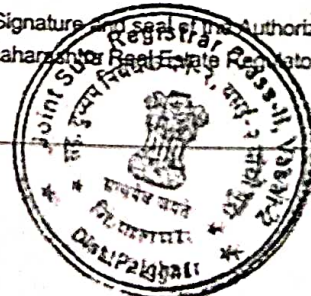
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

- o The Registration shall be valid for a period commencing from 25/09/2020 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.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 25-09-2020 09:01:15

Dated: 25/09/2020
Place: Mumbai

Signature of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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



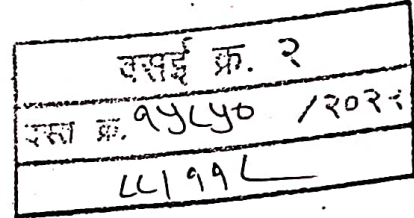
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : च.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-5692/ 289/2021-22

Date: 14/07/2021

- To,
1. Mr. Maheshwar H. Patil (P.O.A. Holder)
Behind Mangal Karyalay Hall,
Near Narngl Road, Virar(East)
Tal:Vasal, Dist:Palghar.
 2. Ar. Umesh Kekre,
Shop No.2, Kishor Kunj Apt. Shastri Nagar,
Navghar, Vasal (W),
Tal: Vasal, Dist: Palghar.



Sub: Revised Development Permission for the proposed Residential Building on land bearing S.No.231, H.No.2,7,8,9 & 10 of Village: Narngl, Tal: Vasal, Dist: Palghar.

- Ref: 1) Commencement certificate granted vide letter No. VVCMC/TP/CC/VP-5692/187/2019-20 Dt.19/10/2019.
2) Your Architect's letter dated 21/05/2021.

Sir / Madam,

The Development Plan of Vasal 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. 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasal-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasal Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembl, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Dollv, Khardi, Khochwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-18 dtd. 2nd December 2020. In the capacity of as Planning Authority/Planning Regulation for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per M.P. Act, 1966. The



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 वसा क्र. १४५० / २०२२
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WCMC/TP/RDP/NP-5692/289/2021-22

Date: 14/07/2021

details of permission are as under:
 The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter Commencement Certificate No. WCMC/TP/RDP/NP-5692/187/2019-20 Dt.19/10/2019 Are binding on you.

The details of the layout is given below:-

1	Name of Assessee owner / P.A. Holder	Mr. Maheshwar H. Patil (P.O.A. Holder)
2	Location	S.No.231, H.No.2,7,8,9 & 10 of Village: Narlengi, Tal : Vasai, Dist: Palghar.
3	Land use (Predominant)	Residential
4	Area Of Plot (Minimum Area Of a, b, c To Be Considered)	
	(a) As Per Ownership Document (7/12, Cts Extract)	3950.00
	(b) As Per Measurement Sheet	2960.35
	(c) As Per Site	
5	Deduction For	
	a) Proposed 20.00 mts. D.P. Road	534.13
	b) Proposed Picnic Park	76.75
	c) Existing Road	318.75
6	Balance Area Of Plot (4 - 5)	2030.72
7	Amenity Space (If Applicable)	
	(a) Required -	
	(b) Adjustment Of 2(b), If Any -	
	(c) Balance Proposed -	2030.72
8	Net Plot Area (6-7) (c)	
9	Recreational Open Space (If Applicable)	203.072
	(a) Required - 10% non Deductible RG	270.03
	(b) Proposed -	
10	Internal Road Area	
11	Plotable Area (If Applicable)	
12	Built-up Area With Reference To Basic F.S.I. As Per front Road Width (Sr.No.8X1.10)	2233.79
13	Addition Of F.S.I. On Payment Of Premium	
	(a) Maximum Permissible Premium F.S.I. - Based On Road Width / TOD Zone.	1480.175



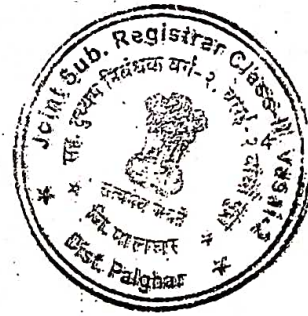
वसई क्र. २
दस्ता क्र. १५५० / २०२२
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VVCMC/TP/RDP/VP-5692/289/2021-22

Commencement Certificate No. VVCMC/TP/CC/VP-5692/187/2019-20 Dt.19/10/2019
stands applicable to this approval of amended plans along with the following conditions:

Date: 14/07/2021

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/21.33/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasal-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.



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



दूरध्वनी : ०२२५० - २५२५१०१ / ०२२५३७४१०५, ०२
फैक्स : ०२२५० - २५२५१०७
ई-मेल : vasai@vasaircorporation.org

जायक क्र. : व.वि.स.म.
दिनांक :

वसई क्र. २
दस्ता क्र. १५५० / १९२१
२९/११८

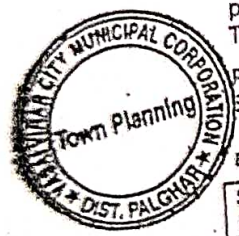
Date: 14/07/2021

VVCMC/TP/RDP/VP-5692/289/2021-22 (Sr.No.1 X 0.50)	0.00
14 (b) Proposed F.S.I. On Payment Of Premium In-Situ F.S.I. / TDR Loading	2664.315
(a) In-situ area against D.P.road (2.15xSr.No.5 (a),if any(801.20X2.15)	0.00
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 Sr.No 4 (b)and/or (C)	0.00
(c) TDR area	0.00
(d)Total in situ /TDR loading proposed (a)+(b)+(C)	1196.01
15 Permissible Area Including DR/TDR	
16 Approved BUA	1037.782
17 Total Entitlement of FSI in the proposal	4144.49
A) Balance Potential base FSI of plot	3524.476
B) Add. Permulum BUA proposed	8706.748
C) Ancillary Area FSI upto 60% with Payment of Premium for residential use	
D) Total Entitlement for Potential FSI	4.00
E) Total Entitlement	
18 Maximum Utilization limit of FSI (Building Potential) Permissible As per Road.	7134.59
19 Total proposed P-Line area in proposal (FSI+Ancillary)=P-Line	

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The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Please find enclosed herewith the proposed Residential Building on land bearing S.No.231, H.No.2,7,8,9 & 10 of Village: Naringl, Tal: Vasal, Dist: Palghar.



as per the following details:-

Sr. No.	Predominant Building	No. of Floors	No. of Flats	Built Up Area (In sq. mt.)
2	Residential	Gr+Stilt+15 Floors	208	5655.13 Sq.mt.

The revised plan duly approved here with supersedes all the earlier approved plans of the conditions of Commencement Certificate granted vide this office letter



कार्यालय, विरार
विरार (पूर्व),
पालघर - ४०१ १०५.



पत्र क्र. २
दिनांक १४/०७/२०२१
दस्तावेज क्र. २२१३७
दिनांक १४/०७/२०२१

ई-मेल : vasalvirar@vasalvirar.org

जावक क्र. : य.वि.रा.म.
दिनांक :

WVCMC/TP/RDP/VP-5692/289/2021-22

Date: 14/07/2021

- 12) You shall develop the access road to the satisfaction of Vasal-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of WVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of WVCMC.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by WVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of WVCMC.
- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil Investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 20) You shall provide flush tanks in all W.C/Tollets with dual valve system.
- 21) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 22) You shall plant the plants by taking the sapling/Plants available with Vasal Virar City Municipal Corporation. You shall contact DMC, Vasal-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, WVCMC under intimation to this office.
- 23) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A Sensitive Zone, 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 WVCMC is not responsible for the lapses from your side.



VVCMC/TP/RDP/VP-5692/289/2021-22

Date: 14/07/2021

24) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

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दस्ता क्र. ४८५० / २३३३
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- 25) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 27) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per 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
- 30) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.



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



दूरध्वनी : ०२५०
फैक्स : ०२५० - २५२५२०७
ई-मेल : vasalvirarcorporation@yahoo.com

जायक क्र. : व.वि.रा.म.
दिनांक :

वसई क्र. २
क्र. १५५० Date: २५/०७/२०२१
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- WVCMC/TP/RDP/VP-5692/ 289/2021-2
- 31) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from WVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
 - 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by WVCMC/any other competent authority.
 - 33) 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.
 - 34) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by WVCMC/any other competent authority.



Commissioner
Vasal Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner WVCMC, Virar.

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

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

Deputy Director,
WVCMC, Virar.



209780
09/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त प्रक्रमांक : 12097/2021

नोंदणी :

Regn:03m

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गावाचे नाव : नारींगी

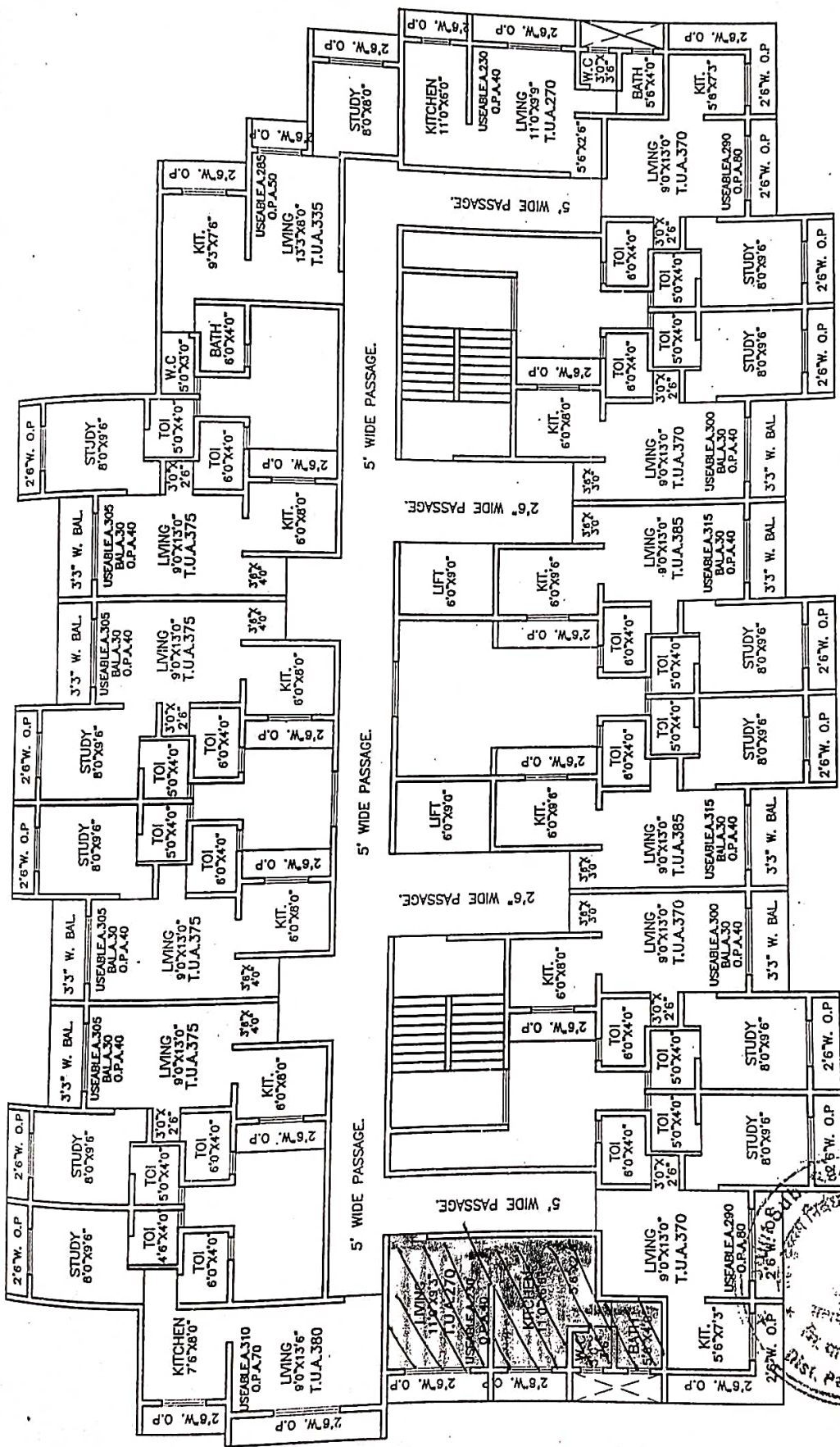
(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	59205500
(3) बाजारभाव(भाहेपट्ट्याच्या बाबतिलपट्टाघनर आकारणी देतो की पट्टेदार ते नमुद करावे)	70232000
(4) भू-गापन,पोटहिस्सा व परक्रमांक(असल्यास)	<p>1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे नारींगी,स नं 231(17),हि नं 2,स नं 231(17),हि नं 7,स नं 231(17),हि नं 8,स नं 231(17),हि नं 9,स नं 231(17),हि नं 10 यावर वसई विरार शहर महानगरपालिका बांधकाम परवानगी क्रमांक व्हीव्हीसीएमसी/टीपी/सीसी/व्हीपी-5692/187/2019-2020 दि 19/10/2020 आणि बांधकाम परवानगी क्रमांक व्हीव्हीसीएमसी/टीपी/सीसी/व्हीपी-5692/289/2021-2022 दि 14/07/2021 अन्वये मंजूर केलेले चटई क्षेत्र निर्देशांक 8330.67 चौ मी बांधीव हि मिळकत,दस्ताचा मोबदला म्हणून लिहून घेणार यांनी लिहून देणार यांस बांधण्यात येणा-या इमारती मधील 40 टक्के तयार बांधकाम लिहून देणार यांना द्यावयाचे आहे. तसेच विकसन करार नोंदणी क्र वसई 2. 1810/2021 दि 05/02/2021 ने दस्ताचे बाजारमुल्य रु 13858000 व मोबदला रु 21833500 यावर मु शु रु 1091700 व नों फी रु 30000 अदा केले आहे. अभिनिर्णय क्र 458/2021 दि 18/08/21 जावक क्र 11340/21 दि 17/09/21 ने मु शु रु 3511600+1091700=4603300 अदा.((Survey Number : 231(17),हि नं 2,स नं 231(17),हि नं 7, स नं 231(17),हि नं 8, स नं 231(17), हि नं 9, स नं 231(17),हि नं 10 ;))</p>
5) क्षेत्रफळ	8330.67 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल का.	
7) दस्तऐवज करून देणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:-महेश्वर हाशा पाटील हे स्वतःकरीता व कुंतीबाई हाशा पाटील कुंतीबाई हाशा पाटील, सुमन मोहन धरत,दक्षा चंद्रकांत पाटील,श्रद्धा संजय म्हात्रे,निर्मला रविंद्र म्हात्रे,भारती राजेश गावड, अरुणा अतुल म्हात्रे,ममता कैलास धनगर या सर्वां तर्फे कु मु म्हणून वय:-42 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाशा निवास,व्ही एस मार्ग,विरार पू,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AGGPP7201A</p> <p>2): नाव:-रंजन हाशा पाटील तर्फे कु मु महेश्वर हाशा पाटील -- वय:-42 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाशा निवास,व्ही एस मार्ग,विरार पू,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AODPP9640Q</p>
8) दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:-मे.फिनव्हेल्स लाईफस्टाईल्स एलएलपी तर्फे भागिदार रंजन हाशा पाटील तर्फे कु मु प्रथमेश कर्ले - - वय:-20; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दु नं 3,कुंती सदन,व्ही एस मार्ग,विरार पू,ता वसई,जि पालघर, महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-AAGFP4173K</p> <p>2): नाव:-मे.फिनव्हेल्स लाईफस्टाईल्स एलएलपी तर्फे भागिदार अंकुर देवदास भोगेसरा तर्फे कु मु प्रथमेश कर्ले - वय:-20; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दु नं 3,कुंती सदन,व्ही एस मार्ग,विरार पू,ता वसई,जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AAGFP4173K</p> <p>3): नाव:-मे.फिनव्हेल्स लाईफस्टाईल्स एलएलपी तर्फे भागिदार अल्ताफ इनायतअली मोदानी तर्फे कु मु प्रथमेश कर्ले - वय:-20; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दु</p>

वसई क्र. 2
दस्त क्र. 9300 / 2021
05/11/21



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Handwritten signature and date: *Aravind* 20/10/22

16/09/2022

सूची क्र.2

दुय्यम निबंधक ; मंडू, जि. वसई 2

दस्ता क्रमांक ; 15850/2022

श्रीमंणी :

Regn:83m

गावाचे नाव : नारींगी

(1)चिमेखाचा प्रकार	करारनामा
(2)मोबदला	1500000
(3) याजारभाव(भाडेपट्टयाच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1181364.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पानिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: गाव मोजे:- नारींगी,विभाग:-0,सर्वे नं. 231(जुना सर्वे नं.17),हिस्सा नं. 2,7,8,9,10,सदनिका क्र. 1202,बारावा मजला,ग्रिदा शेम्स झाथा झाईदस,नारींगी रोड,विरार(पु),ता- वसई,जि- पालघर-401305,क्षेत्र 22.30 चौरस मीटर्स कार्पेट एरिया(सर्वे नं. 231(जुना सर्वे नं.17),हिस्सा नं. 2,7,8,9,10)-((Survey Number : 231(OLD SURVEY NO.17), HISSA NO.2,7,8,9,10 ;))
(5) क्षेत्रफळ	1) 22.30 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अमेग 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 फिनव्हेलस लाईफस्टाईल्स एलएलपी रॉफे भागीदार अंकुर देवदास भोगसरा कु.मु.प्रथमेश कर्ले - - वय:-21; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: शीप नं.?, कुंती सदन, श्री मंगल कार्यालय हॉलच्या खाली, वीर सावरकर मार्ग, विरार(पु)-, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AAGFF4173K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मैथिली महादेव तेली - - वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: शिवगंगा वाडी लोरे, कणकवली, लोरे, सिंधुदुर्ग,महाराष्ट्र-, रोड नं. -, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416601 पॅन नं:-AYUPT8699L 2): नाव:-महादेव नारायण तेली रॉफे महादेव नारायण तेली - - वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: शिवगंगा वाडी लोरे, कणकवली, लोरे, सिंधुदुर्ग,महाराष्ट्र-, रोड नं. -, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416601 पॅन नं:-AIMPT5317M
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2022
(10)दस्त नोंदणी केल्याचा दिनांक	16/09/2022
(11)अनुक्रमांक,खंड व पृष्ठ	15850/2022
(12)याजारभावाप्रमाणे मुद्रांक शुल्क	105000
(13)याजारभावाप्रमाणे नोंदणी शुल्क	15000
(14)शेग	

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

न्यायक्रमासाठी विचारात घेतलेला तपशील:-

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