



**AVINASH
MHATRE &
ASSOCIATES.**

ARCHITECTS & ENGINEERS

101, WEST VIEW, A - 2, SECTOR - II, SHANTI NAGAR, MIRA ROAD (E), DIST THANE - 401 107. TEL : 2811 1447
Email : mhatreavinash@yahoo.com

Date: 10.03.2017

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the following work has been completed of the building known as "**Rassaz Greens A**" building type – **A**, on property bearing Old Survey No. 377, New Survey No.75, Hissa No. 9 & 4 Part, of Village Ghoddev, Talluka & Dist-Thane, constructed by **M/s. RASSAZ INFRASTRUCTURE PVT. LTD.** is as under:-

1. RCC work completed.
2. Internal & External brick work completed.
3. Internal & External plaster work completed.
4. Flooring work completed.
5. Bathroom tiling work completed.
6. Kitchen platform work completed.
7. Lift installation completed.
8. External painting work completed.

AVINASH D. MHATRE
ARCHITECT.

393/8403

Tuesday, October 03, 2017

4:37 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: गोडदेव

दस्तऐवजाचा अनुक्रमांक: टनन10-8403-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: युसुफ दिलशेर शेख --

पावती क्र.: 9937

दिनांक: 03/10/2017

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकूण:

रु. 31900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:46 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 10

रु. दुय्यम निबंधक वर्ग २ मध्ये - १०

बाजार मुल्य: रु.6018123 /-

मोबदला रु.6050000/-

भरलेले मुद्रांक शुल्क : रु. 363000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005839520201718S दिनांक: 28/09/2017

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 1900/-



सूची क्र.2

दुय्यम निबंधक : मह दु.नि. ठाणे 10

दस्त क्रमांक : 8403/2017

03/10/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) गोडदेव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6050000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6018123
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: मौजे गोडदेव, वॉर्ड-एम, विभाग क्रमांक:-3/18 मधील सदनिका क्र.103,1 ला मजला, विंग -ए, रसाइज ग्रीन्स, रामदेव पार्क, मीरा रोड पूर्व, ठाणे-401107, जुना सर्वे नं.377, नवीन सर्वे नं.75/4,9, क्षेत्रफळ-72.31 चौ.मी. विल्टअप कार पार्किंग क्षेत्रफळ-13.94 चौ.मी. विल्टअप((Survey Number : 75/4,9 ;))
(5) क्षेत्रफळ	1) 72.31 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:-रसाइज इन्फ्रास्ट्रक्चर प्रा.लि.चे. ऑथोराईज डायरेक्टर रईस अहमद तर्फे कु.मु. म्हणून राहत अली खान - - वय:-47; पत्ता:-प्लॉट नं: 1401, माळा नं: 14 वा , इमारतीचे नाव: मोरया ब्ल्यूमून , ब्लॉक नं: लिंक रोड , रोड नं: अंधेरी पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AADCR5242F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-युसुफ दिलशेर शेख - - वय:-43; पत्ता:-प्लॉट नं: 308, माळा नं: 3 रा , इमारतीचे नाव: पंच भगिनी सदन , ब्लॉक नं: बी.पी.रोड, रोड नं: भाईदर पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ASIPS5961Q 2): नाव:-नसरीन युसुफ शेख - - वय:-39; पत्ता:-प्लॉट नं: 308, माळा नं: 3 रा , इमारतीचे नाव: पंच भगिनी सदन , ब्लॉक नं: बी.पी. रोड , रोड नं: भाईदर पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AMWPS6694L
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2017
(10) दस्त नोंदणी केल्याचा दिनांक	03/10/2017
(11) अनुक्रमांक, खंड व पृष्ठ	8403/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	363000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१७

१. दस्ताचा प्रकार असादी अनुच्छेद क्रमांक 25(b) Fo(d)
२. सादरकर्त्याचे नाव सुसुफ दिलशेर शेख
३. तालुका जोडपूर
४. गावाचे नाव जोडपूर
५. नगरभूमापन क्रमांक / सर्व्हे क्र./ अंतिम भूखंड क्रमांक :- 75/4,9
६. मूल्य दरविभाग (झोन) :- एम उपविभाग 3/18
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्यागिक
प्रती चौ.मी. दर :- 79400/-
८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 72.31 क्वॉड्रेट / बिल्ट अप चौ मीटर / फूट
९. कारपार्किंग :- 18.94 गच्ची :- 7 पोटमाळा :- 19850
१०. मजला क्रमांक :- 1/10 4+10
११. बांधकाम वर्ष :- 7 घसारा :- 7
१२. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. _____ ज्यांन्वये दिलेली घट / वाढ
१४. लिव्ह अँड लायसन्स दस्त :- १. प्रतिमाह भाडे रक्कम :- _____
२. अनामत रक्कम / आगाऊ भाडे :- _____
३. कालावधी :- _____
१५. निर्धारित केलेले बाजारमूल्य :- 60,18,123/-
१६. दस्तामध्ये दर्शवलेली मोबदला :- 60,50,000/-
१७. देय मुद्रांक शुल्क :- 3,63,000 भरलेले मुद्रांक शुल्क 3,63,000/-
१८. देय नोंदणी फी :- 30,000/-

लिपिक

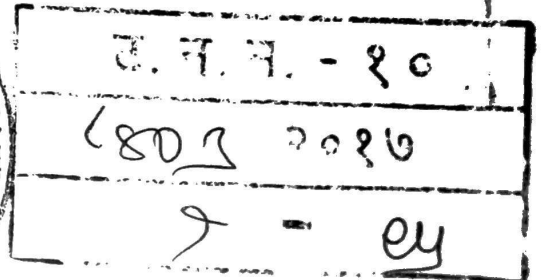
सह दुय्यम निबंधक ठाणे क्र. १०.

हमी पत्र

सादरचे हमी पत्र आज दिनांक 30th माहे Oct सन २०१७ रोजी चे दिवशी या
द्वारे घोषित करण्यात येते कि, या दस्तासोबत निवासी या स्थावर मिळकतीसोबत वाहन तळ
विकत देण्यात / विकत घेण्यात आलेले नाही. आहे.

Subal Me
Subal Me
- असादी शेख

44,89,400/-



Data of ESBTR for GRN MH005839520201718S
Bank - PUNJAB NATIONAL BANK

Bank/Branch : MIRA ROAD
 Pmt Txn id : 280917M639578 Stationary No : 16109800525612
 Pmt DtTime : 28/09/2017 15:16:33 Print DtTime : 29/09/2017 09:33:31
 ChallanIdNo : 03006172017092750792 GRAS GRN : MH005839520201718S
 District : 1201 / THANE Office Name : IGR122 / THN10_THANE NO 10 JOINT SUB REGISTR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 3,63,000.00/- (Rs Three Lakh Sixty Three Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
 Prop Mvblty : Immovable Consideration : 60,50,000.00/-
 Prop Descr : FLAT NO.103,A-WING,RASSAZ GREENS,RAMDEV PARK , GODDEV
 : MIRA ROAD EAST,THANE,Maharashtra
 : 401107

Duty Payer : PAN-ASIPS5961Q YUSUF DILSHER SHAIKH
 Other Party : PAN-AADCR5242F RASSAZ INFRASTRUCTURE PVT LTD

Bank Scroll No : 1
 Bank Scroll Date : 29/09/2017
 RBI Credit Date : --
 Mobile Number : 9029112203

Only for verification-not to be printed and used



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-393-8403	0003310358201718	03/10/2017-16:31:47	IGR122	30000.00
2	(iS)-393-8403	0003310358201718	03/10/2017-16:31:47	IGR122	363000.00
Total Defacement Amount					3,93,000.00



फाईल थर

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 १८०३ २०१७

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 गारुडीन शीख

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16109800525612

Bank/Branch: PNB/MIRA ROAD(4509) Stationery No: 16109800525612
 Pmt Txn id : 280917M639578 Print DtTime: 29-09-2017@09:33:30
 Pmt DtTime : 28-09-2017@03:16:33 GRAS GRN : MH005839520201718S
 ChallanIdNo: 03006172017092750792 Office Name : IGR122/THN10_THANE NO 10
 District : 1201/THANE

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 3,63,000/- (Rs Three, Six Three, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 60,50,000/-
 Prop Descr : FLAT NO.103,A-WING,RASSAZ GREENS,RAMDEV PARKGODDEVMIRA ROAD EAST, THANE, Maharashtra

Duty Payer: (PAN-ASIPS5961Q) YUSUF DILSHER SHAIKH
 Other Party: (PAN-AADCR5242F) RASSAZ INFRASTRUCTURE PVT LTD



पंजाब नेशनल बैंक
of PUNJAB NATIONAL BANK

Bank official1 Name & Signature

अधिकारी
 Officer

प्रबंधक
 Manager

Bank official2 Name & Signature

--- Space for customer/office use --- **मिरा रोड (ई) शाखा** Below this line ---



नसरिनिशेखा

त. न. न. - १०
२८०३ २०१७
४ - ५५

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१४०७ २०१७
से - ए

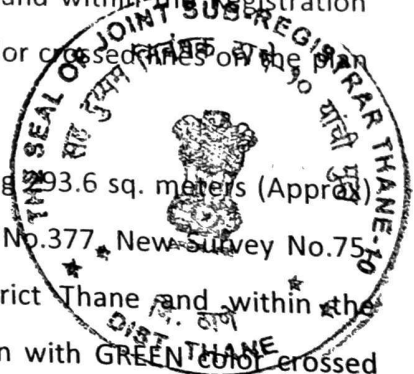
(61) GOVERNING LAW:

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

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective seal and hands the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

FIRSTLY: - ALL THAT piece and parcel of land, admeasuring 3737.12 sq. meters (Approx) or thereabouts forming portion of land bearing Old Survey No.377, New Survey No.75, Hissa No.9 of Revenue Village Goddev, Taluka and District Thane and within the Registration District and Sub-District of Thane and is shown with BLUE color crossed lines on the plan being Annexure 'A' annexed hereto.



SECONDLY: - ALL THAT piece and parcel of land, admeasuring 93.6 sq. meters (Approx) or thereabouts forming portion of land bearing Old Survey No.377, New Survey No.75, Hissa No.4 of Revenue Village Goddev, Taluka and District Thane and within the Registration District and Sub-District of Thane and is shown with GREEN color crossed lines on the plan being Annexure 'A' annexed hereto.

THE SECOND SCHEDULE ABOVE REFERRED TO:-

PART-'A'

ALL THAT Flat/Shop/Office/Premise No. 103 admeasuring 60.26 sq. meters carpet area on 1st Floor in A Wing of Building — of the Layout/Project known as 'RASSAZ GREENS' as shown with RED color crossed line on the plan being Annexure 'G' annexed hereto and constructed on the said Property more particularly described in the First Schedule above referred to.

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८०२ २०१७
५ - ९५



AGREEMENT

ARTICLES OF THIS AGREEMENT made at Mira Road, Thane this 3rd day of Oct in the year, 2017, BETWEEN M/s. RASSAZ INFRASTRUCTURE PVT. LTD. a Private Limited Company having its registered office at 1401, 14th Floor, Morya Bluemoon, Near Monginis Factory, Link Road, Andheri (West), Mumbai - 400 053; hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

[Signature]
मंसरीन

A N D

Mr./Mrs./M/s. YUSUF DILSHER SHAIKH AND MRS. NASREEN
YUSUF SHAIKH. _____;

of Indian Inhabitant/s having his/her/their address at
308, Panch Bhagini Sadan, B.P. Road,
opp. Vijay Punjab Hotel, Bhayandar (E)
THANE. PIN 401105 _____;

[Signature]
मंसरीन

hereinafter referred to as "THE ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include; in the case of an individual or individuals his/her/their respective heirs, executors, administrators and permitted assigns; in the case of a body corporate, its successors and permitted assigns; in

[Signature]

[Signature]
मंसरीन २१

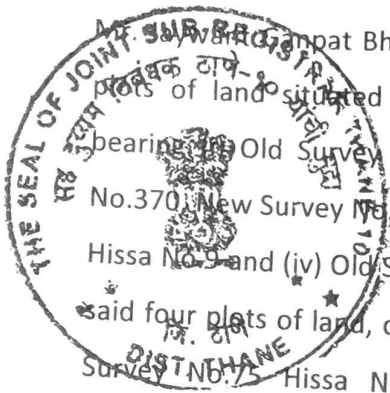
the case of partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his/her/their permitted assigns; in case of a Hindu Undivided Family, the Karta and the Members for the time being and from time to time of the coparcenaries and the survivors or survivor of them and the heirs, executors and administrators of the last survivor/s of them and his/her/their permitted assigns) of the **OTHER PART**.

(In this Agreement, unless the context otherwise implies, the expressions defined hereunder shall have the respective meanings assigned to them (i) the singular wherever used shall include plural and vice versa; (ii) the masculine gender used herein shall include the feminine gender and/or the neutral gender wherever applicable.)

WHEREAS:-

(A-1) Mr. Vasudev Ganpat Bhandari and others including the heirs of his brother late Mr. Subhraj Ganpat Bhandari at all relevant time were the owners in respect of plots of land situated at Revenue Village Goddev, Taluka and District Thane bearing Old Survey No.370, New Survey No.74, Hissa No.6, (ii) Old Survey No.370, New Survey No.74, Hissa No.7, (iii) Old Survey No.377, New Survey No.75, Hissa No.9 and (iv) Old Survey No.377, New Survey No.75, Hissa No.13. Out of the said four plots of land, one of the plots is a plot bearing Old Survey No.377, New Survey No.75 Hissa No.9 admeasuring 4000 sq. meters or thereabouts is hereinafter referred to as "the said Survey No.75/9";

(A-2) By Agreement for Sale dated 24th June, 2010, the said Mr. Vasudev Ganpat Bhandari and others with the consent and confirmation of one M/s. Devyog Builders Pvt. Ltd. and one Mr. Prakash Khachedusingh Mathur, agreed to sell and transfer the hereinbefore recited four plots of land including the said Survey No.75/9 as also all their right, title, interest and shares therein to and in favour of the Promoter herein, at or for the consideration and on the terms and conditions mentioned therein. The said Agreement is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-4/06221 of 2010. Pursuant to the said registered Agreement for Sale dated 24th June, 2010, the said Mr. Vasudev Ganpat Bhandari and others also executed Power of Attorney dated 24th June, 2010 in



24.6.2010	80
1803	2096
3	ey

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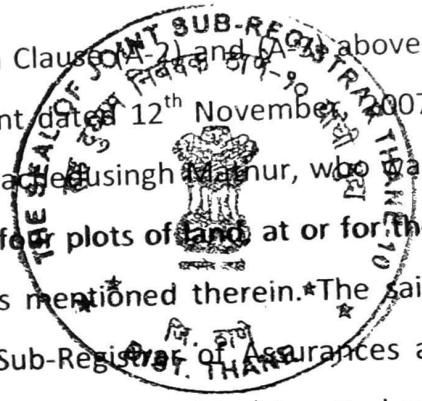
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favour of the Promoter herein authorizing the Promoter herein to do various acts, deeds, matters and things on their behalf in respect of the hereinbefore recited four plots of land. The said Power of Attorney is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-4/06222 of 2010;

(A-3) By and under the Deed of Conveyance dated 27th November, 2012, the said Mr. Vasudev Ganpat Bhandari and others with the consent and confirmation of one M/s. Devyog Builders Pvt. Ltd., and one Mr. Prakash Khachedusingh Mathur have conveyed the hereinbefore recited four plots of land including the said Survey No.75/9 to and in favour of the Promoter herein, at and for the consideration mentioned therein. The said Deed of Conveyance is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-7/8363 of 2012;

(A-4) Prior to execution of the documents referred to in Clause (A-2) and (A-3) above, the Promoter herein, vide Development Agreement dated 12th November, 2007 also obtained the rights of the said Mr. Prakash Khachedusingh Mathur, who was claiming certain rights in the hereinbefore recited four plots of land at or for the consideration and upon the terms and conditions mentioned therein. The said Development Agreement is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-2/08231 of 2007. The said Mr. Prakash Khachedusingh Mathur also executed Power of Attorney dated 24th November, 2007 in favour of one of the Director of the Promoter herein to do various acts, deeds, matters and things on his behalf in respect of the hereinbefore recited four plots of land. The said Power of Attorney is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-2/1146 of 2007;



(A-5) In VII and XII Extract in respect of the said Survey No.75/9, name of the Promoter herein is appearing in the column of owner;

(A-6) In the circumstances mentioned hereinabove, the Promoter is the owner and as such the owner is entitled to the said Survey No.75/9 as absolute owner thereof;

(A-7) Under the Development Plan of the Mira-Bhayandar Municipal Corporation (i) certain portion of the said Survey No.75/9 is affected by D. P. Road, (ii) certain portion of the said Survey No.75/9 is affected by reservation of Swimming Pool and (iii) balance area is available for development, which is admeasuring 3737.12

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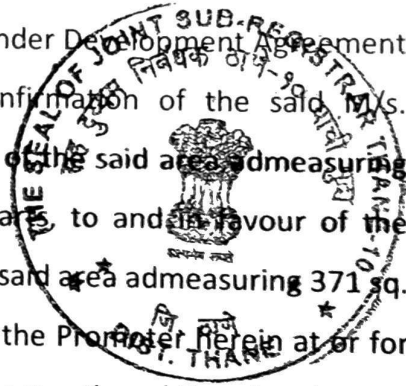
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Fincap Pvt. Ltd. therein called the Assignees of the other part, the said M/s. Sweetland Developers granted the rights of development and various other rights, including the rights in respect of the said Road area admeasuring 1843 sq. meters or thereabouts as also in respect of the said area admeasuring 371 sq. meters or thereabouts total admeasuring 2214 (i.e. 1843 + 371) sq. meters or thereabouts out of the said Survey No.75/4, in favour of the said M/s. Ram Fincap Pvt. Ltd., at or for the consideration and upon the terms and conditions mentioned therein;

(B-6) In pursuance of the said Agreement dated 28th April, 2004, the said M/s. Sweetland Developers also executed a Power of Attorney dated 28th April, 2004 in favour of the Director of the said M/s. Ram Fincap Pvt. Ltd. thereby conferring upon them various powers and authorities in respect of the said area of 2214 sq. meters or thereabouts out of the said Survey No.75/4;

(B-7) The said M/s. Ram Fincap Pvt. Ltd., in turn, by and under Development Agreement dated 29th May, 2008 with the consent and confirmation of the said M/s. Sweetland Developers assigned its rights in respect of the said area admeasuring 371 sq. meters or thereabouts, which is in two parts, to and in favour of the Promoter herein, together with right to develop the said area admeasuring 371 sq. meters out of the said Survey No.75/4, in favour of the Promoter herein at or for the consideration and upon the terms and conditions mentioned therein. The said Development Agreement is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-2/04942 of 2008;



(B-8) In pursuance of the said Development Agreement dated 29th May, 2008, the said M/s. Ram Fincap Pvt. Ltd. also executed a Power of Attorney dated 29th May, 2008 in favour of the Promoter herein inter alia conferring upon the Promoter herein several powers and authorities including power for development in respect of the said 371 sq. meters area out of the said Survey No.75/4, as mentioned in detail therein. The said Power of Attorney is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-2/0948 of 2008;

(B-9) In the circumstances mentioned hereinabove, the Promoter is entitled to carry out development on the said 371 sq. meters area out of the said Survey No.75/4;

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(B-10) Out of the said 371 sq. meters area of the said Survey No.75/4, area admeasuring 77.4 sq. meters (Approx) or thereabouts is falling under reservation for Swimming Pool in the Development Plan of the Mira-Bhayandar Municipal Corporation and

balance area admeasuring 293.6 sq. meters (Approx) or thereabouts is forming part of the layout being developed by the Promoter herein. The said area admeasuring 293.6 sq. meters (Approx) or thereabouts is shown with GREEN color crossed lines on the plan being **Annexure 'A'** annexed hereto (hereinafter referred to as "**the said Second Plot of Land**") and is more particularly described Secondly in the First Schedule hereunder written;

(C) The said First Plot of Land and the said Second Plot of Land are hereinafter wherever necessary collectively referred to as "**the said Property**" and the said Property is shown with RED color boundary line on the plan being **Annexure 'A'** annexed hereto. The copies of VII and XII Extracts in respect of survey numbers and Hissa numbers which include area of the said First Plot of Land and the said Second Plot of Land are annexed as **Annexure 'B-1'** and **'B-2'** hereto;

(D) Parts of the Project Land, as defined in recitals/subsequent clauses of this Agreement, are affected by the Road Set Back, Reservation for Swimming Pool, Market, Parking under the Development Plan of the Mira-Bhayander Municipal Corporation;

(ii) Certain premises are to be provided to certain persons in connection with the transactions of the plots of land intended to be part of the subsequent phases of the entire layout/project as mentioned hereinafter, **but not forming part of the first phase in which the said Premises is agreed to be purchased by the Allottee herein under this Agreement. The details of the premises are mentioned in Annexure 'I' annexed hereto;**

(iii) Certain Premises are to be provided to the **erstwhile occupants of the structures the then standing on the part of Project Land, which is presently not forming part of the first phase in which the said Premises is agreed to be purchased by the Allottee herein under this Agreement. The details of the premises are mentioned in Annexure 'I' annexed hereto;**

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(iv) A religious structure already existing on the part of the Project Land and commitment of the Promoter to reconstruct the same and ultimately to provide new structure in place of the said religious structure admeasuring 581.36 sq. meters on the Project Land to the occupants thereof as referred under Clause 51 of this agreement;

(iv) Development rights of total 3401.35 sq. meters residential built up area (approx) have agreed to be granted to concerned parties as per registered Deeds of Amalgamation and details mentioned in Annexure 'I' annexed hereto, subject to fulfillment of the conditions mentioned therein in the said Deeds of Amalgamation and confirmation / approval of area by T.I.L.R. or the M.B.M.C.;

(E) The Promoter is entitled and enjoined upon to construct building/s on the said Property in accordance with the recitals hereinabove by way of first phase of the intended Layout/Project as mentioned hereinafter;

(F) The Promoter is in possession of the said Property more particularly described in the First Schedule hereunder written as also all other plots of land of the Project Land as mentioned hereinafter;

(G) On submitting plans for its sanction with the Mira-Bhayandar Municipal Corporation for construction of the building/s on the said Property by way of First Phase development of the intended Layout/Project as mentioned hereinafter, the Mira-Bhayandar Municipal Corporation has sanctioned the plans for construction on the said Property and issued Commencement Certificate dated 03/12/2014 bearing No. MB/MNP/NR/2487/2014-15, presently permitting construction of two wings/buildings 'A' and 'B' on the said Property. In the said First Phase for which the plans have been approved as mentioned above, the Promoter has proposed to presently construct on the part of the said Property one wing/building, being Wing/Building 'A', having Ground Floor (part commercial and part stilt) + First Floor (part commercial and part podium) + 10 Upper Floors above the same (i.e. total Ground + 11 Floors) (hereinafter referred to as "the said Wing/Building"), as per the plans presently approved by the M.B.M.C and which is being modified, amended, approved and sanctioned by the M.B.M.C. The Promoter shall construct the Wing/Building 'B' after re-planning and relocating the structure as proposed



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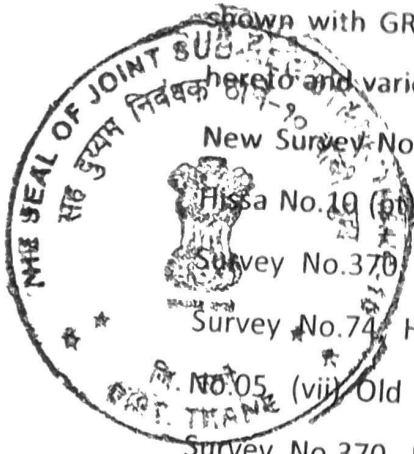
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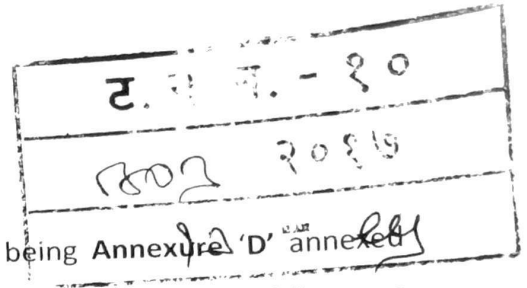
on the plan of entire development of the said Layout/Project and/or as will be approved under amended plans of further phases of the said Layout/Project after amalgamation of the Other Plots of Land as mentioned in detail in the subsequent recitals and clauses of this Agreement. The authenticated copies of the said Commencement Certificate dated 03/12/2014 and the plans of the layout of the First Phase as approved by the concerned Local Authority i.e. M.B.M.C has been annexed hereto and marked as **Annexure 'C'**;

(H) The Allottee is offered a Flat/Shop/Office/Premises No. 103 on 1st Floor (herein after referred to as "the said Premises") in A Wing of Building _____ (herein after referred to as "the said Wing/Building") being constructed in the first phase of the said Project, by the Promoter;

The Promoter has specifically informed to the Allottee herein that the Promoter is developing the said Property as being part of a larger layout or project to be known as 'RASSAZ GREENS', which will be comprising of the said Property as



shown with GREEN color crossed line on the plan being **Annexure 'D'** annexed hereto and various other plots including, but not limited to (i) Old Survey No.369, New Survey No.69, Hissa No.01 (pt), (ii) Old Survey No.369, New Survey No.69, Hissa No.10 (pt), (iii) Old Survey No.370, New Survey No.74, Hissa No.02, (iv) Old Survey No.370, New Survey No.74, Hissa No.03, (v) Old Survey No.370, New Survey No.74, Hissa No.04, (vi) Old Survey No.370, New Survey No.74, Hissa No.05, (vii) Old Survey No.370, New Survey No.74, Hissa No.06 (pt), (viii) Old Survey No.370, New Survey No.74, Hissa No.07, (ix) Old Survey No.371, New Survey No.73, Hissa No.05, (x) Old Survey No.377, New Survey No.75, Hissa No.07 (pt), (xi) Old Survey No.377, New Survey No.75, Hissa No.08 (pt), (xii) Old Survey No.377, New Survey No.75, Hissa No.10, (xiii) Old Survey No.377, New Survey No.75, Hissa No.11, (xiv) Old Survey No.377, New Survey No.75, Hissa No.12 (pt) and (xv) Old Survey No.377, New Survey No.75, Hissa No.13 of Revenue Village Goddev, Taluka and District Thane (hereinafter referred to as "the said Other Plots of Land") as shown with BLUE color crossed line on the plan being **Annexure 'D'** annexed hereto. The said Property and the said Other Plots of Land are hereinafter collectively referred to as "the said Project Land" and the same are



shown with RED color boundary line on the plan being Annexure 'D' annexed hereto. The said Project Land with intended construction of wings/buildings are hereinafter collectively referred to as "the said Layout/Project". It is further made clear that the Promoter will be developing the said Layout/Project in phase-wise manner by way of various phases and the present construction on the said Property is being carried out by way of part of First Phase development of the said Layout/Project;

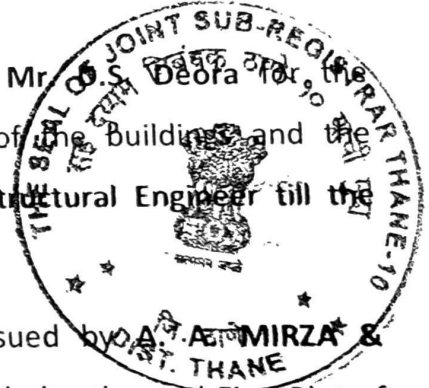
(J) The Promoter has entered into a standard Agreement with Mr. Avinash Mhatre, an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects and the Promoter accepts the professional supervision of the Architect till the completion of the building/s of the said Layout/Project;

(K) The Promoter has appointed a Structural Engineer Mr. Deora for preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision the Structural Engineer till the completion of the building/s of the said Layout/Project;

(L) The Authenticated copies of Certificate of Title issued by **MR. A. MIRZA & ASSOCIATES**, the advocates of the Promoter which includes the said First Plot of Land and the said Second Plot of Land both dated 12/09/2015, showing the nature of the title of the Promoter have been annexed hereto and marked as **Annexure 'E-1' and 'E-2'**, respectively;

(M) In the events those have happened, the Promoter has sole and exclusive right to sell the premises in the said Wing/Building being constructed by the Promoter on the said Property as part of the First Phase and to enter into Agreement/s with the allottees or purchasers of the premises and to receive the sale consideration in respect thereof;

(N) On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the said Property and the plans, designs and specifications prepared by the Promoter's Architects Mr. Avinash Mhatre and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules



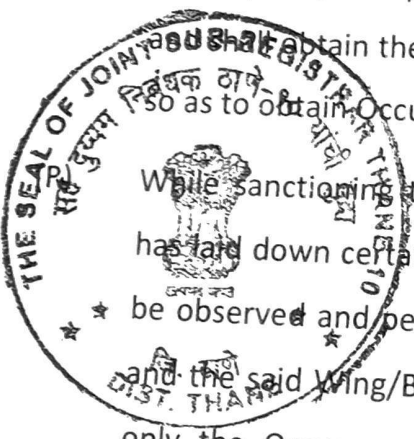
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and Regulations made there under; and shall be supplying such other documents
 as may be required after further approval of plans after amalgamation of the said
 Other Plots of Land with the said Property. The Allottee has entered into this
 Agreement with full knowledge of all terms and conditions contained in aforesaid
 documents, papers, plans, orders etc.

- (O) The authenticated copies of the plans of the entire Layout/Project as proposed by the Promoter and according to which the construction of the wings/buildings and open spaces are proposed to be provided for on the said Project have been annexed hereto and marked as **Annexure 'F'**;
- (P) The authenticated copies of the floor plan and specifications of the Premises agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure 'G'**;
- (Q) The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said Wing/Building so as to obtain the balance approvals from various authorities from time to time, so as to obtain Occupancy Certificate of the said Wing/Building;



While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Property and the said Wing/Building and upon due observance and performance of which only the Occupancy Certificate in respect of the said Wing/Building shall be granted by the concerned local authority;

- (S) The Promoter has accordingly commenced construction of the said **First Phase** by constructing the said Wing/Building 'A' in accordance with the said proposed plans;

(T) The Allottee has applied to the Promoter for allotment of a Flat/Shop/Office/Premises No. 103 on 1st Floor in A Wing of Building being constructed in the first phase of the said Layout/Project;

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(U) The Carpet area of the said Premises is 60.26 square meters and "carpet area" means the net usable floor area of the Premises, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Premises;

(V) This Agreement for Sale of the Flat/Shop/Office/Premises mentioned herein has been entered into subject to the terms and conditions of the hereinabove recited documents, orders, permissions and other documents mentioned in this Agreement and the terms and conditions imposed or as may be imposed by the Mira-Bhayandar Municipal Corporation and/or any Government authorities and also subject to the variations and/or modifications in the said phase-wise development of the said Layout/Project in various phases and the variations and modifications as may be approved by the Mira-Bhayandar Municipal Corporation or other public authorities from time to time;



(W) 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;

(X) Prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 2098214/- (Rupees Twenty lach Ninety Eight Thousand Two Hundred fourteen only only), being part payment of the sale consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;


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(Y) The Promoter has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Thane, Maharashtra under **Registration No. P51700008730**;



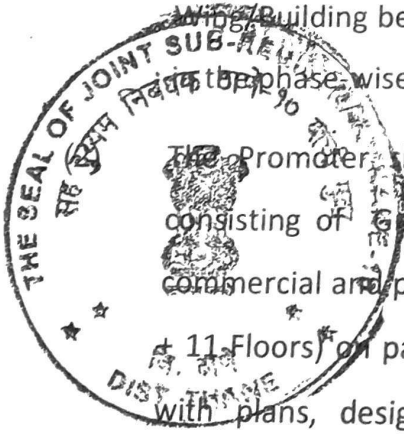

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(२) Under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of the said Premises with the Allottee, being in fact these presents and also to register Agreement under the Registration Act, 1908;

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 Allottee hereby agrees to purchase the said Premises and the parking space on ground/podium level.

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

- (1) The Promoter is entitled to develop the said Property more particularly described in the First Schedule hereunder written and construct the said Wing/Building on the said Property more particularly described in the First Schedule hereunder written by way of first phase development of the said Layout/Project to be known as 'RASSAZ GREENS' and to sell and dispose of the premises in the said Wing/Building being presently constructed thereon as first phase by the Promoter by way of phase wise development of the said Layout/Project.



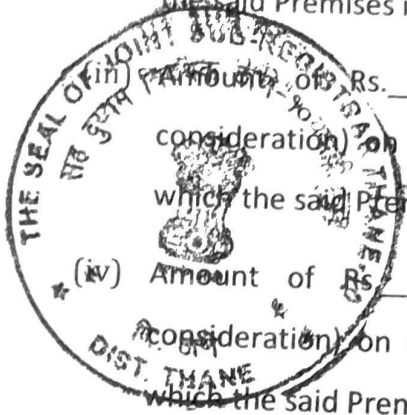
The Promoter shall construct the said Wing/Building (i.e. Wing/Building 'A') consisting of Ground Floor (part commercial and part stilt) + First Floor (part commercial and part podium) + 10 Upper Floors above the same (i.e. total Ground + 11 Floors) on part of the said Property as part of the first phase in accordance with plans, designs and specifications as approved by the Mira-Bhayandar Municipal Corporation, and/or as may be modified, amended, approved and sanctioned by the Mira-Bhayandar Municipal Corporation by way of part of First Phase development of the said Layout/Project.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said Premises of the Allottee except any alteration or addition required by any Government authorities or due to change in law. It is clarified that the Promoter shall require such consent of the Allottee only in case of any variations or modification in the Premises agreed to be allotted to the Allottee herein, but not otherwise. The Promoter shall be at liberty to make such amendments,

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 2(c) The Allottee has paid on or before execution of this Agreement a sum of
 Rs. 2098214/- (Rupees Twenty lakh Ninety Eight thousand Two Hundred fourteen only.)

only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. 3951786/- (Rupees Thirty Nine lakh Fifty one thousand Seven hundred Eighty six only) in the following manner:-

- (i) Amount of Rs. _____/- (not exceeding 30% of the total consideration) within 15 days after execution of this Agreement
- (ii) Amount of Rs. _____/- (not exceeding 45% of the total consideration) on completion of the Plinth of the building or wing in which the said Premises is located



- (iii) Amount of Rs. _____/- (not exceeding 50% of the total consideration) on completion of _____ slab of the building or wing in which the said Premises is located
- (iv) Amount of Rs. _____/- (not exceeding 55% of the total consideration) on completion of _____ slab of the building or wing in which the said Premises is located
- (v) Amount of Rs. _____/- (not exceeding 60% of the total consideration) on completion of _____ slab of the building or wing in which the said Premises is located
- (vi) Amount of Rs. _____/- (not exceeding 65% of the total consideration) on completion of _____ slab of the building or wing in which the said Premises is located
- (vii) Amount of Rs. _____/- (not exceeding 70% of the total consideration) on completion of _____ slab of the building or wing in which the said Premises is located
- (viii) Amount of Rs. _____/- (not exceeding 75% of the total consideration) on completion of the walls, internal plaster, floorings doors and windows of the said Premises

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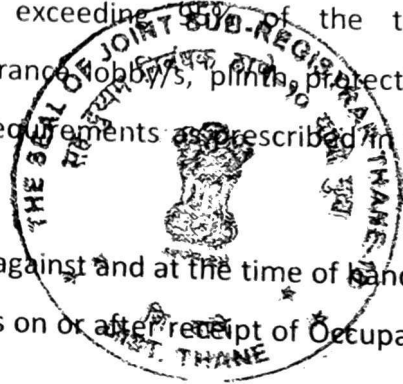
(ix) Amount of Rs. _____/- (not exceeding 80% of the total consideration) on completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Premises

(x) Amount of Rs. _____/- (not exceeding 85% of the total consideration) on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building or wing in which the said Premises is located

(xi) Amount of Rs. _____/- (not exceeding 90% of the total consideration) on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements as may be prescribed in this Agreement

(xii) Amount of Rs. 3649286/- (not exceeding 95% of the total consideration) on completion of the entrance lobbies, plinth, protection, paving of areas appertain and all other requirements as prescribed in this Agreement

(xiii) Balance Amount of Rs. 302500/- against and at the time of handing over of the possession of the said Premises on or after receipt of Occupancy Certificate or Completion Certificate



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2(d) The total price mentioned above excludes taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax (GST), Value Added Tax (VAT), Service Tax and Cess or any other similar taxes which may be levied and/or applicable to the development of the said Wing/Building 'A' and as may be demanded and collected by the Government Department in connection with the construction of and carrying out the Project and become payable by the Promoter) up to the date of handing over the possession of the said Premises and the same shall be paid by the Allottee in accordance with the relevant laws.

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

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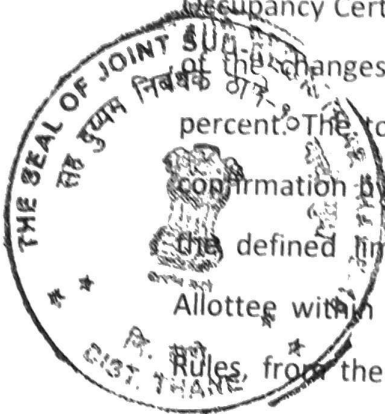
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Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the Competent Authorities etc. the Promoter shall enclose the said Notification/Order/Rule/Regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

2(f) The Promoter may allow, in its sole discretion and option, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ — % per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

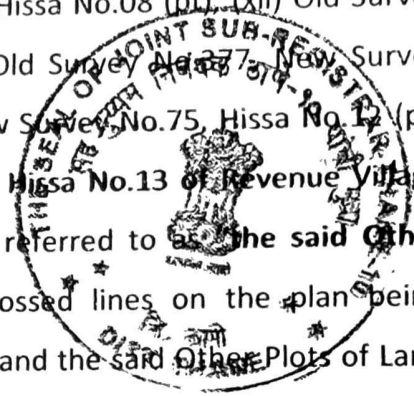
2(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Wing/Building is complete and the Occupancy Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation 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 Allottee within 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 Allottee. If there is any increase in the carpet area allotted to the Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2(a) of this Agreement.

2(h) The Allottee 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 discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.



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(3) The Promoter has specifically informed to the Allottee herein that the Promoter is developing the said Property being part of a larger layout or project to be known as 'RASSAZ GREENS', which will be interalia comprising of the said Property as shown with GREEN color crossed line on the plan being Annexure 'D' annexed hereto and various other plots including, but not limited to (i) Old Survey No.369, New Survey No.69, Hissa No.01 (pt), (ii) Old Survey No.369, New Survey No.69, Hissa No.10 (pt), (iii) Old Survey No.370, New Survey No.74, Hissa No.02, (iv) Old Survey No.370, New Survey No.74, Hissa No.03, (v) Old Survey No.370, New Survey No.74, Hissa No.04, (vi) Old Survey No.370, New Survey No.74, Hissa No.05, (vii) Old Survey No.370, New Survey No.74, Hissa No.06 (pt), (viii) Old Survey No.370, New Survey No.74, Hissa No.07, (ix) Old Survey No.371, New Survey No.73, Hissa No.05, (x) Old Survey No.377, New Survey No.75, Hissa No.07 (pt), (xi) Old Survey No.377, New Survey No.75, Hissa No.08 (pt), (xii) Old Survey No.377, New Survey No.75, Hissa No.10, (xiii) Old Survey No.377, New Survey No.75, Hissa No.11, (xiv) Old Survey No.377, New Survey No.75, Hissa No.12 (pt) and (xv) Old Survey No.377, New Survey No.75, Hissa No.13 of Revenue Village Goddev, Taluka and District Thane (hereinafter referred to as "the said Other Plots of Land") as shown with BLUE color crossed lines on the plan being Annexure 'D' annexed hereto. The said Property and the said Other Plots of Land are hereinafter collectively referred to as "the said Project Land" and the same are shown with RED color boundary line on the plan being Annexure 'D' annexed hereto. The said Project Land with intended construction of wings/buildings as shown on the plan being Annexure 'F' annexed hereto are hereinafter collectively referred to as "the said Layout/Project". It is further made clear that the Promoter will be developing the said Layout/Project in phase-wise manner by way of various phases and the construction of present Wing/Building on the said Property is being carried out by way of first phase development of the said Layout/Project. The Promoter has also informed the Allottee that in order to ensure smooth, aligned and better development of the said Layout/Project, the Promoter has entered into understandings by way of Deed of Amalgamation dated 25th August, 2015 registered with the Sub-registrar of Assurance at Mira Road (East), Thane under Sr. No. TNN-10/12474 of 2015 in respect of one of such

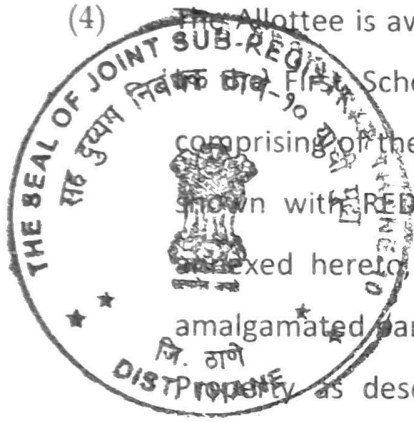


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Other Plot of Land bearing Old Survey No.377, New Survey No.75, Hissa No.8 (pt) and by way of Deed of Amalgamation dated 25 th August, 2015 registered with the Sub-registrar of Assurance at Mira Road (East), Thane under Sr. No. TNN-10/12476
२२ - २५

Other Plot of Land bearing Old Survey No.377, New Survey No.75, Hissa No.8 (pt) and by way of Deed of Amalgamation dated 25th August, 2015 registered with the Sub-registrar of Assurance at Mira Road (East), Thane under Sr. No. TNN-10/12476 of 2015 in respect of another plot of such Other Plot of Land bearing the said Old Survey No.377, New Survey No.75, Hissa No.10 on certain terms and conditions as more specifically setout therein and therefore, such amalgamated plots are also parts of the said Layout/Project to be known as 'RASSAZ GREENS'. With express knowledge of the same namely the said Project is a larger layout on the said Project Land and the Promoter is developing the same in phase-wise manner by way of various phases by constructing wings/buildings in different phases connected with a common podium on the said Layout, the Allottee is entering into this Agreement with the Promoter herein.



(4) The Allottee is aware that the said Property, which is more particularly described in Schedule hereunder written, is a part of the said Project Land comprising of the said Property as well as the said Other Plot of Land, which are shown with RED color boundary line on the layout plan being Annexure 'D' annexed hereto, and therefore, the said Property shall automatically become amalgamated part of the said larger Layout/Project. The development of the said Property as described under this Agreement is one of the phases of entire development of such Layout/Project and therefore, the Allottee hereby unconditionally agrees and gives his/her/their consent for the amalgamation and development of further phases in the Layout/Project. The Promoter is in the process of submitting with the Mira-Bhayandar Municipal Corporation the amended layout plan. The development of the said Layout/Project shall be with podium and such podium shall be common and attached to all the wings/building of the said Layout/Project. The said podium shall also comprise of car-parking areas and the same will be as per approval of M.B.M.C.

(5) The Allottee has prior to the execution of these presents satisfied himself about the title of the Promoter herein in respect of the said Property and the rights of the Promoter herein with regard to the developments of the said Property as also the said Layout/Project and to sell/transfer the premises in the said Wing/Building

[Handwritten signature]

[Handwritten signature]

ट. न. न. - १०
 ८४३ २०१७
 ५० - २५

PART-'B'

SIGNED SEALED AND DELIVERED)

By the withinnamed "THE PROMOTER")

M/s. RASSAZ Infrastructure Pvt. Ltd.)
 THROUGH MR. RAES AHMAD)
 Through MR. Director)

In the presence of.....)

- 1) MUNIR)
- 2) _____)



For Rassaz Infrastructure Pvt. Ltd.

Raes Ahmad
 Director



SIGNED SEALED AND DELIVERED)

By the withinnamed "THE ALLOTTEE")

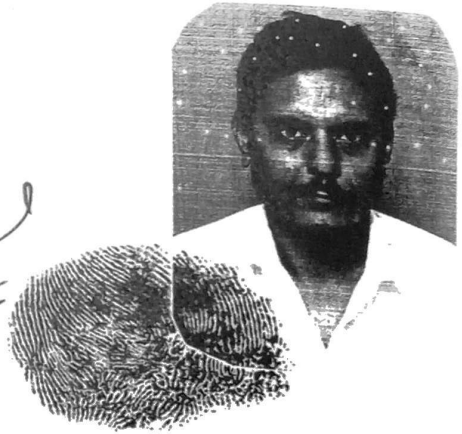
MR./MRS./M/S. YUSUF DILSHER)
AND)

MRS. NASREEN YUSUF SHAIKH)

In the presence of.....)

- 1) MUNIR)
- 2) NS)

Yusuf Dilsher



Nasreen Sheikh

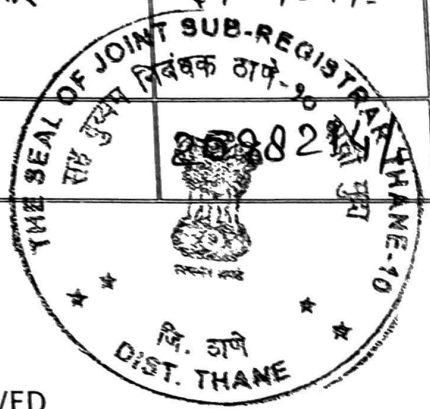


ट. न. न. - १०
 ४८०३ २०१७
 ५१ - ६५

RECEIPT

Received with thanks of and from the withinnamed "ALLOTTEE" a sum of
 Rs. 2098214/- (Rupees Twenty-lakh Ninety Eight Thousand Two hundred
fourteen only) as and by way of Earnest Money / Booking Amount out of total lump-sum
 consideration herein above mentioned as per following details: -

Sr. No.	Instrument No.	Dated	Drawn on	Amount (Rs.)
01.	000001	04.07.17	Kolāk MahindraBank	446429/=
02.	000003	20.07.17	————— " —————	446429/=
03.	RTGS	01.08.17	KKBK000095BKKBK R- }	357143/=
04.	—————	10.08.17	2017080100 }	401786/=
05.	000012	18.09.17	KKBK000095BKKBK R- }	446429/=
			17222833695	
			Kolāk MahindraBank	
TOTAL				



Note: All above instruments are subject to realization.

WE SAY RECEIVED

For, M/s. RASSAZ Infrastructure Pvt. Ltd.

Rassaz Ahmed

Authorised Signatory

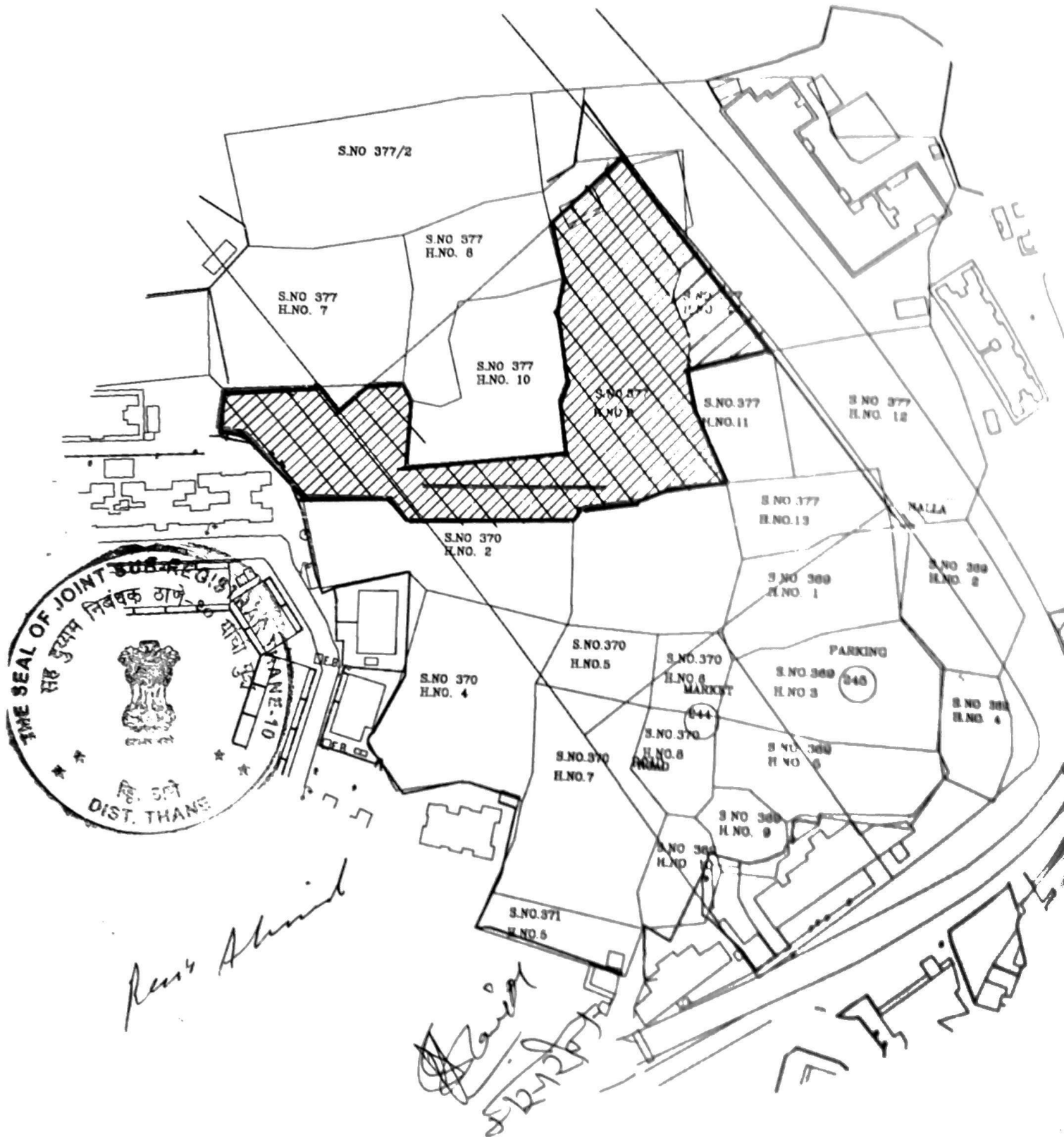
WITNESSES:

- 1) MURIK
- 2) Pg

ANNEXURE "A"

ट. न. न. - १०
८८०१
५२ - ८५

S NO 370
H NO 3



PLAN OF THE SAID PROPERTY REFERRED HERETO

ANNEXURE "B/1"

ट. न. न. - १०

१८०३२०१७

५७ - ६६



पिकांचा क्रमांक	पिकांचा क्षेत्र	हेक्टर	आर	रुपये	पैसे
२	०-४०-०			३	९९
	०-४०-०				

मे देवम... बिल्डिंग...
 ये डायरेक्टर...
 गोयळ (२३९)
 मे वयज इश्या...
 फांकि... डायरेक्टर
 वईस अहमद
 (१२१०) (१४८६)

कुलचे नाव २१ खंड
 इतर अधिकार - (२०१)
 (१५३) (२३२) (२४०) (११९)
 (२४८) (४०८) (२१३)
 दि इस्टेट इन्व्हेस्टमेंट कं. लि.]
 कंपनीचे नियमांनुसार भाडे पत्रात पात्र
 (१४०५) (१४८५)
 जॉइंट सब-रेगिस्ट्रार
 ठाणे
 (१४८६)
 न. ज. क. क. अधिनियम १९७६ च्या मंजूर क्लाम
 २०/२६ सौतील वंजने अंतर्गतचे क्षेत्र तसेच
 पूर्वकरवानगी विषय हस्तांतरण बंदी
 (१४९०)

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महमूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थित ठेवणे) नियम, १९७१ यातील नियम

पिकाखालील क्षेत्रांचा तपशील						लागवडीस ठी उपलब्ध नसलेली जमीन			
मिश्र पिकाखालील क्षेत्र					निर्भेद पिकाखालील क्षेत्र			स्वरूप	क्षेत्र
पिकांचे नाव	जल सिंचित	अजल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित			
पडीत	०-४०-०								
पडीत	०-४०-०								
पडीत	०-४०-०								
पडीत	०-४०-०								
पडीत	०-४०-०								

तलाठी सजा नवबंद
 वार्डवर (पुर्व), ता. वि. इतली

6 JUN 2016

ANNEXURE "B/2"

ट. न. न. - १०
 १४०१ २०१७

गाव नमुना चारा (अधिकार अभिलेख पत्रका) म. गा. २४ ब. R. V. 24 m

भूमापन क्रमांक	भूमापन कुपांकना सुविधा	भूमापन पद्धती	७३९
शेताचे स्थानिक नाव	N.A		
लागवडीयोग्य क्षेत्र	हेक्टर	आर	०-३६-९
एकूण			०-३६-९
पोटाखराब (लागवडीयोग्य नसलेले)			
वर्ग (अ)			
वर्ग (ब)			
आकारणी	रुपये	पैसे	१२१०
मुडी किंवा विरोध			२९३६

दि इस्ट इन्व्हस्टमेंट कं. प्रा. लि.
 ११४
 २४
 इतर अधिकार - पु - ९०८
 ७३९ ७१८ ११९१
 ७३९
 १५३
 कम्पनीचे नियमानुसार
 भाडे देण्यात येणारे
 १७०५
 सीमा आणि भूमापन चिन्हे



गाव नमुना चारा (पिकांची नांदवही) म. गा. २४ ब. R. V. 24 m

हंगाम	पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करणाऱ्याचे नाव	शेरा
	पिकाचे नाव	पिके खालील क्षेत्र	पिकाचे माल	अजल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र				
२०१०											
२०११											
२०११											
२०१२											
२०१२											
२०१३											
२०१३											
२०१४											
२०१५											
२०१५											
२०१५											

06 JUN 2016

06 JUN 2016

समिती सजा नवंबर
 बाईबर (पुं), ता. वि.

ANNEXURE "C"

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.)

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०२ २०११



क्र. क्र. मि. भा. / मनपा / नर / २४८७ / २०१४-१५

दिनांक :- ०३/१२/२०१४

अधिकार पत्रधारक - मे. रसाज इंफ्रास्ट्रक्चर प्रा. लि.
 सहायक - वास्तुविशारद - मे. अविनाश म्हात्रे अॅन्ड असो.

ट. न. न. - १०
 ४०३ २०१७
 ५५ - ६५

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - गोडदेव सर्वे क्र./ हिस्सा क्र. नवीन ७५/४पै., ९ जुना ३७७/४पै., ९ या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

- संदर्भ :-
- १) आपला दि. १२/१०/२०१४ चा अर्ज. (प्राप्त दि. १८/१०/२०१४)
 - २) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र. प. एल. सी. / टिए / टे. नं. ६ / भाईंदर / एसआर - ६२३ / गोडदेव / एसआर - १, दि. ०५/०८/१९९९ अन्वयेच्या आदेशाची छायाप्रत व स. क्र. ३७७/९ साठी कलम १०(३)१०(५) अन्वयेची कार्यवाही झालेली नसलेबाबत दि. २३/०२/२०१३ रोजीचे शपथपत्र व बंधपत्र.
 - ३) दि इस्टेट इन्व्हेस्टमेंट कंपनी प्रा. लि. यांचेकडील ईआय/एनओसी/७७३/२०१२, दि. १०/०९/२०१२ व ईआय/६१५, दि. १८/०२/२०१३ अन्वयेचे नाहरकत दाखला.
 - ४) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/८५/२०१२-१३, दि. ३०/०९/२०१२ अन्वयेचा तात्पुरता नाहरकत दाखला.
 - ५) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/६७६/२०१३-१४, दि. २४/०९/२०१३ अन्वये प्राथमिक परवानगी.
 - ६) शासन राजपत्र दि. २२/०८/२०१४
 - ७) विकासकाचे दि. १८/१०/२०१४ रोजीचे हमीपत्र.
 - ८) या कार्यालयाचे पत्र क्र. मनपा/नर/१९६६/२०१४-१५, दि. २७/१०/२०१४ अन्वये मंडळ अधिकारी, भाईंदर यांना पत्र.
 - ९) दि. २९/१०/२०१४ रोजीचे तलाठी सजा नवघर यांचेकडील जमिनीच्या वर्ग (१) व त्यावर भार निरंक असल्याबाबतचे पत्र.



-: बांधकाम प्रारंभपत्र :-
 (फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व भाईंदर प्रांतीय महानगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - गोडदेव सि.स.नं./सर्वे क्र./हिस्सा क्र. नवीन ७५/४पै., ९ जुना ३७७/४पै., ९ या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.
- २) सदरच्या बांधकाम परवानगोने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.



...१... *[Signature]*

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.),
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ २०२.



जा. क्र. मि.भा./मनपा/नर/...../.....

दिनांक :- ०३/१२/२०१४

प्रति,
अधिकार पत्रधारक - मे. रसायन इंस्टीट्यूट प्रा.लि.
द्वारा - बांधकाम शाखे - मे. अग्निशाही इमारत अंतर्गत.

ट. न. न. - १०
४०३ २०१७
५५ - ६५

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - गोडदेव सर्वे क्र./ हिस्सा क्र. नवीन ७५/४पै., १ जुना ३७७/४पै., १ या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

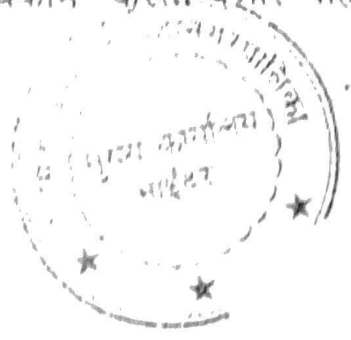
- संदर्भ :-
- १) आपला दि. १२/१०/२०१४ चा अर्ज, (प्राप्त दि. १८/१०/२०१४)
 - २) मे. सक्षम प्राधिकारी नागरी संकलन ठाणे यांचेकडील आदेश क्र. यू.एल.सी./टिपू/टे.नं.३/भाईंदर/एसआर-३२३/गोडदेव/एसआर-१, दि. ०५/०८/२०१२ अन्वयेच्या आदेशाची छायाप्रत व स.क्र. ३७७/१ साठी कलम १०(३)२०(५) अन्वयेची कार्यवाही झालेली नसलेबाबत दि. २३/०२/२०१३ रोजीचे शपथपत्र व बंधपत्र.
 - ३) दि इस्टेट इन्व्हेस्टमेंट कंपनी प्रा. लि. यांचेकडील ईआय/एनओसी/७७३/२०१२, दि. १०/०९/२०१२ व ईआय/३१५, दि. १८/०२/२०१३ अन्वयेचे नाहकृत दाखले.
 - ४) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/८५/२०१२-१३, दि. ३०/०९/२०१२ अन्वयेचा तात्पुरता नाहकृत दाखला.
 - ५) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/३७६/२०१३-१४, दि. २४/०९/२०१३ अन्वये प्राथमिक परवानगी.
 - ६) शासन ग.पत्र दि. २२/०८/२०१४
 - ७) विकासकाचे दि. १८/१०/२०१४ रोजीचे हमीपत्र.
 - ८) या कार्यालयाचे पत्र क्र. मनपा/नर/२९६३/२०१४-१५, दि. २७/१०/२०१४ अन्वये मंडळ अधिकारी, भाईंदर यांना पत्र.
 - ९) दि. २९/१०/२०१४ रोजीचे तलाठी सत्ता नवघर यांचेकडील जमिनीच्या वग (१) व त्यावर भार निरंक असल्याबाबतचे पत्र.



-: बांधकाम प्रारंभपत्र :-
(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - गोडदेव सि.स.नं./सर्वे क्र./हिस्सा क्र. नवीन ७५/४पै., १ जुना ३७७/४पै., १ या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

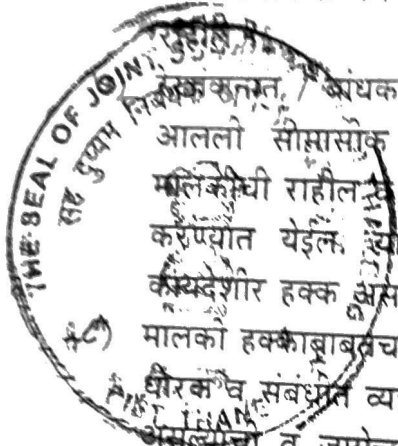
- १) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.
- २) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.



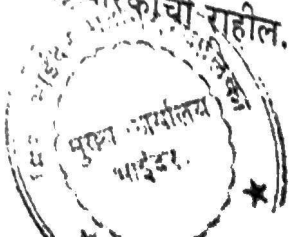
.....
(Signature)

ट. न. मंजूर नकाशा	जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्याची नकाशा
1802	जागेची प्रमाणात केलेली नकाशाची प्रत या
५९	जागेची प्रमाणात केलेली नकाशाची प्रत या

- जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्याची नकाशा जागेची प्रमाणात केलेली नकाशाची प्रत या जागेची प्रमाणात केलेली नकाशाची प्रत या जागेची प्रमाणात केलेली नकाशाची प्रत या
- महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही तसेच मंजूर रेखांकनातील इमारती विनयरीत करण्यासाठी इतर/दस-या विकासकाने मंजूर बांधकाम नकाशा व वा.इ. क्षेत्राचे व परवानगीन नमूद अटी व शर्तीचे उल्लंघन केल्यास पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुढीचे नकाशा मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदींना व महाराष्ट्र जमीन महसूल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायदयान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची



- विकासक / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सीमासूचक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल. या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कथदेशीर हक्क असणार नाही.
- ७) मालका हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधित व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजुरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वस्थी खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरीत बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मेलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकांची राहिल.



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१३) अर्जदाराने स.नं., हि.नं., मौजे, महानगरपालिका मंजूरी, विल्डरचे नांव, आक्रेडिटचे नांव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व काळावधासाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

द. न. न. - १०
२४०३
५६ - ६५

१४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचाराने घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

१५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पुर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

१६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

१७) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

१८) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्रं. ४३ व ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.

१९) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.

- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
- २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
- ३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
- ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राहयता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.



(Handwritten Signature)



२०) प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास बांधकाम नकाशाप्रमाणे ठेवण्यात यावे व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.

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JK

मंजूर विकास योजना विकास योजना रस्त्याने / रस्ता रूंदीकरणाने बाधित होणारे महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या क्षेत्राच्या मोबदल्यात आपणांस अतिरिक्त चटई क्षेत्रांचा लाभ/ मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरूपी खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची नाही. तसेच या जागेचा मालकी हक्क इतरांकडे कोणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणांस इतर संबंधितास व धारकास स्विकारता येणार नाही.

२२) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.

२३) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.

२४) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.

२५) पूर्णविकसीत / नव्याने पूर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घ्यावी कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर पुर्तता (विकासकाने रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने / धारकाने करणे बंधनकारक राहिल.

२६) या मंजूरीची मुदत दि.०३/१२/२०१४ पासून दि.०२/१२/२०१५ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजूरी कायदेशीररीत्या आपोआप रद्द होईल.

२७) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.

२८) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रतिज्ञापत्र दि.१२/०४/२०१३ रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

..४..



(Handwritten signature)

२१) बांधकाम प्रक्रिया मंत्र क्र. मिभा मनपा नर. ६७६, २०१३-१४, दि. २४.०५.२०१३ अन्वये
 कामाच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खातील प्रमाणे मर्यादित ठेवून
 त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ - मजले
१	अ	१	पाट तळ + ११
२	बी	१	तळ + ४

ट. न. न. - १०

१४०७ २०१७

प्रस्तावित बांधकाम

क्षेत्र (चौ. मी) = ६५

२३०१.२९

८९२.५७

जास्तीचे बाल्कनी क्षेत्र	८.८९
जास्तीचे जिऱ्याचे क्षेत्र	३९.९८
एकूण	३१६२.२५ चौ.मी.

- ३०) जागेवर रॅन वॉटर हार्व्स्टिंगची व्यवस्था करणे तसेच अग्निशमन व्यवस्था करणे व अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३१) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापुर्वी प्रती सदनिका १०० लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) वसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३२) भोगवटा दाखल्यापुर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ३३) भोगवटा दाखल्यापुर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ३४) जोत्याच्या दाखल्यापुर्वी विकास योजना रस्त्याने बाधीत क्षेत्राचा नोंदणीकृत करारनाम्यासह मर्यादित इमारत म्हाण्डार महानगरपालिकेच्या नावेचा निर्विवाद ७/१२ उतारा सादर करणे बंधनकारक राहिल.
- ३५) जमिनधारक / विकासकाने महाराष्ट्र महसुल अधिनियम १९६६ नुसार आवश्यक असलेले अकृषिक परवानगी प्राप्त करणे बंधनकारक आहे.
- ३६) आपण सादर केलेल्या दि. १८/१०/२०१४ रोजीच्या हमीपत्राचे पालन करणे आपणावर बंधनकारक राहिल.
- ३७) महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २६३ अन्वये भोगवटा दाखला देण्यात आणणावर बंधनकारक राहिल.
- ३८) इमारत पुर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पुर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.



मनपा/नर/२४८०/२०१४/१५

दि. ०३/१२/२०१४.

(Signature)

आयुक्त २०.११.१४

मिरा भाईदर महानगरपालिका

प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

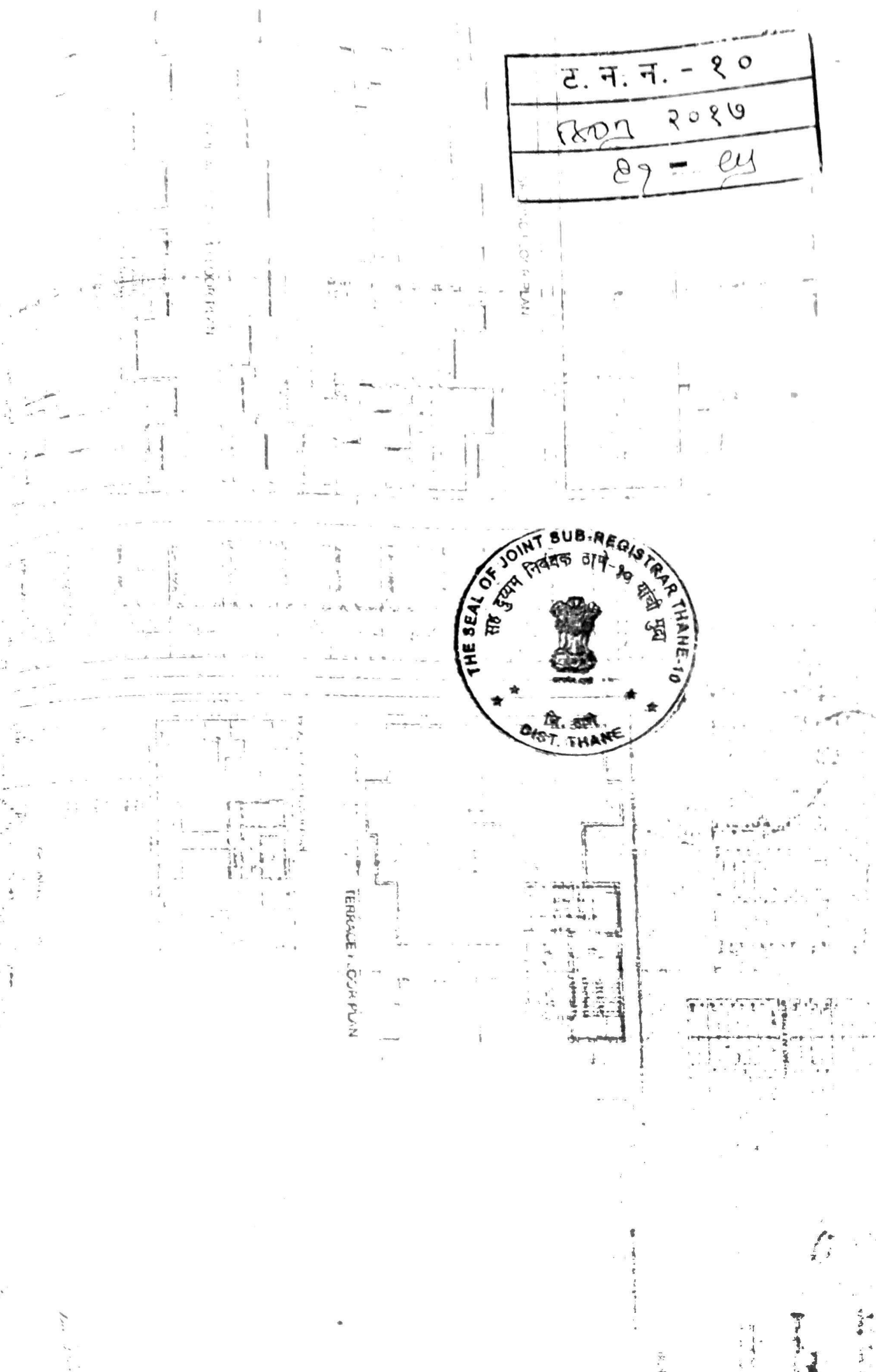
- १) प्रभाग अधिकारी
 प्रभाग कार्यालय क्र. ०६
- २) कर निर्धारक व संकलक अधिकारी
 कर विभाग



ट. न. न. - १०
दिना २०१७
२१ - २५

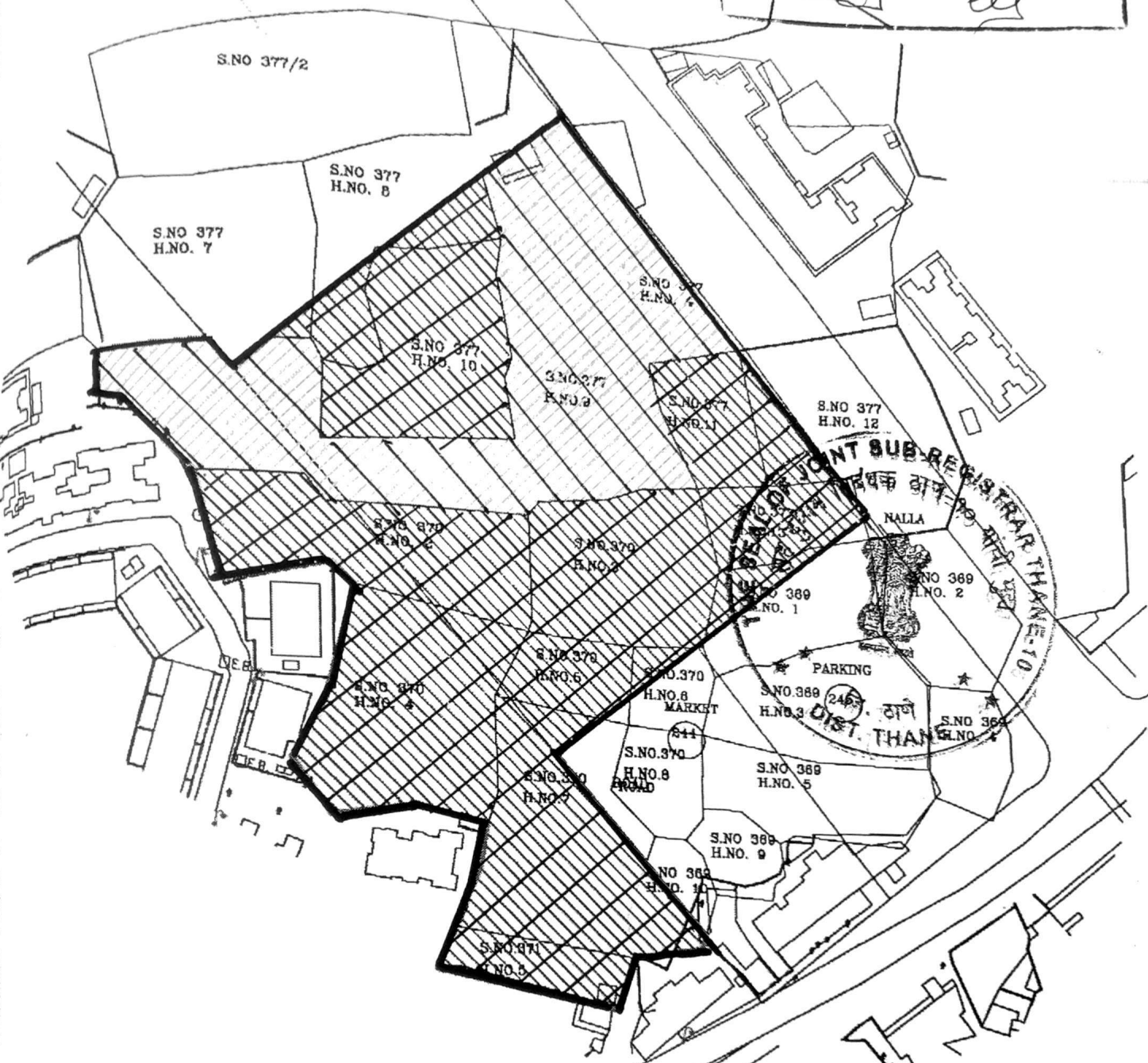


TERRACE FLOOR PLAN



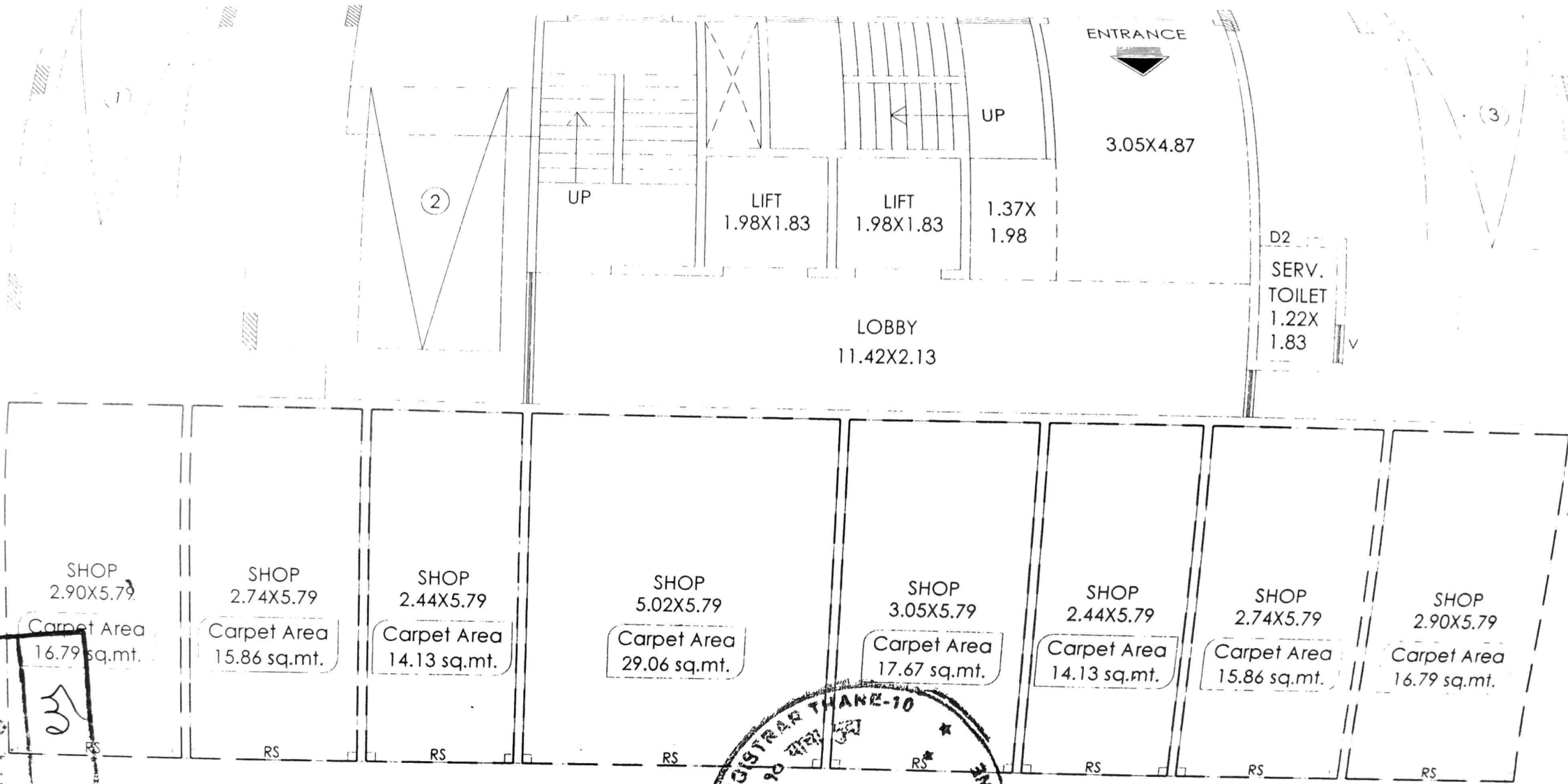
ANNEXURE "D"

ट. न. न. - १०
४४०२ २०१७
६१ - ६६



Ravi's Akhanda
[Signature]
22/2/17

PLAN OF THE SAID PROJECT LAND TO BE DEVELOPED
UNDER THE LAYOUT/PROJECT REFERRED HERETO



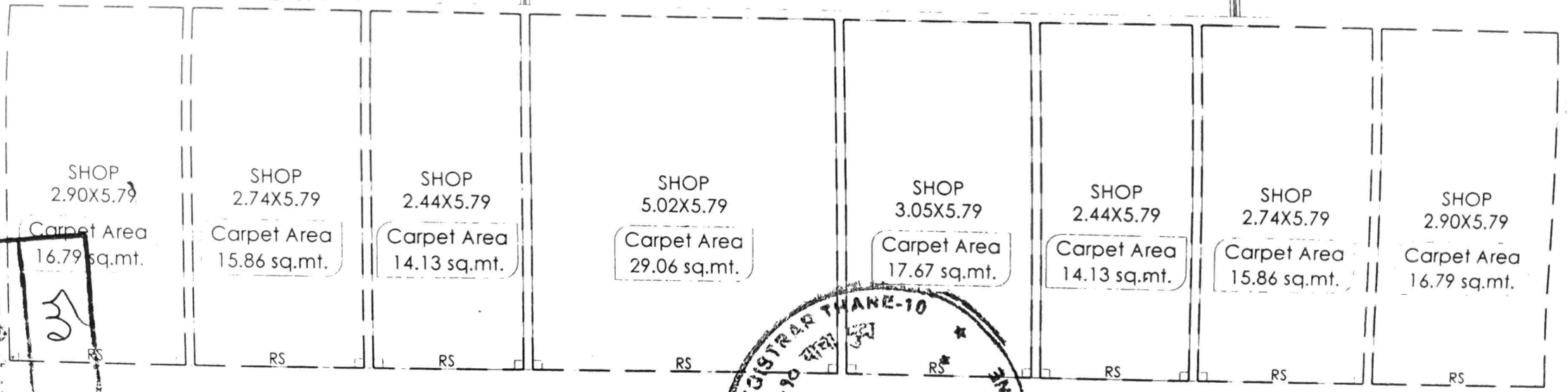
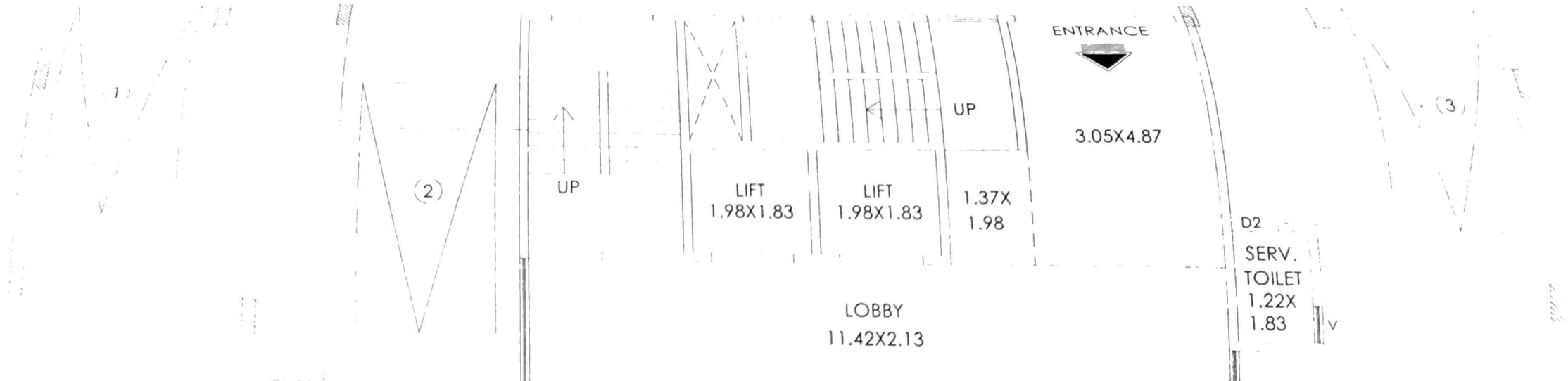
RASSAZ GREENS
WING / BUILDING -"A"

TYPICAL FLOOR PLAN [Gr. & 1st. Flr.]



SHOP NO. _____ ON _____ FLOOR
WING / BUILDING -"A"

2. F. F. - 20
2807
37
20



STEPS 1.22 MT. WIDE

STEPS 1.22 MT. WIDE

RASSAZ GREENS
WING / BUILDING - "A"

TYPICAL FLOOR PLAN [Gr. & 1st. Flr.]



SHOP NO. _____ ON _____ FLOOR
WING / BUILDING - "A"

2. F. F. - 20
2.10
2087
20

Dahisar (E) Branch, Lukhi Empire, Opp Dahisar Police Stn, Main S V Road, Dahisar East, Mumbai 400068.

Telephone : 2897 1893/ 2897 0971; Fax : 2897 5127; Email : DahisarE.MumbaiNorth@bankofindia.co.in

Ref. DAH (E): ADV: 2018-19/117

Date: 16 02 2019

To,
M/s Rassaz Infrastructure Pvt Ltd
2nd Floor, Rassaz Shopping Mall
& Multiplex,
Mira Road East
Thane-401107

Dear Sir,

Noting our lien/charge in respect of Flat No.A103, 1st floor, A wing,
Rassaz Greens, at Ramdev Park, Mira Road East in the name of
Mr Yusuf Dilsher Shaikh & Mrs Nasreen Yusuf Shaikh.

=====

We refer to your NOC dated 09.10.2017 in respect of the above mentioned flat in the name of **Mr Yusuf Dilsher Shaikh & Mrs Nasreen Yusuf Shaikh** who have availed housing loan from us against the mortgage of said property in the name of **Mr Yusuf Dilsher Shaikh & Mrs Nasreen Yusuf Shaikh.**

You are, therefore, requested to note/register our lien/charge over the said flat in your records.

Please do not allow any sale/transfer/assignment, etc., of the said flat without our banks written permission.

Also note to take care not to issue any **DUPLICATE** share certificate in respect of the said flat without our written permission.

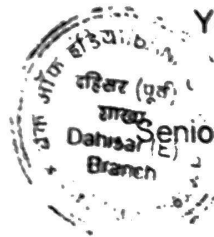
We request you to return the copy of this letter duly signed by authorized signatory for having noted our instructions as above

Thanking you,



Lien Noted

Mukesh Kausara



Yours faithfully,

[Signature]

Senior Branch Manager

7511/106
(6261/28)



Dahisar (E) Branch, Lukhi Empire, Opp Dahisar Police Stn, Main S V Road, Dahisar East, Mumbai 400068.
Telephone : 2897 1893/ 2897 0971; Fax : 2897 5127; Email : DahisarE.MumbaiNorth@bankofindia.co.in
Ref : DAH(E)/ADV/2019-20/82

Date: 30/09/2019

To
M/a Rassaz Infrastructure Pvt Ltd,
2nd Floor, Rassaz Shopping Mall & Multiplex,
Mira Road East,
Thane – 401107.

Dear Sir/Madam

Re: Noting of our lien/charge in respect of flat sold to Mr. Yusuf Dilsher Shaikh & Mrs. Nasreen Yusuf Shaikh; As per agreement dated 03/10/2017

We refer to your NOC dated 09/10/2017 issued by you to us.

Mr. Yusuf Dilsher Shaikh & Mrs. Nasreen Yusuf Shaikh has availed a loan from us against mortgage of Flat No. 103, Wing A in your building known as 'Rassaz Greens', situated at 'Ramdev Park, Mira Road East, Thane – 401107'.

You are therefore requested to continue to note/register our lien/charge over the said flat in your record. Please do not allow any sale/transfer/assignment etc. of the said flat without our bank's written permission.

Please also note to inform the society as and when formed to send the relevant share certificate directly to us and also inform the society not to issue DUPLICATE share certificate in respect of the said flat without our written permission.

We request you to acknowledge having noted above by way of separate letter, or on duplicate of this letter.

Thanking you.

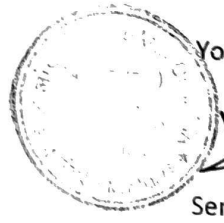
LIEN NOTED

Seal

Rass Ahmed
Partner / Proprietor



7/10/19



Yours faithfully,

[Signature]
Senior Branch Manager

Ref DAH (E) ADV 2017-18/7

To,
M/s Rassaz Infrastructure Pvt Ltd
2nd Floor, Rassaz Shopping Mall
& Multiplex,
Mira Road East
Thane-401107
Dear Sir,

Noting our lien/charge in respect of **Flat No.A103, 1st floor, A wing,**
Rassaz Greens, at Ramdev Park, Mira Road East in the name of
Mr Yusuf Dilsher Shaikh & Mrs Nasreen Yusuf Shaikh.

We refer to your NOC dated 09.10.2017 in respect of the above mentioned flat in the name of Mr Yusuf Dilsher Shaikh & Mrs Nasreen Yusuf Shaikh who have availed housing loan from us against the mortgage of said property in the name of Mr Yusuf Dilsher Shaikh & Mrs Nasreen Yusuf Shaikh.

You are, therefore, requested to note/register our lien/charge over the said flat in your records.

Please do not allow any sale/transfer/assignment, etc., of the said flat without our banks written permission.

Also note to take care not to issue any **DUPLICATE** share certificate in respect of the said flat without our written permission.

We request you to return the copy of this letter duly signed by authorized signatory for having noted our instructions as above.

Thanking you,

Yours faithfully,

Lien Noted

Senior Branch Manager



ASSAZ Infrastructure Pvt. Ltd.

Plot No. 377, Old Survey No. 377, New Survey No. 75, Hissa No. 4 (pt) & Old Survey No. 377, New Survey No. 75, Hissa No. 9 both situate, lying and being at Revenue Village Goddeo, Taluka and District Thane. Thane - 401107 • telefax 2811 4682 / 2811 9758 • Email rs_property@yahoo.com

Date: 9th October, 2017

The Manager,
Bank of India,
Dahisar (East) Branch,
Mumbai



Sub: Permission to mortgage, etc

Dear Sirs,

This is to confirm that we have sold/proposed to sell flat No. 103 on 1st floor in 'A' Wing/Building in the project known as 'Rassaz Greens' situated at plots of land bearing Old Survey No.377, New Survey No.75, Hissa No.4 (pt) & Old Survey No.377, New Survey No.75, Hissa No.9 both situate, lying and being at Revenue Village Goddeo, Taluka and District Thane, to Mr. Yusuf Dilsher Sheikh & Mrs. Nasreen Yusuf Shaikh for total consideration of Rs. 60,50,000/- (Rupees Sixty Lakh Fifty Thousand only) under an Agreement dated 3rd October, 2017.

We confirm that we have obtained necessary permission/approvals/sanctions for construction of the said Wing/Building from all the concerned competent authorities and the construction of the building as well as the flat is in accordance with the approved plans. We assure you that the said flat as well as the said Wing/Building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable. We have a clear legal and marketable title to the said property and every part there.

We confirm that we have not raised any finance from any source whatsoever for the construction of the said Wing/Building. We also confirm that to the best of our knowledge Mr. Yusuf Dilsher Sheikh & Mrs. Nasreen Yusuf Shaikh have not raised any finance from any other source to buy the said flat.

We have no objection to your giving a loan to the above buyer/s and his/her/their mortgaging the said flat with you the way of security for repayment, notwithstanding anything to the contrary constrained in the said Agreement.

We also undertake to inform and give proper notice to the co-operative housing society as and when formed, about the flat being so mortgaged. However, if, instead of co-operative housing society, a condominium or an association of apartment owners is formed and deed of apartment are executed in favour of apartment owners, we undertake to inform that the bank immediately about the formation of such a condominium or an association of apartment owners and execution of deed of apartments.

Ravi Ahmed

Yours truly,

Ravi Ahmed
Director

