

# Imperial Splendora

Name Mr. Prafulla Rabinarayan Pahan &

Mrs. Rashmita P. Pahan.

Shop / Flat No. 307

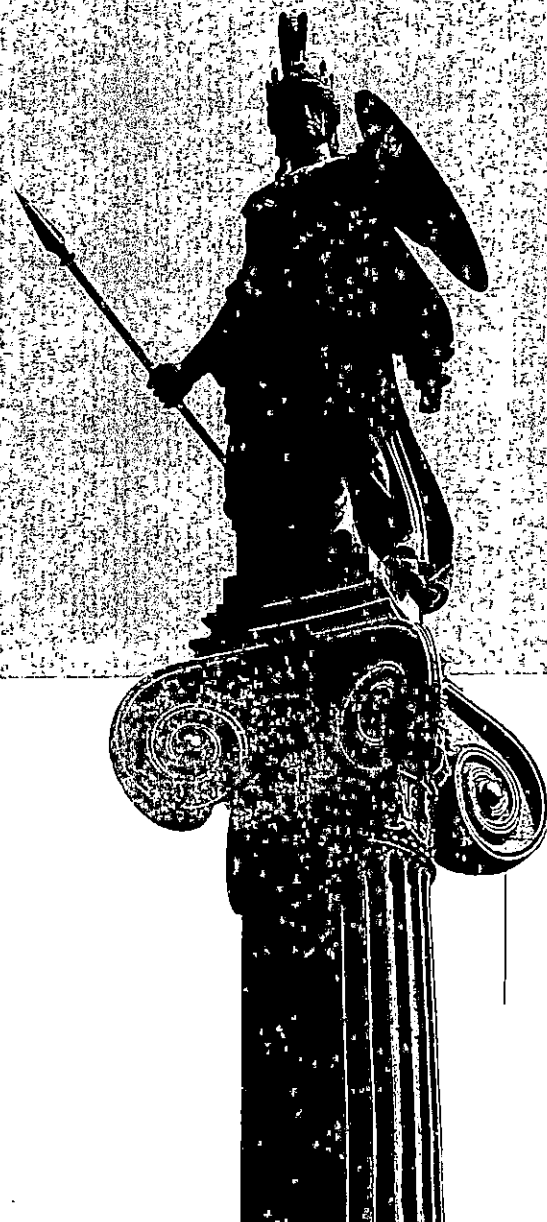
Wing "B"

Floor Third.

Area 34.49 Sq. mtrs.

Parking No. —

AGREEMENT  
FOR SALE



IMPERIAL  
\*\*\* LIFESTYLE \*\*\*

Where your family is our family!

535/2905  
Thursday, August 01, 2024  
11:23 AM

पावती

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

पावती क्र.: 3535 दिनांक: 01/08/2024

गावाचे नाव: गोखिंदे  
दस्तऐवजाचा अनुक्रमांक: वसई-6-2905-2024  
दस्तऐवजाचा प्रकार : करारनामा  
मादर करणाऱ्याचे नाव: प्रफुल्ल रवीनारायण पुढान - -

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 3420.00  
पृष्ठांची संख्या: 171

एकूण: ₹. 33420.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:43 AM ह्या वेळेस मिळेल.

JSR Vasai-6

वाजार मूल्य: ₹.2200500 /-  
मोवदल: ₹.3341668/-  
भरलेले मुद्रांक शुल्क : ₹. 233950/-

सह-मुख्य निबंधक, वसई-६  
वर्ग-२

- 1) देयकाचा प्रकार: DHC रक्कम: ₹.1420/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724319821337 दिनांक: 01/08/2024  
वँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: ₹.2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724315421282 दिनांक: 01/08/2024  
वँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006105397202425E दिनांक: 01/08/2024  
वँकेचे नाव व पत्ता:

*Prakash Pillay*

hXoeYX

8/1/2024

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.वमई 6

01/08/2024


दमन क्रमांक : 2905/2024

नोदणी :

Regn:63m

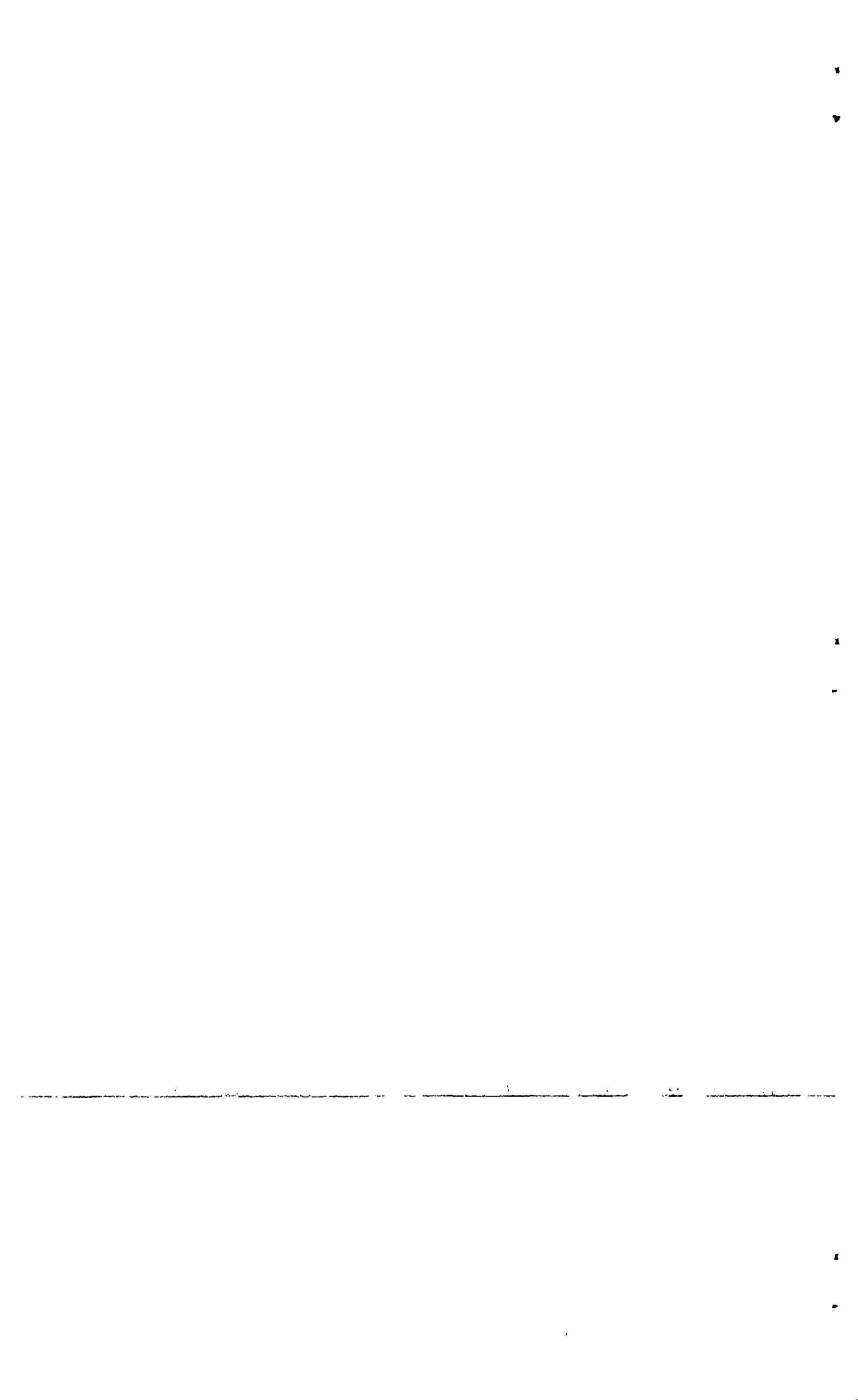
गावाचे नाव : गोखिवरे

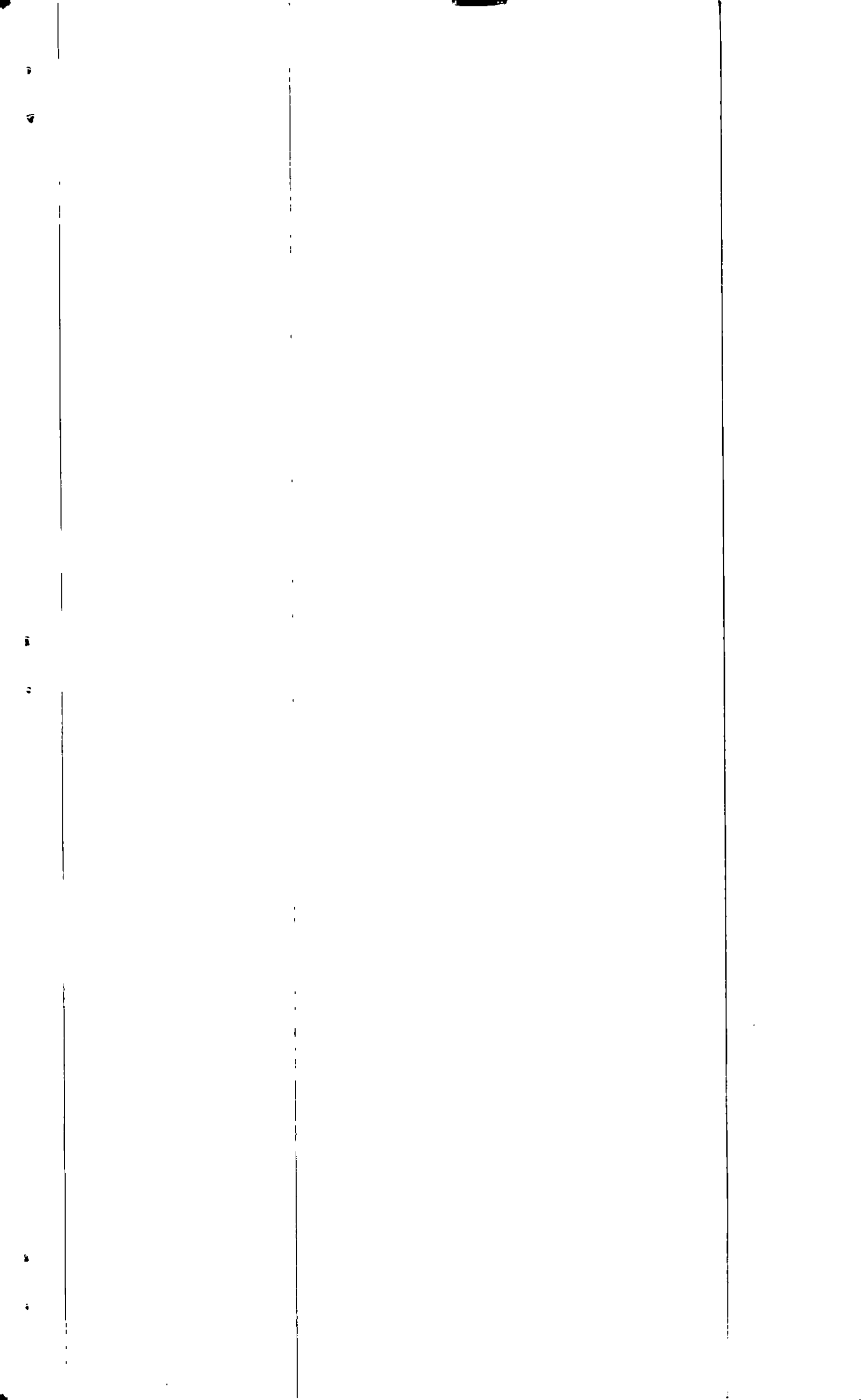
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3341668
(3) वाजारभाव (भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2200500
(4) भ-माणन. पॉट्टिस्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: विभाग 2, गाव मौजे गोखिवरे, ता. वमई, जि. पालघर, सर्वे नं. 274, हिस्सा नं. 1, 2, 3, सर्वे नं. 275, हिस्सा नं. 1, 2, येथील इम्पिअल स्पेन्डोरा ह्या इमारतीमधील मदतिका नं. 307, वी विंग तिसरा मजला, विल्डिंग नं. 9, सेक्टर 1, एरिया 34.49 चौ. मी. कार्पेट हि मिळकत ( ( Survey Number : 274, 275 ; ) )
(5) क्षेत्रफल	1) 34.49 चौ.मीटर
(6) आकारणी किये जुडी देण्यात असेल तेव्हा.	
(7) दमनगवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. इम्पिअल लाईफस्टाइल प्रा. लि. तर्फे डायरेक्टर श्री. नरेश गंगाराम मुकुंद तर्फे कुलमुख्याय भावना म्हात्रे - वय:-48; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस शॉप नं. सी/111, शिवशुष्टी कॉम्प्लेक्स, दुवे मेडिकल कॉलेजजवळ, नालामोपारा पूर्व, ता. वमई, जिन्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AADCI4149N
(8) दमनगवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रफुल्ल रवीनारायण पुहान -- वय:-44; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं. 001, अमिपा अपार्टमेंट फुलपाडा रोड, साईबाबा मंदिरा जवळ, फुलपाडा, विंगर पूर्व, ता. वमई, जिन्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AZRPP5518L 2): नाव:- रश्मिता प्रफुल्ल पुहान -- वय:-37; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं. 001, अमिपा अपार्टमेंट फुलपाडा रोड, साईबाबा मंदिरा जवळ, फुलपाडा, विंगर पूर्व, ता. वमई, जिन्हा पालघर, महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-ATPPP5527M
(9) दमनगवज करून दिल्याचा दिनांक	01/08/2024
(10) दमन नोदणी केल्याचा दिनांक	01/08/2024
(11) अनुक्रमांक खंड व पृष्ठ	2905/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	233950
(13) वाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शरा	

  
सह-दुय्यम निबंधक, वमई-६  
वर्ग-२

मन्यकनामारी विभाग घेवलेला नपशील:-

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





Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRAFULLA RABINARAYAN PUHAN	eChallan	02300042024073164277	MH006105397202425E	233950.00	SD	0003332191202425	01/08/2024
2		DHC		0724319821337	1420	RF	0724319821337D	01/08/2024
3		DHC		0724315421282	2000	RF	0724315421282D	01/08/2024
4	PRAFULLA RABINARAYAN PUHAN	eChallan		MH006105397202425E	30000	RF	0003332191202425	01/08/2024

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

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग,  
मुल्यांकन अहवाल सन २०२४.

बसई - ६

दस्त क्रमांक १०९/२०२४

१७९

- १) दस्ताचा प्रकार : **AGREEMENT FOR SALE** अनुच्छेद क्रमांक :
- २) सादरकर्त्यांचे नाव : **PRAFULLA RABINARAYAN PUHAN**
- ३) तालुका : **Vasai** ४) गांवाचे नांव : **GOKHIVARE**
- ५) नगरभुमापन क्रमांक / सर्व्हे नं. / अंतिम भुखंड क्रमांक : **274, 275**
- ६) मूल्य दरविभाग (झोन) : **58,000/-** उपविभाग : **2**
- ७) मिळकतीचा प्रकार :- खुली जमीन/निवासी/कार्यालय/दुकान/औद्योगिक / **FLAT**
- ८) दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ **34.49 Sq. Mtrs. Carpet area**
- ९) कार पार्किंग : ----- गच्ची: ----- पोटमाळा : -----
- १०) मजला क्रमांक : **THIRD Floor** उदवाहन सुविधा:- आहे/नाही.
- ११) बांधकाम वर्षे : ----- घसारा :
- १२) बांधकाम प्रकार :- आर.सी.सी. / इतर पक्के / अर्धे पक्के / कच्चे
- १३) बाजार मूल्य तक्त्यातील मार्गदर्शक सुचना क्रं: ज्यान्वये दिलेली घट / वाढ.
- १४) लिव्ह अॅन्ड लायसन्सचा दस्त : १. प्रतिमाह सरासरी भाडे रक्कम:  
निवासी / अनिवासी २. अनामत रक्कम/अगावू भाडे :
- १५) निर्धारित केलेले बाजारमूल्य : **Rs.22,00,500/-**
- १६) दत्तमध्ये दर्शविलेला मोबदला : **Rs.33,41,668/-**
- १७) देय मुद्रांक शुल्क : **Rs.2,33,950/-** १८) भरलेले मुद्रांक शुल्क : **Rs.2,33,950/-**
- १९) देयक नोंदणी फी : **Rs.30,000/-**

लिपिक

सह दुय्यम निबंधक

प्रतिज्ञा / घोषणा पत्र

मी/आम्ही :

- 1) PRAFULLA RABINARAYAN PUHAN
- 2) RASHMITA PRAFULLA PUHAN

सत्य प्रतिज्ञेवर कथन करीतो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणान्याने कोठेही विक्री, गहाण, दान, लिज, मुखत्यार, पोटगी या इतर अन्य प्रकारे कोठेही जडजोखमामध्ये गुंतविलेली नाही. याची नोंदणी करायदा - १९०८ मधील असणाऱ्या शोध (search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत कोही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी / आमची राहिल याची मी / आम्ही हर्मी देतो.



Prafulla Puhar

Rashmita Puhar

खरेदी घेणार (Purchaser)

वर्ग - ६
दस्तावेज क्र. २०५/२०२४
२/१/१७९

घोषणापत्र शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म.रा. पुणे यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी आम्ही दस्तातील मिळकतीचे मालक/वारस हक्क/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे ह्यात आहेत व उक्त कुलमुखमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

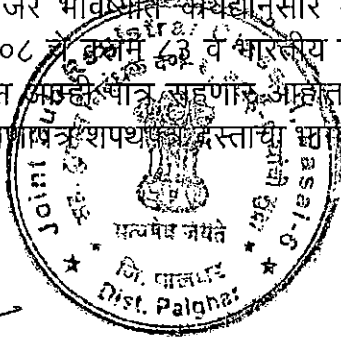
नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. यांची आम्हास पूर्ण पणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व त्या अनषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजतील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी /आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही यात सहणार आहोत याची मला आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताच्या भाग म्हणून जोडत आहोत.

लि. देणार

B. Mahadev



लि. घेणार

Puneela Puhar  
Rosmifa Puhar



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		वसई - ६ 01 August 2024, 10:23:39 AM दस्ता क्रमांक: 1969/2628 3/1969	
Valuation ID वसई-६	20240801373		
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2024 पालघर तालुका : वसई 2-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी Vasai-Virar Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक.	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन 13400	निवासी सदनिका 58000	कार्यालय 66200	दुकाने 73300
			औद्योगिक 66200
			मोजमापनाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उद्भवान सुविधा -	37.939 चौ. मीटर 1-आर सी सी नाही	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2 वर्षे Ground Floor/Stilt Floor
			मिळकतीचा प्रकार- बांधकामाचा दर- कार्पेट क्षेत्र- बांधीव Rs. 26620/- 34.49 चौ. मीटर
Sale Type - 1st Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.58000/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = (( (58000-13400) * (100 / 100) ) + 13400) = Rs.58000/-			
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 58000 * 37.939 = Rs.2200462/-			
Applicable Rules = 3, 9, 18, 19			
एकत्रित अंतिम मूल्य मुख्य मिळकतीचे मूल्य, तळघराचे मूल्य, मेझॅनाईन मजला क्षेत्र मूल्य, लगतच्या गच्चीचे मूल्य, खुली बाल्कनी, वरील गच्चीचे मूल्य, बंदिस्त वाहन तळाचे मूल्य, खुल्या जमिनीवरील वाहन तळाचे मूल्य, इमारती भोवतीच्या खुल्या जागेचे मूल्य, बंदिस्त बाल्कनी, स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2200462 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2200462/- = २ बावीस लाख चार शें बासष्ट /-			

Home Print

*Q. Khan*  
सह-दुय्यम निबंधक, वसई-६  
वर्ग - २

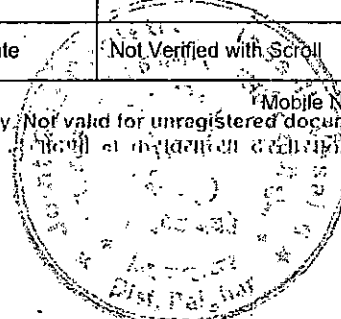


CHALLAN  
MTR Form Number-6



GRN	MH006105397202425E	BARCODE	Date 31/07/2024-18:32:15 Form ID 25.2	
Department	Inspector General Of Registration		<div style="border: 1px solid black; padding: 5px; display: inline-block;">                 31/07/2024                  दाखल क्रमांक 2024/2024                  Payee Details                  841909             </div>	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	AZRPP5518L	
Office Name	VSI6_VASAI NO 6 JOINT SUB REGISTRAR	Full Name	PRAFULLA RABINARAYAN PUHAN	
Location	PALGHAR	Flat/Block No.	IMPERIAL SPLENDORA, FLAT NO B-307	
Year	2024-2025 One Time	Premises/Building	GOKHIVARE	
Account Head Details		Amount In Rs.	Road/Street	
0030046401	Stamp Duty	233950.00	34.49 SQ MTRS	
0030063301	Registration Fee	30000.00	Town/City/District	
			PIN 4 0 1 2 0 8	
			Remarks (If Any)	
			PAN2=AADCI4149E~SecondPartyName=IMPERIAL LIFESTYLE PVT LTD~	
			Amount In Two Lakh Sixty Three Thousand Nine Hundred Fifty R	
			Words upees Only	
Total		2,63,950.00		
Payment Details		FOR USE IN RECEIVING BANK		
BANK OF MAHARASHTRA		Bank CIN	Ref. No.	242138203592
Cheque-DD Details		Bank Date	RBI Date	Not Verified with RBI
Cheque/DD No.		31/07/2024-18:33:41		
Name of Bank		BANK OF MAHARASHTRA		
Name of Branch		Scroll No. , Date Not Verified with Scroll		

Department ID : Mobile No. : 9999999999  
 This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.



Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-535-2905	0003332191202425	01/08/2024-11:23:29	IGR546	30000.00
2	(iS)-535-2905	0003332191202425	01/08/2024-11:23:29	IGR546	233950.00
Total Defacement Amount					2,63,950.00

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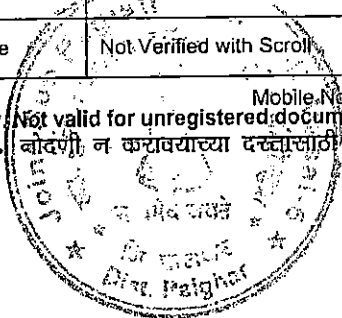


CHALLAN  
MTR Form Number-6



GRN	MH006105397202425E	BARCODE	Date 31/07/2024-18:32:15		Form ID	25.2
Department	Inspector General Of Registration		<div style="border: 1px solid black; padding: 5px;"> <p>प्राफुल्ल रबिनायन</p> <p>Payer Details</p> <p>कमांड 2028</p> <p>AZRE 5518 969</p> </div>			
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (if any)			
			PAN No.(If Applicable)	AZRE 5518 969		
Office Name	VSI6_VASAI NO 6 JOINT SUB REGISTRAR		Full Name	PRAFULLA RABINARAYAN PUHAN		
Location	PALGHAR		Flat/Block No.	IMPERIAL SPLENDORA, FLAT NO B-307		
Year	2024-2025 One Time		Premises/Building	GOKHIVARE		
	Account Head Details	Amount In Rs.	Road/Street	GOKHIVARE		
	0030046401 Stamp Duty	233950.00	Area/Locality	34.49 SQ MTRS		
	0030063301 Registration Fee	30000.00	Town/City/District			
			PIN	4	0	1 2 0 8
			Remarks (If Any)	PAN2=AADCI4149E~SecondPartyName=IMPERIAL LIFESTYLE PVT LTD~		
			Amount In	Two Lakh Sixty Three Thousand Nine Hundred Fifty R		
Total		2,63,950.00	Words	upes Only		
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
	Cheque-DD Details	Bank CIN	Ref. No.	02300042024073164277	242138203592	
Cheque/DD No.		Bank Date	RBI Date	31/07/2024-18:33:41	Not Verified with RBI	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

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





**D**ocument **H**andling  
Inspector General of Registrars



वसई - ६

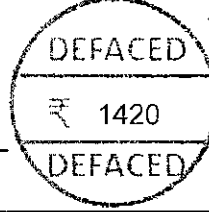
२०२४

**Receipt of Document Handling Charges ₹ 1969**

PRN 0724319821337

Receipt Date 01/08/2024

Received from PRAFULLA PUHAN, Mobile number 9999999999, an amount of Rs.1420/-, towards Document Handling Charges for the Document to be registered on Document No. 2905 dated 01/08/2024 at the Sub Registrar office Joint S.R. Vasai 6 of the District Palghar.



**Payment Details**

Bank Name MAHB

Payment Date 31/07/2024

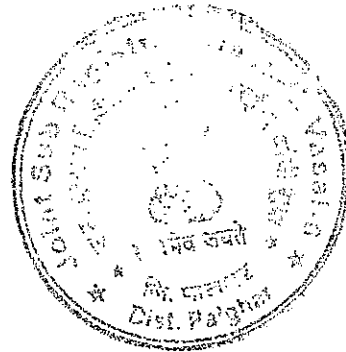
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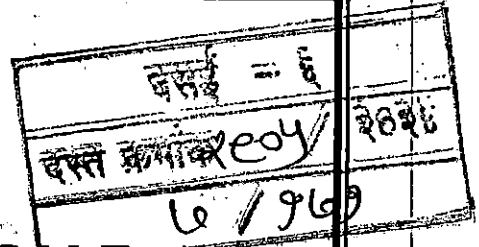
REF No. 023198419

Deface No 0724319821337D

Deface Date 01/08/2024

This is computer generated receipt, hence no signature is required.





## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Vasai on this 01<sup>st</sup> day of AUGUST 2024 BETWEEN **M/S. IMPERIAL LIFESTYLE PVT. LTD., (PAN NO. AADCI4149N)** a company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office address at:- Shop No. C/111, Shivshruti Complex, Near Dubey Medical College, Nallasopara (East), Tal. Vasai, Dist. Palghar 401209, to whom hereinafter referred to as the "BUILDER'S"/PROMOTER" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to include its/his/their successors, survivors, heirs, executors, nominees, administrators and assigns) OF THE ONE PART:-

AND

**MR. PRAFULA RABINARAYAN PUHAN** aged 44 years, (PAN NO. **AZRPP5518L**) (AADHAR NO. **353785586924**) & **MRS. RASHMITA PRAFULA PUHAN** aged 37 years, (PAN NO. **ATPPP5527M**) (AADHAR NO. **967512898607**) Indian Inhabitant, residing at ROOM NO. 001, AMISHA APARTMENT, PHOOLPADA ROAD, NEAR SATEBABA TEMPLE, PHOOLPADA, VIRAR, PG: VIRAR EAST, DIST: PALGHAR, MAHARASHTRA - 401305, hereinafter referred to as the "THE ALLOTTEE/S" (Which expression shall unless it be repugnant to the context of meaning thereof be deemed to include his/her/their/its successors, survivors, heirs, executors, administrators, nominees and assigns) OF THE OTHER PART :-

PROMOTER

Rashmita Puhar

ALLOTTEE

**WHEREAS**

- A) By and under adverse registered conveyance Deed, the **Mr. DEVENDRA RAMESHJI LADHANI AND OTHERS** (hereinafter referred to as "original owners") are the absolute owners of and seized and possess of and otherwise well and sufficiently entitled to all that piece and parcel of contiguous lands bearing Survey No. 62, Hissa No. 1, 7; Survey No. 63 Hissa No. 2/1, 2/2, 3; Survey No. 64 Hissa No. 1, 2, 3; Survey No. 65; Survey No. 68 Hissa No. 1, 2, 3; Survey No. 69 Hissa No. 1, 2, 3, 4, 5; Survey No. 72; Survey No. 73; Survey No. 75, Hissa No. 1, 2/1, 2/2, 3, 4, 5, 7; Survey No. 76; Survey No. 77, Hissa No. 2, 3, 4, 5, 6, 7; Survey No. 81, Hissa No. 5, 6, 8, 9, 13, 14, 16, 18, 22, 23; Survey No. 82, Hissa No. 5, 7, 8/1, 9; Survey No. 83, Hissa No. 1/pt.; Survey No. 84, Hissa No. 3, 4 6/pt., 7/pt., 8, 10, 11; Survey No. 85, Hissa No. 3B, 9, 10, 12; Survey No. 87, Hissa No. 1, 2, 4; Survey No. 88, Hissa No. 1A, 1B, 2A, 2B, 3, 7; Survey No. 88, Hissa No. 1A, 1B, 2A, 2B; Survey No. 89, Hissa No. 1, 2, 4, Survey No. 271, Survey No. 272, Survey No. 273, **Survey No. 274 Hissa No. 1, 2, 3; Survey No. 275, Hissa No. 1, 2;** Survey No. 276, Hissa No. 1, 2, 3, 4; Survey No. 277, Hissa No. 2, 3; Survey No. 278 Hissa No. 1, 2, 3; Survey No. 279, Hissa No. 1; Survey No. 280 Hissa No. 1, 2, 3, 4, 5 of Village - Gokhiware, Taluka Vasai, District Palghar, which consists of the entire Layout and known as "**YASHWANT SMART CITY**" and more particularly described in the first schedule and hereinafter referred to as "said larger property" for sake of brevity.

- B) The said original Owners have jointly agreed to develop the said Larger Property and have accordingly prepared and submitted a layout in respect of the said Larger Property to the Vasai Virar City Municipal Corporation (VVCMC).

- C) Pursuant thereto the original Owners have obtained the following sanctions, permissions, approvals, clearances, etc



*Prabha Jethu*

*Rosmika Pahan*

PROMOTER

ALLOTTEE

from the competent authorities in the said larger Property:

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२१९६९

- (i) The N. A. Permission has granted by The Collector Office Palghar in respect of the land bearing Survey No.274 Hissa No. 2, Survey No. 275 Hissa No. 1, vide their N. A. **Order No. REV/K-1/T-1/NAP-Gokhivare-Vasai/SR-36/2012, dated 31/05/2012. Hereto Marked and Annexed "Annexure-A Colly"** the copy of 7/12 extract of Survey No. 274 Hissa No. 2 & 3 and Survey No. 275, Hissa No. 1 & 2 and **"Annexure-B Colly"** copy of N.A. Permission of Survey No. 274 Hissa No. 2 & 3 and Survey No. 275, Hissa No. 1 & 2.
- (ii) The Tahasildar, Vasai has converted the land bearing survey No. 274 Hissa No. 1 of Village Gokhivare, Tal - Vasai, Dist. Palghar from Agricultural Land to Non Agricultural Land for residential cum commercial purpose vide NA Tax receipt No. MH010789662 AND MH010789679 and issued land conversion certificate vide order No. REV/K-1/T1/JAMINBAB/KAVI--/SR-129/2019 Dated 16/02/2019. **Hereto Marked and Annexed "Annexure-A Colly" the copy of 7/12 extract of Survey No. 274 Hissa No. 1 and "AnnexureB Colly" copy of land conversion certificate of Survey No. 274 Hissa No. 1.**
- (iii) VVCMC has granted Commencement Certificate bearing VVCMC/TP/CC/VP-329,815,509/1065/2012-13 dated 10th July 2012 on the terms and conditions mentioned therein;
- (iv) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/0223/2013-14 dated 25th July 2013 on the terms and conditions mentioned therein;
- (v) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/0189/2014-15 dated



PROMOTER

Probably Belong

Rosmida Puhar

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वसति November 2014 on the terms and conditions mentioned therein / २०२४  
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(vi) Ministry of Environment and Forest (MOEF) has vide MOEF letter No. SEAC-2013/CR-198/TC-1 dated 31st May 2014

granted environment clearance on the terms and conditions mentioned therein;

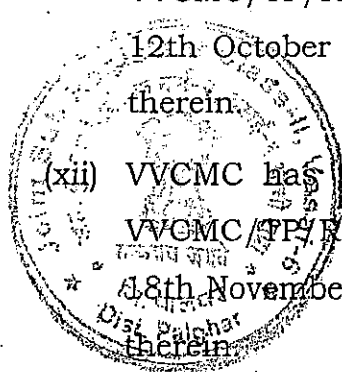
(vii) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/120/2015-16 dated 20th July 2015 on the terms and conditions mentioned therein;

(viii) Maharashtra Coastal Zone Management Authority (MCZMA) have vide their letter bearing No. CRZ 2015/CR 244/ TC-4 dated 12th January 2016 recommended certain terms and conditions for the development of certain portions of the said Larger Property;

(ix) State Level Environment Impact Assessment Authority has vide its letter bearing No. SEAC 2016/CR 366/ TC1 dated 6th January 2017, granted amendment in environment clearance in respect of the said Larger Property on the terms and conditions mentioned therein;

(x) Ministry of Environment, Forest and Climate Change (Wildlife Division) has issued its letter bearing No. F. No. 6-87/2018 WL dated 29th June 2018 on the terms and conditions mentioned therein;

(xi) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/123/2018-19 dated 12th October 2018 on the terms and conditions mentioned therein;



(xii) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/196/2019-20 dated 18th November 2019 on the terms and conditions mentioned therein;

(xiii) VVCMC has granted revised Development permission bearing No. VVCMC/TP/RDP/ VP-0329, 0815 & 0509/367/2019-20,

PROMOTER

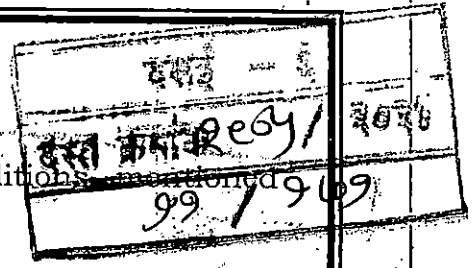
Prabally Behari

Rusmita Puhari

ALLOTTEE



dated 23/03/2020 on terms and conditions mentioned therein.



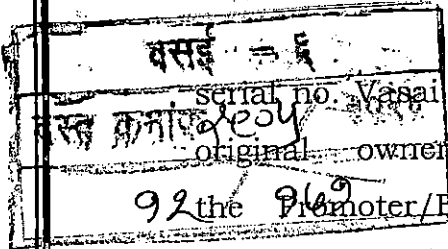
- (xiv) VVCMC has granted separate building and wing wise Commencement Certificate bearing No. VVCMC/TP/CC/VP0329, 0815 & 0509/459, 460, 461, 462, 463 & 465/2019-20, dated 23/03/2020 for the purposed **Residential cum sholine Building No. 9 Wing - A to G in Sector - I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3, & Survey No. 275, Hissa No. 1 & 2,**
- (xv) VVCMC has granted separate building and wing wise Commencement Certificate bearing No. VVCMC/TP/CC/VP0329, 0815 & 0509/17, 18/2020-21, dated 28/10/2020 for the purposed **Residential cum sholine Building No. 9 Wing - H & I in Sector - I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3, & Survey No. 275, Hissa No. 1 & 2,**

- D) The Promoter/Builder has entered into Development Agreement dated 31/03/2021 registered at Vasai sub registrar office under serial no. Vasai-5-4668/2021 dated 6/04/2021 with the said original owners, Vide the said Development agreement the Promoter/Builder have acquired development Rights with regard to ALL that piece and parcel of contiguous lands forming portion of the said Larger Property together with the right to avail, utilize and consume proposed **Residential cum sholine Building No. 9 Wing - A, B, C, D, E, G, H & I in Sector - I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2** collectively lying and situated at Village : **Gokhiware**, Taluka Vasai, District : Palghar and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION. Hereinafter written in the Second schedule and hereinafter referred to as "the said property".
- E) By virtue of the said Development agreement dated 31/03/2021 registered at Vasai sub registrar office under

PROMOTER

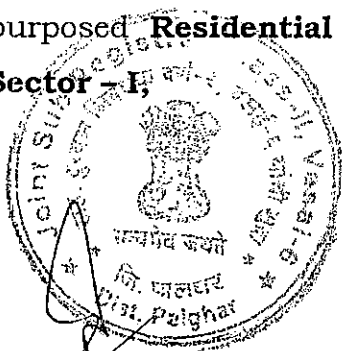
Rasmita Patil

ALLOTTEE



serial no. Vasai 5 - 4668/2021 dated 6/04/2021, the said original owner therein handed over and put the Promoter/Builder herein in vacant and peaceful possession of the said property and the Builders herein has absolute right to construct the building on the said property as per the sanctioned plan i.e. **Residential cum shophline Building No. 9** Wing - A, B, C, D, E, G, H & I in Sector - I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2 lying being and situated at Village Gokhivare, Tal - Vasai, Dist. Palghar collectively lying and situated at Village : Gokhiware, Taluka Vasai, District : Palghar and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION.

- F) The **BUILDER/PROMOTER** and its nominee/s are entitled including under registered documents as aforesaid for development of the Larger Property inter alia the power to substitute and appoint from time to time one or more attorney/s with the same or limited powers; to further convey the said Larger Property or parts thereof and lodge the document or documents so executed for registration with the sub-registrar of Assurances;
- G) In the circumstances hereinabove recited the **BUILDER/PROMOTER** became and are well and sufficiently entitled to the said Larger Property along with the rights to create sub-development rights, to sell and dispose off the said Larger Property or part or parts thereof as **BUILDER/PROMOTER** deems fit and proper;
- H) VVCMC has granted Revised Development permission bearing its order No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22, dated 31/05/2021 for the purposed **Residential cum shophline Building No. 9 in Sector - I,**



PROMOTER

*Prabha Selvi*

*Rosmita Purnan*

ALLOTEE

**Hereto Marked and Annexed "Annexure-C"**

The details of the building is given below :

Predominant Building	Bldg. No	Wing	No. of Floors	No. of Flats	No. of Shop/Offices	Built up area in Sq. mtr.
<b>Sector I</b>						
Residential with Shopline	<b>9</b>	A	Stilt +P+1/Pt . to 22	147	20	6457.00
Residential with Shopline		B		147	20	6457.00
Residential		C	Stilt + 22	84	Nil	3129.00
Residential with Shopline		D	Stilt +P+1/Pt . to 22	126	22	6189.69
Residential with Shopline		E		84	10	4159.17
Residential		G	Stilt + 22	150	Nil	6257.01
Residential		H	Stilt + 19	136	Nil	5391.35
Residential		I	Stilt + 1	Nil	Nil	0.00

I) By virtue of above facts, the **BUILDER/PROMOTER** are absolutely seized and possessed of and are entitled and enjoined upon to construct building on the said piece and parcel of consuming FSI consisting of stilt +Ground + Podium + 1/Part to 22 upper floors, Building No. 9, wing - A, B, C, D, E, G, H & I in Sector - I, as approved by Vasai Virar City Municipal Corporation vide their Revised Development permission bearing its order No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22, dated 31/05/2021 situated at Village: Gokhiware, Taluka: Vasai, District: Palghar within the limit of Vasai Virar City Municipal Corporation. **Hereto Marked and Annexed "Annexure-C"**

J) The **BUILDER/PROMOTER** have a clear title to develop the aforesaid properties and have been surveyed by the Title Search Report and Certificate of **Advocate Mr. Bharat N. Bhoir** and by virtue of the same, the said Title of the project land is clear & marketable. The tenure of the said property is

  
PROMOTER



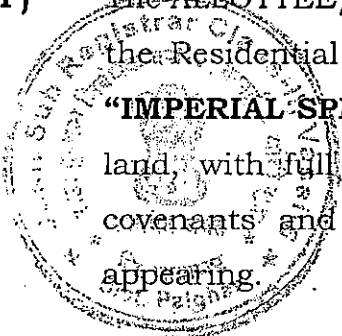
Rosmita Punan  
ALLOTTEE

वसई - ६

दस्ता क्रमांक १०४५/२०२६

free hold. The said Title Certificate and search Report have been annexed hereto and marked as **ANNEXURE "D"**.

- K)** Abovementioned project land is in residential zone in interim draft of development plan of CIDCO/VVCMC.
- L)** The promoter/builder has appointed **M/S. SANAT MEHTA & ASSOCIATES** as an architect registered as Architect and **MR. DILIP PARIKH** as a Structural Designer with Council of Architects for purpose of preparation of plans, supervision of construction of building and looking after structural design and drawings of the buildings.
- M)** The Builder/Promoter has sole and exclusive right to develop the above mentioned land and to sell the Flats/Shops and to receive sale price in respect thereof.
- N)** The promoter/builder is now constructing/constructed residential with shophline building/s consisting of **A, B & D wing** on the project land with intention to sell the flats/Shops on what is known as "Ownership Basis" to the intending ALLOTTEE/s as per the plans stated hereinabove with such variations and modifications which may be permitted and which the Builder/ promoter may consider necessary and desirable hereinafter (hereinafter referred to as "the said building" for brevity's sake).
- O)** According to above said Agreement for Sale, the promoter/builder is entitled to sell flats/Shops to the intending ALLOTTEE/s as per own skill & terms but not affecting to terms and condition of agreement.
- P)** The ALLOTTEE/s has/have agreed to purchase Flat/Shop in the Residential with shophline building which is known as "**IMPERIAL SPLENDORA**" being constructed on the project land, with full notice and knowledge of the several facts covenants and on the terms and conditions hereinafter



*Prasanna Pillay*

PROMOTER

*Rosmika Purnan*

ALLOTTEE

Q) The ALLOTTEE/s has/have taken inspection of the documents and plans herein before received and has/have acquainted and satisfied herself/himself/themselves/ itself with all the terms and conditions and covenants therein contained and also other documents such as lay out scheme referred herein and the plans, designs and the specifications of the said building proposed to be constructed and / or under construction. The Allottee/s has/have duly verified the title of the Owners to the said Property and the rights of the Builder/Promoters to develop and construct the said building and after having satisfied himself/herself and itself about the same have agreed to purchase the said Flat/Shop from the Promoters as set out hereunder.

R) The Builder/Promoter has supplied to the ALLOTTEE/s such other documents mentioned in rule of the Maharashtra Ownership flat Rules 1964 as demanded by the ALLOTTEE/s. The Builder/Promoter can be entered into separate agreement similar to this agreement with such modifications or variations as may be necessary with various persons, in respect of other flats/shops & other rights in the said building on the project land.

S) The ALLOTTEE/s prior to the execution of these present has/have satisfied himself/herself/themselves/itself about the title of the Builder/Promoter to the project land described in the schedule -B hereunder written and he/she/they shall not be entitled to further investigation of the title of the Builder/Promoter to the project land, similarly, the ALLOTTEE/s has/have inspected the site of the said Building and has/have approved the same.

T) The Builder/Promoter has proposed to construct on the project land Building known as "IMPERIAL SPLENDORA" having Stilt + Ground + Podium + 1/Part to 22 upper Floors as per Development Permission bearing order No. VVCMC/TP/RDP/ VP-0329, 0815 & 0509/147/2021-22, dated 31/05/2021.

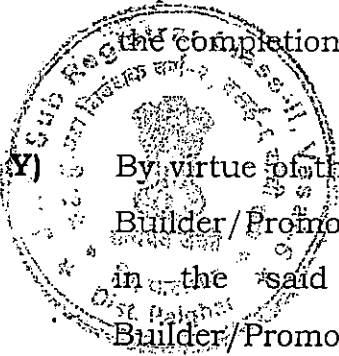
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The Allottee is offered a Flat bearing number **307** in **B** wing, on the **THIRD** floor, (herein after referred to as the said "FLAT/SHOP" in the Building No. **9, in Sector I** and Building called "**IMPERIAL SPLENDORA**" (herein after referred to as the said "Building") being constructed on the project land by the Builder/Promoter.

- V) The Builder/Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- W) The BUILDERS/PROMOTER have registered the building project for A, B & D wing under the provisions of the Real Estate (Regulation & Development) Act 2016 (hereinafter referred to as the 'Act') and the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules 2017 made thereunder (hereinafter referred to as the 'Rules') with the Real Estate Regulatory Authority under No **P99000027833** on **08/01/2021** the authenticated photocopy whereof is annexed hereto as **Annexure 'E'**.
- X) The Builder/Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.



- Y) By virtue of the Agreement for sale /Power of Attorney the Builder/Promoter has sole and exclusive right to sell the Flat in the said building/s to be constructed by the Builder/Promoter on the project land and to enter into Agreement/s with the Allottee(s) of the Flat/Shop to receive the sale consideration in respect thereof;

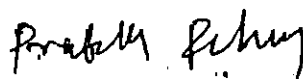
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 ALLOTTEE

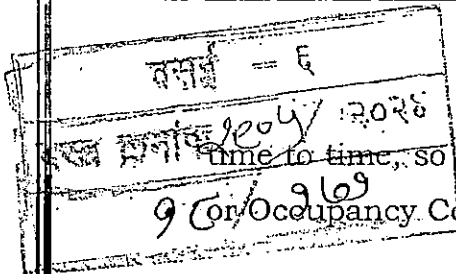
- On demand from the Allottee, the Builder/Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Builder/Promoter's Architects **M/S. SANAT MEHTA & ASSOCIATES** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "THE SAID ACT") and the Rules and Regulations made thereunder;
- AA)** The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builder/Promoter, authenticated copies of Property card or extract of Village Forms VI and VII / XII or any other relevant revenue record showing the nature of the title of the Builder/Promoter to the project land on which the Flat/Shop are constructed or are to be constructed have been annexed hereto and marked as **ANNEXURE 'D' AND 'A'**, respectively.
- BB)** The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **ANNEXURE "F"**.
- CC)** The authenticated copies of the plans of the Layout as proposed by the Builder/Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **ANNEXURE "G"**.
- DD)** The authenticated copies of the floor plans and specifications of the Flat/Shop agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **ANNEXURE -"H"**.
- EE)** The Builder/Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from



PROMOTER




ALLOTEE



time to time, so as to obtain Building Completion Certificate  
or Occupancy Certificate of the said Building.

- FF)** 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 Builder/Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.
- GG)** The Builder/Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.
- HH)** The Allottee has applied to the Promoter for allotment of an Flat No. 307 in B Wing, Area admeasuring 34.49 sq. mtrs (Carpet) on THIRD Floor being constructed in said **Building No. 9, Sector I** in Building Known as "**IMPERIAL SPLENDORA**". (hereinunder written in **Schedule - C**)

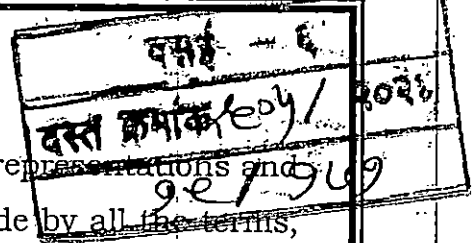
The said Flat also has attached balcony/ies aggregately an admeasuring ----- **SQ. MTRS (Carpet)** as a "**Balcony**". All balcony/ies attached to flats in the building known as "**IMPERIAL SPLENDORA**" shall be for the exclusive use of the occupants / owners of such flats and are being given without any consideration.

- II)** The carpet area of the said Flat/Shop is 34.49 sq. meters and "carpet area" means the net usable floor area of an Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat/Shop.

PROMOTER

ALLOTTEE





- JJ)** 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, the Builder/Promoters have agreed to sell to the Allottee/s and the Allottee/s agrees/agree to purchase the said Apartment at the price of **Rs. 33,41,668/- (Rupees THIRTY THREE LAKHS FORTY ONE THOUSAND SIX HUNDRED & SIXTY EIGHT ONLY)** are now entering into this Agreement on the terms and conditions appearing hereinafter;
- KK)** Prior to the execution of these presents the Allottee has paid to the Builder/Promoter a sum of **Rs. 1,99,668/- (Rupees ONE LAKH NINETY NINE THOUSAND SIX HUNDRED & SIXTY EIGHT ONLY)** being part payment of the sale consideration of the Flat /Shop agreed to be sold by the Builder/Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Builder/Promoter both 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.
- LL)** Under section 13 of the said Act the Builder/Promoter is required to execute a written Agreement for sale of said Flat /Shop with the Allottee, being in fact these presents and also to register said 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 Builder/Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Flat/Shop) and the garage/covered parking(if applicable).

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

The recitals contained above shall form an integral and operative part of this Agreement for Sale as if the same were set out and incorporated in the operative part.

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The Builder/Promoter shall construct the said building/s

consisting **Stilt + Ground + Podium + 1/Part to 22 upper floors** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Builder/Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat/Shop of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

- 1.a** (i) The Allottee hereby agrees to purchase from the Builder/Promoter and the Builder/Promoter hereby agrees to sell to the Allottee Flat No. **307** in **B Wing**, of carpet area admeasuring **34.49** sq. mtrs. on **THIRD** floor in **BUILDING NO. 9, in Sector I**, Building known as **"IMPERIAL SPLENDORA"** (hereinafter referred to as "the Flat/Shop") as shown in the Floor plan thereof hereto annexed and marked **ANNEXURES "H"** for the consideration of **Rs. 33,41,668/- (Rupees THIRTY THREE LAKHS FORTY ONE THOUSAND SIX HUNDRED & SIXTY EIGHT ONLY)** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities (the price of the Flat/Shop including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Builder/Promoter has right to sell the covered parking separately. The Allottee has agreed to purchase the said Flat but is not desirous of purchasing the parking lot at this stage but may purchase the parking lot in future date, he/it/they would be sold and allotted the parking lot by the Builder/Promoter subject to availability and at the price that may be prevailing at that point of time, and at complete discretion and volition of the Builder/Promoter, and Promoter shall allot covered/stilt/mechanized Parking Number during Possession with Supplementary Deed.



PROMOTER


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1.b The total aggregate consideration amount for the flat is **Rs. 33,41,668/- (Rupees THIRTY THREE LAKHS FORTY ONE THOUSAND SIX HUNDRED & SIXTY EIGHT ONLY)**

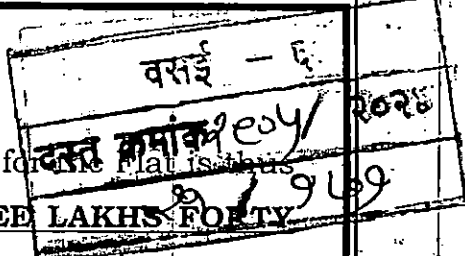
1.c The Allottee has paid before execution of this Agreement, a sum of **Rs. 1,99,668/- (Rupees ONE LAKH NINETY NINE THOUSAND SIX HUNDRED & SIXTY EIGHT ONLY)** as advance payment and hereby agrees to pay to that Promoter the balance amount of Sale Consideration of **Rs. 31,42,000/- (Rupees THIRTY ONE LAKHS FORTY TWO THOUSAND ONLY)** within \_\_\_\_ days from the execution of this presents and/or in the following manner:-

Particulars	Percent age		Due Amount in Rupees
On Booking	10%	Till Agreement	3,34,166.8/-
On Registration of Agreement	10%	20%	3,34,166.8/-
On Completion of Plinth	10%	Till Plinth - 30%	3,34,166.8/-
On Completion of 1 <sup>st</sup> Slab	3%		1,00,250.04/-
On Completion of 2 <sup>nd</sup> Slab	3%		1,00,250.04/-
On Completion of 3 <sup>rd</sup> Slab	3%		1,00,250.04/-
On Completion of 4 <sup>th</sup> Slab	3%		1,00,250.04/-
On Completion of 5 <sup>th</sup> Slab	3%		1,00,250.04/-
On Completion of 6 <sup>th</sup> Slab	3%		1,00,250.04/-
On Completion of 7 <sup>th</sup> Slab	3%		1,00,250.04/-
On Completion of 8 <sup>th</sup> Slab	2%		66,833.36/-
On Completion of 9 <sup>th</sup> Slab	2%	On Completion of All Slabs - 70%	66,833.36/-
On Completion of 10 <sup>th</sup> Slab	2%		66,833.36/-
On Completion of 11 <sup>th</sup> Slab	1%		33,416.68/-
On Completion of 12 <sup>th</sup> Slab	1%		33,416.68/-
On Completion of 13 <sup>th</sup> Slab	1%		33,416.68/-



PROMOTER

ROSMITA PETHAN  
ALLOTEE




On Completion of 14 <sup>th</sup> Slab	1%		33,416.68/-
On Completion of 15 <sup>th</sup> Slab	1%		33,416.68/-
On Completion of 16 <sup>th</sup> Slab	1%		33,416.68/-
On Completion of 17 <sup>th</sup> Slab	1%		33,416.68/-
On Completion of 18 <sup>th</sup> Slab	1%		33,416.68/-
On Completion of 19 <sup>th</sup> Slab	1%		33,416.68/-
On Completion of 20 <sup>th</sup> Slab	1%		33,416.68/-
On Completion of 21 <sup>st</sup> Slab	1%		33,416.68/-
On Completion of 22 <sup>nd</sup> Slab	1%		33,416.68/-
On Completion of 23 <sup>rd</sup> Slab	1%		33,416.68/-
On Completion of Wall & Internal Plaster	3%		1,00,250.04/-
On completion of Flooring, Doors & Windows	2%		66,833.36/-
On Completion of StairCase, Liftwells, Lobby	5%		1,67,083.4/-
On Completion of External Plumbing, External Plaster and Terrace Waterproofing	5%		1,67,083.4/-
Completion of Internal Wiring and External Painting	5%		1,67,083.4/-
On Completion of Lifts & Water Pumps	5%		1,67,083.4/-
On Possession	5%	On Possession 5%	1,67,083.4/-
<b>Total Flat/Shop Cost (TFC)</b>	<b>100%</b>	<b>100%</b>	<b>33,41,668/-</b>

Each of such installments shall be paid by the Allottee within a period of 15 days from the date of intimation by the Builder /Promoter. Time for payment of each installment is the essence of the contract.

**1.d** The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service

  
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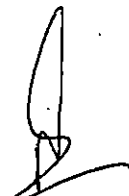
Tax, GST and Cess or any other similar taxes which are levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Flat/Shop].

1.e The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the 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.

1.f The Builder /Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ 2 % 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.

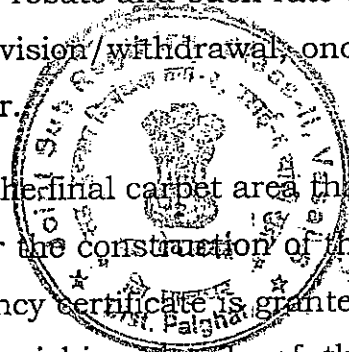
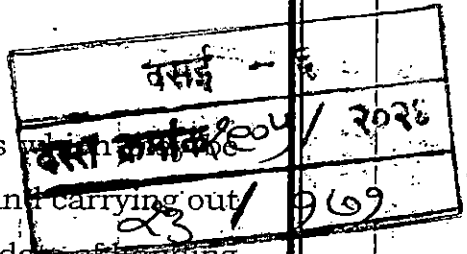
1.g The Builder/Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation 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 Allottee within forty-five days with annual interest at the rate



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Rosamma Puhon  
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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 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 1(a) of this Agreement.

- 1.h** The Allottee authorizes the Builder /Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Builder /Promoter to adjust his/her/their payments in any manner. Note: Each of the installments mentioned in the sub clause (1.c) shall be further subdivided into multiple installments linked to number of basements / podiums / floors in case of multi- storied building /wing.
- 3.a** The Builder /Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat/Shop to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat/Shop. Time is essence for the Builder /Promoter as well as the Allottee. The Builder /Promoter shall abide by the time schedule for completing the project and handing over the [Flat/Shop] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her/their and meeting the other obligations under the Agreement subject to the simultaneous completion of

  
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 ALLOTTEE

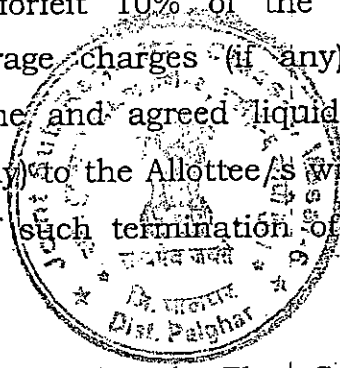
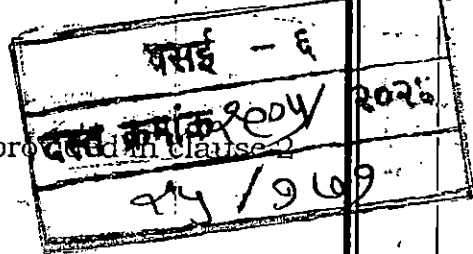
construction by the Builder /Promoter as provided in clause 2 (c) herein above. ("PAYMENT PLAN").

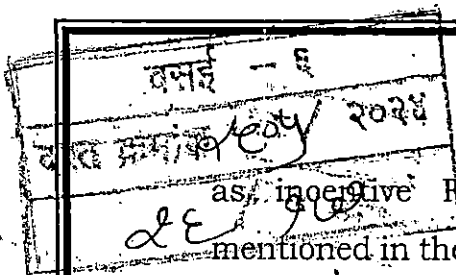
- 3.b** It is clarified that Sale Consideration shall be payable by the Allottee/s in the **Account No. 50200054056122** maintained with **HDFC BANK Vasai. (W) Branch with IFSC Code HDFC0005752** ("the said Account"). In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the said Premises, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Consideration due and payable to the Promoter through an account payee Cheque / demand draft / wire transfer / any other instrument drawn in favour of the said Account immediately upon the relevant stage of construction being completed. Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Premises and shall be construed as a breach on the part of the Allottee/s in which event without prejudice to the right of the Promoter to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on the amounts due, the Promoter shall be entitled to terminate this Agreement and forfeit 10% of the Sale Consideration along with brokerage charges (if any) as reasonable, pre-estimated, genuine and agreed liquidated damages and return balance (if any) to the Allottee/s within 30 (thirty) days from the date of such termination of the Agreement.

- 4.** The Builder /Promoter hereby declares that the Floor Space Index available as on date in respect of the project land as per **Revised Development permission bearing its order No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22, dated 31/05/2021** and Promoter has planned to utilize additional Floor Space Index of **16,500 sq. mtr.** by availing of TDR or FSI available on payment of premiums or FSI available

  
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ALLOTTEE





as, incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Flat/Shop based on the proposed construction and sale of Flat/Shop to be carried out by the Builder /Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder /Promoter only.

- 5.1** If the Builder /Promoter fails to abide by the time schedule for completing the project and handing over the [Flat/Shop] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Builder /Promoter under the terms of this Agreement from the date the said amount is payable by the allottee (s) to the Builder /Promoter.
- 5.2** Without prejudice to the right of Builder /Promoter to charge interest in terms of sub clause 5.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Builder /Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of installments, the Builder /Promoter shall at his own option, may terminate this Agreement Provided that, Builder /Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee,

PROMOTER

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ALLOTTEE



of his/her/their intention to terminate this Agreement the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Builder /Promoter within the period of notice then at the end of such notice period, Builder /Promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Builder /Promoters shall, after deducting an amount equal to 10% of the total consideration payable hereunder, refund to the Allottee the balance of the sale price which the Allottee may have till then paid to the Builder/Promoters without any interest on the amount so refundable within a period of thirty days of the termination, the installments of sale consideration of the said Apartment which may till then have been paid by the Allottee to the Promoters. The Promoters upon such terminations shall be entitled to sell, transfer and assign the said Flat and/or the parking lot, if allotted, and all the rights, title and interest therein in favour of any third party on such terms and conditions as thought fit and proper by the Promoters without any recourse and/or reference to the Allottee/s. However if Allottee/s had seek loan from any financial institutions/banks etc., against the security of the said Flat after prior consent/approval of the Promoters and Promoter exercise its right to terminate due to some breach of terms and conditions mentioned herein then in that case Allottee/s hereby undertakes/undertake to clear the entire mortgage debt outstanding and to obtain necessary letter/confirmation stating clearance of mortgage, etc. from such financial institution/bank, etc. and the Promoters shall directly pay the amount to the banks and financial institutions etc., from the amount standing to the Allottee/s credit subject to deductions mentioned above (paid by him/her/them to the Promoters towards the consideration amount) with the Promoters towards the said Apartment and to that extent, so as to clear the proportionate mortgage debt.

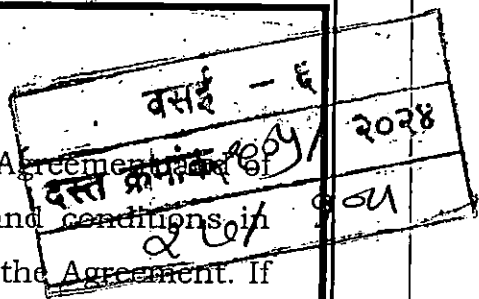


PROMOTER

Prabir Kumar

Roshni Khatun

ALLOTTEE



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The Allottee agrees with promoters that he/she/they shall not sell/dispose of the said Flat till the date of Possession without written consent of the Promoter whereas Promoter agrees to give consent within 15 (fifteen working days) from the receipt of such request subject to the terms and conditions hereto;

7. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Builder /Promoter in the said building and the Flat/Shop.
8. The Builder /Promoter shall give possession of the Flat/Shop/Office to the Allottee on or before **30/06/2027**. If the Promoter fails or neglects to give possession of the Flat/Shop to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Flat/Shop with interest at the same rate as may mentioned in the clause 5.1 herein above from the date the Builder /Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat/Shop on the aforesaid date, if the completion of building in which the Flat/Shop is to be situated is delayed on account of -

(i) War, civil commotion strikes, dharnas, declaration of emergency by Government, revolution, constitutional collapse, agitation, uprising, lockdowns (partial or complete) or act of God;

(ii) Any notice, order, rule, regulation, notification of the Government and/or other public or competent authority/court.

(iii) Circumstances Beyond the control of Promoter.



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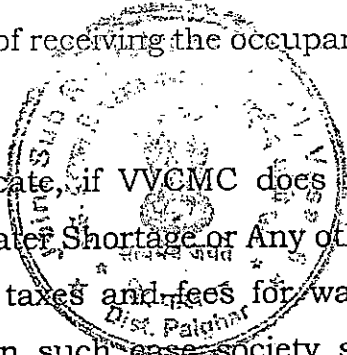
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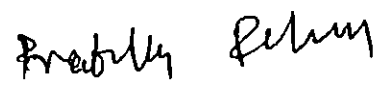
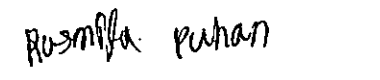
- (iv) Any such man-made and/or natural epidemic and pandemic situation.
- (v) Non-availability of steel, cement, other building materials, water, electric supply, etc.
- (vi) Delay on the part of government authorities to sanction approvals or issue certificates viz. Occupation Certificate.

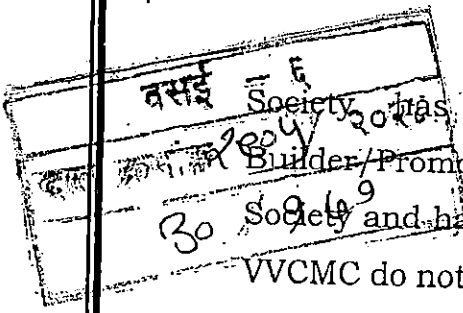
**9.1 Procedure for taking Possession** - The Builder /Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Flat/Shop], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Builder /Promoter shall give possession of the [Flat/Shop] to the Allottee. The Builder /Promoter agree and undertake to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Builder /Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Builder /Promoter or association of allottees, as the case may be. GST or any other tax as applicable will be collected separately. The Builder /Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

**9.2 After Obtaining Occupancy Certificate**, if VVCMC does not provide Water Connection Due to Water Shortage or Any other Reason in spite of payment of all taxes and fees for water connection by Promoter/Builder, in such case society still shall be Handed Over as per the Rules of REAL ESTATE (REGULATION AND DEVELOPMENT) ACT 2016 by the promoter/Builder, Provided that formation of Society Promoter shall supply water using Tankers. Promoter shall add Tanker water supply charges in the monthly maintenance bill until they get Water Connection from VVCMC. After the Builder/Promoter sells 51% of the Flats in the project, a



  
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to be formed and registered by the Builder/Promoter, and during the period of formation of Society and handing over of the Society to the Allottees if the VVCMC do not lay the water pipelines in the Project in spite of application made thereto by the Builder/Promoter, and the water is supplied by Tanker as a stop gap arrangement, the Allottees shall not object and refrain from taking over the Society from the Builder/Promoter on this ground, reason and excuse, and the Allottees shall take over the Society from the Builder/Promoter whenever it is due to be handed over by the Builder/Promoter to the Allottees.

**9.3** The Allottee shall take possession of the Flat/Shop within 15 days of the written notice from the Builder /Promoter to the Allottee intimating that the said Flat/Shop are ready for use and occupancy of Allottee to take Possession of [Flat/Shop] Upon receiving a written intimation from the Builder /Promoter as per clause.

**9.4** Failure of Allottee to take Possession of Flat/Shop, Upon receiving a written intimation from Builder /Promoter, the Allottee shall take possession of the Flat/Shop from the Builder /Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Builder /Promoter shall give possession of the Flat/Shop to the Allottee. In case the Allottee fails to take possession within the time provided in clause 9.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

**9.5** Within 15 days after notice in writing is given by the Promoter to the Allottee that the Flat is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges,

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ALLOTTEE

insurance, common lights, repairs and salaries of ~~collectors~~ <sup>bill</sup> collectors, chowkidars, sweepers and all other ~~expenses~~ <sup>969</sup> necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional contribution of **Rs.-----/-** lump sum (hereinafter referred to as Maintenance charges) GST or any other tax as applicable will be collected separately. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the administration of the society is not handed over to the society.

#### 10. Defect Liability:-

- (i) If within a period of five years from the date of handing over the Premises to the Purchaser/s, the Purchaser/s brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of service then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Purchaser/s to receive from the Promoter, compensation for such defect in the manner as provided under the Act;
- (ii) The aforesaid warranty given by the Promoter is applicable only if after occupying the Flat the Allottee shall maintain the Flat in the same condition as it was handed over to him by the Promoter. In case the Allottee makes any changes of whatsoever nature including shifting of the walls, doors, windows and their grills, bedrooms, kitchen, bathrooms, balconies, terrace, enclosing balconies, flower bed, extending rooms, changing floorings, plumbing systems, electrical



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 wiring, sanitary systems and fittings, fixing false ceiling or doing any work affecting and damaging the columns and/or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or association/company. Further, cases including where the allottee (a) installs air-conditioners on the external walls haphazardly which may destabilize the structure, (b) Allottee and/or its tenants load heavy luggage in the lift, (c) damage any portion of the neighbour's Flat, or common area by drilling or hammering etc. and (d) does not follow the conditions mentioned in the maintenance manual, the Allottee shall not be entitled to invoke the aforesaid warranty given by the promoter.

- (iii) It shall be the responsibility of the Purchaser/s to maintain his unit/flat in a proper manner and take all due care needed including but not limiting to take all due care of the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage;
- (iv) Not to store in the Flat/Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat/Unit is situated, including entrances of the building in which the Flat/Unit is situated and in case any damage is caused to the building in which the Flat/Unit is situated or the Flat/Unit on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.
- (v) To carry out at his own cost all internal repairs to the said Flat/Unit and maintain the Flat/Unit in the same condition,

  
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*Prabir Phuy*

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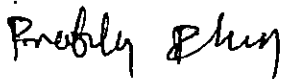
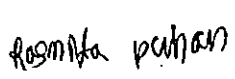
state and order in which it was ~~delivered~~ by the Promoter/Builder to the Purchaser/s and shall not suffer to be done anything in or to the building in which the Flat/Unit is situated or the Flat/Unit which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

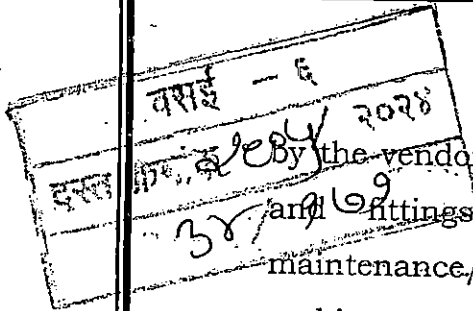
(vi) Not to demolish or cause to be demolished the Flat/Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Unit or any part thereof, nor any alteration in the columns, beams, walls, elevation and outside colour scheme of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

(vii) Further where the manufacturer warranty as shown by the Promoter to the Purchaser/s ends before the defects liability period and such warranties are covered under the maintenance of the said flat/building/phase/wing and if the annual maintenance contracts are not done/renewed by the Purchaser/s, the Promoter shall not be responsible for any defects occurring due to the same;

(viii) That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given

  
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By the vendors/manufacturers that all equipments, fixtures, and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the flats and the common project amenities wherever applicable;

- (ix) That the Purchaser/s has been made aware and that the Purchaser/s expressly agrees that the regular wear and tear of the flat/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 degree Celsius and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect;
- (x) It is expressly agreed that before any liability of defect is claimed by or on behalf of the Purchaser/s, it shall be decided by Project Architect/ Structural Engineer who shall survey and access the same and shall then submit a report to state the defects in materials used, in the structure built of the flat/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.
11. It is clarified that The **Developers** shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Purchaser/s such as
- i. Any Interior Work/changes done by Purchaser without Prior Permission of the Builder/Sub-Developers.
  - ii. Any Structural Damages done to Deadwalls/Beams/Columns.
  - iii. Any Damage/Illegal Modifications to External FB/DB/Chajjas/Deadwalls.
  - iv. Any Fireworks carried out on Terrace leading to breakage of Terrace chips/flooring.

*Prabaly P...*

*[Signature]*  
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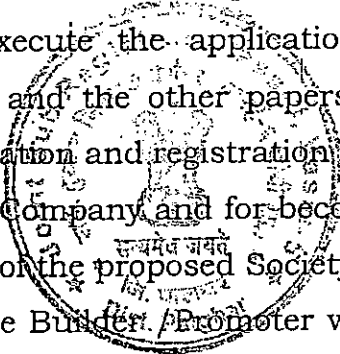


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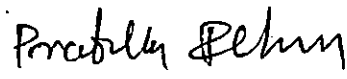
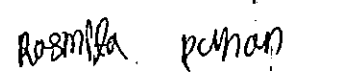
12. After Obtaining Occupancy Certificate, if ~~VVCMC does not~~ provide Water Connection Due to Water Shortage or Any other Reason inspite of payment of all taxes and fees for water connection by Developer/s, in such case society still shall be Handed Over as per the Rules of REAL ESTATE (REGULATION AND DEVELOPMENT) ACT 2016 by the Developers, Provided Until Formation of Society Developers shall supply water using Tankers. After Society Formation Society shall use Tanker for which Additional Charges if any shall be Bourne by Purchaser until they get Water Connection from VVCMC.

13. The Allottee shall use the Flat or any part thereof or permit the same to be used only for purpose of residence. He/she/they shall use the garage or parking space only for purpose of keeping or parking vehicle. The Allottee agrees not to change the user of the Flat/Shop without prior consent in writing of the Builder /Promoter and any unauthorized change of user by the Allottee shall render this Agreement voidable at the option of the Builder /Promoter and the Allottee in that event shall not be entitled to any right arising out of this Agreement.

14.1 The Allottee along with other Allottee(s) of Flat/shop in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Builder /Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Builder /Promoter within seven days of the same being forwarded by the Builder /Promoter to the Allottee, so as to enable the Builder /Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any; changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be



  
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towards the outgoings. The amounts so paid by the Allottee to the Builder /Promoter shall not carry any interest and remain with the Builder /Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid at the cost and expenses of the society or member of the society. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Builder /Promoter to the Society or the Limited Company, as the case may be.

15. The Allottee shall on or before delivery of possession of the Flat/Shop keep deposited with the Promoter, the following amounts:-

(i) Rs. \_\_\_\_\_/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

(ii) Rs. \_\_\_\_\_/- for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs. \_\_\_\_\_/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body

(iv) Rs. \_\_\_\_\_/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body

(v) Rs. \_\_\_\_\_/- For Deposit towards Water, Electric, and other utility and services connection charges

(vi) Rs. \_\_\_\_\_/- for deposits of electrical receiving and Sub Station provided in Layout.

16. The Allottee shall pay to the Builder /Promoter a sum of Rs. - \_\_\_\_\_/- . for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Builder /Promoter in connection with

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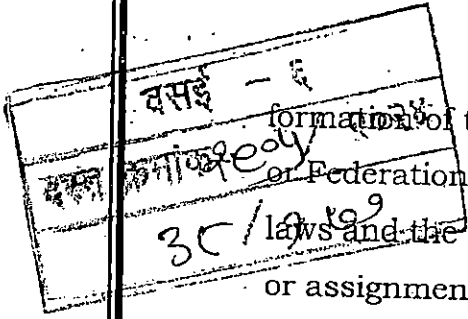
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formation of the said Society Limited Company, or Apex Body or Federation and for preparing its rules, regulations and by-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

17. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Builder /Promoter, the Allottee's share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Builder /Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the project land to be executed in favour of the Apex Body or Federation.

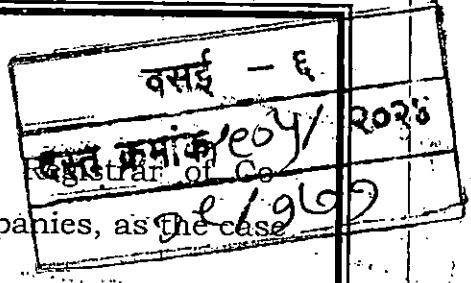
**18. FORMATION OF SOCIETY :**

- i) The Purchaser/s along with other Purchaser/s of Flat/Unit in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter/ Builder may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter/Builder within seven days of the same being forwarded by the Promoter/Builder to the Purchaser/s, so as to enable the Promoter/Builder to register the common organization of Purchaser/s. No objection shall be taken by the Purchaser/s if any; changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of

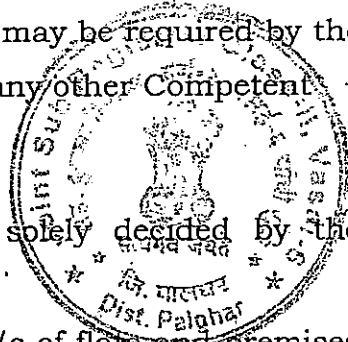
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Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.



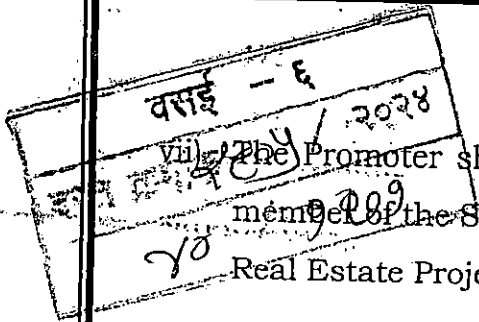
- ii) The Purchaser/s shall, along with other Purchaser/s of premises/flats in the Real Estate Project, join in forming and registering a co-operative housing society under the FD provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the Purchaser/s of the premises in the Real Estate Project alone shall be joined as members (**"the Society"**);
- iii) For this purpose, the Purchaser/s shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the byelaws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Purchaser/s, so as to enable the Promoter to register the Society. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority;
- iv) The name of the Society shall be solely decided by the Promoter;
- iv) The Society shall admit all Purchaser/s of flats and premises in the said Building as members, in accordance with its bye-laws;
- v) The Promoter shall, even after formation of the said Society be entitled to deal and dispose off such unsold units/tenements/commercial premises/ parking spaces as per its choice and on such terms and conditions and consideration as the Promoter may deem fit and proper;



  
PROMOTER

*Parabelli Pujan*

*Rosmita Pujan*  
ALLOTTEE



The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of the unsold premises in the Real Estate Project, if any;

- viii) Till the entire development of the said Property (including additional lands) to its full development potential has been completed in all respects, the Purchaser/s /the Society shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided and the Purchaser/s shall have no right or interest in the enjoyment and control of the Promoter in this regard and the Purchaser/s shall not hinder or obstruct the Promoter in this regard or in the exercise by the Promoter of its aforesaid rights.
- ix) Only upon the Society making a request application in writing to the Builder/Promoter seeking conveyance of the property unto the Society, the Builder/Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Original Owner/Builder /Promoter and/or the owners in the said structure of the Building or wing in which the said Flat/Unit is situated.
- (x) Only upon the Society making a request application in writing to the Builder/Promoter seeking conveyance of the property unto the Society, the Promoter/Builder shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/ Lessor/ Original Owner / Builder / Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.



PROMOTER

*Praveen Singh*

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(xi) On the vesting of the management and the administration of the said Building/s in the Society or upon the Allotees/s of the Flat in the said Building/s, being admitted as members of the Society, the said Society shall take over complete responsibility for the management of the said property and the said Building/s and shall be solely responsible for collection of dues from its members and for the disbursement of such collections in relation to the said Building/s, including payment for ground rent, if any, Municipal/Nagarparishad Taxes, Water charges, salaries of the employees charged with the duties for the maintenance of the said property and the said Building/s.

(xii) The Allotee/s of the said premises shall, so long as and till the various premises in the said building are not separately assessed by the Corporation for property taxes and water charges, rates and other Outgoings; pay and continue to pay the proportionate share of such taxes, rates, and other outgoing assessed on the said property including the said building on ad-hoc basis as may be decided by the Promoters. The Allotee/s shall continue to pay such amounts as decided and intimated by the Promoters without demur and without in any manner disputing the same and shall not demand any accounts in respect thereof. PROVIDED HOWEVER that, if any, special taxes and/or rates are demanded by the Corporation or any other statutory authorities by reason of any permitted use, the Allotee/s alone shall bear and pay such special taxes and rates. As from the date of offer for delivery of the possession of the said premises, the Allotee/s shall observe, perform and abide all the rules and regulations of the Corporation and/or other statutory bodies and shall indemnify and keep indemnified the Promoters against any loss or damage in respect thereof.

(xiii) The Promoter/Builder shall, within three months of registration of the Federation/apex body of the Societies or

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 Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/ Lessor/ Original Owner / Builder / Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

- xiv) The Purchaser(s)/Allottee(s) shall pay to the Promoter the installments of Purchase Price and all other amounts payable in terms of these presents within 15 (fifteen) days of intimation ("**Due Date**") in writing, by the Promoter that the amount has become due on their respective due dates, time being the essence of the contract. If the Purchaser(s)/Allottee(s) fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then, without prejudice to the other rights of the Promoter, the Purchaser(s)/Allottee(s) shall be liable to pay Interest @ 12% p.a. to the Promoter on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid.

19.1 Without prejudice to the right of the Promoters to charge interest at the Interest Rate @ 12% p.a., and any other rights and remedies available to the Promoters (a) on the Purchaser/s committing **any 3**(three) defaults of payment on the due date of **any amount** due and payable by the Purchaser/s to the Promoters under this Agreement (including his/her/their/its proportionate share of taxes levied by the concerned local authority and other outgoings) and/or (b) the Purchaser/s committing 3(three) defaults of payment of the installments of the Sale Consideration, the Promoters shall be entitled, at its own option and discretion, to terminate this Agreement. Provided that the Promoters shall give a notice of 15 (fifteen) days in writing to the Purchaser/s ("**Default Notice**"), by courier / e-mail / registered post A.D. at the address provided by the Purchaser/s, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate



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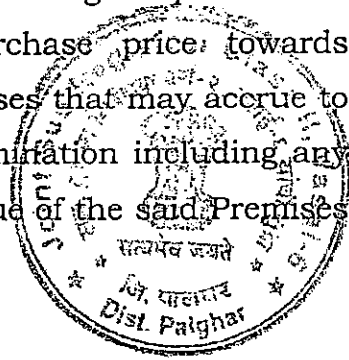
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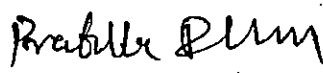
this Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Promoters within the period mentioned in the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the period mentioned in Default Notice, the Promoters shall be entitled to terminate this Agreement by issuance of a written notice to the Purchaser/s ("**Promoters Termination Notice**"), by courier / e-mail / registered post A.D. at the address provided by the Purchaser/s.

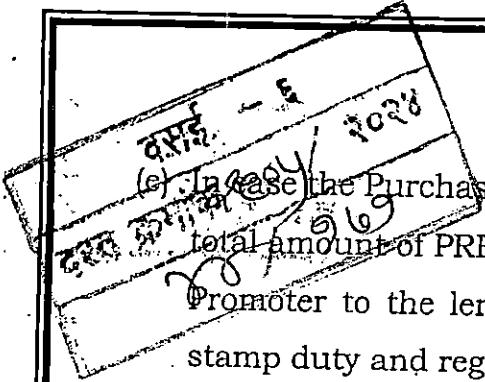
**19.2** On the receipt of the Promoters Termination Notice by the Purchaser/s, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this Sub-Clause, the Promoter shall be entitled to :

- (i) Deal with and/or dispose of or alienate the said Premises and car parking space in the manner as the Promoter may deem fit without any reference or recourse to the Purchaser/s; and
- (ii) The Promoter shall be entitled to adjust and recover from the Purchaser/s
  - (a) Pre-determined and agreed liquidated damages equivalent to 10% of the total consideration/purchase price towards liquidated damages along with any losses that may accrue to the Promoters, by reason of such termination including any diminution in sale price or market value of the said Premises prevailing at the time of termination;
  - (b) Brokerage fees;
  - (c) All other taxes and outgoings, if any, due and payable in respect of the said Premises upto the date of Promoters Termination Notice;
  - (d) The amount of interest payable by the Purchaser/s in terms of this Agreement from the date of default in payment till the date of Promoters Termination Notice as aforesaid;



  
PROMOTER

  
Rasmita Pohan  
ALLOTTEE


 (c) In case the Purchaser/s had opted for subvention scheme, the total amount of PRE-EMI interest paid and /or payable by the Promoter to the lending Bank/Financial Institution and the stamp duty and registration charges,

(f) In case the Purchaser/s has availed any loans (including subvention scheme), then all amounts disbursed by the lending Bank/Financial Institution to the Promoter, which amounts shall be refunded by the Promoter to such lending Bank/ Financial Institution directly and the Purchaser/s authorizes the Promoter to collect the original Agreement for Sale from such Bank / Financial Institution and shall not be required to take any consent / confirmation from the Purchaser/s at any time and refund the balance, if any, to the Purchaser/s. Upon the termination of this Agreement, the Purchaser/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or the car park/s and that the dispatch of the said cheque towards refund from the Promoter to the Purchaser/s by registered post acknowledgement due at the address given by the Purchaser/s in these presents irrespective of whether the Purchaser/s accept/s or encash/s the cheque or not, will tantamount to the Promoter having refunded amount due to the Purchaser/s and the Purchaser/s shall deemed to have accepted the same in full satisfaction of all his/her/its/their claim under this Agreement. Further, upon termination of this agreement, the Promoter shall not be liable to pay to the Purchaser/s any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Purchaser/s any Government Charges such as Service Tax, VAT, GST, Stamp Duty, Registration Fees etc. Within a period of 30 (thirty) days of the Promoters Termination Notice, the Promoter shall after deduction of the aforesaid Amounts, refund the balance amount of the Sale Consideration to the Purchaser/s simultaneously, with the Promoter and the Purchaser/s executing and registering the Deed of Cancellation of this

*Prabhu Pillay*

  
 PROMOTER

  
 ALLOTEE

Agreement, the stamp duty, registration fee and other costs and expenses whereof shall be borne and paid by the Purchaser/s Entirely.

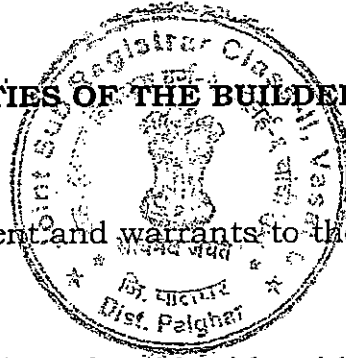
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**20. Formation of the Apex Body:-**

- Within a period of 3 (three) months from the date of obtaining Occupation Certificate of the last building in the layout of the said Larger Property and the said Project, the Promoter shall submit application/s to the Competent Authority to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Cooperative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Apex Body");
- The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, and (b) any professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members / intended members, and the Promoter shall not be liable towards the same.

**21. REPRESENTATIONS AND WARRANTIES OF THE BUILDER /PROMOTER.**

The Builder /Promoter hereby represent and warrants to the Allottee as follows:



- The Builder /Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

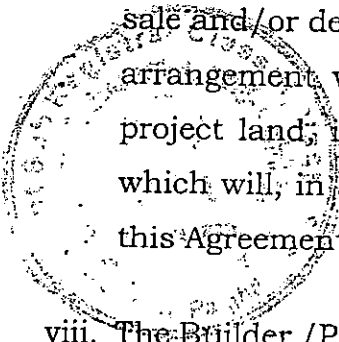
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The Builder / Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas.
- vi. The Builder/Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Builder /Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Flat/shop] which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Builder /Promoter confirm that the Builder /Promoter are not restricted in any manner whatsoever from selling the said



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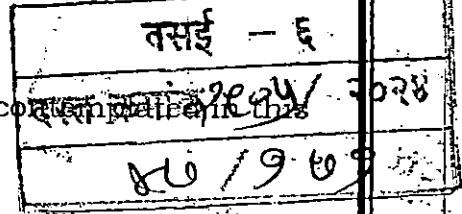
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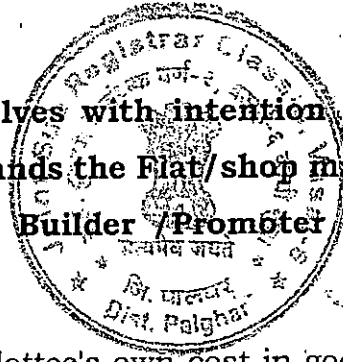
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[Flat/Shop] to the Allottee in the manner contained in this Agreement;



- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Builder /Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Builder /Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Builder /Promoter in respect of the project land and/or the Project except those disclosed in the title report.

22. **The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Flat/shop may come, hereby covenants with the Builder /Promoter as follows :-**



- i. To maintain the Flat/Shop at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Flat/shop is taken and shall not do or suffer to be done anything in or to the building in which the Flat/shop is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat/shop is situated and the

*Rosmita Puhar*

PROMOTER

*Rosmita Puhar*  
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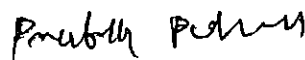
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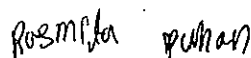
ii) Not to store in the Flat/shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/shop is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat/shop is situated, including entrances of the building in which the Flat/shop is situated and in case any damage is caused to the building in which the Flat/shop is situated or the Flat/shop on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the Flat/Shop and maintain the Flat/shop in the same condition, state and order in which it was delivered by the Builder /Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat/shop is situated or the Flat/shop which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Flat/Shop or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat /shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop is situated and shall keep the portion, sewers, drains and pipes in the Flat/Shop and the appurtenances

  
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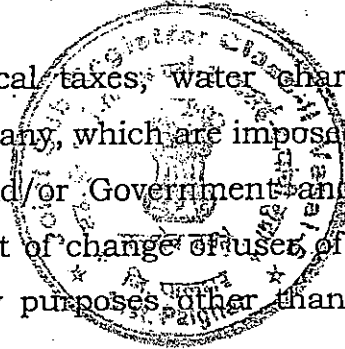




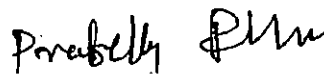
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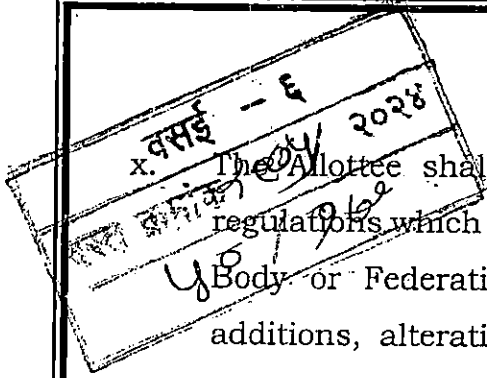
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- thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Shop is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat/Shop without the prior written permission of the Builder /Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat/Shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
  - vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Shop in the compound or any portion of the project land and the building in which the Flat/Shop is situated.
  - vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat/Shop is situated.
  - viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of uses of the Flat/Shop by the Allottee for any purposes other than for purpose for which it is sold.
  - ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/Shop until all the dues payable by the Allottee to the Builder /Promoter under this Agreement are fully paid up.



  
PROMOTER

  
ROSMITA PUNJAN  
ALLOTEE



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

- xi. Till a conveyance of the structure of the building in which Flat/Shop is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Builder /Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Flat/Shop is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Builder /Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
- xiii. The Purchaser/s shall pay to the Promoter the monthly contribution as may be determined by the Promoter from time to time due for the period commencing from 15 (fifteen) days after the said Flat is offered for occupation by the Purchaser/s regularly on or before the 5th day of each and every month

PROMOTER

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ALLOTTEE

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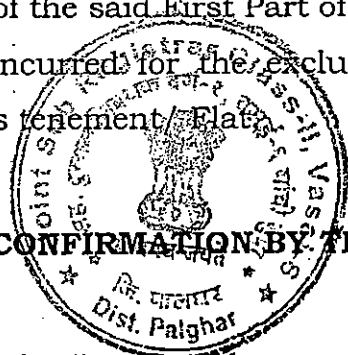
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towards his/her/their provisional proportionate share of any and other expenses, outgoings and expenses due in respect of the said Flat on account of the following, inter alia, viz.:-

- a. maintenance, repairs to the building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.;
- b. cost of keeping the property clean and lighted;
- c. Decorating and/or painting the exterior of the building and passages and staircases;
- d. Municipal and other taxes, cesses, levies and premia in respect of the insurance of the building, the said First Part of the Larger Property revenue, assessments, etc.;
- e. Salaries and wages of persons employed for watching and/or cleaning the property, operating water-pumps, maintaining records, etc.;
- f. Water & Sewerage charges & taxes etc.;
- g. Electricity charges for lifts, central/common air conditioning and for salaries of liftmen;
- h. Sinking & other funds as may be determined by the Promoter;
- i. Rent & cost of water meter or electric meters;
- j. Cost of water supplied by water tankers;
- k. All other outgoings due in respect of the said First Part of the Larger Property including those incurred for the exclusive benefit of a Purchaser/s and/or his tenement/Flat.

**23. FURTHER DECLARATIONS AND CONFIRMATION BY THE ALLOTTEE(S)**

- (a) The Allottee(s) acknowledges that the Promoter has readily Provided information/clarifications as required by him/her/them and has/have been influenced by any sale plans, pamphlets, Sample Apartment, sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written or oral



*[Signature]*  
PROMOTER

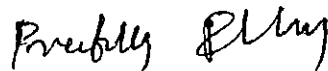
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*Roshni Patil*  
ALLOTTEE

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concerning the amenities to be made available or any other data except as represented in this Agreement and the Allottee(s) has/have relied solely on his/her/their own judgement in deciding to enter into this Agreement.

- (b) Allottee(s) shall not be entitled to or claim any easement or right of light or air, which would restrict or interfere with in any manner whatsoever, the free and unobstructed use and enjoyment of any portion of the said building Land or Sale Sub Plot Land, or Entire Land and the adjacent, contiguous and adjoining Lands and properties of the Promoter, for the purpose of development thereof and/or any other lawful purpose;
- (c) The Allottee(s) agrees and acknowledges that the Promoter have the sole and absolute authority regarding sale, transfer, assignment and/or disposal of the construction or unsold Apartments, Car Parking Space(s) which are not Licensed units and premises. The Allottee(s) agrees and acknowledges that the developer/owner has the sole and absolute authority regarding additional construction carried out on the said Building Land as per the disclosures contained herein or sale sub Plot Land or entire Land by utilising and consuming the FSI, FAR, DR and TDR inherent FSI, Fungible FSI, residual FSI, utilized FSI, floating FSI, increased or enhanced FSI or sale, lease, license, transfer, assignment and/or disposal thereof and the developer/owner sole right to enjoy and appropriate the revenue, income and benefits thereof;
- (d) The Allottee(s) agrees and acknowledges that the Promoter have the sole and absolute authority regarding any contract, arrangements, memorandums and/or writings, executed for the said Building Land or sale sub Plot Land or Entire Land including appointment of any agency, firm or Corporate body or person or any other organization or association to maintain and manage, control and regulate the said Building or other such Buildings in the Said Building Land or sale sub Plot Land or Entire Land and/or the Club house including power and

  
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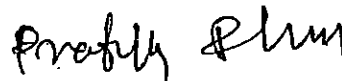
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authority to collect the said outgoings, amounts for such period from the date of the certificate of the said building, as the promoter may determine for such purchase consideration and/or such terms and conditions as the promoter may deem fit;

- (e) The Allottee(s) agrees and acknowledges that the residual, floating, additional, increased, enhanced, balanced, fungible, inherent or utilized Floor Space Index(FSI) in respect of the said sale sub Plot Land or Entire Land shall always be available to and shall always be for the benefit of the developer/owner. In the event of any zonal/ additional FSI in respect of the said said sale sub Plot Land or Entire Land or any part thereof being increased as a result of any favourable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time, hereafter, the developer/owner alone shall be entitled to the Ownership and benefit of all such additional FSI for the purpose of the development and/or addition to the BUA (Built Up Area) on the said sale sub Plot Land or Entire Land as may be permissible. Under no circumstance, the allottee(s) or Common Organisation of the Allottee(s) shall alter/demolish/reconstruct or redevelop the sai Building and or the said building land or part thereof to use any incentive, residual, unutilized, floating, fungible increased or enhanced FSI available on the said Building Land/ Sale Sub plot Land. It is also agreed by the allotte(s) that even after common organization shall have been formed in respect of the said building in which the said Apartment is located the developer/owner alone shall continue to retain full right and authority to develop the said sale sub Plot Land and/or Entire Land and to utilize such entire FSI and/or any incremental development potential.
- (f) The Allottee(s) agrees and acknowledges that with respect to the utilization on the unutilized/additional FSI, the Promoter shall at all times have the right to raise additional stories over



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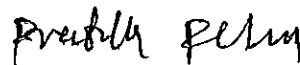
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and above the said Building and, construct additional floors/Apartments at anytime hereafter. The Allottee(s) shall as and when called upon by the Promoter to sign and execute any application, affidavit, undertaking, consent as may be required for the approval of additional construction beyond what is presently approved for the said Building and shall not raise any objection thereto on any account or any reason whatsoever. The Promoter shall always have the right to use the common passage, driveways, set-back, spaces and amenities of the said Building Land/Sale sub Plot Land for the said purpose and the allottee(s) shall not object or cause any obstruction thereon any ground whatsoever including nuisance and easement rights etc.

- (g) The Allottee(s) acknowledges that the Promoter shall be entitled to construct additional building(s) or wing(s) of the buildings in the said sale sub Plot Land or Entire Land, for the Purpose of achieving completion of development as envisaged in Schedule----- of this agreement. The allottee(s) shall as and when called upon by the Promoter to sign and execute any application, affidavit, undertaking, consent as may be required for approval of the additional construction beyond what is presently approved for the said Building Land and/or the said sale sub Plot Land or Entire Land and shall not raised any objection thereto on any account or any reason whatsoever.
- (h) The allottee(s) acknowledges that the Promoter is/are providing equipment/systems/appliances as mentioned in the list of the amenities. The allottee(s) is aware that the Promoter is/are not the manufacturer of these systems of equipment/systems/appliances. The Promoter does not warrant or guarantee the use, performance or otherwise of these equipments/systems/appliances. The parties hereto agree that the Promoter is not and shall not be responsible or liable in connection with any defect or the performance/non performance or otherwise of these systems/appliances.

  
 PROMOTER



Rasmiha Rahman  
 ALLOTTEE

24. Allottee/s hereby expressly agreed that the ~~responsibility~~ <sup>de</sup> the Promoters shall be restricted to the extent of providing pipeline, overhead water tank, underground water tank and the water connections to the Building/s and/or Wing/s as per the norms set by the Municipal Corporation/ or the relevant authority. Thereafter, if there is any shortage in water supply for any reason whatsoever, the Promoters shall not be responsible for the same. Similarly, the Promoters shall get the necessary electric meter installed and obtain the electric connection in respect of the said Flat. However, if there is insufficient support of the electric power by the electric power company the Promoters shall not be held responsible for the same and complained of deficiency of the service.

25. The Builder /Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

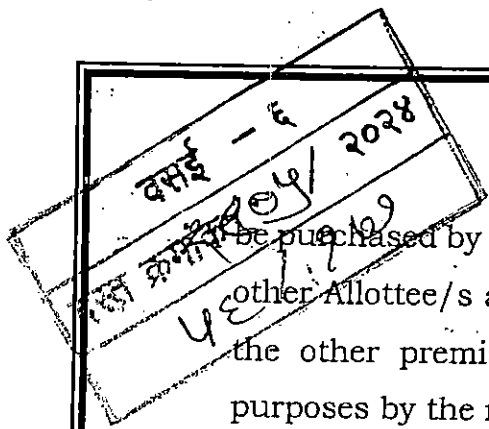
26. At Present the Builder /Promoter is constructing as per the Development permission **Stilt + Ground + Podium +1/Part to 22 upper floors**. The Builder /Promoter has reserved his rights to construct additional floors/ structure and the Allottee/s has/have no objection for the same and Allottee shall not raise any objection for the same in future.

27. It is hereby expressly agreed that, the Promoters shall be entitled to sell the Flat/commercial premises in the said building/s for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes or for commercial use, consulting rooms, banks, community halls or any non-residential use as may be permitted by the concerned authorities and/or any other use that may be permitted by the said authorities and the Allottee/s shall be entitled to use the said Flat/commercial premises agreed to



PROMOTER

Rosmifa Pahan  
ALLOTEE



the purchased by him/her/them accordingly and similarly, the other Allottee/s and/or Society shall not object to the use of the other premises in the said building for the aforesaid purposes by the respective Allottee/s thereof.

### 28. LIEN AND FIRST CHARGE OF PROMOTER

Without prejudice to its other rights hereunder, the Promoter shall, in respect of any amounts remaining unpaid by the Allottee(s) under the terms and conditions of this Agreement, have lien and first charge on the said Flat/Shop to the extent of such unpaid amount by the Allottee(s) to the Promoter.

29. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/Shop or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat/Shop hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Builder /Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

### 30. MORTGAGE

- 30.1 The Allottee/s hereby grant/s his/her/their irrevocable consent to the Builder/Promoter mortgaging the said Property with the said Building and/or project land being constructed thereon, to enable the Promoter to augment the funds for the development of the project land. The Promoter shall clear the mortgage debt of the said Building and/or project land/ in all respects before the execution of Transfer Deed of Apex Body in the manner provided in this Agreement.

- 30.2 After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Flat/Shop and if any such mortgage or charge is made or created then

PROMOTER

Prasanna P. P. P.

Prasanna  
ALLOTTEE

Prasanna

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notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Flat/Shop.

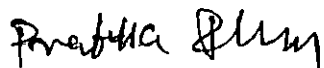
- 30.3 Notwithstanding anything contrary contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by Promoter) and notwithstanding the Promoter giving any no objection/permission for mortgaging the said Flat/Shop or creating any charge or lien on the Flat/Shop and notwithstanding the mortgages/charges/lien of or on the said Flat/Shop, the Promoter shall have first and exclusive charge on the Flat/Shop and all the right, title and interest of the Allottee/s under this Agreement for recovery of any amount due and payable by the Allottee/s to Promoter under this Agreement.

### 31. HOARDINGS AND SIGN BOARDS

It is expressly agreed that the Builder/Promoter shall have an irrevocable right and be entitled to put a hoarding on "IMPERIAL SPLENDORA" or any parts of including on the terrace and/or on the parapet wall and such hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoter are fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the Building or on "IMPERIAL SPLENDORA" as the case may be and further the Promoter shall be entitled to use and allow third parties to use any part of the Building/ "IMPERIAL SPLENDORA" for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipment etc. The Allottee/s agree(s) not to object or dispute the same so long as the same does not affect the Flat/Shop. It is further expressly agreed that after the formation of the Society/ Conveyance of the Society Building, the Builder/Promoter shall have an irrevocable right and be entitled to receive, recover, retain and appropriate all



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the rents, profits and other compensation including any increase thereof and the Allottee/s / Society/Apex Body shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. Life time all the rents, profits and other compensation with respect to the said hoardings including any increase thereof shall solely and absolutely belong to the Builder/Promoter. Further, it is agreed and confirms that after formation of society/Apex Body, the Promoter/builder shall pay life time electric charges, maintenance charges of hoarding or neon board of the Promoter/Builder which was installed by him and Allottee/s / Society/Apex Body shall not have any right to remove the said hoarding or neon board which was installed by the Promoter/Builder.

32. **TRANSFER :** The Allottee/s shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the Flat/Shop or dispose of or alienate otherwise howsoever, the said Flat/Shop and/or its rights, entitlements and obligations under this Agreement to any third party or otherwise, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee/s to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon, if any. In the event the Allottee/s is/are desirous of transferring the said Flat/Shop and/or his/her/their rights under this Agreement, then the Allottee/s shall be required to obtain prior written consent of the Promoter, which consent shall be given by the Promoter, subject to such terms and conditions as the Promoter may deem fit and proper.

33. **MAINTENANCE CONTRACT:**

The Promoter shall have the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of the said Building "IMPERIAL SPLENDORA" such decision shall be final and binding until the



PROMOTER

Promoter's Sign

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conveyance/transfer of superstructure, is done in favour of the Society. Thereafter, the Society will undertake to maintain the said Building and every part thereof in the manner as it was handed over save and except normal wear and tear of the property and the Society shall create and maintain a sinking fund for the purpose of such maintenance.

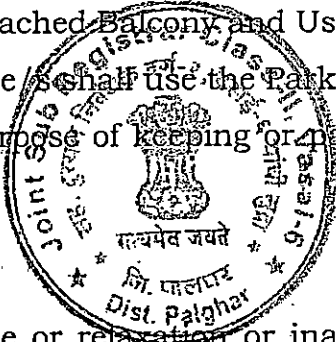
### 34. PROJECT

- 34.1 The name of Building to be constructed on portion of project land along with Common Areas and Amenities of said building shall always be "IMPERIAL SPLENDORA" or such other name as may be confirmed by the Promoter and this name shall not be changed without the written permission of the Promoter.
- 34.2 It is expressly agreed that the said Flat/Shop contains specifications, fixtures, fittings and amenities as per Act. and the Allottee/s confirm/s that the Promoter shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat/Shop .
- 34.3 It is agreed that the Flat/Shop shall be of RCC with normal brick with cement plaster only.

35. **USAGE :** The Allottee/s shall use the Flat only for residential purpose and not for any commercial or other activity and shop for commercial purpose and not for other activity. The Allottee/s shall use the attached Balcony and Usable Area for lawful purpose. The Allottee/s shall use the Parking Space/s, if allotted, only for the purpose of keeping or parking of the Allottee's own vehicle.

### 36. WAIVER

- 36.1 No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision, and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a



*Arshdeep Singh*

*[Signature]*  
PROMOTER

*Rasmita Puhar*  
ALLOTEE

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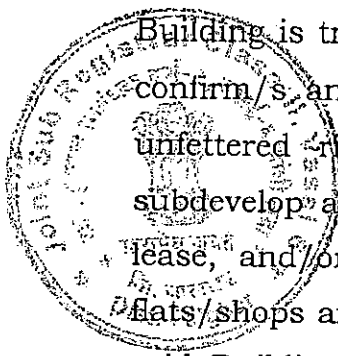
waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

36.2 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

### 37. RIGHTS IN THE PROJECT FLAT/SHOP AND COMMON AREA

37.1 It is expressly agreed that the right of the Allottee/s under this Agreement or otherwise shall always be restricted to the said Flat/Shop only, and such right will accrue to the Allottee/s only on the Allottee/s making payment of all the amounts including the Sale Consideration to the Promoter strictly in accordance with this Agreement and only on the Allottee/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof.

37.2 All other unsold flats/Shop, vehicle parking, portion or portions of the said Building including Common Areas and Amenities of the said building shall always be the sole and absolute property of the Promoter till that time of the said Building is transferred to the Society. The Allottee/s hereby confirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoter to develop, redevelop, subdevelop and/or assign their rights, give on lease, sub-lease, and/or deal with and dispose-off all other unsold flats/shops and vehicle parks and portion or portions of the said Building, in the manner deemed fit by the Promoter without any consent or concurrence of the Allottee/s or any other person. The Allottee/s are aware that recreational



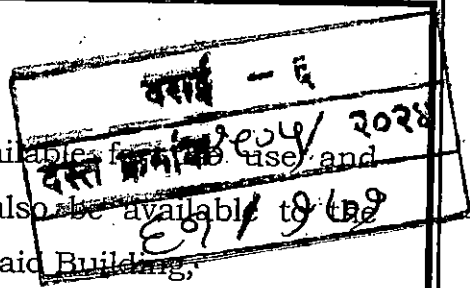
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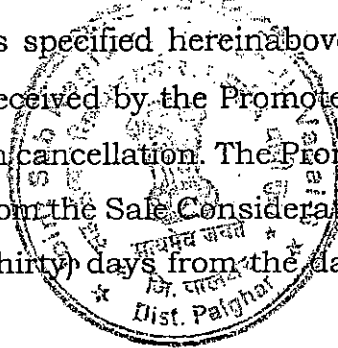
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*Rusmita Pahan*  
ALLOTTEE

facilities, which may be made available for use and enjoyment of the Allottee/s shall also be available to the holders of various flat/shops in the said Building,



38. Voluntary Cancellation By ALLOTTEE/S In the event, the Allottee/s desire/s to cancel the allotment of said Flat/shop for any reason whatsoever, then Promoter shall be entitled to forfeit the amounts equivalent to 10% (ten per cent) of the Sale Consideration and the Allottee/s shall not be entitled to such amount paid by him/her/them/it to the Promoter. The Allottee (s) shall also have to bear and pay to the Promoter, at the time of cancellation, the brokerage charges (if the said Flat/Shop is purchased through the broker) which brokerage shall have been already paid by the Promoter to the broker for sale of the said Flat/Shop to the Allottee/s. The Promoter shall not be liable to refund Service Tax, VAT, GST and all other taxes paid or payable on this Agreement and/or on the Sale Consideration and/or interest and/or otherwise. It is agreed by and between the parties that all the amounts due and payable by the Allottee/s, as specified hereinabove, shall be deducted from the amount received by the Promoter from the Allottee (s) till the time of such cancellation. The Promoter shall return the balance amount from the Sale Consideration (if any) to the Allottee(s) within 30 (thirty) days from the date of such cancellation.



39. **VEHICLE PARKING SPACE/S, BALCONY AND USABLE AREA**

39.1 The Allottee/s is/are aware that the said Parking Space/s, Balcony and Usable Area are provided by the Promoter to the Allottee/s without consideration. However, the Allottee/s will be bound to abide by the rules and regulations as may be framed in regard to the Parking Space/s by the Promoter and/or the Society to be formed by all the Allottees of flats/shops in the respective building/wings that shall be constructed on the project land and the Adjoining Projects and

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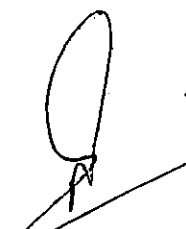
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Purchase Price as Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act, 1961 and deposit the same to the credit of Central Government and shall issue TDS Certificate(s) in our favour in the prescribed Form 16B for the same within the statutory period. In the event of any error committed while deducting TDS or in E-filing, the same shall be rectified by the Allottee/financial institution within a period of 30 (thirty) days from the said error being brought to the Allottee /financial institution's notice. The Credit for the TDS amount deposited by the Allottee/financial institution will be given to the Allottee only upon receipt of the Original TDS Certificate and the amount mentioned therein matches with the amount appearing in the Income Tax Department website. In the event of Allottee(s) failing to produce the Original TDS Certificates for all the payments made by the Allottee/s, at the time of handing over of the said Premises, the Allottee/s will be required to deposit with the Promoter such equivalent TDS amount as interest free deposit, which deposit shall be refunded by Promoter to the Allottee/s upon handing over of the relevant TDS Certificate within one month of the handover of the said Premises to the Allottee/s. In case the Allottee/s fails to handover the relevant TDS Certificate within the stipulated period of one month, the Promoter shall be entitled to appropriate the said deposit against the amount of TDS Certificate receivable from the Allottee/s.

42. **Possession Date, Delays and Termination:-** The Promoter shall offer possession of the said Premises to the Allottee/s on or before 30/06/2027 subject to a grace period of 12 (twelve) months ("Possession Date"). Provided however, that the Promoter shall be entitled to an extension of time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors /events (force majeure events):-

*Prasanna Purnan*

  
PROMOTER

*Rasmita Purnan*  
ALLOTEE

(a) War, Civil Commotion, Flood, Drought, Fire, Cyclone, Earth Quake, ~~वसाई~~ Act of God or any calamity by nature affecting the ~~दस्तावेज~~ development of the Real Estate Project;

(b) Non-availability of steel, other building material, water or ~~electric supply;~~

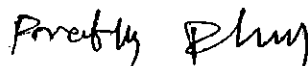
- (c) Delay in getting approvals not attributable to the Promoters;
- (d) Any notice, order, rule, notification of the Government and/or other Public or Competent Authority / Court;
- (e) Any stay order / injunction order issued by any Court of Law, Tribunal, Competent Authority, MCGM, Statutory Authority, High Power Committee etc.;
- (f) Any other circumstances beyond the control of the Promoter that may be deemed reasonable by the Authority;
- (g) Any delay in grant of any permissions/ approvals by any of the authorities, any orders passed by courts affecting the development of Project.

43. If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee/s on the Possession Date (save and except for the reasons as stated in Clause 36 above, then the Allottee/s shall be entitled to either:-

- (a) The Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by courier / e-mail / registered post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Allottee Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest @ 12% p.a. thereon ("Interest Rate") to be computed from the date the Promoter receive such amount/part thereof till the date such amounts with the interest are duly repaid provided a valid Deed of Cancellation of the said Premises is duly executed and registered by parties



PROMOTER



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ALLOTTEE

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hereto to give effect to the above termination before making any refund. On such repayment of the amounts by the Promoter (as stated in this Clause), the Allottee/s shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or the car park/s and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park/s in the manner it deems fit and proper; OR

- (b) If the Allottee/s does not intend to withdraw from the Real Estate Project, then the Promoter shall pay interest at the Interest Rate mentioned hereinabove, for every month of delay from the Possession Date, on the Sale Consideration paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over the possession of the said Premises by the Promoter to the Allottee/s;
- (c) The Purchaser(s)/Allottee(s) hereby acknowledges and agrees that he/she/they shall, within a period of 15 days from the date of such failure, choose either of the aforesaid remedies and not both. If the Purchaser(s)/Allottee(s) fails to choose either of the aforesaid remedies within the said period, it shall be deemed that he/she/they has/have accepted clause (b) hereinabove and shall accordingly be entitled to interest only. It is further agreed between the parties hereto that in case the Allottee/s elects his remedy under Sub-Clause 37(b) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under Sub-Clause 37(a) above.

44. Notwithstanding anything to the contrary in this Agreement the Promoter shall always be entitled, in its discretion to complete any part/portion or floor of the Project and apply for and obtain occupation/part occupation certificate/s thereof, whereby, on the Date of Offer of Possession, the Allottee/s shall be obliged and undertake/s to take possession of the Apartment/flat for occupation on the basis of such

  
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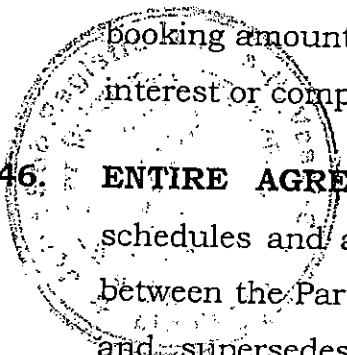
  
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 ALLOTTEE

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occupation/part-occupation certificate which 45 relates to the said Flat. Thereafter, the Promoter shall, without any hindrance or objection by the Allottee/s, be entitled to carry out by itself or through its contractors or otherwise all remaining development and work in respect of the Project land and/or on the Larger Land.

**45. BINDING EFFECT :** Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Builder /Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Builder /Promoter. If the Allottee(s) fails to execute and deliver to the Builder /Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Builder /Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

**46. ENTIRE AGREEMENT:** This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/Shop, as the case may be.



*Preety Puri*

PROMOTER

*Rusmita Puri*

ALLOTTEE



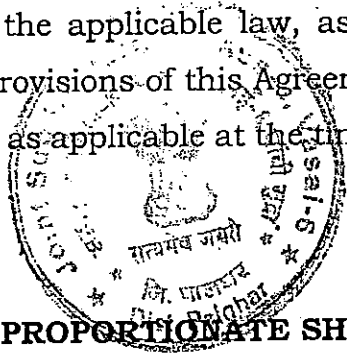
47. **RIGHT TO AMEND** : This Agreement may ~~only~~ be amended through written consent of the Parties

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48. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES :**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Flat/Shop], in case of a transfer, as the said obligations go along with the [Flat/Shop] for all intents and purposes.


49. **SEVERABILITY** : If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



50. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT :**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Flat/Shop] to the total carpet area of all the [Flat/Shop] in the Project.

*Praveen Singh*

  
PROMOTER

*Rosmita Puhon*  
ALLOTTEE

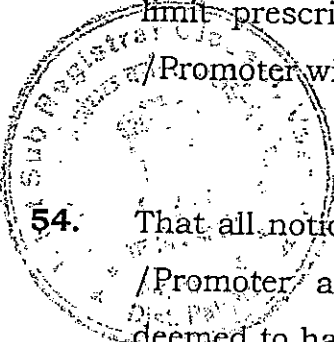
**FURTHER ASSURANCES**

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

**52. PLACE OF EXECUTION**

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

53. The Allottee and/or Builder /Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Builder /Promoter will attend such office and admit execution thereof.



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

*Puneethy P M*

*[Signature]*

PROMOTER

*Rusmita Puhari*  
ALLOTEE

Name of Allottee **MR. PRAFULLA RABINARAYAN PUHAN & MRS. RASHMITA PRAFULLA PUHAN.**

(Allottee's Address) **ROOM NO. 001, AMISHA APARTMENT, PHOOLPADA ROAD, NEAR SAIBABA TEMPLE, PHOOLPADA, VIRAR, PO: VIRAR EAST, DIST: PALGHAR, MAHARASHTRA - 401305.**

Notified Email ID : **puhan29@gmail.com**

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Name of Builder/Promoter

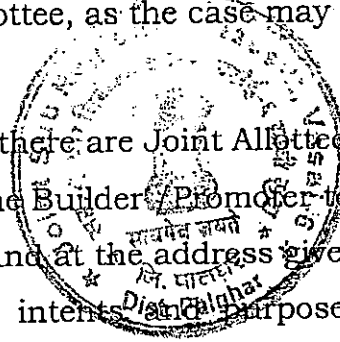
**M/S. IMPERIAL LIFESTYLE PVT. LTD.,**

having its registered office address at:- **Shop No. C/111, Shivshruti Complex, Near Dubey Medical College, Nallasopara (East), Tal. Vasai, Dist. Palghar 401209.**

Notified Email ID: **sales@imperiallifestyle.in**

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

54. **JOINT ALLOTTEES :** That in case there are Joint Allottees all communications shall be sent by the Builder/Promoter to the Allottee whose name appears first and at the address given by him/her/their which shall for all intents and purposes to consider as properly served on all the Allottees.



55. **Stamp Duty and Registration:** The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

*Prabhu Puhar*

  
PROMOTER

*Rashmita Puhar*  
ALLOTTEE

**56. DISPUTE RESOLUTION:-** In the event that any dispute between parties is not resolved, even after mediation before MCHI/MAHARERA, the same shall be settled through arbitration by a sole arbitrator. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in South Mumbai, by the Sole Arbitrator, Solicitor Mr. Jagdeep Pramodbhai Trivedi, Mumbai, or any other Arbitrator suggested by Developer whose name has/have been agreed by the parties hereto to be the Sole Arbitrator. The Allottee(s) hereby consents and confirm(s) that he/she/it shall have no objection to such appointment. The arbitration shall be conducted in English. The Courts at Mumbai alone shall have the jurisdiction in all matters arising out of/touching and/or concerning this Agreement regardless of the place of execution of this Agreement.

**57. 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.

**58. LEGAL ADVICE :** The Allottee/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the said Building and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has / have entered into this Agreement and further agrees not to raise any objection in regard to the same.

*Promoter's Sign*



PROMOTER

*Rosmita Pahan*

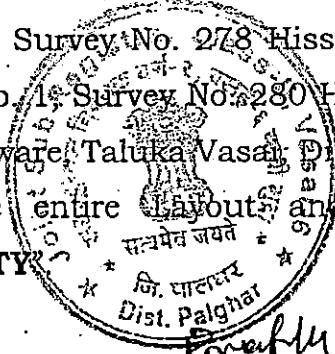
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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Vasai / Virar / Nallasopara in the presence of attesting witness, signing as such on the day first above written.


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**SUBJECT SCHEDULE 'A'**

All that piece and parcel of contiguous lands bearing Survey No. 62, Hissa No. 1, 7; Survey No. 63 Hissa No. 2/1, 2/2, 3; Survey No. 64 Hissa No. 1, 2, 3; Survey No. 65; Survey No. 68 Hissa No. 1, 2, 3; Survey No. 69 Hissa No. 1, 2, 3, 4, 5; Survey No. 72; Survey No. 73; Survey No. 75, Hissa No. 1, 2/1, 2/2, 3, 4, 5, 7; Survey No. 76; Survey No. 77, Hissa No. 2, 3, 4, 5, 6, 7; Survey No. 81, Hissa No. 5, 6, 8, 9, 13, 14, 16, 18, 22, 23; Survey No. 82, Hissa No. 5, 7, 8/1, 9; Survey No. 83, Hissa No. 1/pt.; Survey No. 84, Hissa No. 3, 4 6/pt., 7/pt., 8, 10, 11; Survey No. 85, Hissa No. 3B, 9, 10, 12; Survey No. 87, Hissa No. 1, 2, 4; Survey No. 88, Hissa No. 1A, 1B, 2A, 2B, 3, 7; Survey No. 88, Hissa No. 1A, 1B, 2A, 2B; Survey No. 89, Hissa No. 1, 2, 4, Survey No. 271, Survey No. 272; Survey No. 273, **Survey No. 274 Hissa No. 1, 2, 3; Survey No. 275, Hissa No. 1, 2;** Survey No. 276, Hissa No. 1, 2, 3, 4; Survey No. 277, Hissa No. 2, 3; Survey No. 278 Hissa No. 1, 2, 3; Survey No. 279, Hissa No. 1; Survey No. 280 Hissa No. 1, 2, 3, 4, 5 of Village - Gokhiware, Taluka Vasai, District Palghar, which consists of the entire layout and known as **"YASHWANT SMART CITY"**



Rasmiya Pahan



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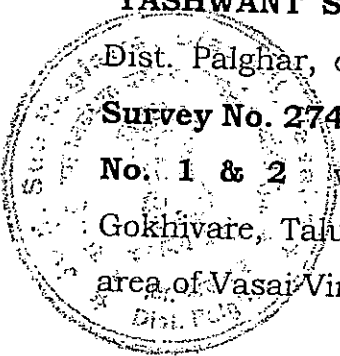
वर्ग - ६
दस्ता क्रमांक २०५/२०१६
६२/१६९

**SUBJECT SCHEDULE " B"**

ALL that piece and parcel of contiguous lands forming portion of the said Larger Property together with the right to avail, utilize and consume proposed **Residential cum shipline Building No. 9 Wing - A, B, C, D, E & G in Sector - I**, on land bearing **Survey No. 274, Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2**, collectively lying and situated at Village : **Gokhiware**, Taluka Vasai, District : Palghar and within the jurisdiction of **VASAI VIRAR CITY MUNICIPAL CORPORATION**.

**SUBJECT SCHEDULE 'C'**

ALL THAT self-contained residential Flat No. **307** in **B Wing**, on **THIRD** Floor, Admeasuring **34.49** sq. mtrs (**Carpet Area**) in the Building No. **9**, in **Sector I**, in the building which is known as **"IMPERIAL SPLENDORA"** situated at **"YASHWANT SMART CITY"** Village Gokhivare Tal : Vasai, Dist. Palghar, constructed on non-agriculture land bearing **Survey No. 274, Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2** which lying, being and situated at Village Gokhivare, Taluka Vasai, District Palghar within operation area of Vasai Virar City Municipal Corporation.



*Promoter's Signature*

*Rosemifa Khan*

PROMOTER

ALLOTEE

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE  
HANDS THE DAY AND THE YEAR FIRST HEREINABOVE  
WRITTEN.

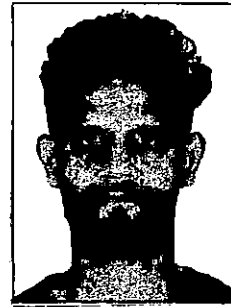
SIGNED SEALED AND DELIVERED )

By the within named BUILDER )


**M/S. IMPERIAL LIFESTYLE PVT. LTD.,**)


through its Director

**MR. NARESH MUKUND**



In the presence of

1.  Deyanand K. Manikave

2.  Poitesh Danvade

SIGNED SEALED AND DELIVERED

By the within named "ALLOTTEE/S"

**MR. PRAFULLA RABINARAYAN PUHAN**

*Prabhakar Puhar*





**MRS. RASHMITA PRAFULLA PUHAN**

*Rashmita Puhar*



In the presence of

1. 

2. 



PROMOTER

ALLOTTEE

RECEIPT

62/969

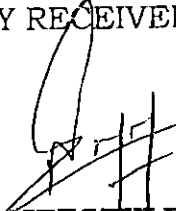
RECEIVED from the within named ALLOTTEE/s, the sum of  
**Rs. 1,99,668/- (Rupees ONE LAKH NINETY NINE  
 THOUSAND SIX HUNDRED & SIXTY EIGHT ONLY)** as and  
 by way of earnest money/ part payment / full payment paid  
 by him /her / them to us, vide cheque.

Sr. No.	Date	Bank Name	Cheque No.	Amount
1.	10/06/2024	HDFC Bank	IMPS	51,000/-
2.	19/07/2024	HDFC Bank	000027	1,48,668/-
			<b>Total</b>	<b>1,99,668/-</b>

Date:

Place: Vasai

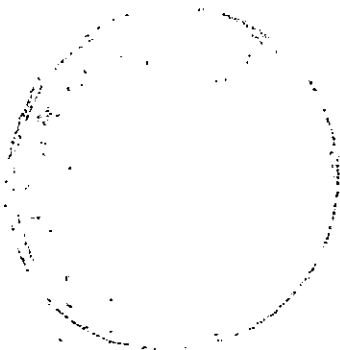
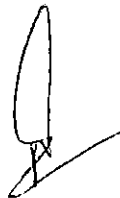
WE SAY RECEIVED



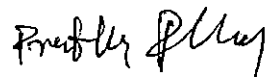
**M/S. IMPERIAL LIFESTYLE PVT. LTD.,**

through its Director

**MR. NARESH MUKUND**

PROMOTER



Rasmiya puhan

ALLOTTEE



वसई - E	
दस्त क्रमांक 2024	969

**ANNEXURE - A** - 7/12 Extract of Non-Agricultural Land bearing **Survey No. 274, Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2** lying being and situated at Village Gokhivare, Tal - Vasai Dist. Palghar.

**ANNEXURE - B** - (i) The N. A. Permission has granted by The Collector Office Palghar in respect of the land bearing Survey No.274 Hissa No. 2 & 3 Survey No. 275 Hissa No. 1 & 2, vide their N. A. **Order No. REV/K-1/T-1/NAP-GokhivareVasai/SR-36/2012, dated 31/05/2012.**

(ii) The Tahasildar, Vasai has converted the land bearing survey No. 274 Hissa No. 1 of Village Gokhivare, Tal - Vasai, Dist. Palghar from Agricultural Land to Non Agricultural Land for residential cum commercial purpose vide NA Tax receipt No. MH010789662 AND MH010789679 and issued land conversion certificate vide order No. REV/K-1/T1/JAMINBAB/KAVI--/SR-129/2019 Dated 16/02/2019.

**ANNEXURE - C** - Revised Development permission bearing its order No. **VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22, dated 31/05/2021.**

**ANNEXURE - D** - Title certificate issued by Advocate Bharat N. Bhoir.

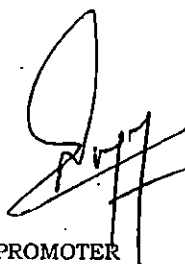
**ANNEXURE - E** - Registration certificate bearing No. **P99000027833** on **08/01/2021** issued by Real Estate Regulatory Authority.

**ANNEXURE - F** - The authenticated copies of the plans of the Layout as approved by the concerned Local Authority.

**ANNEXURE - G** - The authenticated copies of the plans of the Layout as proposed by the Builder/Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project.

**ANNEXTURE - H** - Authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee as approved by the concerned local authority.



  
PROMOTER

*Pranabji P. M.*

*Rosmika P. M.*

ALLOTTEE

वसई - ६	आयकर विभाग	भारत सरकार
दस्त क्रमांक १०५	INCOME TAX DEPARTMENT	GOVT. OF INDIA
६६/१६७	IMPERIAL LIFESTYLE PRIVATE LIMITED	

25/10/2013  
Permanent Account Number  
AADG1419N

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

NARESH GANGARAM MUKUND  
GANGARAM RAJLINGAM MUKUND

25/12/1985  
Permanent Account Number  
AJTPM8337J

*[Signature]*  
Signature

*[Handwritten Signature]*

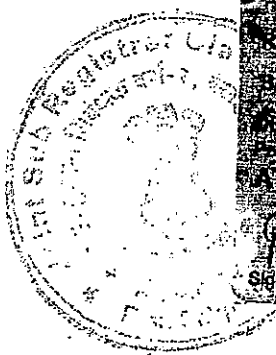
आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

*[Portrait Photo]*

AZBPP553B

*[QR Code]*

*[Handwritten Signature]*



ASHMITA P. J. J.

PARAJI ROUTH

25/11/1987

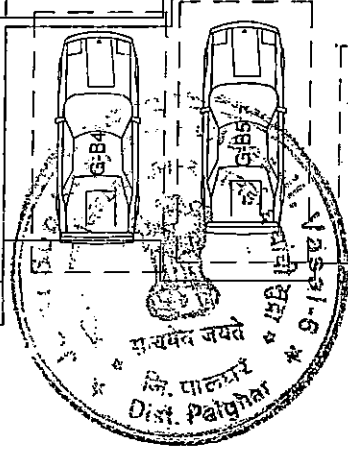
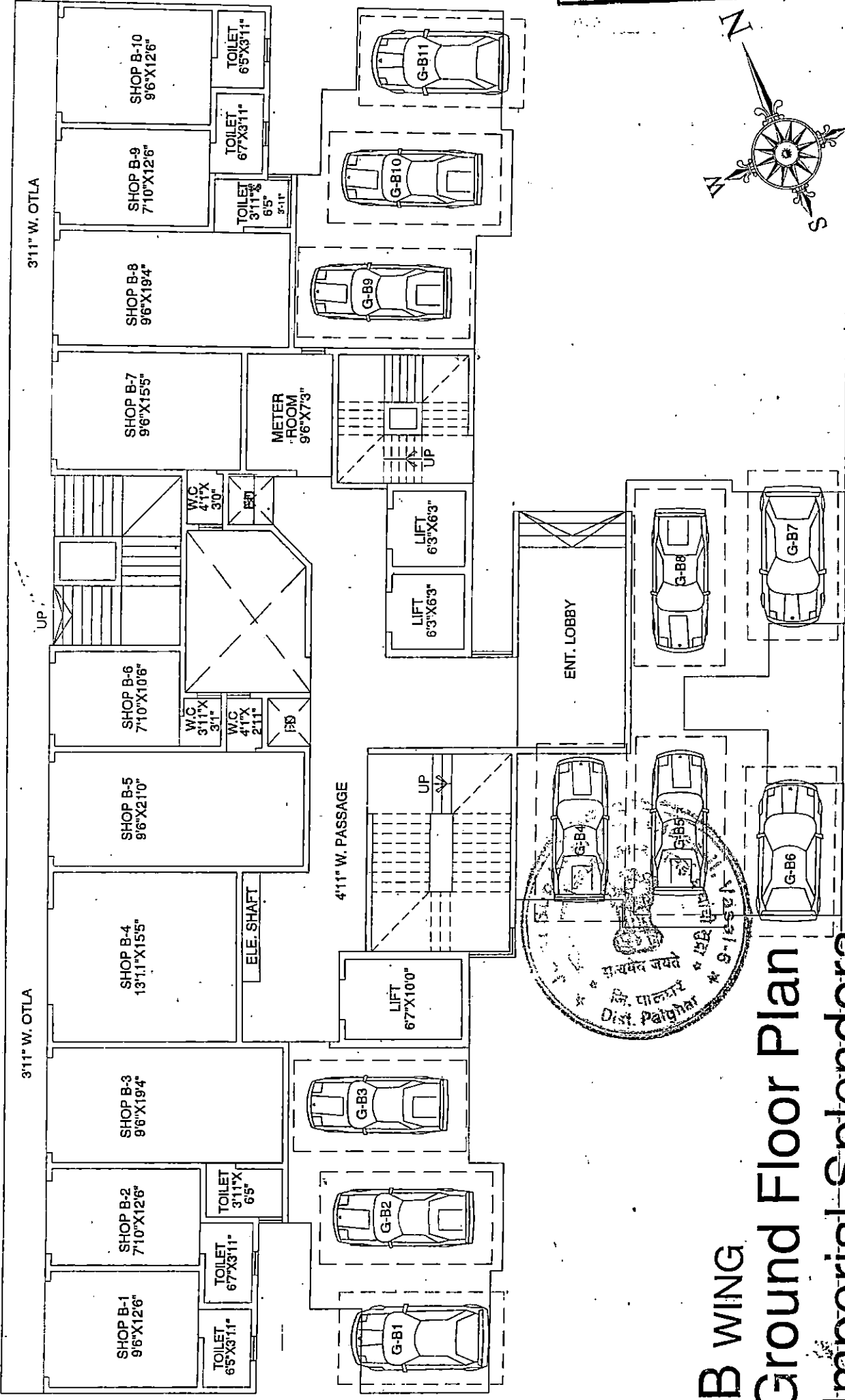
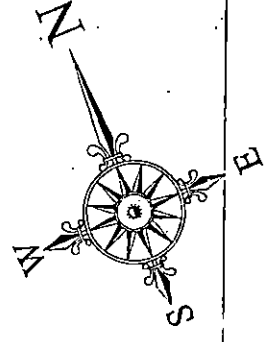
Permanent Account Number  
AJTPR5527M

*[Signature]*  
Signature

*[Portrait Photo]*

*[Handwritten Signature]*

दस्तावेज - ६  
 दस्त क्रमांक/२०२४  
 ७७ / १७९



# B WING Ground Floor Plan Imperial Splendor

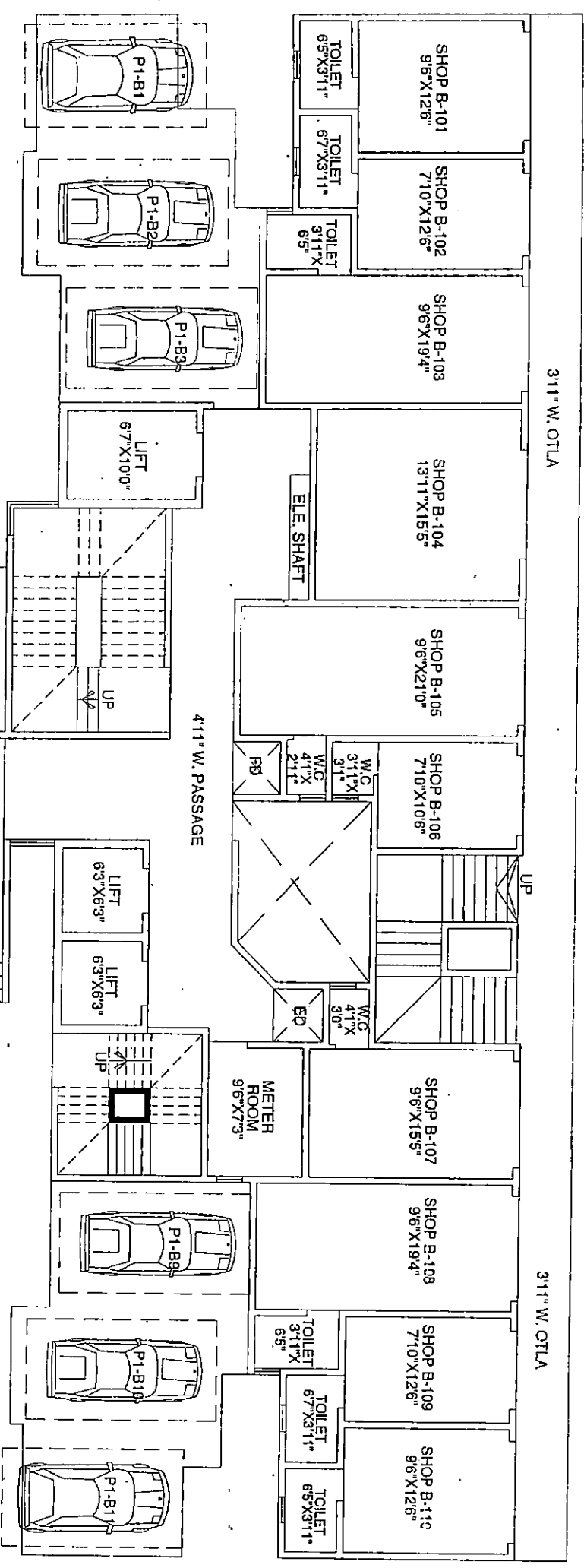
TERRACE  
C.A 267

TERRACE  
C.A 193

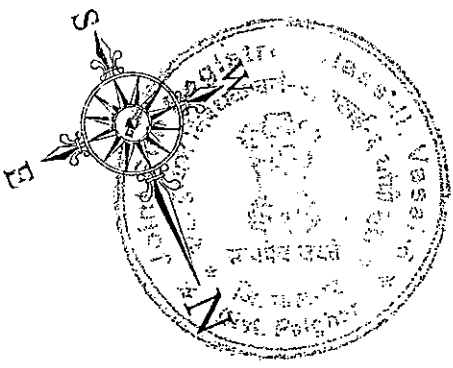
TERRACE  
C.A 282

311" W. O.T.L.A

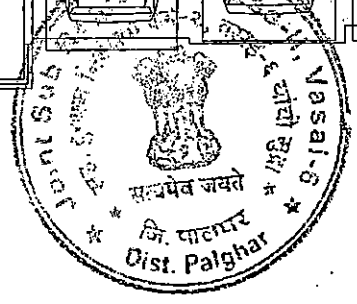
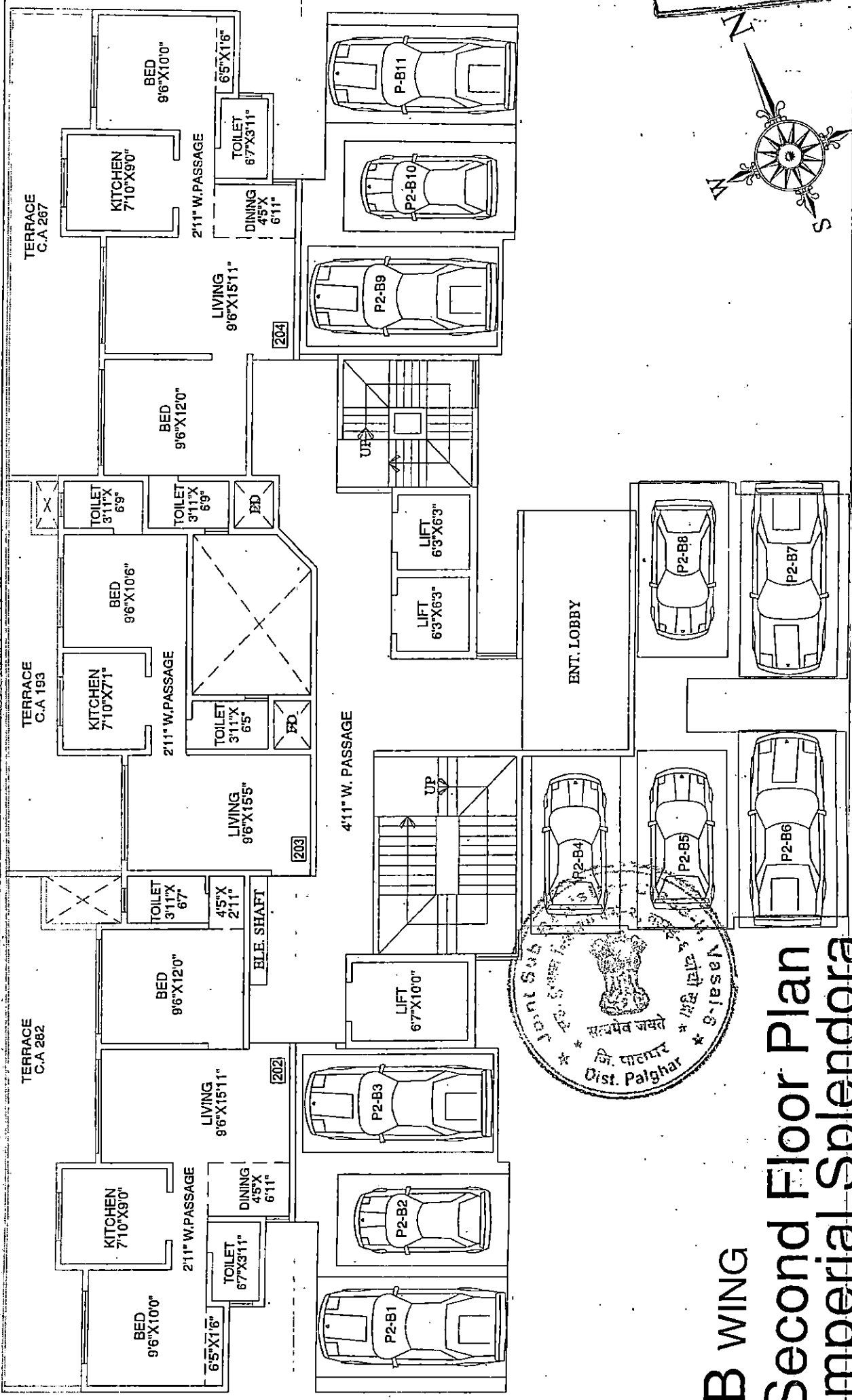
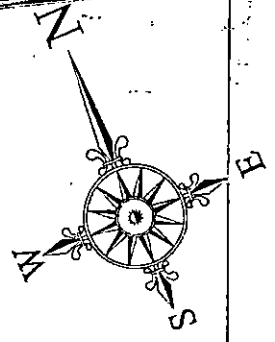
311" W. O.T.L.A



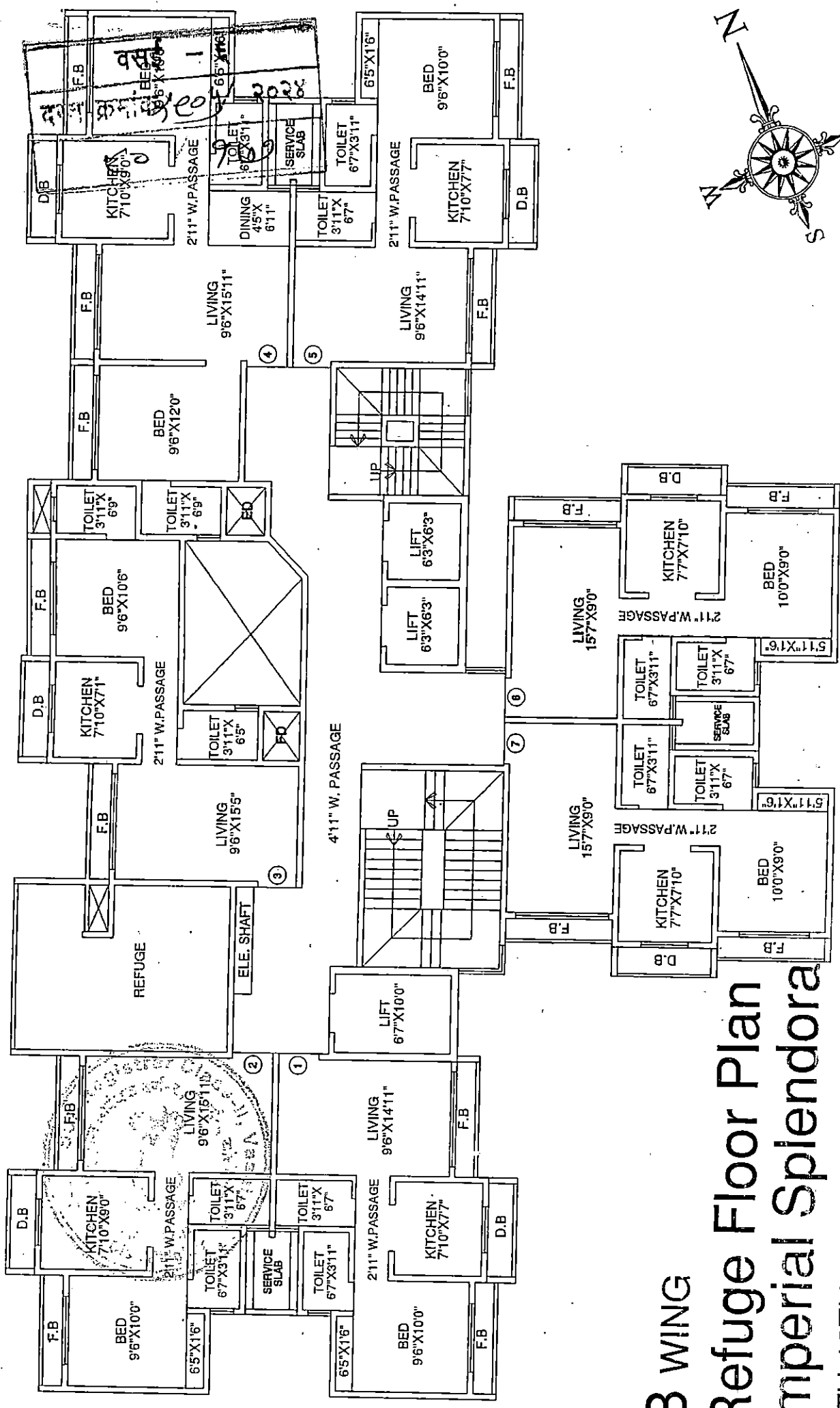
BSMN  
 2028  
 9209  
**First Floor Plan**  
**Imperial Splendora**



वसई - ६  
 दास्त क्रमांक २०५ / २०२४  
 ले. १९६७



# B WING Second Floor Plan Imperial Splendora

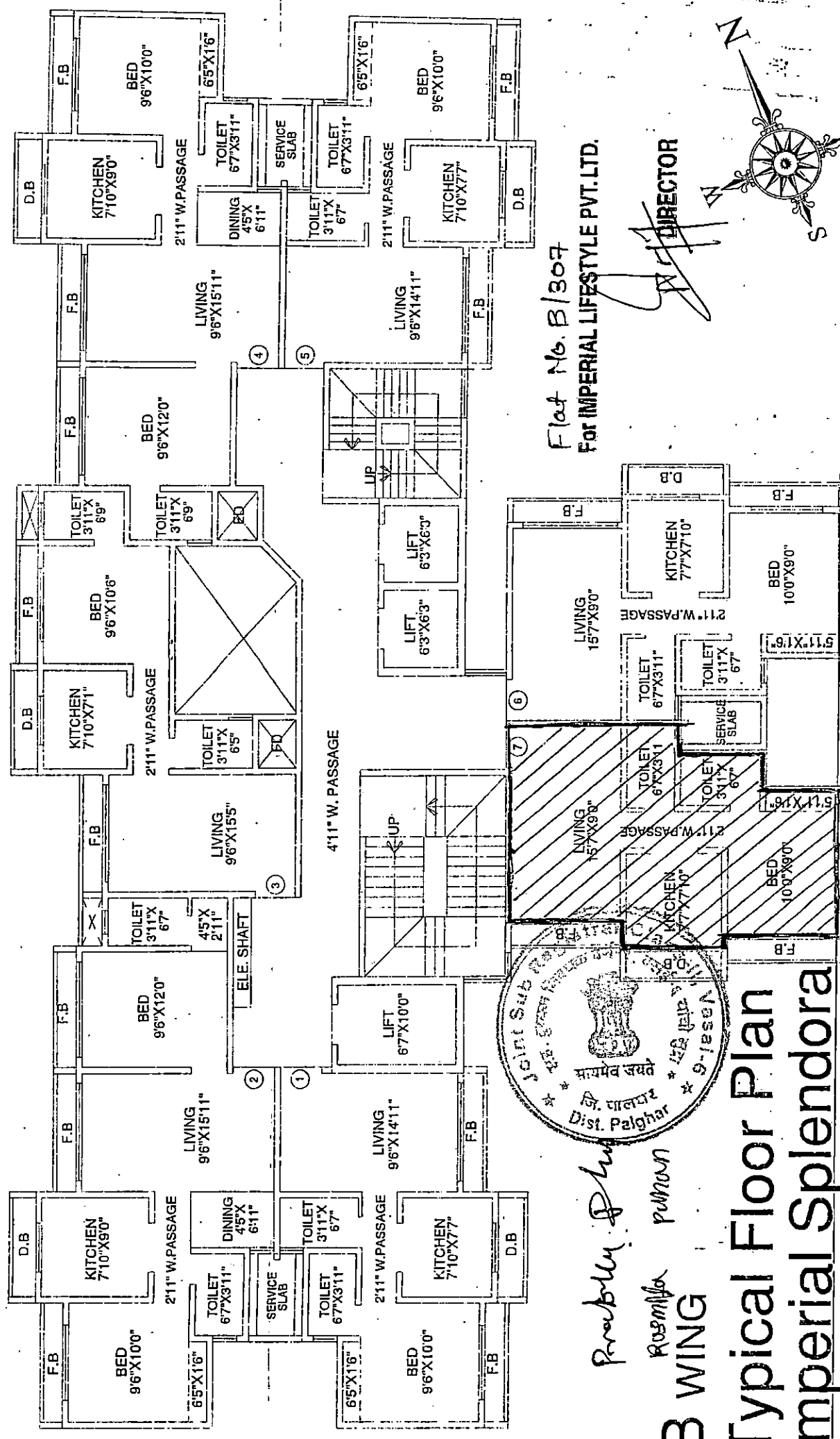


# B WING Refuge Floor Plan Imperial Splendor

8TH, 12TH, 16TH & 20TH FLOOR PLAN

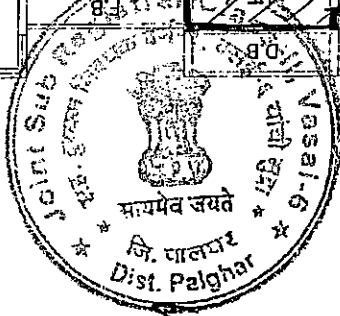
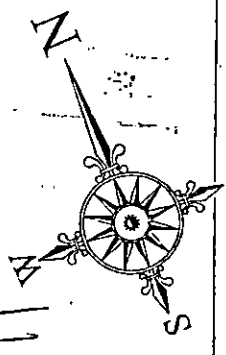
8TH, 12TH, 16TH & 20TH FLOOR PLAN

वसई - ६  
 दस्त क्रमांक २०५/२०२४  
 ८९/१७९



Flat No. B/307  
 For IMPERIAL LIFESTYLE PVT. LTD.

*[Signature]*  
 DIRECTOR



*Parabhai Ph...*  
 Rosmilla Punnan  
 B WING

# Typical Floor Plan Imperial Splendor

3RD TO 7TH, 9TH TO 11TH, 13TH TO 15TH, 17TH TO 19TH & 21ST & 22ND FLOOR

वसई - ६  
दस्त क्रमांक २०१/२०२४  
८२/१७१

अहवाल दिनांक : 26/08/2021



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )  
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ ]  
गाव :- गोखिवरे तालुका :- वसई जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 274/1

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नांव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अकृषक क्षेत्र बिन शेती 183.80.00 आकारणी 1838.00	1489	मूलचंद्र गयानजी केड [ अक्षय भायजी केड [ मिश्र गोपजी केड सामाईक क्षेत्र 0 0	( 5143 ) ( 5143 ) ( 5143 )	कुळाचे नाव व खंड इतर अधिकार अकृषक वापर
	2017	मुरथी अमेया डेव्हलपर्स हाऊसिंग 183.80.00 अण्ड इस्टेट रियल्टर्स प्रा.लि.	1838.00 ( 5143 )	मा.तहसीलदार वसई यांचेकडील क्र.महसूल/क-1/टि-1/जामिनबाव/कावि./एसआर- 129/2019 दि.16/02/2019 अन्वये महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 व मधील तरतुदीनुसार केवळ रूपांतरण कर व दिनशेती आकारणीची रक्कम वसूल करण्यात आली असून त्यामुळे धापणासा जागेवर नियोजित अकृषक वापर करावयाचा असल्यास त्यापूर्वी संबंधित नियोजन प्राधिकरणाचा व इतर आवश्यक त्या प्राधिकरणाची पूर्वपरवानगी घेणे बंधनकारक राहिल. ( 4687 )  प्रलंबित फेरफार : नाही.  शेवटचा फेरफार क्रमांक 5143 व दिनांक 25/08/2021
जम फेरफार क्र. ( 513 ) ( 872 ) ( 1146 ) ( 1183 ) ( 1368 ) ( 2222 ) ( 2739 ) ( 2853 ) ( 4433 ) ( 4545 ) ( 4687 ) ( 5068 )				सोमा आणि भूमापन चिन्ह :

गाव नमुना वारा ( पिकांची नोंदवही )

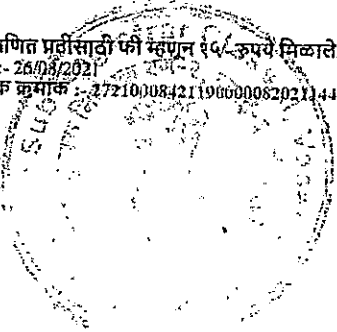
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]  
गाव :- गोखिवरे तालुका :- वसई जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 274/1

पिकाखालील क्षेत्राचा तपशील											लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र			
वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित			स्वरूप	क्षेत्र	
(१)	(२)	(३)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
			आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी		आर. चौ.मी			

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

"या प्रमाणित प्रतीसाठी फी भरण १० रुपये मिळाले."  
दिनांक :- 26/08/2021  
सांकेतिक क्रमांक :- 272100084211900000820211445



गोखिवरे  
ता. वसई, जि. पालघर





अहवाल दिनांक : 26/08/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।  
गाव :- गोखिवरे तालुका :- वसई जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : २७४/२

भूधारणा पध्दती : भोगवटादार वर्ग -१

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकक आर.चौ.सी. अकृषक क्षेत्र विन प्रती आकारणी	१३१७ २०१७ ११६.८०.०० ११६.८०	मैरयमी अमेया डेकलपर्व हाऊसिंग अँड इस्टेट रियल्टी प्रा.लि.	११६.८०.०० ११६.८० (५१४२) (५१४२)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ५१४२ व दिनांक : २४/०८/२०२१
अन फेरफार क्र. ( ६९९ ) ( १३६८ ) ( २००० ) ( २८६३ ) ( ३९७४ ) ( ४४३३ ) ( ४५४६ ) ( ४७७६ ) ( ५०६४ )				सीमा आणि भूमापन विन्दे :

गाव नमुना वारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९।  
गाव :- गोखिवरे तालुका :- वसई जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : २७४/२

वर्ष	हंगाम	खाता क्रमांक	पिकांखालील क्षेत्राचा तपशील						लगावडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शरा					
			मिश्र पिकांखालील क्षेत्र			निभळ पिकांखालील क्षेत्र										
			घटक पिक व प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित								
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
			आर. चौ.सी	आर. चौ.सी		आर. चौ.सी	आर. चौ.सी		आर. चौ.सी	आर. चौ.सी		आर. चौ.सी	आर. चौ.सी		आर. चौ.सी	

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

"या प्रमाणित प्रतीसाठी फी म्हणून १५० रुपये मिळाले."  
दिनांक :- २६/०८/२०२१  
सांकेतिक क्रमांक :- २७२१०००८४२११९०००००८२०२११४४४

तयार करणारा गोखिवरे  
तलाठी साहा गोखिवरे ता. वसई, जि. पालघर



वसई - ६
दस्ता क्रमांक २०२४
६४/१७९



अहवाल दिनांक : 26/08/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]  
गाव :- गोखिंदर तालुका :- वसई जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 275/1

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अकृषक क्षेत्र बिन शेती आकारणी	2017	(अतंदावत थामजी कुंडा) मे.रश्मी अमेया डेव्हलपर्स हाऊसिंग अण्ड इस्टेट रियल्टर्स प्रा.लि.	(5141) 132.00.00 1320.00 (5141)	कुळाचे नाव व खंड इतर अधिकार प्रसंगित फेरफार : नाही शेवटचा फेरफार क्रमांक : 5141 व दिनांक 24/08/2021
जून फेरफार क्र. (188)(513)(872)(1070)(1144)(1199)(1368)(2064)(2853)(2899)(3074)(3978) (4433)(4545)(5063)				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]  
गाव :- गोखिंदर तालुका :- वसई जिल्हा :- पालघर

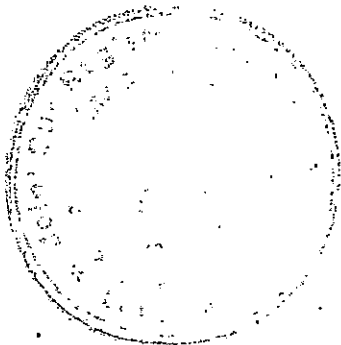
भूमापन क्रमांक व उपविभाग : 275/1

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शरा					
			मिश्र पिकाखालील क्षेत्र			निभळ पिकाखालील क्षेत्र										
			घटक पिक व प्रत्येक पिकाचे क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित				अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
			आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी

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

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 26/08/2021  
सांकेतिक क्रमांक :- 27210008421190000820211445

(जिल्हाधिकारी गोखिंदर)  
तालुका अधिकारी गोखिंदर, वसई जिल्हा :- पालघर



वसई - ६  
दस्त क्रमांक १०५/२०२६  
८५/१७९

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०३  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

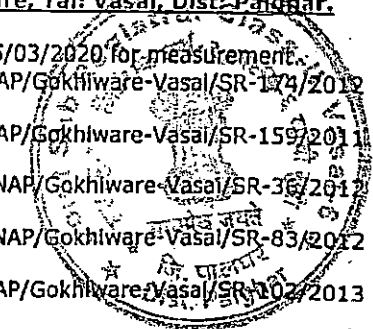
Date: 31/05/2021

To,

1. ShriDevendraR. Ladhani(P.A: Holder)  
D-II/1&2, Aakansha Commercial Complex,  
Achole Road, Nallasopara (E),  
Tal: Vasai,Dist: Palghar.
2. M/s Sanat Mehta & Associates,  
103, Rameshwar Tower 'A',  
Shilmpoli Road,Borivall (W),  
Mumbai - 400 092.

Sub: Revised Development Permission for the proposed Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building on CFC-1, School building No.1&2 on CFC-2&Informal Marketon land bearing S.No.62, H.No.1,2/Pt.,3,4,5,7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2,3, S.No.65, S.No.68, H.No.1,2&3, S.No.69, H.No.1,2,3,4,5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3,4,5,7, S.No.76, S.No.77, H.No.2,3,4,5,6,7, S.No.81, H.No.2,4,5,6,8,9,10,12,13,14,15,16,17,18,19,21,22,23,S.No.82, H.No.3/3, 5,7, 8/1, 9,10, S.No.83, H.No.1/Pt., S.No.84, H.No.3,4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B,5,9,10&12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3&7, S.No.88, H.No.1A, 1B, 2A & 2B, S.No.89, H.No.1,2&4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1,2,3, S.No.275, H.No.1,2, S.No.276, H.No.1,2,3,4,5,S.No.277, H.No.2&3, S.No.278, H.No.1,2,3,4, S.No.279, H.No.1, S.No.280, H.No.1,2,3,4,5 Vill: Gokhiware, Tal: Vasai, Dist: Palghar.

- Ref:
- 1) TILR M.R.No.1087/2020 dt.24/03/2020 & 25/03/2020 for measurement.
  - 2) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.04/04/2012.
  - 3) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-159/2012 dt.13/04/2012.
  - 4) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-36/2012 dt.31/05/2012.
  - 5) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-83/2012 dt.22/02/2013.
  - 6) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-102/2013 dt.05/04/2014.
  - 7) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-125/2014 dt.20/03/2015.
  - 8) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-51/2014 dt.27/11/2015.
  - 9) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-07/15 dt.20/03/2015.
  - 10) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20/15 dt.28/09/2015.
  - 11) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20A/15 dt.03/11/2015.
  - 12) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrancesNo.REV/K-I/T-I/LAND-1/KV/SR-530/2018 dt.28/12/2018.
  - 13) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-128/2019 dt.16/02/2019.
  - 14) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrancesNo.REV/K-I/T-I/LAND-1/KV/SR-143/2019 dt.16/02/2019.



52/969

VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 Date: 31/05/2021

- 15) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-636/2019 dt.29/11/2019.
- 16) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-637/2019 dt.29/11/2019.
- 17) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-638/2019 dt.29/11/2019.
- 18) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-640/2019 dt.29/11/2019.
- 19) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-641/2019 dt.29/11/2019.
- 20) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-642/2019 dt.29/11/2019.
- 21) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-643/2019 dt.29/11/2019.
- 22) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-644/2019 dt.29/11/2019.
- 23) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-645/2019 dt.29/11/2019.
- 24) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-646/2019 dt.29/11/2019.
- 25) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-647/2019 dt.29/11/2019.
- 26) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-648/2019 dt.29/11/2019.
- 27) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-650/2019 dt.29/11/2019.
- 28) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-654/2019 dt.29/11/2019.
- 29) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-94/2020 dt.10/02/2020.
- 30) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-85/2020 dt.10/02/2020.
- 31) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-96/2020 dt.10/02/2020.
- 32) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND/KV/SR-97/2020 dt.10/02/2020.
- 33) N.A. Receipt No.MH010747413, MH010747344, MH010747697, MH010747615, MH010748279, MH010748179, MH010748535, MH010748451, MH010746606, MH010746321, MH010749879, MH010750283, MH010750179, MH010747974, MH010750541, MH010750480 dt.16/02/2018.
- 34) N.A. Receipt No.MH010788856, MH010788823, MH010788979, MH010788924, MH010788708, MH010788665, MH010789662, MH010789679, dt.17/02/2018.
- 35) N.A. Receipt No. MH000720584, MH000720715, MH000721123, MH000721007 dt.20/04/2018.
- 36) Receipt No. MH006500515, MH006500615, MH006531604, MH006531649, MH006502582, MH006502481, MH006502780, MH006502899, MH006503680, MH006503459, MH006504259, MH006504149, MH006508434, MH006508353, MH006501152, MH006500863, MH006532000, MH006531959, MH006502177, MH006502274, MH006505283, MH006505143, MH006504524, MH006504630, MH006501802, MH006501923, MH006504823, MH006504948, dt.20/09/2019.



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



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

जावक क्र. : व.वि.श.म.  
 दिनांक :

- VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 Date: 31/05/2021
- 37) Receipt No. MH008851946, MH008851779 dt.28/11/2019.
  - 38) Receipt No. MH011547511, MH011547585, MH011547865, MH011547940 dt.03/02/2020.
  - 39) Commencement certificate no.VVCMC/TP/CC/VP-0465/1070/2012-13 dt.10/07/2012.
  - 40) Commencement certificate no. VVCMC/TP/CC/VP-0329, 0815& 0509/1065/2012-13 dt.10/07/2012.
  - 41) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0223/2013-14 dt.25/07/2013.
  - 42) Revised Development Permission no.VVCMC/TP/RDP/VP-0329, 0815 & 0509/0189/2014-15 dt.15/11/2014.
  - 43) Revised Development Permission no.VVCMC/TP/RDP/VP-0329, 0815& 0509/120/2015-16 dt.20/07/2015.
  - 44) Revised Development Permission no.VVCMC/TP/RDP/VP-0329, 0815& 0509/123/2018-19 dt.12/10/2018.
  - 45) Revised Development Permission no.VVCMC/TP/RDP/VP-0329,0815&0509/196/2019-20 dt.18/11/2019.
  - 46) Revised Development Permission no.VVCMC/TP/RDP/VP-0329,0815&0509/367/2019-20 dt.23/03/2020.
  - 47) Revised Development Permission no.VVCMC/TP/RDP/VP-0329,0815&0509/29/2020-21 dt.28/10/2020.
  - 48) Your Licensed Engineer letter dated 24/11/2020.

Sir / Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd.19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, ArnalaKilla, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khalpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Palli, Tvri, Octane, Tarkhad, Maljipada, Satpala&Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per TP Act 1966.



Revised Development Permission is hereby granted for the proposed Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building on CFC-1, School building No.1&2 on CFC-2& Informal Market under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to ShriDevendraR. Ladhani(P.A. Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0329; 0815 & 0509/1065/2012-13 dt.10/07/2012. The details of the layout is given below:-

Sr. No	Particulars	Area (In Sq.m)
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Handwritten notes in a box:  
 2020  
 CC/9.69

VCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

Date: 31/05/2021

1	Name of assessee owner/ P.A.Holder	:	ShriDevendra R. Ladhani(P.A. Holder)
2	Location	:	Gokhiware
3	Land Use (Predominant)	:	Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building on CFC-1 & School building No.1&2 on CFC-2& Informal Market.
4	Gross Plot area (as per 7/12 extract)	:	4,27,465.00
5	Less: a) 20mt D.P. Road	:	4,599.96
	b)30mt D.P. Road	:	26,806.66
	c) 40mt D.P. Road	:	30,622.33
	d) M & SC	:	1,904.62
	e) Water body	:	17,851.82
	f) Garden	:	11,551.83
	g) PG	:	5,212.52
	h) DFCC	:	16,411.64
	i) NDZ	:	214.10
	j) LWC	:	20,908.85
	k) PS	:	3,304.17
	l) HS	:	15,758.60
m) MAHSR	:	2,901.24	
6.a	Net Plot Area	:	2,69,416.66
6.b	Balance Net Plot Area (excluding CRZ-I)	:	2,55,926.24
7	a) 15% RG as per RDP dt. 10/07/2012	:	21,134.53
	b) 20% RG as per additional land area	:	23,005.88
8	C.F.C @ 5%	:	12,796.31
9	Buildable Plot Area	:	2,17,537.30
10	Permissible FSI	:	1.00
11	Permissible BUA (Basic)	:	2,17,537.30
12	Add: Land Pooling FSI	:	17,262.92
13	Add: Inclusive Housing (20%)	:	19,555.00
14	Total Permissible B.U.A.	:	2,54,355.22
15	Total Proposed BUA	:	2,54,256.62
16	LWC building no. 1	:	3,984.14
17	LWC building no. 2	:	4,012.39
18	LWC Welfare Center (Nursing Home)	:	2687.43
19	Community Center Building no.2	:	1073.39
20	Ancillary Building	:	4,146.99
21	High School Building	:	17,467.03
22	CFC School building no.1	:	1,816.77
23	CFC School building no.2	:	705.03
24	CFC-1 Educational Building	:	11625.92
25	FSI consumed	:	1.089



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).

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



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

जावक क्र. : य.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 Date: 31/05/2021  
Please find enclosed herewith the approved Revised Development Permission for the proposed Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building on CFC-1, School building No.1&2 on CFC-2& Informal Market on land bearing S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S.No.68, H.No.1, 2 & 3, S.No.69, H.No.1, 2, 3, 4, 5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S.No.77, H.No.2, 3, 4, 5, 6, 7, S.No.81, H.No.2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.3/3, 5, 7, 8/1, 9, 10, S.No.83, H.No.1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, S.No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1, 2, 3, S.No.275, H.No.1, 2, S.No.276, H.No.1, 2, 3, 4, 5, S.No.277, H.No.2 & 3, S.No.278, H.No.1, 2, 3, 4 S.No.279, H.No.1, S.No.280, H.No.1, 2, 3, 4, 5 Village: Gokhiware, Taluka: Vasai, District: Palgharas per the following details:-

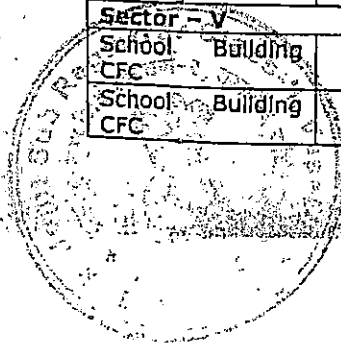
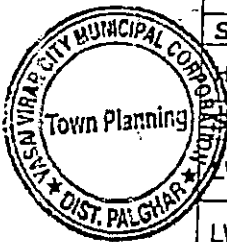
Predominant Building	Bldg No.	Wing	No. of Floors	No. of Flats	No. of Shops/ Off./Store	B.U.A. sq. mt.	Status
<b>Sector - I</b>							
Resi with shopline	2	D	Stilt+G+12	45	6	1691.66	No Change
Resi with shopline	3	A to E	B+G+P1+13	354	14	14601.17	No Change
Resi with shopline	4	A to C	B+G	Nil	21	874.55	No Change
Resi with shopline	5	A to C	B+G	Nil	23	1078.75	No Change
Resi with shopline	6	A & B	G+14/pt	183	18	7417.19	POC granted
Resi with shopline	7	A to E	G+14	318	16	14338.19	POC granted
Resi with shopline	8	A to H	G+14	584	9	24095.49	POC granted
Resi with shopline	9	A	Stilt+G+P+1/pt. to 22	147	20	6457.00	No Amendment
Resi with shopline		B	pt. to 22	147	20	6457.00	
Residential		C	Stilt+22	84	Nil	3129.00	
Resi with shopline		D	Stilt+G+P+	126	22	6189.69	
Resi with shopline		E	1/pt. to 22	84	10	4159.17	
Resi with shopline		F	Stilt+22	127	16	5266.07	
Residential		G	Stilt+22	150	Nil	6257.01	
Residential		H	Stilt+19	136	Nil	5391.35	
Residential		I	Stilt+1	Nil	Nil	0.00	
Resi with shopline	10	A	Stilt+G+P+	85	14	5211.70	No Amendment
Resi with shopline		B&C	1/pt. to 18	136	14	8515.38	
Residential		D	Stilt+17/pt	94	Nil	4575.70	
Resi with shopline		E	Stilt+G+P+	86	12	4477.19	
Resi with shopline		F	1/pt. to 18	68	10	3411.06	
Residential							
<b>Sector - II</b>							
Residential	1	A&B	Stilt+9	142	Nil	4145.64	No Change
Residential	2	A&B	Stilt+9	142	Nil	4145.64	No Change
<b>Sector - III</b>							
Resi with shopline	1	A	Stilt+G+18	105	12	4478.52	No Change
Resi with shopline		B	Stilt+G+16	125	12	4399.15	No Change
Residential		C	Stilt+14	82	Nil	3038.50	No Change
Resi with shopline		D	Stilt+G+16	125	12	4964.96	No Change
Resi with shopline		E	Stilt+G+18	105	7	4215.76	No Change
Resi with shopline	2	A	Stilt+G+14	110	14	4378.02	No Change
Resi with shopline		B	Stilt+G+14	50	S-6, O-4	2258.20	No Change
Residential		C	Stilt+18	141	Nil	5714.13	No Change
Residential	3	A	Stilt+16	93	Nil	3609.35	No Change
Resi with shopline		B	Stilt+G+16	89	S-6, Clinic-1	4187.34	No Change
Resi with shopline		C&D	Silt+G+16	188	7	6451.70	No Change

20/9/2021

VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

Date: 31/05/2021

Residential	4	A	Stilt+23	180	Nil	6200.36	No Change
Resi with shipline		B	B+S+G+18	102	S-14, Store-7	4124.60	No Change
Resi with shipline		C	B+S+G+18	102	S-14, Store-7	4750.67	No Change
<b>Sector -IV</b>							
Residential	1	A	Stilt+14	82	Nil	3192.40	No Change
		B	Stilt+14	54	Nil	1931.80	No Change
		D	Stilt+14	54	Nil	1931.80	No Change
Residential	2	A	Stilt+7	41	Nil	1596.20	No Change
		B	Stilt+7	27	Nil	965.90	No Change
<b>Sector -V</b>							
Residential	6	C	Stilt+17	64	Nil	2287.63	No Change
Resi with shipline	8	A	Stilt+G+23	88	6	3223.23	No Change
Resi with shipline		B	Stilt+G+23	180	12	6372.21	No Change
Resi with shipline		C	-----	-----	-----	0.00	Future Provi
Resi with shipline		D	-----	-----	-----	0.00	Future Provi
Shipline with Restaurant	----	A1	Ground	Nil	7	193.64	No Change
Residential	9	A	Stilt+7	46	Nil	2075.82	No Change
		B	Stilt+7	29	Nil	1193.33	No Change
Residential	10	A	Stilt+7	27	Nil	965.90	No Change
Residential		B	Stilt+7	27	Nil	965.90	No Change
Resi with shipline		C	Stilt+G+23	180	12	7432.66	No Change
Resi with shipline		D	Stilt+G+23	134	12	5599.86	No Change
Resi with shipline		E	Stilt+G+23	88	6	3223.23	No Change
Resi with shipline		F	Stilt+G+23	134	8	5549.62	No Change
Residential		G	Stilt+1	8	Nil	274.71	No Change
Row House	----	-----	Stilt+2	-----	-----	126.29	No Change
Informal Market	----	-----	-----	-----	-----	497.68	Newly Added
<b>TOTAL</b>						<b>254256.62</b>	
<b>Sector - I (Other)</b>							
High School	1	----	Stilt+7	-----	-----	17467.03	Now Amendment
<b>Sector - II (Other)</b>							
LWC	1	A	Stilt+9	71	Nil	2072.82	No Change
		B	Stilt+9	53	Nil	1911.32	No Change
LWC	2	A	Stilt+9	71	Nil	1939.57	No Change
		B	Stilt+9	71	Nil	2072.82	No Change
LWC (Nursing Home)	1	----	Stilt+G+5/Pt	-----	-----	2687.43	No Change
Community Centre	1	----	-----	-----	-----	0.00	Future Provi
Community Centre	2	----	Stilt+G+3	-----	Hall-3	1073.39	No Change
Residential Ancillary	1	A&B	G+14/pt	109	Nil	4146.99	OC granted
<b>Sector - III</b>							
Educational Building CFC	1	----	G+7	-----	-----	11625.92	Now Amendment
<b>Sector - IV</b>							
School Building CFC	1	----	G+1	Class room -16		1816.77	No Change
School Building CFC	2	----	G+2	Class room - 8		705.03	No Change





वसई - ६  
वसा का.कॉ.प. / २०२६  
०९ / १६९

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



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

जाचक क्र. : य.वि.श.प.  
दिनांक :

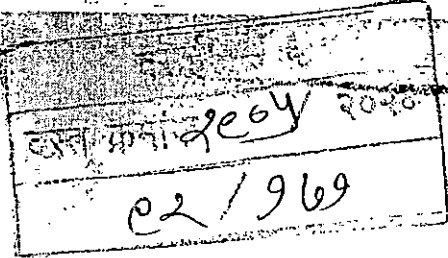
VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

Date: 31/05/2021

The revised plan duly approved herewith supersedes all the earlier approved plans of the conditions of Commencement Certificate granted vide this office letter No.VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012 stands applicable to this approval of amended plans along with the following conditions:

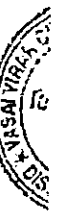
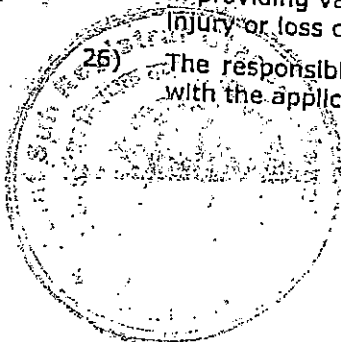
- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after 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-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 Compound wall/Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by 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 condition.
- 11) You shall provide drainage, sewerage, water storage system strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else Occupancy Certificate Shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising 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 VVCMC. Occupancy Certificate will not be granted if Mosquito





VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 Date: 31/05/2021  
treatment is not provided by providing Dr. Major. Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.

- 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 VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 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. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 20) You shall provide flush tanks in all W.C / Toilets 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 Vasai-Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 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 TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 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.
- 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.



वसई - ६  
दस्तावेज क्र. २०५/२०२४  
२३/१७१

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

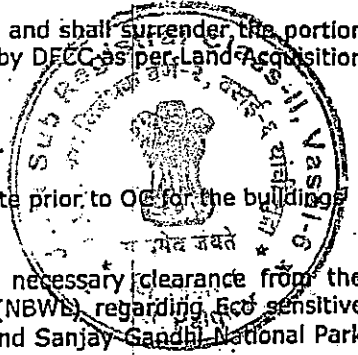
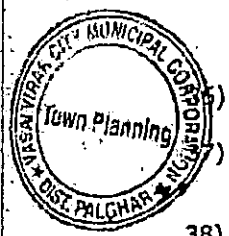


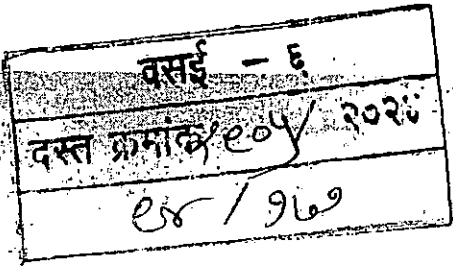
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फैक्स : ०२५० - २५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.प.  
दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 Date: 31/05/2021

- 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.
- 31) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 32) 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.
- 33) You shall submit necessary N.A. permission for Non NA land S.No.81 H.No.12 prior to commencement of work on such land.
- 34) You shall obtain confirmation from owners to reinstate D.P. Reservations, Relocation of D.P. Reservations & Realignment of D.P. Roads and obtain separate TILR with area and handover to VVCMC prior to Final OC. You shall obtain revised development permission in case of change in D.P. Roads / D.P. Reservations / Plot area as the case may be prior to handing over to VVCMC.
- 35) You shall be responsible to maintain DFCC alignment and shall surrender the portion of land with or without buildings as may be required by DFCC as per Land Acquisition Act.
- 36) The OC shall be Issued on prorata development of RG.
- 37) Sanad to be submitted for land under Class-I certificate prior to OC for the building situated on such lands.
- 38) If required, you shall be responsible for obtaining necessary clearance from the standing committee of National Board of Wild Life (NBWL) regarding Eco sensitive Zone of Tungreshwar Wild Life Sanctuary (TWLS) and Sanjay Gandhi National Park (SGNP) as may be applicable.
- 39) You shall obtain necessary permission for proposed buildings abutting MAHSR from the Competent Authority as may be applicable.
- 40) You shall not commence work on Non N.A. lands / suit property land prior to obtaining necessary clearance from all Competent Authorities.
- 41) You shall submit clearance regarding court case RCS no.146/2014, 147/2014 & 331/2014 prior to commencement of any work on land bearing S.No.273/3/5, S.No.278/pt/2 & S.no.280/4 of village: Gokhlware.





VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

Date: 31/05/2021

- 42) You shall obtain Revised NOC from Tree Authority of VVCMC for additional area prior to approaching this office for Final Completion Certificate for new buildings as applicable.
- 43) You shall submit revised Engineering Report within one month from this permission.
- 44) All condition incorporated in EC dt.06/01/2017 shall be binding upon you and you shall obtain Revised EC prior to commencement of any work other than that mentioned in the EC dt.06/01/2017.
- 45) Buildings proposed within suitably relocated LWC Reservation shall be used purely for the purpose of Labour Welfare as per applicable law and you shall obtain necessary permission from competent authority as may be applicable.
- 46) You shall pay all necessary charges for proposed buildings shown on layout plan accompanied with this permission and you shall not commence the work prior to obtaining formal permission from this office after payment of all necessary charges as may be applicable.
- 47) You shall be solely responsible for compliance of all above conditions in time bound manner and you shall indemnify VVCMC against any complaint/action from any authority for lapse in compliance of the above conditions and you shall ratify the same at your own cost & risk.
- 48) You shall submit Revised CFO NOC prior to PCC.
- 49) You shall obtain Environment Clearance prior to commencement of work above area 2,37,033.95Sq.m.



c.c. to:

1. Asst. Commissioner, UCD  
Vasai Virar City Municipal Corporation  
Ward office .....

*hal*  
Commissioner  
Vasai Virar City Municipal Corporation  
Certified that the above permission is  
Issued by Commissioner VVCMC, Virar.

Deputy Director,  
VVCMC, Virar.



वसाई - ६
दस्तावेज क्रमांक २०१५/२०२४
२५/१७

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०९  
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/254/2022-23

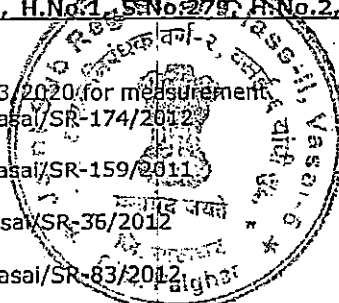
Date: 29/06/2022  
07

To,  
1. Shri Devendra R. Ladhani (P.A. Holder)  
D-II/1&2, Aakansha Commercial Complex,  
Achole Road, Nallasopara (E),  
Tal: Vasai, Dist: Palghar.

2. M/s Sanat Mehta & Associates,  
103, Rameshwar Tower 'A',  
Shimpoli Road, Borivali (W),  
Mumbai - 400 092.

Sub: Revised Development Permission for the proposed Residential with Shopline Building No. 9, Wing-B in Sector-I on S.No.274, H.No.2 & S.No.275, H.No.1 out of larger layout on land bearing S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S.No.68, H.No.1, 2 & 3, S.No.69, H.No.1, 2, 3, 4, 5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S.No.77, H.No.2, 3, 4, 5, 6, 7, S.No.81, H.No.1, 2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.1, 2, 3/2, 3/3, 4, 5, 6, 7, 8/1, 9, 10, S.No.83, H.No.1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, S.No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S.No.274, H.No.1, 2, 3, S.No.275, H.No.1, 2, S.No.276, H.No.1, 2, 3, 4, 5, S.No.277, H.No.2&3, S.No.278, H.No.1, 2, 3, 4 S.No.279, H.No.1, S.No.280, H.No.1, 2, 3, 4, 5 Amalgamation with S.No.83, H.No.7, S.No.88, H.No.4&5, S.No.275, H.No.3, S.No.277, H.No.1, S.No.279, H.No.2, VIII: Gokhiware, Tal: Vasai, Dist: Palghar.

- Ref:
- 1) TILR M.R.No.1087/2020 dt.24/03/2020 & 25/03/2020 for measurement
  - 2) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.04/04/2012.
  - 3) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-159/2011 dt.13/04/2012.
  - 4) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-36/2012 dt.31/05/2012.
  - 5) N.A. Order No. REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-83/2012 dt.22/02/2013.
  - 6) N.A. Order No. REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-102/2013 dt.05/04/2014.
  - 7) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-125/2014 dt.20/03/2015.
  - 8) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-51/2014 dt.27/11/2015.
  - 9) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-07/15 dt.20/03/2015.
  - 10) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20/15 dt.28/09/2015.
  - 11) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20A/15 dt.03/11/2015.
  - 12) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-530/2018 dt.28/12/2018.
  - 13) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-121/2019 dt.16/02/2019.
  - 14) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-128/2019 dt.16/02/2019.
  - 15) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-143/2019 dt.16/02/2019.



वर्ष - ६  
 दस्त क्रम. २०२४  
 ९६/१६९

- VVCMC/TP/RDP/VP-0329, 0815 & 0509/254/2022-23 Date: 29/06/2022
- 16) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-636/2019 dt.29/11/2019.
  - 17) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-637/2019 dt.29/11/2019.
  - 18) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-638/2019 dt.29/11/2019.
  - 19) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-640/2019 dt.29/11/2019.
  - 20) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-641/2019 dt.29/11/2019.
  - 21) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-642/2019 dt.29/11/2019.
  - 22) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-643/2019 dt.29/11/2019.
  - 23) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-644/2019 dt.29/11/2019.
  - 24) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-645/2019 dt.29/11/2019.
  - 25) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-646/2019 dt.29/11/2019.
  - 26) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-647/2019 dt.29/11/2019.
  - 27) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-648/2019 dt.29/11/2019.
  - 28) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-650/2019 dt.29/11/2019.
  - 29) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-654/2019 dt.29/11/2019.
  - 30) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-94/2020 dt.10/02/2020.
  - 31) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-85/2020 dt.10/02/2020.
  - 32) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND/KV/SR-96/2020 dt.10/02/2020.
  - 33) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND/KV/SR-97/2020 dt.10/02/2020.
  - 34) N.A. Receipt No.MH010747413, MH010747344, MH010747697, MH010747615, MH010748279, MH010748179, MH010748535, MH010748451, MH010746606, MH010746321, MH010749879, MH010750283, MH010750179, MH010747974, MH010750541, MH010750480 dt.16/02/2018.
  - 35) N.A. Receipt No.MH010788856, MH010788823, MH010788979, MH010788924, MH010788708, MH010788665, MH010789662, MH010789679, dt.17/02/2018.
  - 36) N.A. Receipt No. MH000720584, MH000720715, MH000721123, MH000721007 t.20/04/2018.  
 Receipt No. MH006500515, MH006500615, MH006531604, MH006531649, MH006502582, MH006502481, MH006502780, MH006502899, MH006503680, MH006503459, MH006504259, MH006504149, MH006508434, MH006508353, MH006501152, MH006500863, MH006532000, MH006531959, MH006502177, MH006502274, MH006505283, MH006505143, MH006504524, MH006504630, MH006501802, MH006501923, MH006504823, MH006504948, dt.20/09/2019.
  - 38) Receipt No. MH008851946, MH008851779 dt.28/11/2019.



वसई - ६  
दस्त क्रमांक २०५/२०२४  
२६/१७१

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



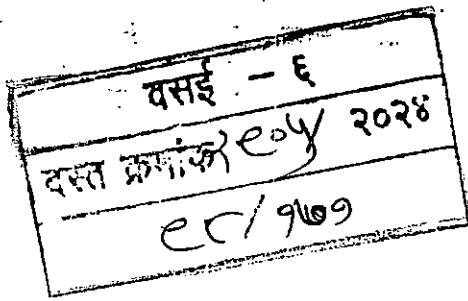
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०६  
ई-मेल : vasalvirarcorporation@yahoo.com

जायक क्र. : व.वि.श.म.  
दिनांक :

- VVCMC/TP/RDP/VP-0329, 0815 & 0509/254/2022-23 Date: 29/06/2022
- 39) Receipt No. MH011547511, MH011547585, MH011547865, MH011547940 dt.03/02/2020.
  - 40) Receipt No. MH006254101, MH006254219, dt.15/09/2021.
  - 41) Certificate u/s 42B of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/NAP/KAVI/5405/SR-687/2021 dt.20/09/2021.
  - 42) Commencement certificate no. VVCMC/TP/CC/VP-0465/1070/2012-13 dt.10/07/2012.
  - 43) Commencement certificate no. VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012.
  - 44) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0223/2013-14 dt.25/07/2013.
  - 45) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0189/2014-15 dt.15/11/2014.
  - 46) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/120/2015-16 dt.20/07/2015.
  - 47) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/123/2018-19 dt.12/10/2018.
  - 48) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/196/2019-20 dt.18/11/2019.
  - 49) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/367/2019-20 dt.23/03/2020.
  - 50) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/29/2020-21 dt.28/10/2020.
  - 51) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22 dt.31/05/2021.
  - 52) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/363/2021-22 dt.12/08/2021.
  - 53) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/525/2021-22 dt.13/10/2021.
  - 54) Revised Development Permission no. VVCMC/TP/RDP/VP-0329, 0815 & 0509/772/2021-22 dt.03/01/2022.
  - 55) Environment Clearance No. SEAC 2016/CR 366/TC 1 dt. 06/01/2017
  - 56) NOC from MCZMA No. CRZ-2015/CR 244/ TC 4 dt. 02/11/2019
  - 57) Minutes of 143<sup>rd</sup> Meeting of the State Level Expert Appraisal Committee-II dt. 25<sup>th</sup> & 26<sup>th</sup> February 2021.
  - 58) Environment Clearance No. SIA/MH/MIS/50545/2019 dt. 09/12/2021 (EC Identification No. - EC21B039MH165230).
  - 59) Your Licensed Engineer letter dated.24/05/2022.



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 vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd.19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasal-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasal Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning

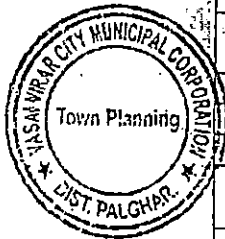


VVCMC/TP/RDP/VP-0329, 0815 & 0509/254/2022-23 Date: 29/06/2022  
 Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966.

Revised Development Permission with amalgamation is hereby granted for the proposed Residential with Shopline Building No. 9, Wing-B In Sector-I on S.No.274, H.No.2 & S.No.275, H.No.1 under section 45 of Maharashtra Regional & Town planning Act 1966 (Mah XXVII of 1966) to Shri Devendra R. Ladhani (P.A. Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012. The details of the layout is given below:-

Sr.No.	Designation of Site	Area (SQ.M.)
1	Name of assessee owner/ P.A.Holder	: Shri Devendra R. Ladhani (P.A. Holder)
2	Location	: Gokhiware
3	Land Use (Predominant)	: Residential, Residential with Shopline Buildings, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2 & Informal Market.
4	Area of plot (Minimum area of a, b, c to be considered)	:
	(a) As per ownership document (7/12, CTS extract)	: 4,66,175.00
	(b) as per measurement sheet	:
	(c) as per site	:
5	Deductions for	:
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	: 70,997.71
	(b) Any D.P. Reservation area	: 1,11,931.84
	(Total a+b)	: 1,82,929.55
6	Balance area of plot (4-5)	: 2,83,245.45
7	Amenity Space (if applicable)	:
	(a) (Required)	: 15,224.75
	(b) Adjustment of 5(b), if any -	: 0.00
	(c) Balance Proposed *	: 15,224.75
8	Net Plot Area (6-7 (c))	: 2,80,497.94
9	Recreational Open space (if applicable)	:
	(a) Required -	: 30,274.10
	(b) Proposed	: 0.00
10	Internal Road area	: 0.00
11	Plotable area (if applicable)	: 0.00
12	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8xbasic FSI)	: 2,78,213.32
13	Addition of FSI on payment of premium	:





वसई - ६  
दस्ता क्रमांक २०२४  
२२/१/०९

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

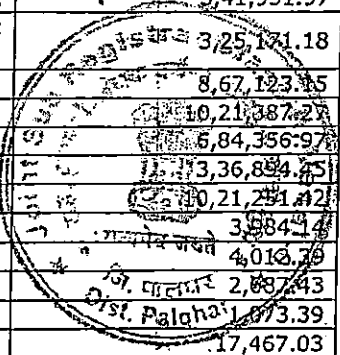
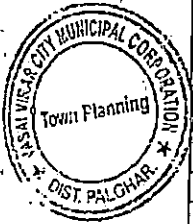


दूरध्वनी : ०२५० - २५२५१०१ / ०२५३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

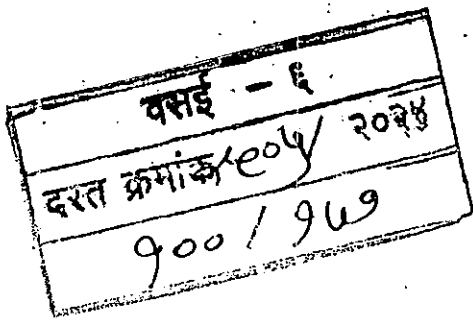
जायक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RDP/VP-0329, 0815 & 0509/254/2022-23 Date: 29/06/2022

	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	:	
	(b) Proposed FSI on payment of premium.	:	17,262.92
14	In-situ FSI / TDR loading	:	
	(a) In-situ area against D.P. road [2.0 x Sr. No. 5 (a)], if any	:	
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 7 (b) and /or (c)],	:	
	(c) TDR area	:	0.00
	(d) Total in-situ / TDR loading proposed (14 (a)+(b)+(c))	:	0.00
15	a) Permissible Additional FSI area under Chapter No. 7 [(4e*1.90)-(13b+14d)]	:	6,76,027.70
	b) Proposed Additional FSI area under Chapter No. 7	:	4,00,739.85
16	Total entitlement of FSI in the proposal	:	
	(a) [12 + 13(b)+14(d)] or 15 whichever is applicable.	:	6,96,216.09
	(a1) existing BUA	:	1,19,759.32
	(a2) Balance FSI	:	5,41,951.97
	(b) Common area FSI upto 60% or 80% with payment of charges.	:	3,25,171.18
	(c1) Additional BUA	:	8,67,123.15
	(c) Total entitlement (a+b)	:	10,21,387.27
	(d) Approved BUA	:	6,84,356.97
	(e) Now Proposed BUA	:	1,17,36,884.25
	(f) Total Proposed BUA	:	10,21,291.22
17	LWC building no. 1	:	3,884.14
18	LWC building no. 2	:	4,018.79
19	LWC Welfare Center (Nursing Home)	:	2,887.43
20	Community Center Building no.2	:	1,873.39
21	High School building	:	17,467.03
22	CFC School building no.1	:	1,816.77
23	CFC School building no.2	:	705.03
24	Ancillary Building	:	5,546.69



Please find enclosed herewith the approved Residential with Shopline Building No: 9, Wing-B in Sector-I on S.No.274, H.No.2 & S.No.275, H.No.1 out of larger layout on land bearing S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S.No.68, H.No.1, 2 & 3, S.No.69, H.No.1, 2, 3, 4, 5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S.No.77, H.No.2, 3, 4, 5, 6, 7, S.No.81, H.No.1, 2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.1, 2, 3/2, 3/3, 4, 5, 6, 7, 8/1, 9, 10, S.No.83, H.No.1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, S.No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S.No.274, H.No.1; 2, 3, S.No.275, H.No.1, 2, S.No.276, H.No.1, 2, 3, 4, 5, S.No.277, H.No.2&3, S.No.278, H.No.1, 2, 3, 4 S.No.279, H.No.1, S.No.280, H.No.1, 2, 3, 4, 5 Amalgamation with S.No.85, H.No.7, S.No.88, H.No.4&5, S.No.275, H.No.3, S.No.277, H.No.1, S.No.279, H.No.2, Vill: Gokhiware, Tal: Vasal, Dist: Palghar as per the following details:-

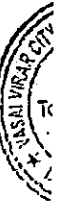
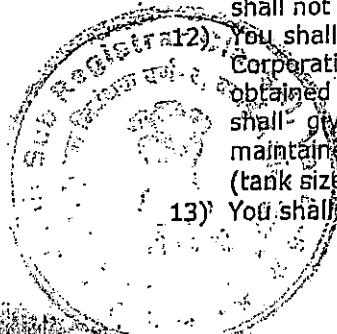


VVCMC/TP/RDP/VP-0329, 0815 & 0509/254/2022-23 Date: 29/06/2022

Predominant Building	Bldg No	Wings	No. of Floors	No. of Flats	No. of Shops/Off./Store/Hall	Existing BUA	FSI Area
<b>Sector-I</b>							
Residential with Shopline	9	B	G+22	143	20	6457.00	1429.77

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. /TP/CC/VP-0329, 0815 & 0509/1065/2012-13 dt.10/07/2012 stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of 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-432001/2133/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 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 Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising 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.



वसई - ६
दस्ता क्रमांक १०५/२०२४
१०९/१७९

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



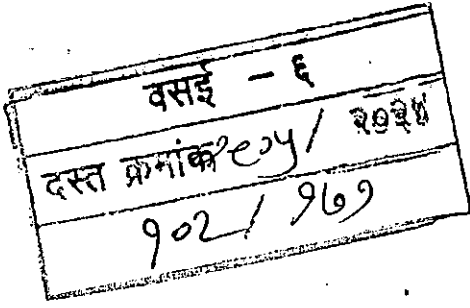
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०९  
ई-मेल : vasaiVirarcorporation@yahoo.com

जायक क्र. : च.वि.पा.म.  
दिनांक :

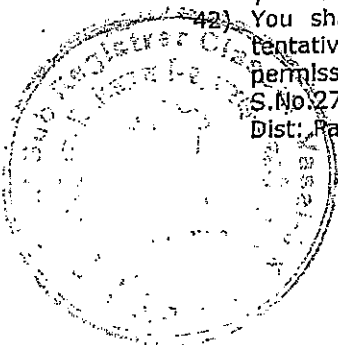
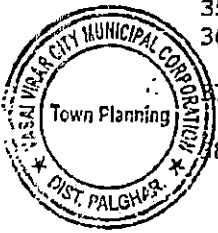
VVCMC/TP/RDP/VP-0329, 0815 & 0509/254/2022-23 Date: 29/06/2022

- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 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 VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 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. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 20) You shall provide flush tanks in all W.C/Toilets 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 Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 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. TLR as required as per N.A. order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 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.
- 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





- VVCMC/TP/RDP/VP-0329, 0815 & 0509/254/2022-23 Date: 29/06/2022
- 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.
  - 31) 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.
  - 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
  - 33) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
  - 34) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
  - 35) Water recycling plant for said layout, if applicable.
  - 36) You shall provide Solar assisted water heating SWH system to said layout if applicable.
  - 37) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra. If applicable.
  - 38) You shall provide Grey You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.
  - 39) You should provide lightening resistant system and produce the certificate from licensed agency for each building at the time of occupancy certificate.
  - 40) You shall handed over the area under reservations (40M, 30M, 20M) to VVCMC within the period of three months from the date of issue.
  - 41) You shall developed balance reservation ( Garden Site No.545, PS Site No.544, PG Site No.546, LWC Site No.542, H.S Site No.543) as per the affidavit submitted by you which is intended to be developed by you.
  - 42) You shall submit TILR measurement and Physical Survey sheet as per the tentative layout within Three months from the date of issue of tentative layout Permission for land bearing S.No. S.No. S.No.85, H.No.7, S.No.88, H.No. 4&5, S.No.275, H.No.3, S.No.277, H.No.1, S.No.279, H.No.2 Vill: Gokhiware, Tal: Vasai, Dist: Palghar.



वसई - ६
दस्ता क्रमांक १०५/२०२४
१०५/१७७

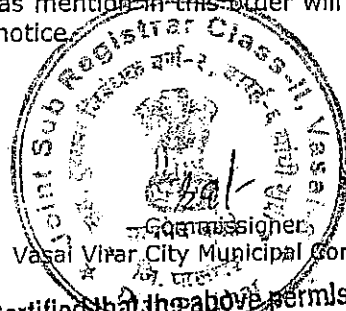
मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.



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

जावक क्र. : व.वि.श.मं.  
दिनांक :

- VVCMC/TP/RDP/VP-0329, 0815 & 0509/254/2022-23 Date: 29/06/2022
- 43) You shall submit Revised Environment Clearance from MoEF and Consent to establish from MPCB for additional area which also included the amalgamated parcel of the land bearing S.No. S.No.85, H.No.7, S.No.88, H.No. 4&5, S.No.275, H.No.3, S.No.277, H.No.1, S.No.279, H.No.2, Vill: Gokhiware, Tal: Vasai, Dist: Palghar without which no construction can be started, If this condition is violated the said order stands cancelled without giving the notice even under natural justice and opportunity of being heard.
  - 44) You shall obtain Revised Fire NOC from CFO within the period of one month from the date of issue.
  - 45) You shall obtain Revised Tree NOC for additional area within the period of one month from the date of issue.
  - 46) You shall submit 7/12 and 6/12 for S.No.62/1, 62/7, 62/2/1, 77/5, 81/8, 83/1, 84/6, 78/2B, 81/2, 69/1, 85/1/5, 85/1/6, 85/1/7, 273/3, 277/1, 279/2 and Register Power of attorney for S.No. 77/2, 78/2, 81/6, 83/1, 84/6, 89/1, 89/2, 89/4, 68/1, 77/6, 83/1, 84/6, 88/1A, 88/1B, 88/2A, 88/2B, 68/2, 68/3, 83/1, 84/6, 81/2, 278/4, 276/5, 81/10, 275/3, 277/1, 85/7, 81/1, 82/2, 82/4, 82/6, 82/3/2, 81/1, 82/6, 88/4, 279/2 within three months from date of issue.
  - 47) As per undertaking given by you vide undertaking dated. 23/06/2022 the result of the Economic Offences Wing (EOW) matters on land bearing S.No. 277, H. No.2 is binding on you. Vasai virar city Municipal corporation is not responsible for any of the matter as related to Economic Offences Wing (EOW) of Mumbai.
  - 48) You shall note that any breach of conditions as mentioned in this order will result in to cancellation of the permission without any notice.

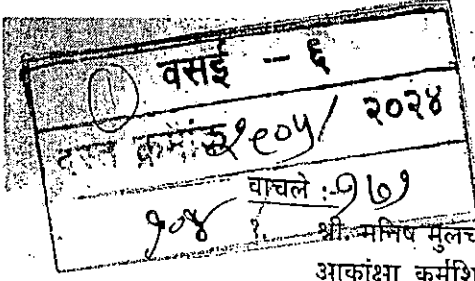


Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,  
VVCMC, Virar.

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

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



क्र.महसुल/क-१/टे-९/एनएपी/गोखिचवरे-वसई/एसआर-३६/२०१२  
जिल्हाधिकारी कार्यालय ठाणे  
दिनांक 13 MAY 2012

१. श्री. मनिस मुलचंद छेडा व इतर यांचे कु.मु. श्री. देवेंद्र रजनीकांत लधानी रा. डी-II/१ व २, आकांक्षा कर्मशियल कॉम्प्लेक्स, आचोळा रोड, नालासोपारा (पूर्व) ता.वसई जि.ठाणे यांचा अर्ज दिनांक २५/५/२०११ रोजीचा अर्ज व पुनश्च: अर्ज दिनांक /१/२०१२
२. वसई-विरार शहर महानगरपालिकेने यांचेकडील पत्र क्र. VVCMC/TP/ NA NOC/VP-०३२९/८६/२०११-१२ दिनांक १३/४/२०१२
३. तहसिलदार वसई यांचेकडील पत्र क्र.मशा/कक्ष-१/टे-जमिनघाब/कावि-४५/१२ दि.१९/४/२०१२
४. उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, तिसरा माळा, ठाणे यांचेकडील पत्र क्र. भूसं/ल.पा./टे-१/एसआर-५७८८ दि. २८/६/२०१० २) उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ५वा माळा ठाणे यांचेकडील पत्र क्र. भूसंपादन/टे-१/ वशि-२८२/जा.क्र. १८६२ दि. ९/६/२०११ ३) भूमी संपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचेकडील पत्र क्र. भूसविअ/नाहदा/७८९ दि.१५/६/२०११ ४) उपजिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर-३, ठाणे यांचेकडील पत्र क्र.भूस/मे.से-३/एसआर-४६५ दि.१९/११/२०११ ५) उपजिल्हाधिकारी (भूसंपादन) उल्हास खोरे प्रकल्प, ठाणे यांचेकडील पत्र क्र भूसंपादन/टे.नं.१/सी-३५७८२ दि. २०/७/२०११ ६) उप विभागीय अधिकारी भिवंडी विभाग भिवंडी यांचेकडील पत्र क्र.बीडी/महसूल/टे-३/भूसं/कावि-६/११ दि. १४/६/२०११
५. अर्जदार यांनी सादर केलेले हमीपत्र दि.२५/४/२०११
६. इकडील कार्यालयाने दिनांक ३/१/२०१२ रोजीचे 'महाराष्ट्र जनमुद्रा' व दिनांक ११/६/२०११ रोजीचे 'आपला उपनगर' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा.

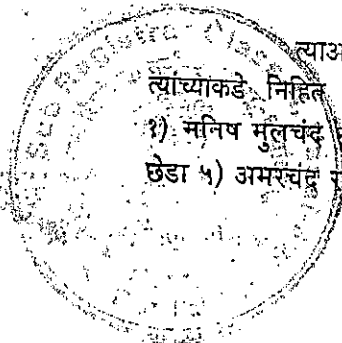


आदेश :-

ज्याअर्थी श्री. मनिस मुलचंद छेडा व इतर यांचे कु.मु. श्री. देवेंद्र रजनीकांत लधानी रा. डी-II/१ व २, आकांक्षा कर्मशियल कॉम्प्लेक्स, आचोळा रोड, नालासोपारा (पूर्व) ता.वसई जि.ठाणे यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे गोखिचवरे येथील स.नं./हि नं ६९/१ क्षेत्र १५०-०० चौ.मी., स.नं./हि नं ६९/२ क्षेत्र १११०-०० चौ.मी., स.नं./हि नं ६९/३ क्षेत्र १४२०-०० चौ.मी., स.नं./हि नं ६९/४ क्षेत्र ८१०-०० चौ.मी., स.नं./हि नं ६९/५ क्षेत्र २००-०० चौ.मी., स.नं./हि नं २७२ क्षेत्र २०७१०-०० चौ.मी., स.नं./हि नं २७४/२ क्षेत्र ११६८०-०० चौ.मी., स.नं./हि नं २७४/३ क्षेत्र ७१८०-०० चौ.मी., स.नं./हि नं २७५/१ क्षेत्र १३२००-०० चौ.मी., स.नं./हि नं २७५/२ क्षेत्र ६४७०-०० चौ.मी., स.नं./हि नं २७६/१ क्षेत्र ८८००-०० चौ.मी., स.नं./हि नं २७६/२ क्षेत्र २७८०-०० चौ.मी., स.नं./हि नं २७६/३ क्षेत्र २७८०-०० चौ.मी., स.नं./हि नं २७९/१ क्षेत्र १२१४०-०० चौ.मी., स.नं./हि नं २८०/२ क्षेत्र १२६५०-०० चौ.मी., स.नं./हि नं २८०/३ क्षेत्र ६५८०-०० चौ.मी., स.नं./हि नं २८०/४ क्षेत्र २०२०-०० चौ.मी., स.नं./हि नं २८०/५ क्षेत्र २०२०-०० चौ.मी. असे एकूण क्षेत्र ११२७००-०० चौ.मी. जागेचा रहिवास व वाणिज्य या विंगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्याअर्थी, प्रस्तावित जमीनीस विनशेती परवानगी देण्याच्या संदर्भात दिनांक ३/१/२०१२ रोजीचे 'महाराष्ट्र जनमुद्रा' व दिनांक ११/६/२०११ रोजीचे 'आपला उपनगर' या वृत्तपत्रात जाहिरनामा प्रसिध्द करण्यात आला होता. सदर जाहिरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत एकही तक्रार/ हरकत या कार्यालयास प्राप्त झाली नाही.

ज्याअर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये त्यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, १) मनिस मुलचंद छेडा २) नेहाल अरविंद छेडा ३) जयंतीलाल शामजी छेडा ४) अरविंद शामजी छेडा ५) अमरचंद रामजी गाला ६) डोंगरजी रामजी गाला ७) विपीन अमरचंद गाला ८) अनिल



क्र. महसुल/क-१/टे-९/एनएपी/गोखिवरे-वसई/एसआर-३६/२०१२

डोंगरशी गाला ९) भयानेश डोंगरशी गाला १०) मुलचंद शामजी छेडा ११) किशोर शामजी छेडा १२) महेंद्र गांगजी छेडा १३) पियुष गांगजी छेडा १४) गणेश डोंगरशी गाला यांना ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे गोखिवरे येथील स.नं./हि नं ६९/१ क्षेत्र १५०-०० चौ.मी., स.नं./हि नं ६९/२ क्षेत्र १११०-०० चौ.मी., स.नं./हि नं ६९/३ क्षेत्र १४२०-०० चौ.मी., स.नं./हि नं ६९/४ क्षेत्र ११०-०० चौ.मी., स.नं./हि नं ६९/५ क्षेत्र २००-०० चौ.मी., स.नं./हि नं २७२ क्षेत्र २०६१०-०० चौ.मी., स.नं./हि नं २७४/२ क्षेत्र ११६८०-०० चौ.मी., स.नं./हि नं २७४/३ क्षेत्र ७१८०-०० चौ.मी., स.नं./हि नं २७५/१ क्षेत्र १३२००-०० चौ.मी., स.नं./हि नं २७५/२ क्षेत्र ६४७०-०० चौ.मी., स.नं./हि नं २७६/१ क्षेत्र ८८००-०० चौ.मी., स.नं./हि नं २७६/२ क्षेत्र २७८०-०० चौ.मी., स.नं./हि नं २७६/३ क्षेत्र २७८०-०० चौ.मी., स.नं./हि नं २७९/१ क्षेत्र १२१४०-०० चौ.मी., स.नं./हि नं २८०/२ क्षेत्र १२६५०-०० चौ.मी., स.नं./हि नं २८०/३ क्षेत्र ६५८०-०० चौ.मी., स.नं./हि नं २८०/४ क्षेत्र २०२०-०० चौ.मी., स.नं./हि नं २८०/५ क्षेत्र २०२०-०० चौ.मी. असे एकूण क्षेत्र ११२७००-०० चौ.मी. मधील १) एरिया अंडर ३०मी. डी.पी रोड ६०४३-३३ चौ.मी. २) एरिया अंडर ४० मी. डी.पी. रोड ८५९०-६६ चौ.मी. ३) एरिया अंडर जी. रिझर्व्हेशन ३१०७-३८ चौ.मी. ४) एरिया अंडर पी.जी. रिझर्व्हेशन ६८४-७२ चौ.मी. ५) एरिया अंडर नाला रिझर्व्हेशन १३५७१-४१ चौ.मी. ६) एकूण डी.पी. रोड रिझर्व्हेशन ३१९९७-५० चौ.मी. असे एकूण डी.पी. रिझर्व्हेशन क्षेत्र ३१९९७-५० चौ.मी. वगळून उर्वरित ८०७०२-५० चौ.मी. पैकी क्षेत्र ७६७०२-५० चौ.मी. रहिवास व क्षेत्र ४०००-०० चौ.मी. वाणिज्य या विंगर शेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून वसई-विवार शहर महानगरपालिका यांचेकडील मंजूर नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१) १५ % आर.जी.

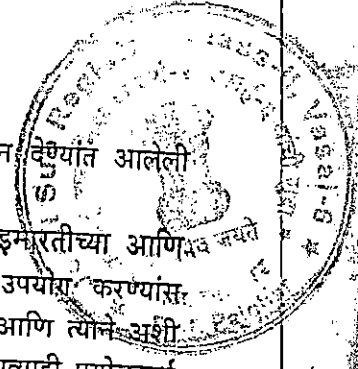
- १२१०५-३७ चौ.मी.

२) ५ % सि.एफ.सी.

७०३१-१२ चौ.मी.

त्या शर्ती अशा:-

- ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
- अनुज्ञाग्राही व्यक्तीने ( ग्रॅंटीने ) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्याच प्रयोजनार्थ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्या शिवाय इतर कोणताही वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.
- अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.
- अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
- अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याचे निष्पादित केलेल्या विलेखित तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.



वसई - ६  
 वसई क्रमांक १०५/२०२४  
 १०६

क्र.महसुल/क-१/टे-९/एनएपी/गोखिवरे-वसई/एसआर-३६/२०१२

जोडलेल्या वसई-विरार शहरमहानगरपालिकेने मंजूर केलेल्या स्थळ आराखड्यात अगोदरच किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणेच जोले क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र पिना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे वसई-विरार शहरमहानगरपालिका यांचे मंजूर नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

७) प्रस्तावित इमारत किंवा कोणतेही काम ( असल्यास ) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने ( गॅटीने ) वसई-विरार शहरमहानगरपालिका यांची असे बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८) अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या वसई-विरार शहरमहानगरपालिका मंजूर नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर ( ओपन मार्जिनल डिस्टेंसेस ) सोडले पाहिजे. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी आपोआप रद्द झाली असल्याचे समजण्यांत येईल.

१०) अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेती प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत वसई तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी ) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

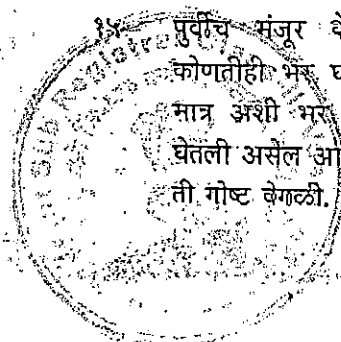
११) अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ. मी. मागे रुपये ०-१०-० या दराने बिगर शेती आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याप्रसंगी निराळ्या दराने बिगरशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यांत येणार नाही.

१२) प्रस्तावित जमीनीची अतितातडीची मोजणी फी रक्कम रुपये ३,४२,०००/- ( अक्षरी रुपये तीन लाख ब्याळीस हजार मात्र ) चलन क्र. ३५१/२०१२ ( भारतीय स्टेट बँक चलन क्र ३५७ ) दिनांक ३१/५/२०१२ अन्वये शासन जमा केली आहे.

१३) भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

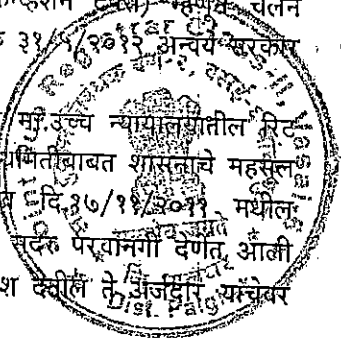
१४) सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५) पुर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतेही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.





- १६ अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
- १७ जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल ( जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी ) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
- १८अ या आदेशात आणि सनदी मध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
- वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.
- १९ दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधांच्या अधिन असेल.
- २० प्रस्तावित जमिनीच्या बिगरशेतकी आकारणीच्या पाचपट रक्कम रु. ५६,३५०/- (अक्षरी रु. छपन्न हजार तिनशे पन्नास मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून चलन क्र.४२६/२०१२ (भारतीय स्टेट बँक चलन क्र ३५८) दिनांक ३१/१०/१९९९ अन्वये खर्च जमा केली आहे.
- २१ महाराष्ट्र चॅम्बर्स ऑफ हाऊसिंग विरुद्ध महाराष्ट्र शासन या मुद्दे उच्च न्यायालयातील रिट याचिका क्र.६७०२/२०११ मधील मा.न्यायालयाचे अंतरिम आदेशाबाबत शासनाचे महसुल व वन विभागाचे पत्र क्र.गौखनि-१०/२०११/प्र.क्र.६१८/स दि.३७/११/२०११ मधील सुचनांनुसार मा.न्यायालयाचे अंतीम आदेशास अधीन राहून वदर परवानगी देणेत आली असून मा.उच्च न्यायालय/शासन याबाबतीत जे निर्णय/आदेश देतील ते अर्जदारी यंत्रणेवर बंधनकारक राहतील.
- २२ अनुज्ञाग्राही यांनी वसई-विरार शहरमहानगरपालिका यांचे कडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे. त्यात सिडको व महसुल खात्याचे पूर्ण परवानगी शिवाय कोणताही बदल करता येणार नाही.
- २३ वसई-विरार शहर महानगरपालिका यांचेकडील ना हरकत प्रमाणपत्रामधील प्रस्तावित बांधकाम क्षेत्र २००००-०० चौ.मी. पेक्षा जास्त असल्यामुळे केंद्र शासनाच्या वन व पर्यावरण विभागाकडील दि.१४/९/२००६ च्या अधिसूचनेनुसार सदरहू जमिनीवर प्रकल्प व्यवस्थापकास कुठलेही बांधकाम व इतर कुठलेही विकास कार्य सुरु करण्यापूर्वी सक्षम प्राधिकरणाकडून पर्यावरण (Environmental Clearance) अनुज्ञेकृत प्राप्त करून घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- २४ अनुज्ञाग्राही यांनी वसई-विरार शहरमहानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अंगर बांधकामा मध्ये बदल करून जादा चटाईक्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये प्रौढदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.





वसई - ६
दस्ता क्रमांक १०५/२०२४
१०६/१७९

## **BHARAT N. BHOIR**

Advocate High court

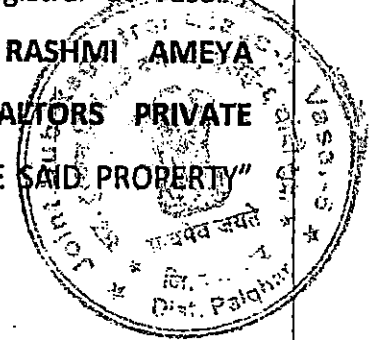
Add: Opp. IndusInd Bank, Village Gokhivare, Vasai East, Tal -  
Vasai, Dist - Palghar 401208

Date: - 30/04/2022

### TITLE CERTIFICATE.

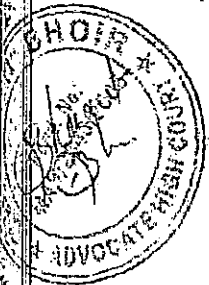
### TO WHOM -SOEVER IT MAY CONCERN

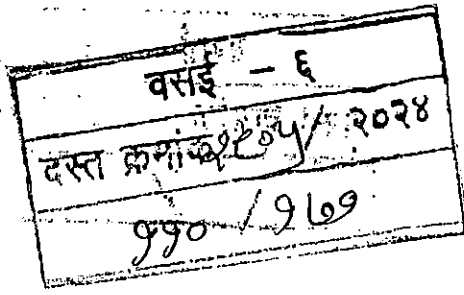
Ref: In the matter of the non- agriculture Land bearing Survey No. 274, Hissa No. 1, area admeasuring H.R.P 1-83-80 or thereabout assessed at Rs. 1838.00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai/ Nallasopara/ Vilar is owned by **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)



### **THIS IS TO CERTIFY THAT: -**

1. I have been provided following documents regarding the aforesaid Property i.e. a) Copy of 7/12 extracts, b) copy of mutations Entries, c) Copy of 8A extract, d) Crops Inspection Report e) Copy of Akarband, f) Gut Book Map, g) search report by Adv. Tushar R. Patil from 1952 to 2020 vide receipt No. 5187 dated 20/07/2020 and from the year 2020 to 2021 vide receipt No. MH006622286202122E dated 24/09/2021 and from the year 2021 to 2022 vide receipt No. MH001267338202223E dated 30/04/2022.





2

2. I have investigated the revenue records maintained by Tahsildar Vasai and Talathi Sajja - Gokhivare, and sub-registrar Vasai/Virar/Nallasopara, Taluka-Vasai, and Dist. Palghar with respect to the said property.

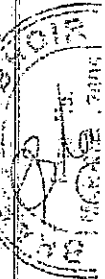
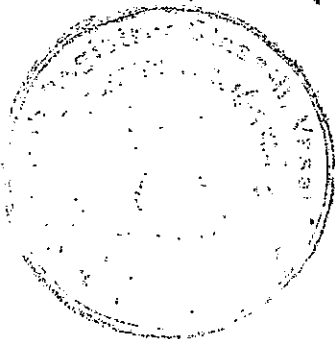
**AND I FURTHER CERTIFY THAT: -**

1. The said **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** are absolutely owned seized and possessed of or otherwise well and sufficiently entitled to the said property.
2. The said owner **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** have not sold, mortgage, transferred or disposed of the said property to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Property.
3. On the basis of Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by Adv. Tushar R. Patil, I opine that the title to the said property of the said owner **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** are clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever.

Dated: 30/04/2022

At: Vasai.

**BHARAT N. BHOIR**  
ADVOCATE HIGH COURT  
Vasai  
(SHRI BHARAT N. BHOIR)  
ADVOCATE HIGH COURT



वसई - ६
दस्ता क्रमांक १०५/२०२४
१११ / १७१

3

## **BHARAT N. BHOIR**

Advocate High court

Add: Opp. IndusInd Bank, Village Gokhivare, Vasai East, Tal -  
Vasai, Dist - Palghar 401208

### **SEARCH-REPORT**

I have investigated the title of non- agriculture Land bearing Survey No. 274, Hissa No. 1, area admeasuring H.R.P 1-83-80 or thereabout assessed at Rs. 1838.00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar is owned by **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

The Search Record is as Following:-

YEARS FINDINGS

1952 Torn

1953 Torn

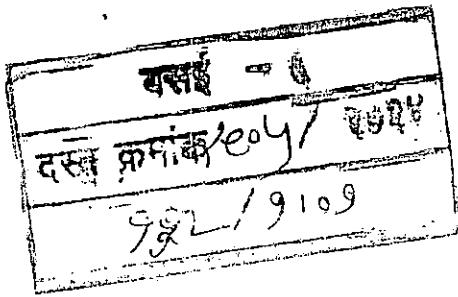
1954 Nil

1955 Nil

1956 Entry No. 1 - Conveyance Deed dated 17/01/1956

registered under document No. Vasai 1 - 45/1956, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold the area admeasuring 2-35-00 H. R. from large property bearing the old survey No. 274/Part to Mr. Anna Budhya Vaity and Mr. Gopal Budhya Vaity.





Entry No. 2 – Conveyance Deed dated 7/04/1956 registered under document No. Vasai 1 - 259/1956, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold the area admeasuring 1-31-00 H. R. from large property bearing the old survey No. 274/Part to Mr. Duming Pavlu Lop.

1957 Nil

1958 Nil

1959 Nil

1960 Nil

1961 Nil

1962 Entry - Conveyance Deed dated 16/11/1962 registered

under document No. Vasai 400/1962 the said Philip Mates Kulas had purchased area admeasuring 1-83-80 H. R. i.e. 18380 sq. mtr. out of the said large property bearing 274/part from the Owner – Mr. Bipin Atmaram Shah.

1963 Torn

1964 Nil

1965 Torn

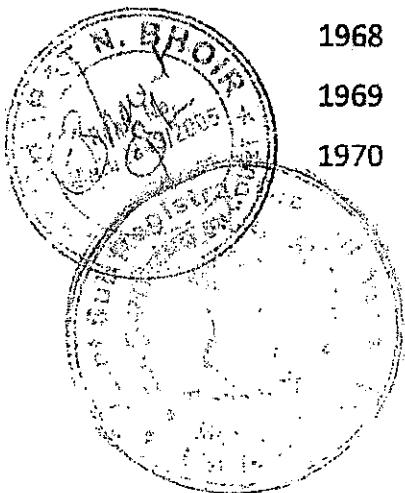
1966 Nil

1967 Nil

1968 Nil

1969 Torn

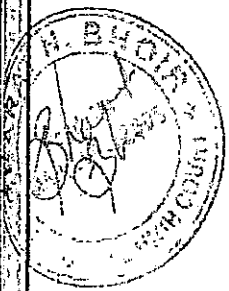
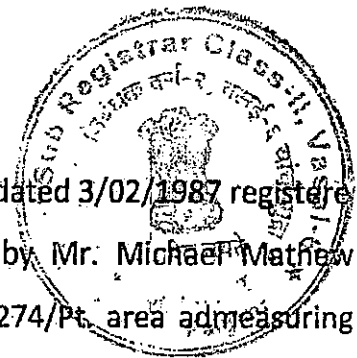
1970 Nil



वसई - ६
दस्त क्रमांक/२०५/ २०२४
९९३ / ९६९

5

1971	Torn
1972	Torn
1973	Torn
1974	Nil
1975	Torn
1976	Torn
1977	Torn
1978	Torn
1979	Torn
1980	Torn
1981	Torn
1982	Torn
1983	Torn
1984	torn
1985	torn
1986	torn
1987	Entry -- Notice of Lis Pendency dated 3/02/1987 registered No. Vasai 1 - 2123/1987 by Mr. Michael Mathew Colaco bearing survey No. 274/Pt. area admeasuring 14-83-8 H. R.
1988	Torn
1989	torn
1990	Nil
1991	Nil

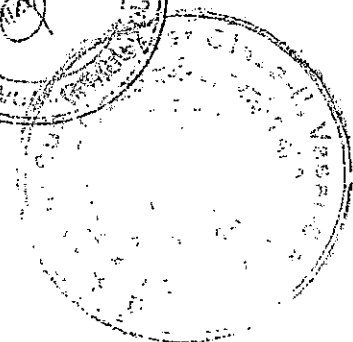
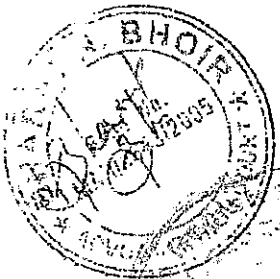


वसई - ६  
दस्ता क्रमांक २०२४  
११४/१७९

6

1992 Entry - Conveyance Deed dated 9/12/1991 under document No. Chhapil 5476/1991, the said 1] Gangji Shyamji Chheda and 2] Mulchand Shyamji Chheda had purchased the said property from 1] Sebastian Phillip Colaco, 2] Mariyam Phillip Colaco, 3] James (Jimmy) Philip Colaco, 4] Anny M. Lopes, 5] Merry Peter Dabre, 6] Lucy D. Menezes, 7] Sister Polin Colaco

1993 Nil  
1994 Nil  
1995 Torn  
1996 Torn  
1997 Nil  
1998 Nil  
1999 Torn  
2000 Torn  
2001 Torn  
2002 Nil  
2003 Nil  
2004 Nil  
2005 Nil  
2006 Nil  
2007 Nil  
2008 Nil  
2009 Nil  
2010 Nil  
2011 Nil

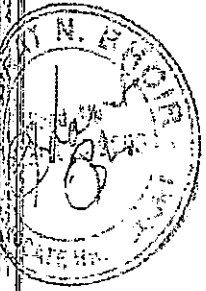
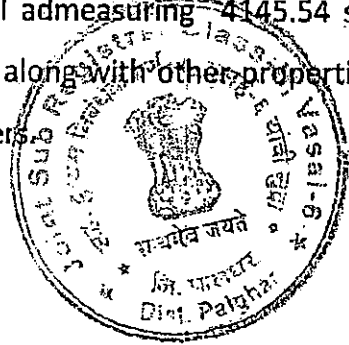




वसई - ६	
दस्त क्रमांक १०५/२०२६	२०२६
१०५/१०९	

7

- 2012 Nil
- 2013 Nil
- 2014 Nil
- 2015 **Entry 1 - Development Agreement dated 1/01/2015**  
 registered under document No. Vasai 4 - 21/2015,  
 M/s. Sai Rhydram Realtors Pvt. Ltd., and M/s. Rashmi  
 Améya Devlopers Housing and Estate Realtors granted  
 development rights of FSI admeasuring 4146.99 sq.  
 mtr. Of the said property along with other properties  
 to M/s. Shanti Housing.
- Entry 2 - Development Agreement dated 3/03/2015**  
 registered under document No. Vasai 4 - 1105/2015,  
 M/s. Sai Rhydram Realtors Pvt. Ltd., and M/s. Rashmi  
 Améya Devlopers Housing and Estate Realtors granted  
 development rights of FSI admeasuring 4145.54 sq.  
 mtr. Of the said property along with other properties  
 M/s. Sai Sangam Developers
- 2016 Nil
- 2017 Nil
- 2018 Nil
- 2019 Nil
- 2020 Nil
- 2021 **Entry No. 1 - By deed of conveyance dated 31/12/2020**  
 registered under document No. Vasai 2- 5001/2021  
 dated 26/03/2021, the said 1) **Mulchandra Shyamji**  
**Chheda, 2) Mahendra Gangaji Chheda and 3) Piyush**



वसई - ६  
दस्तावेज क्रमांक १०५/२०२४  
११६/१७९

8

Gangaji Chheda have sold the said property to RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED.

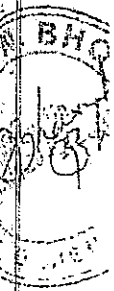
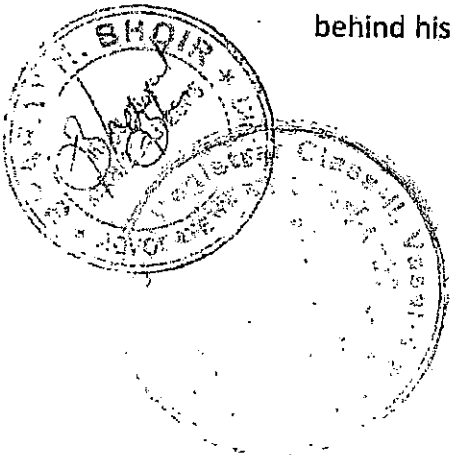
Entry No. 2 – By Development Agreement dated 31/03/2021 registered at Vasai sub registrar office under serial no. Vasai 5 – 4668/2021 dated 6/04/2021, the said RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED have granted development rights of FSI admeasuring 37,852.52 sq. mtr. of Residential cum shophline Building No. 9 Wing – A, B, C, D, E, G, H & I in Sector – I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2 lying being and situated at Village Gokhivare, Tal – Vasai, Dist. Palghar collectively lying and situated at Village : Gokhivare, Taluka Vasai, District : Palghar and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION in favour of M/S. IMPERIAL LIFESTYLE PVT. LTD.

2022 Index not ready for search

From the title deeds, 7/12 extract, mutation entries, and from the search as provided by adv. Tushar R. Patil, it establishes that:-

Vide Mutation Entry No. 513, Dated 25/10/1945

Atmaram Manordas Shah, died intestate on 08/09/1945 leaving behind his legal heirs 1] Punamchand Atmaram Shah, 2] Bipinchand



वसई . -- ६
दस्त क्रमांक १०५ / २०२४
११६ / १६९

Atmaram Shah and 3] Kusumlata Atmaram Shah. Their names were inserted on the records of rights

**Vide Mutation Entry No. 872, dated 06/08/195**

as per the Oral Partition and Statement given by Mr. Punamchand Atmaram Shah the said land recorded in the name of Mr. Bipin Atmaram Shah.

**Vide Mutation Entry No. 1046, dated 15/01/1964**

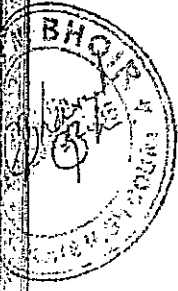
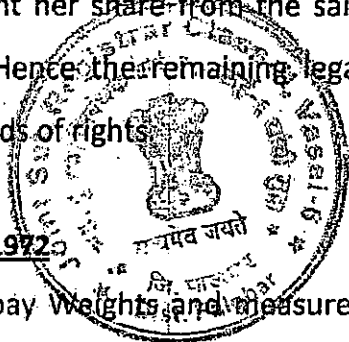
by a Conveyance Deed dated 16/11/1962 registered under document No. Vasai 400/1962, Philip Mates Kulas had purchased the said land from the Owner – Mr. Bipin Atmaram Shah.

**Vide Mutation Entry No. 1183, dated 15/09/1966**

**MR. PHILIP MATES KULAS**, died intestate on 23/01/1964 leaving behind his 1] Bastyav Philip Kulas, 2] Maryan Philip Kulas, 3] Mr. Robert Philip Kulas, 4] Jems Philip Kulas, 4] Ani Manvel Lopes, 5] Merry Philip Kulas, 6] Lushy Domanic Minezes, 7] Pali Philip Colaso, 8] Nataliya Philip Kulas as his legal heirs, their names have been inserted on the records of rights. No.5 got married and she went to her husband's house and she don't want her share from the said land, therefore he release her share. Hence the remaining legal heirs's names were inserted on the records of rights.

**Vide Mutation Entry No. 1368 dated 25/071972**

This Mutation Entry is regarding Bombay Weights and Measures (Enforcement) Act. 1958 and Indian Coinage Act. 1955 and not much relevant as far as title is concerned.



वसई - ६  
दस्ता क्र. ५४९५/२०२४  
११८/१७९

10

**Vide Mutation Entry No. 2222, dated 06/07/1992**

By deed of conveyance dated Conveyance Deed dated 9/12/1991 under document No. Chhapil 5476/1991, the said 1] Gangji Shyamji Chheda and 2] Mulchand Shyamji Chheda had purchased the said land from 1] Sebastian Philip Colaco, 2] Mariyam Philip Colaco, 3] James (Jimmy) Philip Colaco, 4] Anny M. Lopes, 5] Merry Peter Dabre, 6] Lucy D. Menezes, 7] Sister Polin Colaco.

**Vide Mutation Entry No. 2739, Dated 30/05/2002**

Gangji Shyamji Chheda died intestate on 06/11/2001 living behind his legal heirs 1] Mahendra Gangji Chheda, 2] Piyush Gangji Chheda, 3] Prabhavati Gangji Chheda, 4] Jayaben Chandrakant Shah, 5] Nalini Yogesh Shah, 6] Pramila Dilip Dedhia. Their names were inserted in the records of rights. But No. 3 to 6 have given an affidavit dated 31/01/2002 that they won't their share in the said land and they release their part of share in the above said land in the name of No. 1 & 2. As per the application made by statement 1] Mahendra Gangji Chheda and 2] Piyush Gangji Chheda and Taluka Order No.740, dated 27/05/2002. The name of Gangji Shyamji Chheda has been deleted and the names of 1] Mahendra Gangji Chheda and 2] Piyush Gangji Chheda has been inserted on the records of rights.

**Vide Mutation Entry No. 2853, Dated 02/08/2004,**

The hissa numbers on 7/12 extract of Survey numbers mentioned bellow are entered without mentioning hissa numbers. Therefore by Circular of जमाबंदी आयुक्त नं. अ.शा.प. क्र.संगणक/सि.आर. 35/स.1/2003, दि.



पत्र - ६
वसंत महसूल/२०४/२०२४
११२/१०१

11

18/01/2003 and Circular of Government क्रमांक/सी.एल.आर-2000/प्र.क्र. १/भाग-1, क-1, दिनांक 13/11/2002 hissa numbers are recorded in order to record the said entries of hissa numbers in Computer.

Entry As per 7/12 extract		New Entry made for computerization	
Survey No.	Hissa No.	Survey No.	Hissa No.
274	Part	274	1

**Vide Mutation Entry No. 4433, dated 13/10/2018**

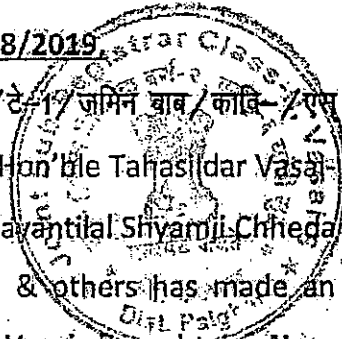
Hon'ble Tahasildar Vasai, District Palghar vide their Order dt:06/04/2018 and by reference to order stated in the circular with Government क्र.स.मु.अ./प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted.

**Vide Mutation Entry No. 4545, dated 01/12/2018**

E-revolving projective edited module usage in relation to extract handwritten and enclosed authority records of Government circular No. मु. अ. /प्र. क्र. 180/ल - 1 directed by Kiran Magan Surawase dated 7/05/2016 commitment to the participants - REVKMSM7601 the said extract of the said property are computerized and corrected on 26/09/2018.

**Vide Mutation Entry No. 4687, dated 05/08/2019**

as per the order bearing No.क्र.महसूल/क-1/टे-1/जमिन बाब/कावि-एस आर 129/2019, दि.16/02/2019, issued by The Hon'ble Tahasildar Vasai the aforesaid land is in the names of Shri. Jayantilal Shyamji Chheda & others. Shri. Jayantilal Shyamji Chheda & others has made an application to The Hon'ble Tahasildar Vasai for obtain Non-



वसई - ६
वासा क्रमांक १०५/ २०२४
१२०/१७९

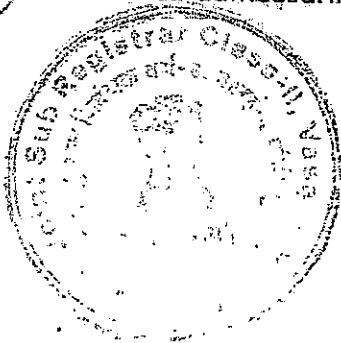
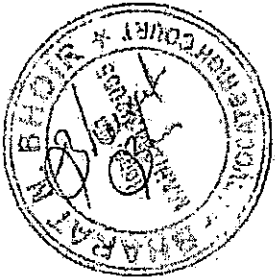
12

Agricultural Permission in respect of S. No.271, 274/1 situated at Village : Gokhivare. As per the provisions made in Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017, the improvement made in Section 42B of Maharashtra Land Revenue Code 1966 according to which the matter had been submitted with The-Hon'ble Tahasildar Vasai to do further Proceeding for Assessment of Conversion tax & Non-Agricultural. Applicant has paid the amount of conversion tax and Non-Agricultural Tax to the Government vide Challan No. MH010789679, of Rs.67740/- and MH010789662, dt.17/02/2018 of Rs.13,548/- to the Government as per the provision of Maharashtra Land Revenue Code 1966, Sec. 47A, Accordingly the N. A. permission is granted as per Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017, subject to conditions more particularly described in the said mutation entry.

Vide Mutation Entry No. 5143

By deed of conveyance dated 31/12/2020 registered under document No. Vasai 2- 5001/2021 dated 26/03/2021, the said 1) Mulchandra Shyamji Chheda, 2) Mahendra Gangaji Chheda and 3) Piyush Gangaji Chheda have sold the said property to RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED.

The one Michael Mathew Colaco has filed notice of lis pendency dated Notice of Lis Pendency dated 3/02/1987 registered under document No. Vasai 1 - 2123/1987 of survey No. 274/Pt. area admeasuring 14-83-8 H. R. and by written statement dated



वसई - ६  
दस्ता क्रमांक १०५/२०२०  
१२९ / १७९

13

21/08/1991 given by Michael Mathew Colaco, Hon'ble Civil Judge J. D. Vasai passed order dated 14/08/1991 as "The plaintiff (Michael Mathew Colaco) and Defendants No. 1 to 6 (Bastyav Philip Colaco and other 5) are present in person and admitted the terms in compromise Exn. 21. The suit is allowed to withdraw and it be withdrawn as prayed by plaintiff (Michael Mathew Colaco). No costs, necessary court fee be returned to plaintiff (Michael Mathew Colaco)".

After going through the Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by Adv. Tushar R. Patil, I opine that the title to the said property of the said owner RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED are clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever.

**N.B:** This search report is subject to torn registers, unready records and books send to Thane office for computer feeding purpose and binding purpose.

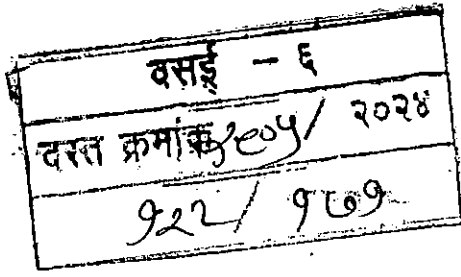
Dated: 30/04/2022

At: Vasai

BHARAT N. BHOIR  
ADVOCATE HIGH COURT  
T. B. D. S. Chakivare,  
Vasai-401208

(SHRI BHARAT N. BHOIR)  
ADVOCATE HIGH COURT





## **BHARAT N. BHOIR**

Advocate High court

Add: Opp. IndusInd Bank, Village Gokhivare, Vasai East, Tal -  
Vasai, Dist - Palghar-401208

Date: - 30/04/2022

### TITLE CERTIFICATE.

### TO WHOM SOEVER IT MAY CONCERN

Ref: In the matter of the non- agriculture Land bearing Survey No: 274, Hissa No. 2, area admeasuring H.R.P 1-16-80 or thereabout assessed at Rs. 1168.00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar is owned by **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

### **THIS IS TO CERTIFY THAT: -**

1. I have been provided following documents regarding the aforesaid Property i.e. a) Copy of 7/12 extracts, b) copy of mutations Entries, c) Copy of 8A extract, d) Crops Inspection Report e) Copy of Akarband, f) Gut Book Map, g) search report by Adv. Tushar R. Patil from 1952 to 2020 vide receipt No. 5187 dated 20/07/2020 and from the year 2020 to 2021 vide receipt No. MH006622286202122E dated 24/09/2021 and from the year 2021 to 2022 vide receipt No. MH001267338202223E dated 30/04/2022.





वसई - ६
वसई क्रमांक १०५/२०२१
१२३/१७९

2

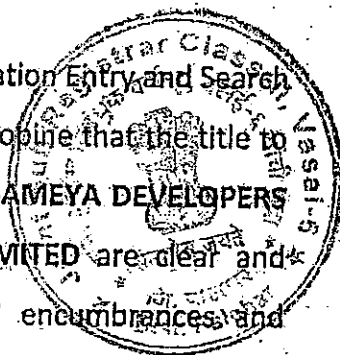
2. I have investigated the revenue records maintained by Tahsildar Vasai and Talathi Sajja - Gokhivare, and sub-registrar Vasai/Virar/Nallasopara, Taluka-Vasai, and Dist. Palghar with respect to the said property.

AND I FURTHER CERTIFY THAT:-

1. The said RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED are absolutely owned seized and possessed of or otherwise well and sufficiently entitled to the said property.
2. The said owner RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED have not sold, mortgage, transferred or disposed of the said property to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Property.
3. On the basis of Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by Adv. Tushar R. Patil, I opine that the title to the said property of the said owner RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED are clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 30/04/2022

At: Vasai.

  
BHARAT N. BHOIR  
ADVOCATE HIGH COURT  
Tulsi Nagar, Gokhivare,  
Vasai (E), Tal. Vasai-401208  
(SHRI BHARAT N. BHOIR)  
ADVOCATE HIGH COURT

वसाई - ६  
दस्ता क्रमांक १०५/२०२०  
१२४/१६९

3

## **BHARAT N. BHOIR**

Advocate High court

Add: Opp. IndusInd Bank, Village Gokhivare, Vasai East, Tal -  
Vasai, Dist - Palghar 401208

### SEARCH-REPORT

I have investigated the title of non-agriculture Land bearing Survey No. 274, Hissa No. 2, area admeasuring H.R.P 1-16-80 or thereabout assessed at Rs. 1168.00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar is owned by RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

The Search Record is as Following:-

YEARS FINDINGS.

1952 Torn

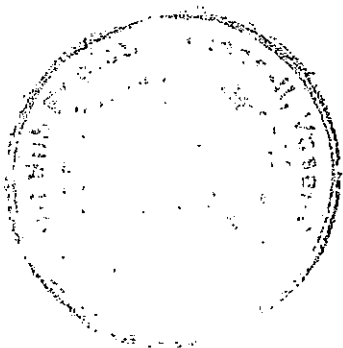
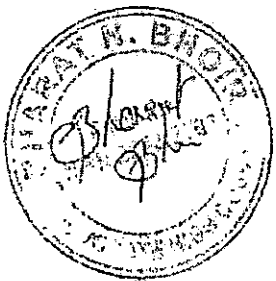
1953 Torn

1954 Nil

1955 Nil

1956 Entry No. 1 - Conveyance Deed dated 17/01/1956

registered under document No. Vasai 1 - 45/1956, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold the area admeasuring 2-35-00 H. R. from large property bearing the old survey No. 274/Part to Mr. Anna Budhya Vaity and Mr. Gopal Budhya Vaity.

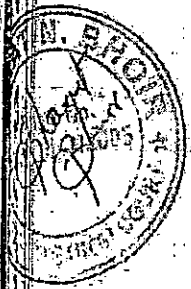


वसई - ६
वसत क्रमांक १०५ / २०२६
१२५ / १७९

Entry No. 2 - Conveyance Deed dated 7/04/1956 registered under document No. VasaI 1 - 259/1956, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold the property bearing old S. No. 274 H. No. Part, area admeasuring 1-31-00 H. R. to Mr. Duming Pavlu.

Lop

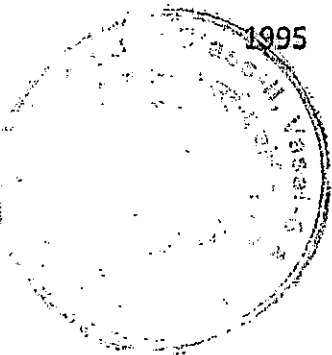
1957	Nil
1958	Nil
1959	Nil
1960	Nil
1961	Nil
1962	Nil
1963	Torn
1964	Nil
1965	Torn
1966	Nil
1967	Nil
1968	Nil
1969	Torn
1970	Nil
1971	Torn
1972	Torn
1973	Torn
1974	Nil



वसई - ६  
दस्त क्रमांक १०५/२०२४  
१०६/१६९

5

1975	Torn
1976	Torn
1977	Torn
1978	Torn
1979	Torn
1980	Torn
1981	Torn
1982	Torn
1983	Torn
1984	torn
1985	torn
1986	torn
1987	Nil
1988	Entry - Sale Deed dated 21/12/1988 registered under document No. 4698/1988, the said Mr. Anna Budhya Vaity and Mr. Gopal Budhya Vaity sold the area admeasuring 1-16-8 H. R. equivalent to 11680 sq. mtr. Of survey No. 274 Hissa No. Part to Mr. Kishor Shamji Chheda.
1989	Torn
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Torn



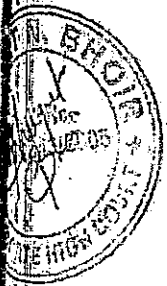
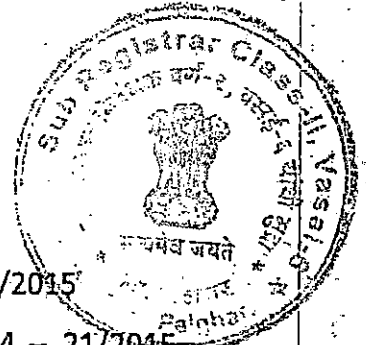
वसई - ६
दस्त क्रमांक १०५/२०२४
१२७/१७९

1996 Torn  
 1997 Nil  
 1998 Nil  
 1999 Torn  
 2000 Torn  
 2001 Torn  
 2002 Nil  
 2003 Nil  
 2004 Nil  
 2005 Nil  
 2006 Nil  
 2007 Nil  
 2008 Nil  
 2009 Nil  
 2010 Nil  
 2011 Nil  
 2012 Nil  
 2013 Nil  
 2014 Nil

2015 Entry 1 - Development Agreement dated 1/01/2015

registered under document No. Vasai 4 - 21/2015

M/s. Sai Rhydani Realtors Pvt. Ltd., and M/s. Rashmi Ameya Developers Housing and Estate Realtors granted development rights of FSI admeasuring 4146.99 sq. mtr. Of the said property along with other properties to M/s. Shanti Housing.





वसई - ६
दस्त क्रमांक १०५/२०२४
१२/१७९

8

Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2 lying being and situated at Village Gokhivare, Tal - Vasai, Dist. Palghar collectively lying and situated at Village : Gokhiware, Taluka Vasai, District : Palghar and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION in favour of **M/S. IMPERIAL LIFESTYLE PVT. LTD.**

2022 Index not ready for Search

From the title deeds, 7/12 extract, mutation entries, and from the search as provided by Adv. Tushar R. Patil, it establishes that:-

Vide Mutation Entry No. 698 Dated 4/06/1956

as per Conveyance Deed dated 17/01/1956, 1] Anna Budhya Vaiti. & 2] Gopal Budhya Vaiti, purchased the said land from 1] Punamchand Atmaram Shah, 2] Bipinchandra Atmaram Shah, 3] Kusumlata Atmaram Shah, for Rs.470/-.

Vide Mutation Entry No. 1368 dated 25/07/1972

This Mutation Entry is regarding Bombay Weights and measures (Enforcement) Act. 1958 and Indian Coinage Act. 1955 and not much relevant as far as title is concerned.



Vide Mutation Entry No. 2060, dated 01/03/1989

As per Conveyance Deed dated 21/12/1988/1988, registered under document No. 4698/1988, the said owner Kishor Shyamji Chheda, purchased the said land from 1] Anna Budhya Vaiti & 2] Gopal Budhya Vaiti, for Rs.4,50,000/-.



पत्रिका - 5  
 दरत क्रमांक १०५/२०२५  
 १३०/१६९

**Vide Mutation Entry No. 2853, Dated 02/08/2004,**

The hissa numbers on 7/12 extract of Survey numbers mentioned bellow are entered without mentioning hissa numbers. Therefore by Circular of जमाबंदी आयुक्त नं. अ.शा.प. क्र.संगणक/सि.आर. 35/स.1/2003, दि. 18/01/2003 and Circular of Government क्रमांक/सी.एल.आर-2000/प्र.क्र. 4/भाग-1, क-1, दिनांक 13/11/2002 hissa numbers are recorded in order to record the said entries of hissa numbers in Computer.

Entry As per 7/12 extract		New Entry made for computerization	
Survey No.	Hissa No.	Survey No.	Hissa No.
274	Part	274	2

**Vide Mutation Entry No. 3978 dated 5/06/2012**

N. A. permission is granted for residential and commercial purpose in respect of the said land by the Collector Officer Palghar vide their order No. Mahasul/K-1/T-9/NAP/Gokhivare/Vasai/SR-36/2012, dt.31/05/2012 in respect of area and subject to terms and conditions No. 1 to 25 more particularly described in the said order.

**Vide Mutation Entry No. 4433 dated 13/10/2018**

Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.06/04/2018 and by reference to order stated in the circular with Government क्र.सा.भू.अ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted.

**Vide Mutation Entry No. 4545, dated 01/12/2018**

E-revolving projective edited module usage in relation to extract handwritten and enclosed authority records of Government





वसई - ६  
दस्त क्रमांक १०५/२०२६  
१३९/१६९

10

circular No. भु. अ. /प्र. क्र. 180/ल - 1 directed by Kiran Magan Surawase dated 7/05/2016 commitment to the participants - REVKMSM7601 the said extract of the said property are computerized and corrected on 26/09/2018.

Vide Mutation Entry No. 5142

By deed of conveyance dated 31/12/2020 registered under document No. Vasai 2- 4996/2021 dated 26/03/2021, the said MR. KISHOR SHYAMJI CHHEDA has sold the said property to RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED.

After going through the Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by Adv. Tushar R. Patil, I opine that the title to the said property of the said owner RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED are clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

N.B: This search report is subject to torn registers, unready records and books send to Thane office for computer feeding purpose and binding purpose.

Dated: 30/04/2022

At: Vasai

BHARAT N. BHOIR  
ADVOCATE HIGH COURT  
Tulsi Niwas, Colkhiwars,  
Vasai (E), Tal. Vasai-401200  
(SHRI BHARAT N. BHOIR)  
ADVOCATE HIGH COURT

Class-11 Vasai-6  
श्री भारत न. भोयर  
तुलसी निवास, कोल्कीवर्स  
वसाई (ई), ताल. वसाई-४०१२००



वसई - ६
दस्ता क्रमांक २०५/२०२१
१३२/१७९

1

## **BHARAT N. BHOIR**

Advocate High court

Add: Opp. IndusInd Bank, Village Gokhivare, Vasai East, Tal -  
Vasai, Dist - Palghar 401208

Date: - 30/04/2022

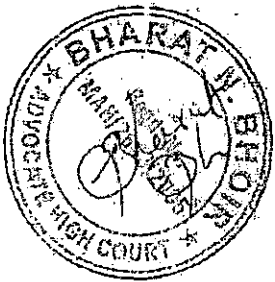
### TITLE CERTIFICATE.

### TO WHOM -SOEVER IT MAY CONCERN

Ref: In the matter of the non- agriculture Land bearing Survey No. 275, Hissa No. 1, area admeasuring H.R.P 1-32-00 or thereabout assessed at Rs. 1320:00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar is owned by **RASHMI 'AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

### **THIS IS TO CERTIFY THAT: -**

1. I have been provided following documents regarding the aforesaid Property i.e. a) Copy of 7/12 extracts, b) copy of mutations Entries, c) Copy of 8A extract, d) Crops Inspection Report e) Copy of Akarband, f) Gut Book Map, g) search report by Adv. Tushar R. Patil from 1952 to 2020 vide receipt No. 5186 dated 20/07/2020 and from the year 2020 to 2021 vide receipt No. MH006623839202122E dated 24/09/2021 and from the year 2020 to 2022 vide receipt No. MH001264167202223E dated 30/04/2022.



वसई - ६
दस्त क्रमांक १०५/२०२४
१३३/१७९

2

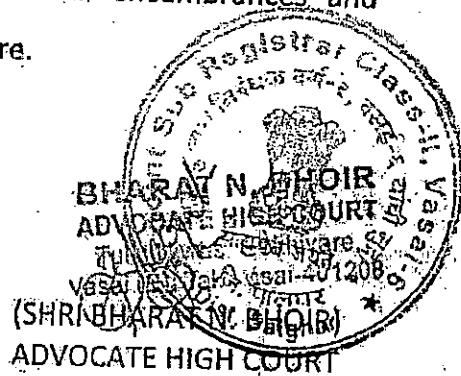
2. I have investigated the revenue records maintained by Tahsildar Vasai and Talathi Sajja - Gokhivare, Taluka-Vasai, and Dist. Palghar with respect to the said property.

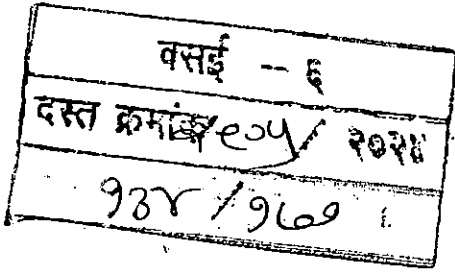
**AND I FURTHER CERTIFY THAT:-**

1. The said **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** are absolutely owned seized and possessed of or otherwise well and sufficiently entitled to the said property.
2. The said owner **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** have not sold, mortgage, transferred or disposed of the said property to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Property.
3. On the basis of Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by Adv. Tushar R. Patil, I opine that the title to the said property of the said owner **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** are clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 30/04/2022

At: Vasai.





3

## **BHARAT N. BHOIR**

Advocate High court

Add: Opp. IndusInd Bank, Village Gokhivare, Vasai East, Tal -  
Vasai, Dist - Palghar 401208

### SEARCH-REPORT

I have investigated the title of non- agriculture Land bearing Survey No. 275, Hissa No. 1, area admeasuring H.R.P 1-32-00 or thereabout assessed at Rs. 1320.00 situate lying and being at village - Gokhivare, Taluka: Vasai, District: Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar is owned by RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

The Search Record is as Following:-.

YEARS FINDINGS

1952 Torn

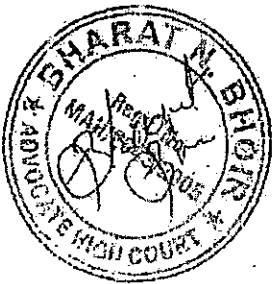
1953 Torn

1954 Nil

1955 Entry - Conveyance Deed dated 7/03/1955 registered

under document No. Vasai 1 - 210/1955, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold area admeasuring 2-06-00 H. R. from the said large property bearing old S. No. 275 H. No. Part to Mr. Arjun Hari Yadav,

1956 Entry - Conveyance Deed dated 7/04/1956 registered

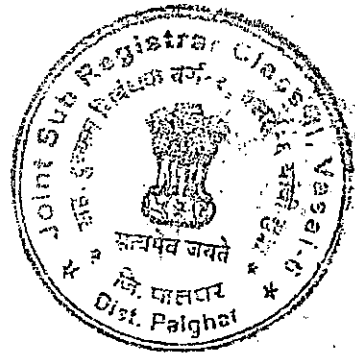


वसई - ६  
दस्त क्रमांक १०५/२०२४  
१३५/१६९

4

under document No. Vasai 1 - 259/1956, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold the area admeasuring 1-24-00 H. R from the said large property bearing old S. No. 275 H. No. Part to Mr. Duming Pavlu Lop.

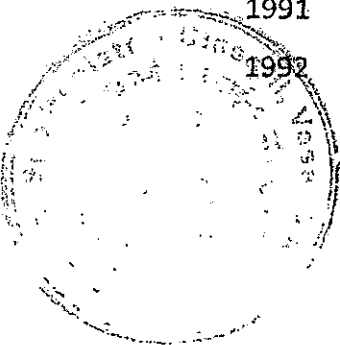
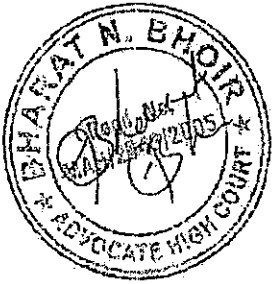
1957	Nil
1958	Nil
1959	Nil
1960	Nil
1961	Nil
1962	Nil
1963	Torn
1964	Nil
1965	Entry - by a Conveyance Deed dated 11/11/1965 the said Shabuddin Shamsuddin had purchased the said land from Mr. Rampal Balkrishna Brijbihari for a consideration price of Rs. 2500/-.(As per Mutation Entry No. 1144 dated 14/02/1965)
1966	Nil
1967	Nil
1968	Nil
1969	Torn
1970	Nil
1971	Torn
1972	Torn
1973	Torn



वसई - ६
दाखल क्रमांक १०५/२०२६
१३६/१९७९

5

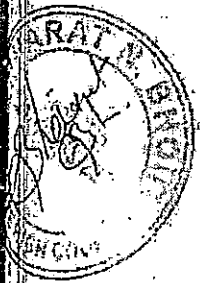
1974	Nil
1975	Torn
1976	Torn
1977	Torn
1978	Torn
1979	Torn
1980	Torn
1981	Torn
1982	Entry - By conveyance deed date 16/07/1982 registered under document No. R958 registered at sub-registrar at Bombay, the said 1] Harnamsingh Ganeshsingh Vohra, 2] Basant Kaur, 3] Amarjitsingh H. Vohra, 4] Tejendarsingh H. Vohra, 5] Ranjitsingh H. Vohra, 6] Kuldipsingh H. Vohra had purchased the said land from 1] Mohammed Arfin Shahabuddin Dehalvi & 2] Urman Gani J. Khatri for a consideration price of Rs. 23,000/- [Rupees Twenty Three Thousand only].
1983	Torn
1984	torn
1985	torn
1986	torn
1987	torn
1988	Torn
1989	Torn
1990	Nil
1991	Nil
1992	Nil



वसई - ६	
दस्ता क्रमांक १०५/२०२४	
१३६	१७९

6

1993	Nil
1994	Nil
1995	Torn
1996	Torn
1997	Nil
1998	Nil
1999	Torn
2000	Torn
2001	Torn
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Entry - Deed of Conveyance dated 28-06/2006 registered under document No. Vasai 1 -5025/2006, the said 1) Mr. Amarjeetsingh Harnamsingh Vora 2) Mr. Tejindersingh Harnamsingh Vora, 3) Mr. Ranjeetsingh Harnamsingh Vora, 4) Mr. Kuldeepsingh Harnamsingh Vora sold the area admeasuring 1-32-00 H. R. equivalent to 13200 sq. meter of survey No. 275 Hissa No. 1 to Mr. Arvind Shamji Chheda
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil



वसाई - ६  
दस्ता क्रमांक १०५/२०२६  
१३८/१७९

7

2013 Nil

2014 Nil

2015 Entry 1 - Development Agreement dated 1/01/2015

registered under document No. Vasai 4 - 21/2015, M/s. Sai Rhydham Realtors Pvt. Ltd., and M/s. Rashmi Ameya Developers Housing and Estate Realtors granted development rights of FSI admeasuring 4146.99 sq. mtr. Of the said property along with other properties to M/s. Shanti Housing.

Entry 2 - Development Agreement dated 3/03/2015

registered under document No. Vasai 4 - 1105/2015, M/s. Sai Rhydham Realtors Pvt. Ltd., and M/s. Rashmi Ameya Developers Housing and Estate Realtors granted development rights of FSI admeasuring 4145.54 sq. mtr. Of the said property along with other properties M/s. Sai Sangam Developers.

2016 Nil

2017 Nil

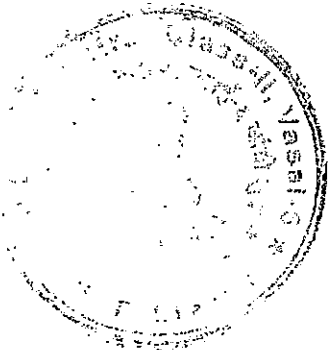
2018 Nil

2019 Nil

2020 Nil

2021 Entry No. 1 - By deed of conveyance dated 31/12/2020

registered under document No. Vasai 2- 4995/2021 dated 26/03/2021, the said Mr. Arvind Shyamji Chheda, has sold the said property to RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED.





वसई - ६  
दस्ता क्रमांक १०५/२०२४  
९३९/९६९

8

Entry No. 2 - By Development Agreement dated 31/03/2021 registered at Vasai sub registrar office under serial no. Vasai 5 - 4668/2021 dated 6/04/2021, the said RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED have granted development rights of FSI admeasuring 37,852.52 sq. mtr. of Residential cum shipline Building No. 9 Wing - A, B, C, D, E, G, H & I in Sector - I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2 lying being and situated at Village Gokhivare, Tal - Vasai, Dist. Palghar collectively lying and situated at Village : Gokhiware, Taluka Vasai, District : Palghar and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION in favour of M/S. IMPERIAL LIFESTYLE PVT. LTD.

2022 Index not ready for search

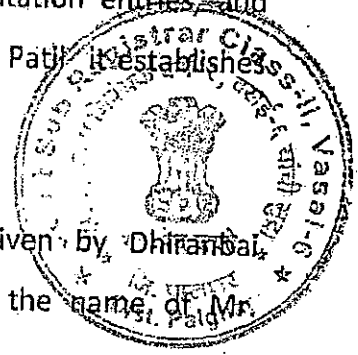
From the title deeds, 7/12 extract, mutation entries and from the search as provided by Adv. Tushar R. Patil it establishes that:-

Vide Mutation Entry No. 188

As per the Oral Partition and Statement given by Dhirambai Manohardas Shah the said land recorded in the name of Mr. Atmaram Manohardas Shah.

Vide Mutation Entry No. 513, Dated 25/10/1945

Atmaram Manordas Shah, died intestate on 08/09/1945 leaving behind his legal heirs 1] Punamchand Atmaram Shah, 2] Bipinchand Atmaram Shah and 3] Kusumlata Atmaram Shah. Their names were inserted on the records of rights.



वसाई - ६  
दस्ता क्रम नं. १०५ / २०२०  
१४० / १६९

9

**Vide Mutation Entry No. 872, dated 06/08/1959**

As per the Oral Partition and Statement given by Mr. Punamchand Atmaram Shah the said land recorded in the name of Mr. Bipin Atmaram Shah.

**Vide Mutation Entry No. 1070**

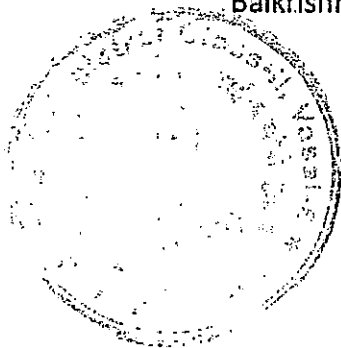
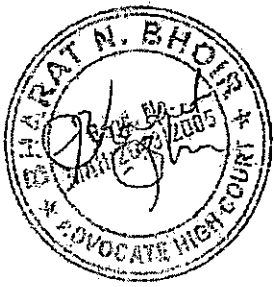
As per BATL Act 1948 under section 32G order No. 19 dated 19/02/1964, the tenant of the said land Mr. MohanKumar Brijbihari and Mr. Rampal Balkrishna Brijbihari have purchased the said land under reference from the owner Mr. Bipinchand Atmaram Shah for the consideration of Rs. 1140/- purchase price of the said land and the name of the tenant has been reflected in the owner section as the said land in his actual possession and encumbrance of the purchase price of the land of the owner has been reflected on the record of right and as per the provision of BATL Act 1948 under section 43 restriction on transfer of land has been reflected on the record of right in land bearing survey No. 275/1.

**Vide Mutation Entry No. 1119 dated 2/10/1965**

As per the written Statement given by Mr. MohanKumar Brijbihari, & Mr. Rampal Balkrishna Brijbihari to the Mamlatdar vasai as they have made oral partition of the large property and the said land bearing survey No. 275/1 has been come in the shares Mr. Rampal Balkrishna Brijbihari hence department of revenue record the name of Mr. Rampal Balkrishna Brijbihari has been reflected in 7/12 extract as per Taluka Hukum from Mamlatdar vasai.

**Vide Mutation Entry No. 1144 dated 14/02/1966**

by a Conveyance Deed dated 11/11/1965 the said Shabuddin Shamsuddin Dehalvi had purchased the said land from Mr. Rampal Balkrishna Brijbihari for a consideration price of Rs. 2500/-.



पसत क्रमांक	१०५
१४१/१६१	

10

**Vide Mutation Entry No. 1199**

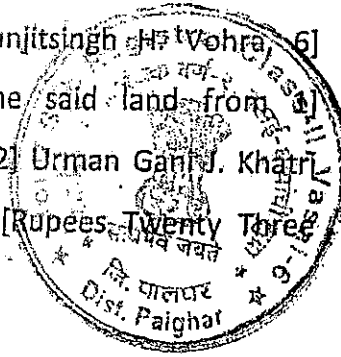
The said mutation entry is not related to the said property

**Vide Mutation Entry No. 1368 dated 25/07/1972**

This Mutation Entry is regarding Bombay Weights and measures (Enforcement) Act. 1958 and Indian Coinage Act. 1955 and not much relevant as far as title is concerned.

**Vide Mutation Entry No. 2064 dated 3/03/1989**

by a registered conveyance deed date 16/07/1982, the said 1] Harnamsingh Ganeshsingh Vohra, 2] Basant Kaur, 3] Amarjitsingh H. Vohra, 4] Tejendarsingh H. Vohra, 5] Ranjitsingh H. Vohra, 6] Kuldipsingh H. Vohra had purchased the said land from Mohammed Arfin Shahabuddin Dehalvi & 2] Urman Ganji Khatri for a consideration price of Rs. 23,000/- [Rupees Twenty Three Thousand only].



**Vide Mutation Entry No. 2853, Dated 02/08/2004,**

The hissa numbers on 7/12 extract of Survey numbers mentioned bellow are entered without mentioning hissa numbers. Therefore by Circular of जमाबंदी आयुक्त न. अ.शा.प. क्रमांक/सि.आर. 35/स.1/2003, दि. 18/01/2003 and Circular of Government क्रमांक/सी.एल.आर-2000/प्र.क्र. 4/भाग-1, क-1, दिनांक 13/11/2002 hissa numbers are recorded in order to record the said entries of hissa numbers in Computer.

Entry As per 7/12 extract		New Entry made for computerization	
Survey No.	Hissa No.	Survey No.	Hissa No.
275	Part	275	1



वसाई - ६
दस्ता क्रमांक १०५/२०२४
१४२/१७९

**Vide Mutation Entry No. 2899 dated 17/01/2005**

The said Harnamsingh Ganeshsingh Vohra died on 14/07/1993 and Vasant kaur died dated on 02/01/2005, as per their registered will dated 12/10/1989, 1] Amarjitsingh H. Vohra, 2] Tejendarsingh H. Vohra, 3] Ranjitsingh H. Vohra, 4] kuldipsingh H. Vohra, where the only legal heirs (registered in the Office of Sub Registrar Vasai bearing will. No. 16/1989 and will No. 1194-B No. 3/1989).

**Vide Mutation Entry No. 3074 dated 26/08/2006**

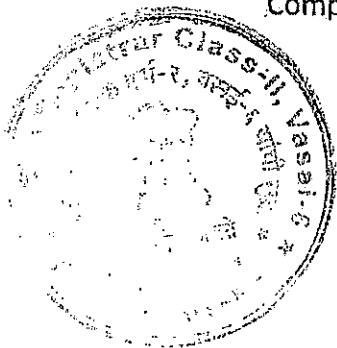
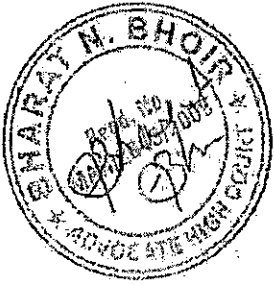
by a Conveyance Deed dated 28/06/2006 registered under document No. Vasai 1 -5025/2006, Shri. Arvind Shamji Chheda purchased the said land from 1] Amarjitsingh H. Vohra, 2] Tejendarsingh H. Vohra, 3] Ranjitsingh H. Vohra,, for consideration price of Rs.36,00,000/- (registered in the Office of Sub Registrar Vasai bearing Sr. No. 05025/2006).

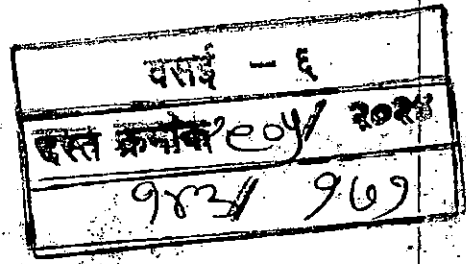
**Vide Mutation Entry No. 3978 dated 5/06/2012**

The N. A. permission is granted for residential and commercial purpose in respect of the said land by the Collector Officer Palghar vide their order No. Mahasul/K-1/T-9/NAP/Gokhivare/Vasai/SR-36/2012, dt.31/05/2012 in respect of area and subject to terms and conditions No. 1 to 25 more particularly described in the said order.

**Vide Mutation Entry No. 4433, dated 13/10/2018**

Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.06/04/2018 and by reference to order stated in the circular with Government क्र.सा.भू.अ/क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted.





12

Vide Mutation Entry No. 4545, dated 01/12/2018

E-revolution projective edited module usage in relation to extract handwritten and enclosed authority records of Government circular No. मु. अ. / प्र. क्र. 180/ल - 1, directed by Kiran Magan Surawase dated 7/05/2016 commitment to the participants - REVKMSM7601 the said extract of the said property are computerized and corrected on 26/09/2018.

Vide Mutation Entry No. 5141

By deed of conveyance dated 31/12/2020 registered under document No. Vasai 2- 4995/2021 dated 26/03/2021, the said Mr. Arvind Shyamji Chheda, has sold the said property to RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED.

After going through the Title Deed, 7/12 extracts, Mutation Entry and Search Report as Adv. Tushar R. Pail, I opine that the title to the said property of the said owner RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED are clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

N:B: This search report is subject to torn registers, unready records and books send to Thane office for computer feeding purpose and binding purpose.

Dated: 30/04/2022

At: Vasai

BHARAT N. BHOIR  
ADVOCATE HIGH COURT  
Tulsi Niwadi Gokhivare,  
Vasai Vasai, Vasai-401208

(SHRI BHARAT N. BHOIR)  
ADVOCATE HIGH COURT

पत्र - ३
१४४/१७९
२०२४



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

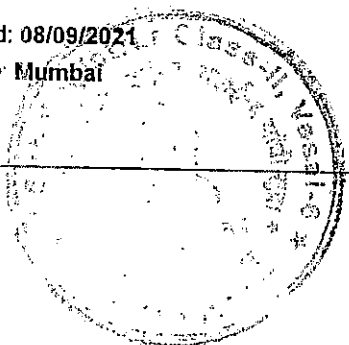
This registration is granted under section 5 of the Act to the following project under project registration number : **P99000027833**

**Project: Imperial Splendora - A,B and D Wing , Plot Bearing / CTS / Survey / Final Plot No.:S NO 274 H No 1 and 2 S NO 275 H No 1 at Vasai-Virar City (M Corp), Vasai, Palghar, 401208;**

- Imperial Lifestyle Private Limited** having its registered office / principal place of business at *Tehsil: Vasai, District: Palghar, Pin: 401209.*
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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.
  - The Registration shall be valid for a period commencing from **08/01/2021** and ending with **30/06/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- 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:08-09-2021 21:15:02

Dated: 08/09/2021  
Place: Mumbai



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



31/03/2021

सूची क्र:2

दस्ता क्रमांक: 989/969  
दस्ता क्रमांक: 2028  
दस्ता क्रमांक: 1868/2021  
नोंदणी :  
Regn:03m

दस्ता क्रमांक: 989/969  
दस्ता क्रमांक: 2028  
दस्ता क्रमांक: 1868/2021

गावाचे नाव : गोखिवरे

(1) शिथेघाभा प्रवर	शिवलिंगनगरनागा
(2) भौयस्त्रा	450000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाप्रकार आकारणी देतो की पट्टेदार ते समुद्र कमाणे)	471136000
(4) भू-मापन, पोटहिसा व परकमांक(अमान्यात)	1) पामिकेचे गाव:मानपट्टा इतर वर्गनाम: इतर माहिती: गाव मोजे, गोखिवरे, सर्वे क्र. 274 हिसा क्र. 1 व 2 सर्वे क्र. 275 हिसा क्र. 1 व 2 या नवीन वर्गई विंग शहर-महानगरपालिकेने मंजूर चर्टई क्षेत्र, त्रिदेशांक 49730 चौ.मी एफ. एम. आय. नियोजित रक्षित व याणिय विन्डींग नं.9 सेक्टर 1, विंग मू 6372. 21 चौ.मी विन्ट अप, विंग. मी 6372. 21 चौ.मी विन्ट अप, विंग. मी 3147. 25 चौ.मी विन्ट अप, विंग. मी 3223. 23 चौ.मी विन्ट अप, विंग. मी 3223. 23 चौ.मी विन्ट अप, विंग. मी 6183. 57 चौ.मी विन्ट अप, विंग. एच 3147. 25 चौ.मी विन्ट अप, विंग. आय 3147. 25 चौ.मी विन्ट अप, एमएम क्षेत्र: 37852. 52 चौ.मी ही मिळकत (अभिनिर्णय प्रकरण क्र.173/2021, जा.क्र.4808/ दि.30/03/2021 अन्वये मु.सु. 23556800/- वसुल) ( ( Survey Number : 274 ; HISSA NUMBER : 1 AND 2 ; ) )
(5) क्षेत्रफळ	1) 49730 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात असलेले क्षेत्र.	
(7) दमनवेवज करून देणा-या/निवून देवणा-या पदाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयान, प्रतिज्ञादिचे नाव व पत्ता:	1): गाव:-देवेन्द्र रजनीकांत लधानी तर्फे कु मु भावेश मानकर -- वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: डी1 2, आकांथा कमरशियल कॉम्प्लेक्स, आचोळे रोड, नानामोपारा पु, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-ABFPL5079C 2): गाव:-अनिल रामचंद्र गुप्ता तर्फे कु मु भावेश मानकर -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: डी1 2, आकांथा कमरशियल कॉम्प्लेक्स, आचोळे रोड, नानामोपारा पु, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AFFPG2243D 3): गाव:-आई रिदम रीअलटर्न प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीदार अनिल रामचंद्र गुप्ता तर्फे कु मु भावेश मानकर -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: डी1 2, आकांथा कमरशियल कॉम्प्लेक्स, आचोळे रोड, नानामोपारा पु, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AANCS5715Q 4): गाव:-रश्मी अमेया डेव्हलपमेंट प्रॉपर्टी डेव्हलपमेंट प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीदार अनिल रामचंद्र गुप्ता तर्फे कु मु भावेश मानकर -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: डी1 2, आकांथा कमरशियल कॉम्प्लेक्स, आचोळे रोड, नानामोपारा पु, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AAECR8508H
(8) दमनवेवज करून देणा-या पदाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयान, प्रतिज्ञादिचे नाव व पत्ता	1): गाव:-जे इम्पेअरिअल साईकलवाईल प्रायव्हेट लिमिटेड तर्फे भागीदार मंगाराम अणु मुकुंद -- वय:-60; पत्ता:-, , , , शॉप नं. सी/111, शिवमुष्टी कॉम्प्लेक्स, डेव्हलपमेंट कॉम्प्लेक्स, नानामोपारा पु, मस, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401203 पॅन नं:-AADC14149N
(9) दमनवेवज करून दिल्याचा दिनांक	30/03/2021
(10) दस्ता नोंदणी केल्याचा दिनांक	31/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	4668/2021
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	23556800
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
 मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-  
 मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा उपशील अभिनिर्णीत दस्त  
 (i) Within the limits of any Municipal Corporation or any Cantonment area annexed to it.

वसई - ६  
 दस्त क्रमांक १०४/२०२४  
 १४६/१७१

The amended plan duly approved  
 herewith Supercedes all the earlier  
 approved plans.

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



Approved as amended in subject to the  
 conditions mentioned in the Order Letter  
 No. YC/CO/17/10/11  
 V.P. 124/10/15 B.C. 508/11/12/20  
 Date: 20/05/2022

WAS: 10/05/2022  
 OFFICER IN CHARGE  
 District Survey Office, District Office, Palghar

For and on behalf of the Government  
 District Survey Office, District Office, Palghar

DEPUTY COMMISSIONER  
 DISTRICT OFFICE, PALGHAR

SHRI. D. V. JOSHI  
 DISTRICT OFFICE, PALGHAR

SHRI. D. V. JOSHI  
 DISTRICT OFFICE, PALGHAR





वसई - ६  
दस्त क्रमांक १०५/२०२४  
१४७/१७९

535/2229  
Friday, May 20, 2022  
10:44 AM

पावती

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

पावती क्र.: 2633 दिनांक: 20/05/2022

गावाचे नाव: दिवाणमान  
दस्तनेवजाचा अनुक्रमांक: वसई6-2229-2022  
दस्तनेवजाचा प्रकार : कुलमुखत्यारपत्र  
मादर कर्तव्याचे नाव: भावना म्हात्रे -

नोंदणी फी  
दस्त ह्याताळणी फी  
पृष्ठांची संख्या: 15

₹. 100.00  
₹. 300.00

एकूण:

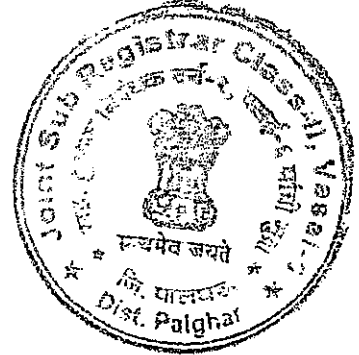
₹. 400.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे  
11:01 AM ह्या वेळेस मिळेल.

पावती निवडक वसई-६  
Joint Vasai-6

वाजार मूल्य: ₹. 1/-  
मायदना ₹. 0/-  
भरनेले मुद्रांक शुल्क : ₹. 500/-

- 1) देयकाचा प्रकार: eChallan रकम: ₹. 100/-  
डीडी/धनादेशाचे ऑर्डर क्रमांक: MH002070096202223E दिनांक: 20/05/2022  
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹. 300/-  
डीडी/धनादेशाचे ऑर्डर क्रमांक: 1905202206695 दिनांक: 20/05/2022  
विक्रेते नाव व पत्ता:



B. mhachare,

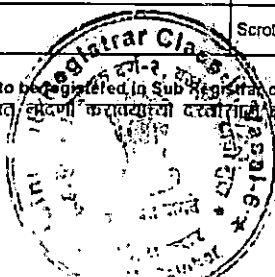
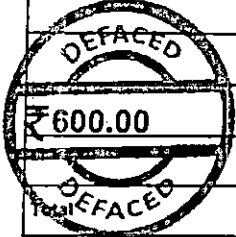
वसई - ६  
 १९८/१७९

वसई - ६  
 दस्त क्रमांक १९८/२०२२  
 ४ १ १९



CHALLAN  
 MTR Form Number-6

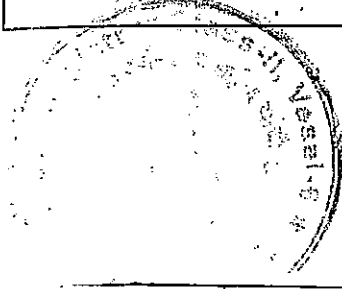
GRN	MH002070096202223E	BARCODE	[Barcode]		Date	19/05/2022-12:41:06	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)				
Office Name	VSI6_VASAI NO 6 JOINT SUB REGISTRAR			Full Name	BHAVANA MHATRE			
Location	PALGHAR			Flat/Block No.				
Year	2022-2023 One Time			Premises/Bulding				
Account Head Details	Amount In Rs.		Road/Street					
0030046401 Stamp Duty	500.00		Area/Locality					
0030063301 Registration Fee	100.00		Town/City/District					
			PIN					
			4 0 1 2 0 8					
			Remarks (If Any)					
			SecondPartyName=MS IMPERIAL DEVELOPERS-					
			Amount In					
			Six Hundred Rupees Only					
			Words					
			600.00					
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	02300042022051923525	221393352506		
Cheque/DD No.			Bank Date	RBI Date	19/05/2022-12:42:47	Not Verified with RBI		
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				



Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9999999999  
 रादर चलन केवल दस्तावेज निवृत्त कार्यालय में दर्ज करवाये जाने पर ही मान्य है। नोटिफिकेशन कार्यालय दस्तावेजों के रादर चलन लागू नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-535-2229	0001111983202223	20/05/2022-10:43:59	IGR546	100.00
2	(S)-535-2229	0001111983202223	20/05/2022-10:43:59	IGR546	500.00
Total Defacement Amount					600.00

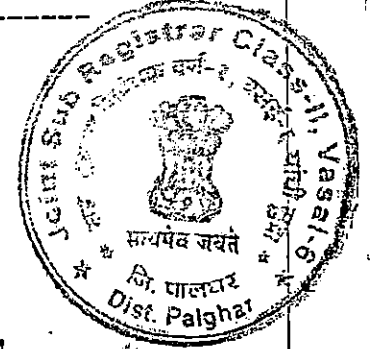


वसई - ६
दस्त क्रमांक २०१/२०२४
१४९/१७९

महाराष्ट्र शासन - नोंदणी व मुद्रांकविभाग,  
मुल्यांकन अहवाल सन २०२२.

- १) दस्तावा प्रकार : कुलमुखत्यारपत्र अनुच्छेद क्रमांक: -----
- २) सादरपत्त्याचे नाव : भावना म्हात्रे
- ३) तातुवा : वसई ४) गावाचे नाव : -----
- ५) नगरभुमापन क्रमांक/ सर्व्हे नं. / गट / अंतिम भुखंड क्रमांक: -----
- ६) मूल्य दरविभाग (झोन) : रु. /- उपविभाग : -----
- ७) मिळवतीचा प्रकार :- खुली जमीन/निवासी/कार्यालय/दुकान/
- ८) दस्तात नमुद केलेल्या मिळवतीचे क्षेत्रफळ :-
- ९) वर पार्किंग : ----- गच्ची : ----- पोटपाळा : -----
- १०) भजला क्रमांक : ----- उदवाहन सुविधा :- आहे/ नाही.
- ११) बांधकाम वर्ष :- ----- घसारा : -----
- १२) बांधकाम प्रकार :- आर.सी.सी. / इतर पक्के / अर्धे पक्के / कच्चे
- १३) बाजार मूल्य तक्त्यातील मार्गदर्शकसुचना क्र. : ----- ज्यान्वये दिलेली घट / वाढ.
- १४) लिट्ट अँड लायसन्सचा दस्त : १. प्रतिमाह भाडे रक्कम: -----
- १५) निर्धारित केलेले बाजारमूल्य : रु. /-
- १६) दस्तामध्ये दर्शविलेला मोबदला : रु. /-
- १७) देय मुद्रांक शुल्क : रु.५००/- १८) भरलेले मुद्रांक शुल्क : रु.५००/-
- १९) देयक नोंदणी फी : रु.१००/-

वसई - ६		
दस्त क्रमांक २०१ / २०२४		
४	२	१५



लिपिक



प्रतिज्ञा / घोषणा पत्र

मी/आम्ही :

भावना म्हात्रे

सत्य प्रतिज्ञेवर बंधन करीतो/की, दस्तऐवजाची विषयवस्तु असलेली मिळवत ही यापुर्वी खरेदी देणाऱ्याने केलेही विक्री, गहाण, दान, लिज, मुखत्यार, पोटगी या इतर अन्य प्रकारे केलेही जडजोखमामध्ये गुंतविलेली नाही. याची नोंदणी करवदा - १९०८ मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळवत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळवतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आम्हीची राहिल्याची मी / आम्ही हमी देतो.



B. mhatre

वसई - ६		
दस्ता क्रमांक २२२८/२०२२		
४	३	१५

घोषणापत्र शपथपत्र

मी आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म.रा. पुणे यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकद्वारे अथवा दुयार यिकी होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी आलो आहे.

वसई - ६  
दस्ता क्रमांक २२२८/२०२२

१/१०/१६

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी आम्ही दस्तातील मिळकतीचे मालक/वारस हक्क/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे द्यात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणयाबत कोणत्याही मा. न्यायालय /शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक /कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. यांची आम्हास पूर्ण पणे जाणीव आहे.

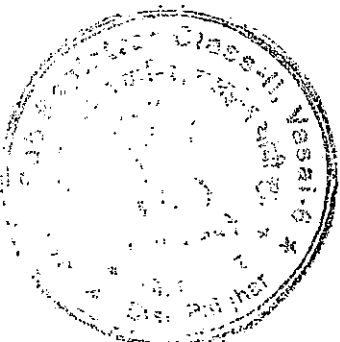
स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक /बनावटीकरण/संगनमत व त्या अनपंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या दस्तऐवजात कोणत्याही प्रकारानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अशाच नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उत्पन्न झाल्यास मी/आम्ही व दस्तऐवजतील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी /आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. मी/आम्ही भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लि. घेणार

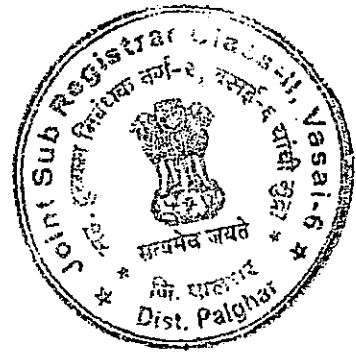
लि. घेणार

B. Mhatre



वसई - ६		
दस्ता क्रमांक		/२०२२
४		

वसई - ६
दस्ता क्रमांक १०९ / २०२४
१५९ / १७९



वसई - ६  
दस्तावेज क्रमांक २२२२/२०२२  
१५२/१६९

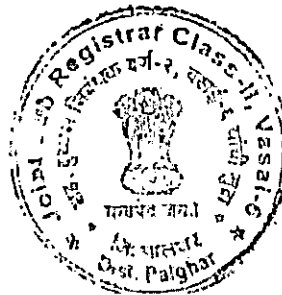
वसई - ६  
दस्तावेज क्रमांक २२२२/२०२२  
४ ४ १५



CHALLAN  
MTR Form Number-0

GRN	MH002070096202223E	BARCODE	[Barcode]		Date	19/05/2022-12:41:08	Form ID	252
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	VSI6_VASAI NO 6 JOINT SUB REGISTRAR			Full Name	BHAVANA MHATRE			
Location	PALGHAR			Flat/Block No.				
Year	2022-2023 One Time			Premises/Building				
Account Head Details	Amount In Rs.							
0030046401 Stamp Duty	500.00		Road/Street					
0030063301 Registration Fee	100.00		Area/Locality					
			Town/City/District					
			PIN					
			4 0 1 2 0 8					
			Remarks (If Any)					
			SecondPartyName=MS IMPERIAL DEVELOPERS-					
			Amount In	Six Hundred Rupees Only				
Total	600.00		Words					
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	02300042022051923525	221393352506	
Cheque/DD No.				Bank Date	RBI Date	19/05/2022-12:42:47	Not Verified with RBI	
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9999999999  
सदर चलन केवल दृश्य निवृत्त कार्यालय नोदणी कार्याच्या दस्तावेजासाठी लागू आहे. नोदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.



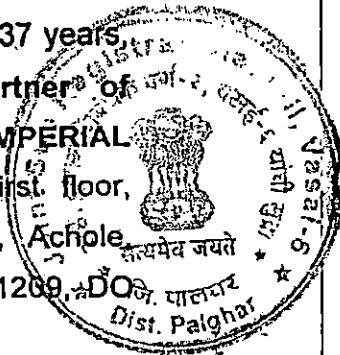
वसई - ६
दस्ता क्रमांक १०५/२०२४
१५३/१७९

वसई - ६
दस्ता क्रमांक १२२२/२०२२
४      ५      ९५

**POWER OF ATTORNEY**

(without consideration & only for admission)

KNOW ALL MEN BY THESE PRESENTS SHALL  
 COME I, Mr. NARESH GANGARAM MUKUND, age 37 years,  
 Partner of M/s. IMPERIAL DEVELOPERS, Partner of  
 M/s. IMPERIAL REALTORS & Director of M/s. IMPERIAL  
 LIFESTYLE Pvt. Ltd., having office at C/111, First floor,  
 Shivshruti Copmplex, near Mother Mary School, Achole,  
 Nallasopara (E.), Taluka Vasai, District Palghar, 401209,  
 HEREBY SEND GREETING



WHEREAS :-

A) WHEREAS our abovementioned firms are constructing /  
 constructed buildings as:

- 1) M/s. Imperial Developers, are constructing / constructed  
 building named IMPERIAL CALLISTO, having wing A, building  
 No. 1, & wing B, building No. 2, on N.A. land bearing Survey

*[Handwritten signature]*

B. Mhatore



वसई - ६		
२०२४		
दस्तावेज क्रमांक / २०२४		
दस्तावेज क्रमांक ११३०६ १०९२		
४	६	१५

..2..

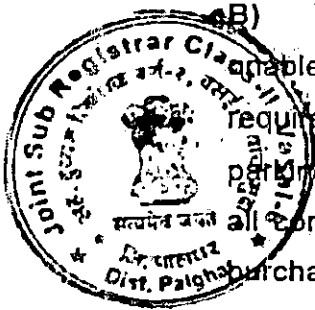
No. 90, Hissa No. 2, situated at Village DIWANMAN, Vasai Raod (W.), Taluka Vasai, District Palghar, 401202,

2) M/s. Imperial Developers, are constructing / constructed building named IMPERIAL EXOTICA, Building No. 1 & Building No. 2, on N.A. land bearing Survey No. 88, Hissa No. 1, situated at Village DIWANMAN, Vasai Raod (W.), Taluka Vasai, District Palghar, 401202,

4) M/s. Imperial Lifestyle Pvt. Ltd., are constructing / constructed building named IMPERIAL SPLENDORA, having wing A to E & wing G to I, on N.A. land bearing Survey No. 274, Hissa No. 1, 2, 3, & Survey No. 275, Hissa No. 1, 2, situated at Yashwant Smart City, Village GOKHIVARE, Vasai Raod (E.), Taluka Vasai, District Palghar, 401208,

5) M/s. Imperial Realtors, are constructing / constructed building named IMPERIAL SPLENDORA, having wing F, on N.A. land bearing Survey No. 274, Hissa No. 1, 2, 3, & Survey No. 275, Hissa No. 1, 2, situated at Yashwant Smart City, Village GOKHIVARE, Vasai Raod (E.), Taluka Vasai, District Palghar, 401208,

(hereinafter referred as "the said buildings" for brevity's sake)



B) WHEREAS due to my busy business schedule I am unable to do or cause to be done things, deeds which are required for registration of agreements of flats/shops/office/parking/open space/garage/units etc. in the said buildings, in all concerned registration offices in the name/s of intending purchasers / allottees.

C) Due to the said reason and for the convenience, it is necessary for me to appoint a competent power of attorney in

..3..



B. Mhatre



वसई - ६
दस्त क्रमांक २०५/२०२४
१५५८२७९

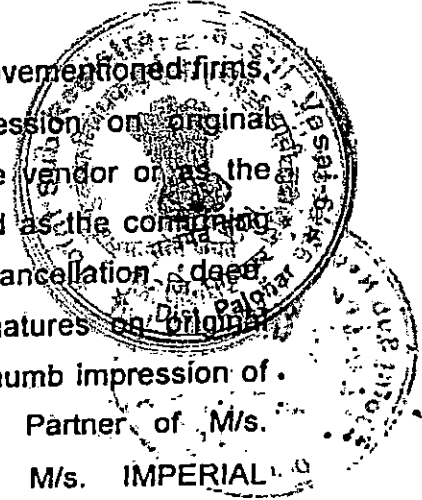
..3..

वसई - ६
दस्त क्रमांक २२२९/२०२२
४ ७ १५

my name and on my behalf to do or cause to be done following acts, deeds & things regarding registration of the flats / shops / office / parking / open space / garage / units etc. in the said buildings.

NOW THEREFORE THIS DEED WITNESSETH I, Mr. NARESH GANGARAM MUKUND, Partner of M/s. IMPERIAL DEVELOPERS, Partner of M/s. IMPERIAL REALTORS & Director of M/s. IMPERIAL LIFESTYLE Pvt. Ltd., DO HEREBY APPOINT, NOMINATE AND CONSTITUTE, my trustworthy person Mrs. BHAVANA MHATRE, age 45 yrs, R/o. Room No. 3, Ram Vijay Colony, Near Ram Mandir, Papdy, Vasai Road (W), Taluka Vasai, District Palghar, 401 207, to be my true and lawful power of attorney holder to do or cause to be done following acts, deeds and things regarding registration of the flats / shops / office / parking / open space / garage / units etc. in the said buildings.

1) As a Director or as a Partner of abovementioned firms I will do my signatures, thumb impression on original document like agreement for sale as the vendor or as the confirming party, document like Gift Deed as the confirming party, its rectification deed, its cancellation deed, confirmation deed etc. Without my signatures on original documents means without signatures & thumb impression of Mr. NARESH GANGARAM MUKUND, Partner of M/s. IMPERIAL DEVELOPERS, Partner of M/s. IMPERIAL REALTORS & Director of M/s. IMPERIAL LIFESTYLE Pvt. Ltd., my attorney holder Mrs. BHAVANA MHATRE, will not be able to register any document in the office of Sub-Registrar.



*[Handwritten signature]*

B. mhatre



वसई - ६		
दस्ता क्रमांक १२५९/२०२२		
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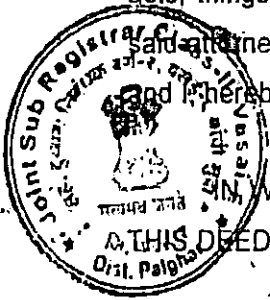
वसई - ६	
दस्ता क्रमांक	१२५९/२०२२
१५६/१६	

present in the office of Sub-Registrar and to communicate with Respected Sub-Registrar, to produce agreement for sale, Gift Deed, confirmation deed, its rectification deed, its cancellation deed etc for registration, to admit execution, to give consent, to sign on necessary papers of registration procedure after registration, to receive receipt, to receive original documents, to do all necessary things regarding registration of the flats / shops / office / parking / open space / garage / units etc. in the said buildings.

3) This power of attorney is revocable and can be revoked at any time through written notice to the Power of attorney holders.

AND GENERALLY TO DO ALL THE THINGS, DEEDS AND ACTS ESSENTIAL AND NECESSARY FOR REGISTRATION OF THE FLATS / SHOPS / OFFICE / PARKING / OPEN SPACE / GARAGE / UNITS ETC. IN THE SAID BUILDINGS.

AND I, DO HEREBY declare and confirm that whatever acts, things and deeds done or purported to be done by my said attorney, are done or purported to be done on my behalf and I hereby confirm and ratify the same.



WITNESS WHEREOF I HAVE PUT MY HAND ON THIS DEED on 20<sup>th</sup> day of MAY 2022 AT VASAI.

SIGNED, SEALED AND DELIVERED )

BY THE WITHIN NAMED )

Mr. NARESH GANGARAM MUKUND,

Partner of M/s. IMPERIAL DEVELOPERS,

Partner of M/s. IMPERIAL REALTORS

Director of M/s. IMPERIAL LIFESTYLE Pvt. Ltd.

*(Handwritten signature)*



..5..

*B. Mhetre*

वसई - ६  
 वसई क्रमांक १५७/१५९  
 १५७/१५९

..5..

ACCEPTED BY ME )  
 Mrs. BHAVANA MHATRE )  
 (ATTORNEY HOLDER) )



IN PRESENCE OF B. Mhatre )

1. Bhavif )

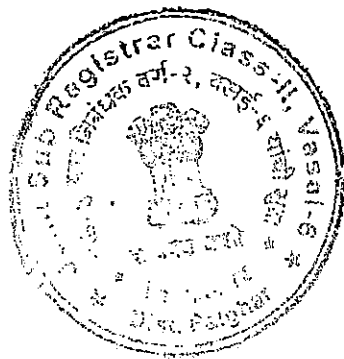
2. A. D. D. D. )

वसई - ६  
 वसई क्रमांक २२२९/२०२२  
 ४ ९ १५



वसई - ६		
दस्ता क्रमांक	/२०२२	

वसई - ६	
दस्ता क्रमांक	२०२४
१५८/१७९	



वसई - ६  
 वस्त क्रमांक ९५९ / २०२४  
 ९५९ / ९७९



राज्य सरकार



भवना राजेश म्हाते  
 Bhavana Rajesh Mhate  
 जन्म वर्ष / Year of Birth 1976  
 स्त्री / Female



6534 6978 9411

आधार - सामान्य माणसाचा अधिकार

वसई - ६  
 वस्त क्रमांक २२२९ / २०२२  
 ४      ९०      ९५



राज्यीय निव्वळ ओळख प्राधिकरण  
 UNICENT IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O राजेश कमलाकर म्हाते, कम  
 न-३, राम विजय कॉलोनी, पापडी, वासई  
 मंडळ, वसई (पश्चिम), वसई,  
 ठाणे जिल्हा, महाराष्ट्र, ४०१२०७  
 Address: W/O Rajesh Kamalakar  
 Mhate, Room No-3, Ram Vijay  
 Colony, Papdi, Papdi Road, Near  
 Ram Mandir, Vasai(West), Vasai,  
 Thane, Papdi, Maharashtra,  
 401207

B. Mhate



1800 100 7847



aa@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1341  
 Computer-600 001



वसई - ६		
दस्ता क्रमांक २२२-८/२०२२		
४	११	१५

वसई - ६	
दस्ता क्रमांक १०५/२०२४	
१६०/१७१	



*[Handwritten signature]*

**महाराष्ट्र न्यायपालिका**  
**महाराष्ट्र न्यायपालिका**  
**महाराष्ट्र न्यायपालिका**

**नरेश गंगाराम मुकुंद**  
 Nareesh Gangaram Mukund  
 जन्म तारीख / DOB: 30/09/1968  
 पुरुष / MALE

**9952 2389 8930**

**गांधी आधार, गांधी ओळख**

वसई - ६
दस्ता क्रमांक - ५२२८/२०२२
५ - ९२ - २५

वसई - ६
दस्ता क्रमांक १०५ २०२४
९६९/९६९

**ADVOCATE**  
**BAR COUNCIL OF**  
**MAHARASHTRA & GOA**  
 HIGH COURT, BOMBAY  
 ☎ : 2267 3371/ 2265 6567

**NAME: Anish Mohammad Kalvert**  
**RESIDENCE: Vasai, Dist- Thane**  
**ROLL No.: Mah/5633/2007**  
**ENROLLED ON: 21-09-2007**  
**DATE OF BIRTH: 06-01-1981**

**SECRETARY**

*[Handwritten signature]*



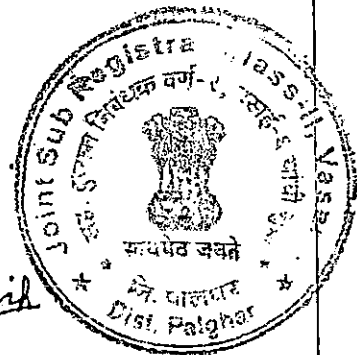
**भारत सरकार**  
**Government of India**

**भविक गजानन मानकर**  
 Bhavik Gajanan Mankar  
 जन्म तारीख/DOB: 24/06/2002  
 पुरुष/ MALE

**4655 9946 81**

**गांधी आधार**

*[Handwritten signature]*



8500	वसई - ६
न क्रमांक २२२	१२०२२
४	१९८१



भारतीय विशिष्ट पहचान प्राधिकरण  
National Identification Authority of India

वसई = ६
दस्ता क्रमांक १९०५ २०२२
१९२ / १६७

पता: E-504/505, King Ston Tower, Kaul Heritage City, Opp Navjiven Hospital, Bhabola Naka, Vasal Road West, Thane, Maharashtra - 401202

Address: E-504/505, King Ston Tower, Kaul Heritage City, Opp Navjiven Hospital, Bhabola Naka, Vasal Road West, Thane, Maharashtra - 401202

1947 1850 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 091

COLOUR XEROX 072715

1. IN CASE OF MISUSE OF THIS IDENTITY CARD, DISCIPLINARY ACTION SHALL BE TAKEN.

2. IF THE HOLDER OF THIS CARD CEASES TO PRACTICE FOR VALID REASONS OR IF HIS NAME IS TRANSFERRED TO ANOTHER STATE, THIS CARD SHOULD BE SURRENDERED TO THE BAR COUNCIL.

3. IF IT IS LOST, THE SAME SHOULD BE REPORTED TO THE BAR COUNCIL IMMEDIATELY.

Joint Sub Registrar Class-II Vasal



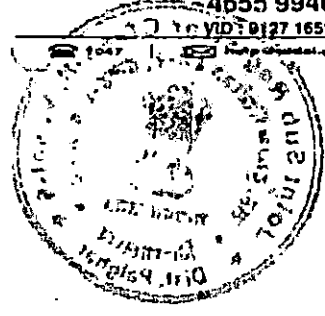
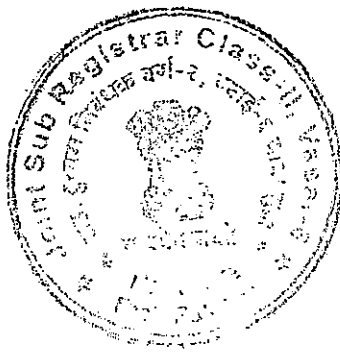
भारतीय विशिष्ट पहचान प्राधिकरण  
National Identification Authority of India

पता: S/O: Gajanan Manjkar, 36/1 Ashirwad, talav road, dharaman talav, dharaman gaon vasal west, Vasal, Thane, Maharashtra - 401202

Address: S/O: Gajanan Manjkar, 36/1 Ashirwad, talav road, dharaman talav, dharaman gaon vasal west, Vasal, Thane, Maharashtra - 401202

4655 9946 8170

1947 help@uidai.gov.in www.uidai.gov.in







रजिस्ट्रार कार्यालय भाग-2

पुस्तक क्रमांक 94/94  
रजिस्ट्रार संख्या 2229/2022

20/05/2022 10:45:53 AM

दस्तावेज क्रमांक 6/2229/2022

वसई - ६  
दस्तावेज क्रमांक 6/2229/2022

B. Mhadre

- 1. नाम मं. इण्डियन इन्सुरन्स कंपनी भारतीय व. मं. इण्डियन रिअल्टम कंपनी भारतीय व. मं. इण्डियन वॉरिअन्स प्रा. लि. को. प्रायवेटर भी को. मंगळम मंगळ. पत्ता: प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: २, ब्लॉक नं. २, रोड नं. ऑफिस भांड नं. सी/111, शिवपुरी को.प्लेनम, दुबे मेडिकल बिल्डिंग, नातारंगीपारा पूर्व, सा. बस, त्रिभुवा पानथर, महाराष्ट्र, राणे. पिन नंबर:

पधनागणा प्रकार  
पौनः प्रतिक  
होमर  
वय -15  
स्वाधरी:



वरील दस्तऐवज रजिस्ट्रार कार्यालयीन बुनमुद्रणावर ना दस्तऐवज रजिस्ट्रार कार्यालयीन दिरुपाचे रजिस्ट्रार करवात.  
दिनांक 3 ची वेळ: 20/05/2022 10:42:12 AM

अंदाज -  
ग्रामीण इगम अमे निवेदीन करताना की ते दस्तऐवज रजिस्ट्रार कार्यालयीन व्यक्तीभः भोळखतान, व त्यांची भोळख पटवितात

- 1. नाम भारिक मानकर --  
वय: 20  
पत्ता: दिवाणपान बस, प. पिन कोड 401202

स्वाधरी



- 2. नाम अ. ड अनिम फलवट --  
वय: 40  
पत्ता: बस, प. पिन कोड: 401202

स्वाधरी



दिनांक 4 ची वेळ: 20/05/2022 10:42:57 AM

पुस्तक क्रमांक 94  
रजिस्ट्रार संख्या 2229/2022

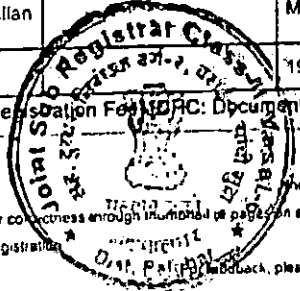
दिनांक 4 ची वेळ: 20/05/2022 10:43:04 AM नोंदणी पुस्तक 4 मध्ये प्रमाणित करवात वेळेची वा इत्यामध्ये एकूण पाने आहेत.

रा. दुय्यम निबंधक, वसई - ६  
तारीख 20/05/2022

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used AI	Deface Number	Deface Date
1	BHAVANA MHATRE	eChallan	02300042022051923525	500.00	SD	0001111983202223	20/05/2022
2	BHAVANA MHATRE	eChallan		100	RF	0001111983202223	20/05/2022
3		DHC		300	RF	1905202206695D	20/05/2022

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



- 1. Verify Scanned Document for correctness through information printed on the reverse side of the document after scanning
- 2. Get print immediately after registration



2229/2022

**Sanat Mehta & ASSOCIATES**  
Civil Engineers & Architectural Project Consultants

Ameshwar Tower, A-103, Shimpoli Road, Next to Gokhale School, Borivall (W), Mumbai - 400 092. Tel.: 022-28999298.

कसई - ६
कसई क्रमांक १०५/२०२४
१६५/१७९



REF No.: SMA/735/175A/24

June 11, 2024

TO WHOM SOEVER IT MAY CONCERN

RE: Site Status Report

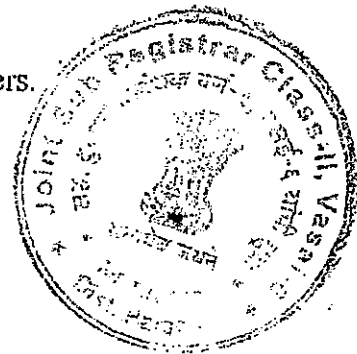
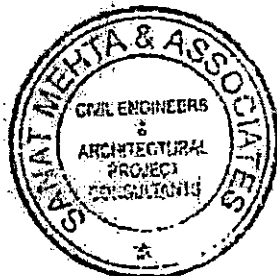
This is to certify that M/s. Imperial Lifestyle Pvt.Ltd. has proposed the construction work of Wing B, of Residential with Shopline Building no. 9, (Stilt+G+P+1/pt.to22) in Sector No. 1, known as "IMPERIAL SPLENDORA" situated at S.No. 274, H.No. 1&2, & S.No.275, H.No.1, out of larger layout of Gokhiware Group Housing Scheme, Vill: Gokhiware, Tal: Vasai, Dist.: Palghar.

The RCC work of the said wing in the said building is completed up to 85% as per terms of Agreement for sale and further work is in progress as per the plans under supervision of structural engineer. The project is registered with Maharashtra Registration Number P99000027833.

This is issued as per the site status on request of the developers.

FOR SANAT MEHTA & ASSOCIATES,

SANAT MEHTA



कार्ड - ६  
वसत क्रमांक १६०५/२०२४  
१६६/१७९



## घोषणापत्र

वसई - ६	
दस्त क्रमांक १०५	१०२४
१६/१७	

मी, सौ. भावना म्हात्रे, वय : ४६, पत्ता: रुम नं. ३, राम विजय कॉलनी, राममंदिर, पापडी, वसई रोड (प.), ता. वसई, जिल्हा पालघर, ४०१२०२ घोषित करतो / करते की,

दुय्यम निबंधक वसई दृश्यांचे कार्यालयात खालील वर्णनाच्या मिळकतीचा करारनामा नोंदणीसाठी सादर करण्यात आला आहे.

गांव मौजे गोखिवरे ता. वसई, जिल्हा पालघर, सर्वे नं. २७४, हिस्सा नं. १, २, ३ व सर्वे नं. २७५, हिस्सा नं. १, २, मधील मे. इम्पिरिअल स्प्लेंडोरा ह्या इमारतीमधील ए ते आय ह्या इमारतीबद्दल

मला मे. इम्पेरियल लाईफ स्टायल प्रा. लि. तर्फे भागीदार श्री. नरेश गंगाराम मुकुंद, यांनी मला दि. २०/०५/२०२२ रोजी दु. नि. वसई ६ मधील दस्त क्र. २२२९ अन्वये दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी त्यांच्यावतीने त्यांच्यासाठी करारनामा दस्त नोंदणीस सादर केला आहे. मी खालील प्रमाणे घोषणा करत आहे.

१३. कुलमुखत्यारपत्र रद्द करण्यात आलेले नाही.

१४. कुलमुखत्यारपत्र देणार पैकी कोणीही मयत झालेले नाही.

१५. अन्य कोणत्याही प्रकारे कुलमुखत्यारपत्र रद्दबातल झालेले नाही.

१६. कुलमुखत्यारपत्र पुर्णपणे वैध आहे. सबब उपरोक्त कृती करण्यास मी सहमत आहे.

सादरचे घोषणा चुकीची व दिशाभूल करणारी असल्यास मी नोंदणी अधिनियम

१९०८ चे कलम ८९ प्रमाणे शिक्षेस पात्र राहिल.

वसई. ०१/०८/२०२४

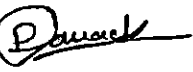
ता. वसई

ओळख

१.

२.

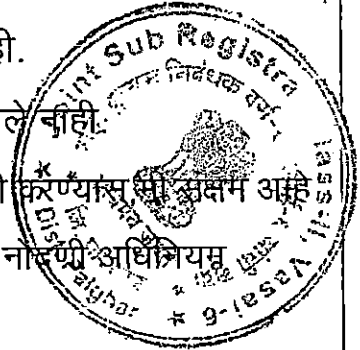




B. Mhatre

कुलमुखत्यारपत्रधारकाची सही

सौ. भावना म्हात्रे,



भारत सरकार  
Government of India

भावना राजेश म्हाणे  
Bhavana Rajesh Mhane  
जन्म वर्ष / Year of Birth: 1978  
स्त्री / Female

6534 6978 9411

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India

वसुधा W/O गणेश कमळाकर म्हाणे, मंग  
राव विजय फर्गेकर, पापटी, पापटी  
राम मंदिर् जवळ, वसई(व्हेस्ट) थमई  
ठाणे, पापटी महाराष्ट्र, 401207

Address W/O Ganesh  
Mhane Room No. 10  
Colony Papadwar  
Ram Mandir  
Thane, Paper  
401207

1047 | help@uidai.gov.in

भारत सरकार  
Government of India

भारत सरकार  
Authority of India

नॉदणी क्रमांक / Enrolment No.: 1218/16078/52477

भारत सरकार  
Government of India

दयानंद कमळाकर, मानकर  
Dayanand Kamalakar Mankar

जन्म वर्ष / Year of Birth: 1971  
पुरुष / Male

6791 2834 3609

वसई - ६

दस्ता क्रमांक १०५ / २०२०

९६८ / ९७९

आधार - सामान्य माणसाचा अधिकार

To,  
Dayanand Kamalakar Mankar  
दयानंद कमळाकर मानकर  
House No: 959, Maipura, Bungalow Yashwantrao Pathy Marg, Near  
Hanuman Mandir, Diwanpatti  
Vasai West, Bassai Road, Thane  
Maharashtra 401202  
Mobile: 9822400313

12/11/2011

भारत सरकार  
Government of India

प्राणेश सुनील दवडे  
Date of Birth/DOB: 25/05/2002  
Male/ MALE

7052 1256 8386  
VID : 9115 3445 6216 0448

मेरा आधार, मेरी पहचान

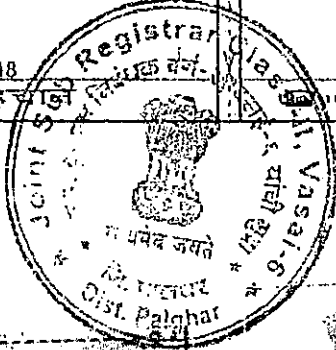
भारत सरकार  
Government of India

सुनील दवडे, रूम नं ०४ नारायण  
चौल, मेरी विला नरार B.K.S. School, Vasai  
West, Vasai, Palghar,  
Maharashtra - 401202

Address:  
Sunil Davade, Room No 04 Nara  
Chawl, Meri Villa Near B.K.S. School, Vasai  
West, Vasai, Palghar,  
Maharashtra - 401202

7052 1256 8386  
VID : 9115 3445 6216 0448

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

प्रफुल्ला रघुनाथन पुहान  
Date of Birth/DOB: 02/06/1988  
Male/ MALE

आधार - सामान्य माणसाचा अधिकार

3537 8558 6924

मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India

रश्मिता पी पुहान  
Rashmita P Puhan  
जन्म तारीख / DOB: 06/07/1987  
महिला / FEMALE

9675 1289 8607

आधार-सामान्य माणसाचा अधिकार

535/2905

गुनवार, 01 ऑगस्ट 2024 11:24 म.पू.

दस्त गोपवारा भाग-1

वमई 69 ६२ 1-9२9  
दस्त क्रमांक: 2905/2024

दस्त क्रमांक: वमई 6 /2905/2024

वाजारा मूल्य: रु. 22,00,500/-

मोबदला: रु. 33,41,668/-

भरणेले मुद्राक शुल्क: रु. 2,33,950/-

ह. नि. मह. दु. नि. वमई 6 यांचे कार्यालयात

पावती: 3535

पावती दिनांक: 01/08/2024

म. क्र. 2905 वर दि. 01-08-2024

मादरकरणाचा नाव: प्रफुल्ल रवीनारायण पुढान - -

सोनी 11:21 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 3420.00

पृष्ठांची संख्या: 171

*Prabhakar Phuy*

दस्त हजर करणाऱ्याची मही:

एकूण: 33420.00

*Prabhakar*

सह-दुसरे नोंदणी निबंधक, वसई-६  
वर्ग-२

*Prabhakar*

सह-दुसरे नोंदणी निबंधक, वसई-६  
वर्ग-२



दस्ताचा प्रकार: करारनामा

मुद्राक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा ठरावित असलेल्या कोणत्याही कॅम्प क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 01 / 08 / 2024 11 : 21 : 53 AM ची वेळ: (मादरकरणा)

शिक्रा क्र. 2 01 / 08 / 2024 11 : 23 : 26 AM ची वेळ: (फी)

### प्रतिज्ञापत्र

मदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस लयात केलेला आहे दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व दस्त जोडलेल्या कागदपत्रांची सत्यता तपासली आहे दस्ताची सत्यता वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील

*B. mhator*

लिहून देणारे

*Prabhakar Phuy*

लिहून घेणारे

08/2024 11 42:56 AM

दस्तावेज क्रमांक: 2905/2024

दस्तावेज प्रकार: अंतराधान

क्र.सं.	पक्षधारकाचे नाव व पत्ता	पक्षधारकाचा प्रकार	छायाचित्र	उभा प्रमाणित
1	नाम: इमिग्रेशन वॉर्डफस्टाडन प्रा. लि. नॉर्क डायरेक्टर श्री. नरेश मंगाराम मुकुंद नॉर्क कुलमुख्यालय भावना म्हाळे - पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं.: ऑफिस भाग नं. सी/111, शिवशुद्धी कॉम्प्लेक्स, दुवे मेडिकल कॉलेज जवळ, नावामोपाग पर्व, ना. वसई, जिल्हा पालघर, महाराष्ट्र, राणे. पिन नंबर: AADCI4149N	लिहून देणार वय :-48 स्वाक्षरी:-		
2	नाम: प्रफुल्ल रवीनारायण पुढान - - पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं.: रूम नं. 001, अमिगा अपार्टमेंट फुलपाडा रोड, माईवावा मंदिरा जवळ, फुलपाडा, विंगर पूर्व, ना. वसई, जिल्हा पालघर, महाराष्ट्र, राणे पिन नंबर: AZRPP5518L	लिहून देणार वय :-44 स्वाक्षरी:-		
3	नाम: रश्मिना प्रफुल्ल पुढान - - पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं.: रूम नं. 001, अमिगा अपार्टमेंट फुलपाडा रोड, माईवावा मंदिरा जवळ, फुलपाडा, विंगर पूर्व, ना. वसई, जिल्हा पालघर, महाराष्ट्र, THANE. पिन नंबर: ATPPP5527M	लिहून देणार वय :-37 स्वाक्षरी:-		

दस्तावेजाचे वरून दणार तयार करून देणाऱ्या चा दस्तावेज करून दिल्याचे कवून करतात.

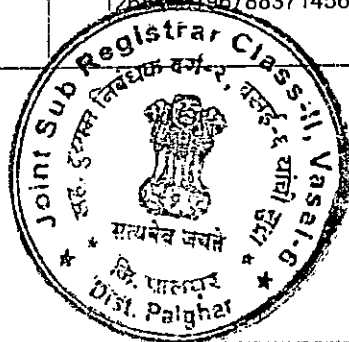
क्र.सं. 3 ची वेळ: 01 / 08 / 2024 11 : 37 : 51 AM

दस्तावेजाच्या कवूनची जबाब देणाऱ्या सर्व पक्षधारकांची ओळख समती-आधारित - आधार प्रणालीद्वारे पडनाळण्यात आली आहे. त्याबाबत प्राप्त साहित्यी पुढीलप्रमाणे आहे.

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून देणार प्रफुल्ल रवीनारायण पुढान - -	01/08/2024 11:39:08 AM	Prafulla Rabinarayan Puhane M 1223983579241406464 
लिहून देणार इमिग्रेशन वॉर्डफस्टाडन प्रा. लि. नॉर्क डायरेक्टर श्री. नरेश मंगाराम मुकुंद नॉर्क कुलमुख्यालय भावना म्हाळे -	01/08/2024 11:38:42 AM	भावना राजेश म्हाळे F 1169562386065608704 
लिहून देणार रश्मिना प्रफुल्ल पुढान - -	01/08/2024 11:38:22 AM	रश्मिना पी पुढान F 1269459196788371456 

क्र.सं. 4 ची वेळ: 01 / 08 / 2024 11 : 39 : 09 AM

हस्तक्षेप निबंधक, वसई-6  
वसई-2  
प्रमाणित करण्यात येत आहे  
हा दस्तावेज एकूण पाने.....आहेत.



Purchaser	Type	Verification no/Vendor	सह. दुय्यम निबंधक, वसई-6 GRN/Licence	Amount	Used At	Deface Number	Deface Date
PRAFULLA RABINARAYAN PUHANE	eChallan	02300042024073164277	MH006105397202425E	233950.00	SD	0003332191202425	01/08/2024
	DHC		0724319821337	1420	RF	0724319821337D	01/08/2024
	DHC		0724315421282	2000	RF	0724315421282D	01/08/2024
PRAFULLA RABINARAYAN PUHANE	eChallan		MH006105397202425E	30000	RF	0003332191202425	01/08/2024

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



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


For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

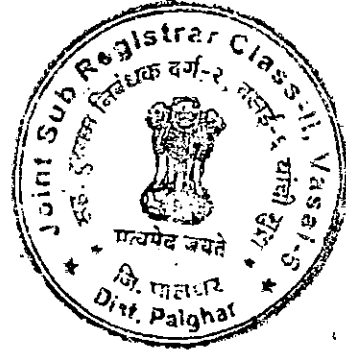
दसई - ६
दस्त क्रमांक २००५/ २०२४
१०९ / १०९

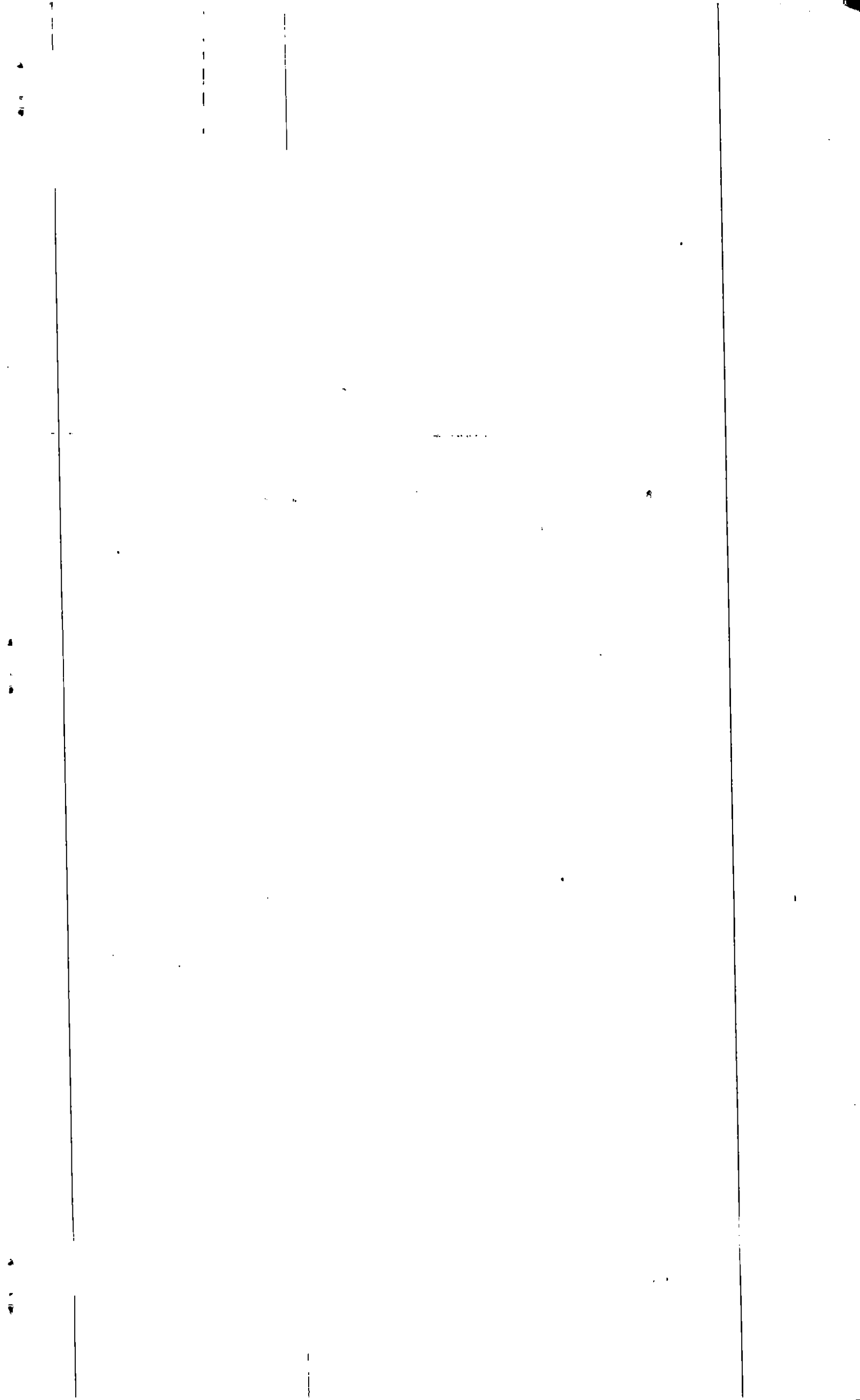
प्रमाणित करण्यात येत की  
आ दस्तामथ्ये एकूण पाने १०९ आहेत.

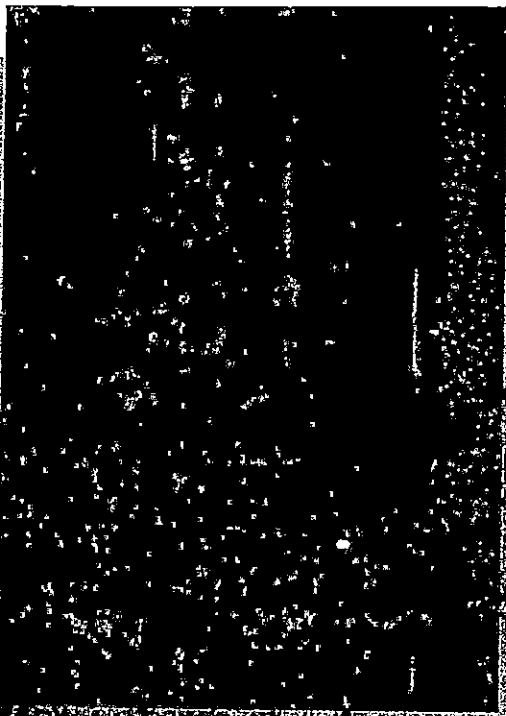
  
सहा. दुय्यम निबंधक, दसई-६

पुस्तक क्रमांक १५  
२००५ क्रमांकावर नोंदला

  
सहा. दुय्यम निबंधक, दसई - ६  
तारीख १९ माहे ८ सन २०२४







**Site Address:**

Yashwant Smart City, Gokhiware, Vasai East

**Licensed Architect**

Sanat Mehta & Associates, Borivali

**Architectural Design**

Priyanka Arjun & Associates, Udaipur

**R.C.C Consultant**

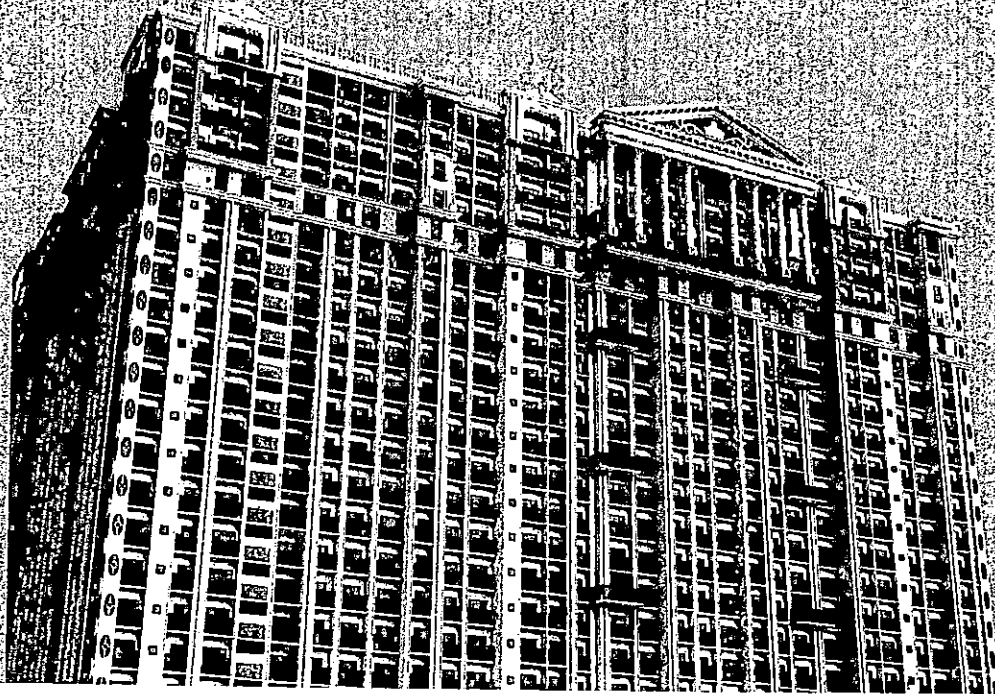
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