

534/12327
Tuesday, August 06, 2024
6:25 PM

पावती

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

गावाचे नाव: विरार
दस्तऐवजाचा अनुक्रमांक: वसई5-12327-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: सतिश सहदेव परब

पावती क्र.: 13121 दिनांक: 06/08/2024

नोंदणी फी ₹. 28000.00
दस्त हाताळणी फी ₹. 1320.00
पृष्ठांची संख्या: 66

एकूण: ₹. 29320.00

आपणास मूळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे
6:45 PM ह्या वेळेस मिळेल.

Joint S R Vasai-5

वाजार मूल्य: ₹.2162899.2 /-
मोचदला ₹.2800000/-
भरलेले मुद्रांक शुल्क : ₹. 196000/-

~~1940019~~
सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: ₹.1320/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824069514955 दिनांक: 06/08/2024
वेंकचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹.28000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006384026202425E दिनांक: 06/08/2024
वेंकचे नाव व पत्ता:



मुद्रांक परब विरार

NsS

8/6/2024

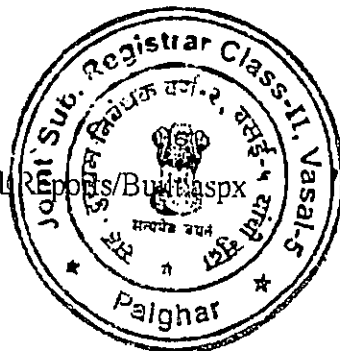
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID वसईऽ	202408068029	06 August 2024.06:21:57 PM			
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2024 पालघर तालुका : वसई S-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#134		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 13400	निवासी सदनिका 53900	कार्यालय 62200	दुकाने 68200	औद्योगिक 62200	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा	40.128चौ. मीटर I-आर सी सी नाही	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 010 वर्षे Ground Floor/Stilt Floor	मिळकतीचा प्रकार- बांधकामाचा दर- कार्पेट क्षेत्र-	बांधीव Rs.26620/- 36.48चौ. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.53900/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((53900-13400) * (100 / 100)) + 13400) = Rs.53900/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 53900 * 40.128 = Rs.2162899.2/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + रोडगाईना 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 = 2162899.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2162899/- = □ एकवीस लाख बासठ हजार आठ शे नव्याण्णव /-				

Home

Print

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

वसई क्र. ५
दस्त क्र. १५३५७/२०२४
१ / ६६



घोषणापत्र

वसाई क्र. - ५
दस्त क्र. १५३१४/२०२४
१ / ६६

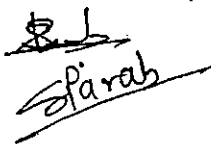
आम्ही खाली सही करणार असो घोषित करीत आहोत की सदर दस्त नोंदविण्यापूर्वी आमच्या जबाबदारीनुसार आम्ही दस्तातील मिलकतीचे मालक वारसहक्क हितसंबंधक व्यक्ती यांची मालकी (TITLE) तसेच मिलकतीचे मालकाने नेमून दिलेल्या कूलमुखत्यारधारक (POWER OF ATTORNEY HOLDER), लिहुन देणार व घेणार ह्यात आहेत. व सदर कूलमुखत्यारपत्र अदयापही रद्द झालेले नाही. आजही सदरचे कूलमुखत्यारपत्रक अस्तित्वात आहे. त्याची आम्ही खात्री देत आहोत तसेच मिलकतीचे इतर हक्क कर्ज बँक बोजे व कूलमुखत्यार धारकांनी केलेले व्यवहाराच्या अधीन राहुन आम्ही आमचा व्यवहार पूर्ण करीत आहोत.

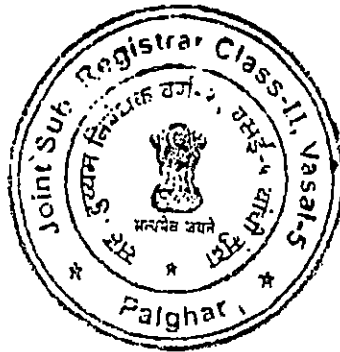
त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिलकत ही फसवणुकीद्वारे दुबार विक्री होत नाही याचा आम्ही अभिलेख सांध घेतलेला आहे दस्तातील लिहुन देणार लिहुन घेणार व कूलमुखत्यारधारक हे खरे असुन त्याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन ओळखीचे इरुम स्वाक्षरीसाठी घेऊन आलो आहोत. व्यवहार पूर्ण करतवेळी पुरावा कायदयानुसार दस्तावर साक्षीदार यांच्या स्वाक्ष-या घेण्यात आलेल्या आहेत तसेच या दस्तासोबत जोडण्यात आलेले पुरावे व कागदपत्र खरे आहेत तसेच मिलकतीच्या हस्तांतरणाबाबत कोणत्याही न्यायालयात दावा किंवा शासनाचा मनाई हुकुम नाही याचीही आम्ही खात्री देत आहोत. याबाबत आमचे कायदेशीर सल्लागार वकील यांना कागदपत्रे दाखवुन त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तऐवज नोंदणीसाठी सादर करण्यात आलेले आहेत.

मिलकतीचे मालकी तपासणी ठरवीणेसाठी सक्षम तलाठी व भुमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत त्यामुळे नोंदणी कायदा १९०८ चे कलम ४४ व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिलकतीचे मालक कूलमुखत्यारधारक व दस्तातील खरेपणा व वैदयता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास जाणीव आहे.

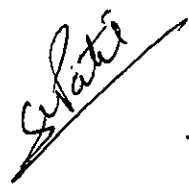
तरी सदर मिलकती विषयी सध्या होत असलेल्या फसवणुक व त्या अनुषंगाने पोलिस चौकशीत दाखल होत असलेले गुन्हे हे आमच्या दस्तातील मिलकती विषयी होणार नाही म्हणुन आम्ही सदर घोषणापत्र, शपथपत्र लिहुन देत आहोत तसेच आम्ही नोंदविण्यात आलेल्या व्यवहारात मुद्रांक प्रश्न उदभवल्यास त्यासाठी दस्तातील सर्व निष्पादक जबाबदार राहणार आहोत तसेच भा. द. संधीता १९६० मधील नमुद असलेल्या शिक्षेस पात्र राहणार आहोत. याची मला आम्हाला पूर्ण जाणीव व खात्री आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणुन जोडले आहे.

लिहुन घेणार





लिहुन देणार



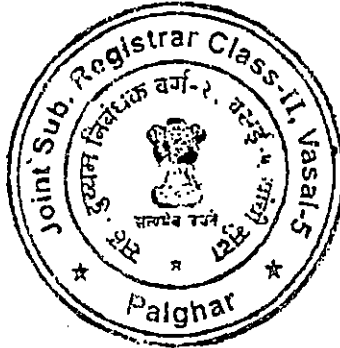
वसाई क्र.-५
दस्त क्र. ११७५११/२०२४
३ / ६६

CHALLAN
MTR Form Number-6



GRN	MH006384026202425E	BARCODE	[Barcode]				Date	06/08/2024-16:32:49	Form ID	25.2
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
					PAN No.(If Applicable)	APPPP2650H				
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR				Full Name	SATISH S PARAB				
Location	PALGHAR				Flat/Block No.	FLAT NO. A/402, RAJ HILL PHASE-2				
Year	2024-2025 One Time				Premises/Building					
Account Head Details			Amount In Rs.	Road/Street	VIRAR					
0030046401	Stamp Duty		196000.00	Area/Locality	VIRAR E					
0030063301	Registration Fee		28000.00	Town/City/District						
				PIN	4	0	1	3	0	
				Remarks (If Any)	SecondPartyName=RAJ BUILDERS-					
				Amount In	Two Lakh Twenty Four Thousand Rupees Only					
Total			2,24,000.00	Words						
Payment Details				FOR USE IN RECEIVING BANK						
CENTRAL BANK OF INDIA				Bank CIN	Ref. No.	02810672024080695046	665640727			
Cheque/DD No.				Bank Date	RBI Date	06/08/2024-16:34:17	Not Verified with RBI			
Name of Bank				Bank-Branch		CENTRAL BANK OF INDIA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 8392999999
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन फॉर्म दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

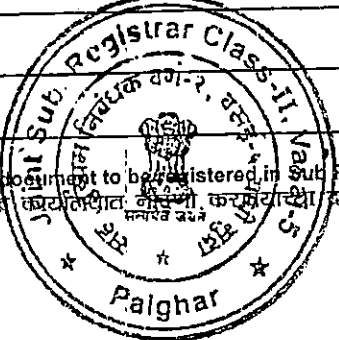
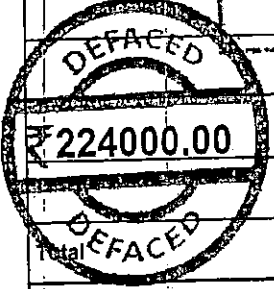




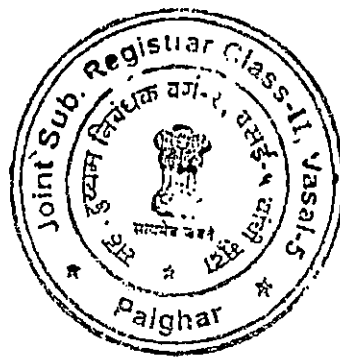
CHALLAN
MTR Form Number-6



GRN	MH006384026202425E	BARCODE	Date 06/08/2024-16:32:49		Form ID	25.2
Department			Inspector General Of Registration			
Type of Payment			Stamp Duty Registration Fee			
Office Name			VSI2_VASAI NO 2 JOINT SUB REGISTRAR			
Location			PALGHAR			
Year			2024-2025 One Time			
Account Head Details		Amount In Rs.	Flat/Block No.		FLAT NO. A/402, RAJ HILL PHASE-2	
0030046401 Stamp Duty		196000.00	Premises/Building		VIRAR	
0030063301 Registration Fee		28000.00	Road/Street		VIRAR E	
			Area/Locality		VIRAR E	
			Town/City/District			
			PIN		4 0 1 3 0 5	
Remarks (If Any)			SecondPartyName=RAJ BUILDERS-			
Total			Amount In		Two Lakh Twenty Four Thousand Rupees Only	
224000.00			Words		2,24,000.00	
Payment Details			CENTRAL BANK OF INDIA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN	Ref. No.	02810672024080695046	665640727
Name of Bank			Bank Date	RBI Date	06/08/2024-16:34:17	Not Verified with RBI
Name of Branch			Bank-Branch		CENTRAL BANK OF INDIA	
			Scroll No. , Date		Not Verified with Scroll	
Department ID :			Mobile No. :			8392999999
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.						
सदर चालान केवल दायम निवेदन करण्यासाठी व केवळ कर्तव्याच्या दस्त्यासाठी लागू आहे. नोंदणी व कर्तव्याच्या दस्त्यासाठी सदर चालान लागू नाही.						
Challan Defaced Details						
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount	
1	(IS)-534-12327	0003503910202425	06/08/2024-18:25:53	IGR545	28000.00	
2	(IS)-534-12327	0003503910202425	06/08/2024-18:25:53	IGR545	196000.00	
Total Defacement Amount					2,24,000.00	



वसाई क्र.-५
दस्त क्र. 7131V/2024
७ / ६६



AGREEMENT

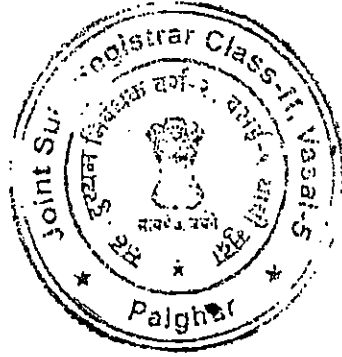
ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 06th day of Aug in the Christian year Two Thousand Twenty Four BETWEEN M/s. RAJ BUILDERS, a proprietary concern, through its Proprietor Mr. Sachin Yadneshwar Patil, having his office at 11, Siddhi Shree Co-operative Housing Society, R.J. Nagar, Phool Pada Road, Virar (East), Taluka Vasai, District Palghar, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the ONE PART

Sachin Patil

[Signature]

[Signature]

यस्य क्र.-५
दस्त क्र. ११३१५/२०२४
६ / ६६



A N D

1) MR. SATISH SAHADEO PARAB, Age 37 years, 2) MRS. SHAMAL SATISH PARAB, Age 30 years, residing at Flat No. B/207, Type B Building, Sairam Apartment, Sant Nagar, Manvelpada Road, Virar (East) - 401 305, hereinafter called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART :-

Satish

Shamal

Shamal

वसई क्र. - ५
दस्त क्र. ११३१५/२०२४
७ / ६६

WHEREAS:-

a) Mr. Zuja Kaitan Lop was the owners of land bearing Survey No. 134, Hissa No. 2, admeasuring H.R. 0-08-8, assessed at Rs. 1.00 Paise, Survey No. 136, Hissa No. 1/2, admeasuring H.R. 0-03-0, assessed at Rs. 0.11 Paise, Survey No. 138, Hissa No. 1, admeasuring H.R. 0-57-7, assessed at Rs. 11.25 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. II Virar (hereinafter called "The said Land") more particularly described in the schedule "A" hereunder written.

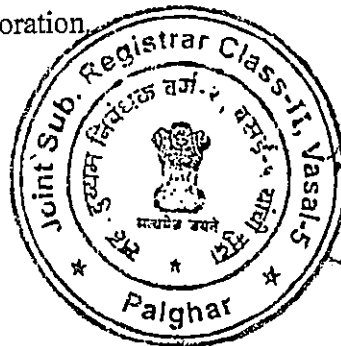
b) Mr. Zuja Kaitan Lop died intestate leaving behind him 1) Mr. Zav Zuja Lop 2) Mr. Tomas Zuja Lop 3) Mr. Simon Zuja Lop 4) Mr. Mathew Zuja Lop 5) Smt. Janubai Zuja Lop being the legal heirs according to Indian Succession Act by which he was governed at the time of his death.

c) The said land was standing in the names of 1) Zav Manu Kurel 2) Degu Manu Kurel 3) Philip Manu Kurel 4) Francis Simon Kurel 5) Zuja Manu Kurel 6) Maribai Manu Kurel 7) Rojibai Zav Dabre 8) Manibai Mingel Ludrik 9) Janibai Kalya Damel. However the said land was in possession of 1) Mr. Zav Zuja Lop 2) Mr. Tomas Zuja Lop 3) Mr. Simon Zuja Lop 4) Mr. Mathew Zuja Lop 5) Smt. Janubai Zuja Lop. They have made a Revenue application to the Tahasildar Vasai and as per Taluka Order No. RTS/769, dated 21/06/1984 and Mutation Entry No.6088, the names of 1) Zav Manu Kurel 2) Degu Manu Kurel 3) Philip Manu Kurel 4) Francis Simon Kurel 5) Zuja Manu Kurel 6) Maribai Manu Kurel 7) Rojibai Zav Dabre 8) Manibai Mingel Ludrik 9) Janibai Kalya Damel deleted from 7/12 extract and the names of 1) Mr. Zav Zuja Lop 2) Mr. Tomas Zuja Lop 3) Mr. Simon Zuja Lop 4) Mr. Mathew Zuja Lop 5) Smt. Janubai Zuja Lop has been entered in the 7/12 extract and such other revenue records. The said Mutation Entry was certified by Circle Inspector.

d) The said land has been amalgamated and converted into N.A. by the Office of Collector, Thane vide its Order bearing No.REV/DESK-1/T-9/NAP/SR-127/2004, dated 03/01/2007.

e) By Gift Deed dated 02/11/2012 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 10696/2012, dated 02/11/2012, 1) Mr. Zav Zuja Lop 2) Mr. Tomas Zuja Lop 3) Mr. Simon Zuja Lop 4) Mr. Mathew Zuja Lop 5) Smt. Janubai Zuja Lop have gifted the land admeasuring 281 Square metres, out of Survey No. 134, Hissa No. 2, land admeasuring 164 Square metres, out of Survey No.136, Hissa No.1/2, and land admeasuring 2328 Square metres, out of Survey No. 138, Hissa No.1, reserved for the D.P. Road to Vasai Virar City Municipal Corporation.

Sruti



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- f) The Vasai Virar City Municipal Corporation have granted the Revised Development Permission for the proposed Residential with Shopline Buildings on the said land vide its letter bearing No.VVCMC/TP/RDP/VP-253/W/2597/2015-2016, dated 26/11/2015.
- g) By Development Agreement dated 2nd February 2016 and registered in the office of Sub-Registrar at Vasai No. V (Virar) under Serial No. 583 - 2016, dated 02/02/2016 entered into by and between 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop (therein called "The Original Owners") of the First Part and M/s. RAJ BUILDERS (therein called "The Purchaser") of the Second Part and hereinafter called "The Promoter", the said 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop have granted the development right in respect of land bearing Survey No. 134, Hissa No. 2, Survey No. 136, Hissa No. 1/2, Survey No. 138, Hissa No. 1, to M/s. RAJ BUILDERS, lying and being at village : Virar, or thereabouts more particularly described in the First Schedule therein as well as in the First Schedule hereunder written (hereinafter referred to as "the project land") and to construct thereon buildings in accordance with the terms and conditions contained in the Development Agreement/Power of Attorney;
- h) As per Development Agreement dated 02/02/2016 M/s. RAJ BUILDERS have agreed to give 36% constructed area to Mr. Zav Zujiya Lop and others. However considering the locality and development of the said area M/s. Raj Builders have increased the consideration and have agreed to give additional 4% constructed area to Mr. Zav Zujiya Lop and others.
- i) By Supplemental Agreement dated 2nd February 2016 and registered in the office of Sub-Registrar at Vasai No. V (Virar) under Serial No. 584 - 2016, dated 02/02/2016 M/s. RAJ BUILDERS have given additional 4% constructed area to Mr. Zav Zujiya Lop and others, on the terms and conditions mentioned in the said Supplemental Agreement.
- j) The aforesaid Agreements and Power of Attorney are valid, subsisting and binding between the parties.
- k) The Promoter is/are constructing the Residential + Commercial Building No. 2 known as "RAJ HILLS", out of the said Land is more particularly described in the Second Schedule hereunder written (collectively also referred to as "said building"), alongwith common amenities and facilities, gardens, internal roads, pathways, etc. The proposed layout plan of the said Land is annexed and marked as Annexure "A" hereto.



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l) The Promoter has represented to the Allottee herein that, they have proposed to construct the building No. 1 in the said project of Raj Hills, consisting of 1 wing, presently commencement Certificate approved for Ground + 7 upper floors and (the said ground + 7 upper floors may be extended and/or more upper floors subject to further permissions from the VVMC and/or competent authorities), one CFC building, for entire proposed layout and also after obtaining further permission from the VVMC and /or competent authorities, on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

m) Further the Promoter has also informed to the Allottee new Government rule of F.S.I./DR/TDR policy of Government, vide by the G.R. dated 29/01/2016 bearing No. TPS-1813/3067/P.K./122/12,/MANAPA/KOKAN-13.

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

o) AND WHEREAS being the Developers of the land more particularly described in the First Schedule hereunder written Promoter herein alone has the sole and exclusive right to sell the Flats in the said Building/s with the Allottee/s of the Flats and to receive the sale price in respect thereof;

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

q) AND WHEREAS the copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, copies of Property card or extract of Village Forms VI or VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the said land on which the Flats are constructed or are to be constructed and the copies of the plans and specifications of the Flat agreed to be purchased by the Allottee/s approved by the concerned local authority have been annexed hereto and marked Annexure 'B', 'C', 'D' and 'E' respectively.

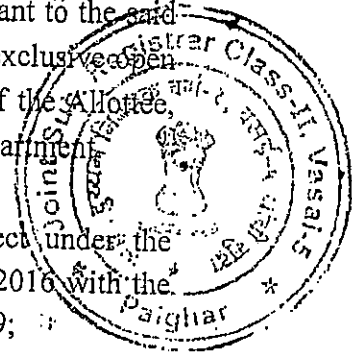
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- r) AND WHEREAS the Promoter have accordingly commenced construction of the said building/s in accordance with the said plans.
- s) Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Flat, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and such title being clear and marketable; (ii) the approvals and permissions (including CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable law and sell the premises therein. The Allottee/s undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction.
- t) AND WHEREAS the Allottee/s has/have agreed to purchased from the Promoter Flat No. A/402, on Fourth Floor, in Building No. 2, known as "RAJ HILLS", situated at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai.
- u) AND WHEREAS the carpet area of the said Apartment is 36.48 square meters and "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.
- v) AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maha RERA No. P99000005109;
- w) AND WHEREAS prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of Rs. 3,00,000/- (Rupees Three Lakh Only), being part payment of the sale price of the flat agreed to be sold by the Promoter to the Allottee/s as advance payment or deposit (the payment and receipt whereof the Promoter do and each of them doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing.
- x) AND WHEREAS under Section 13 of the said Act the Promoter are required to execute a written Agreement for sale of said flat to the Allottee/s,



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being in fact these presents and also to register said agreement under the Registration Act, 1908.

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

1. The Promoter is/are constructing the said Building consisting of Ground and 4 upper floors (with wing "A" & "B") on the said land in accordance with the plans designs, specifications approved by the concerned local authority and which have been seen and approved by the Allottee/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them:

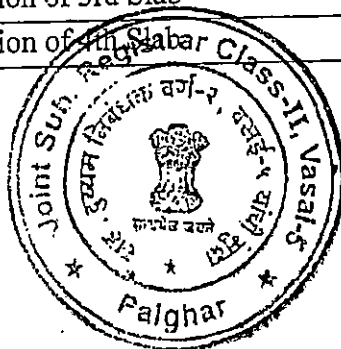
PROVIDED THAT the Promoter shall have to obtain prior consent in writing to the Allottee/s in respect of such variations or modifications which may adversely affect the flat of the Allottee/s.

2. The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s one Flat No. A/402, of Carpet area admeasuring 36.48 Square metres, on Fourth Floor as shown in the floor plan thereof hereto annexed and marked Annexures 'F' in the Building No. 2, known as "RAJ HILLS", (hereinafter referred to as "The Flat"), for the price of Rs. 28,00,000/- (Rupees Twenty Eight Lakh Only), including the proportionate price of the common areas and facilities appurtenant to the premises, which are more particularly described in the Second Schedule hereunder written.

• The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Stilt Parking Space bearing No. _____ Situated at stilt level being constructed in the said Building for the consideration of Rs. _____.

The Allottee/s hereby agrees to pay to that Promoter amount of purchase price of Rs. 28,00,000/- (Rupees Twenty Eight Lakh Only) in the following manner:-

Payment Slab	Amount in percent
On Booking	15%
On Completion of Plinth	9%
On Completion of 1st Slab	9%
On Completion of 2nd Slab	9%
On Completion of 3rd Slab	9%
On Completion of 4th Slab	9%



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On Completion of 5th Slab	9%
On Completion of Wall (Brickwork)	5%
On Completion of Internal Plaster	5%
On Completion of Flooring	5%
On Completion of Doors fittings & Windows fittings	4%
On Completion Plumbing	4%
On Completion Electric fittings	4%
On Possession	4%

- The carpet area of the said Flat as defined under the provisions of RERA, is 36.48 square meters.
- The said Flat also has attached balcony/ies aggregately admeasuring _____ square meters ("Balcony"). All balcony/ies attached to flats in the Project shall be for the exclusive use of the Allottee of such flats and are being given without any consideration.
- The Promoter has also agreed to permit the Allottee(s)/s, without any consideration whatsoever, exclusive but limited right to use _____ square meters usable area of the said Flat ("Usable Area").

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

4. The Promoter shall confirm the Final Carpet area that has been allotted to the Allottee/s after the construction of the said Project is complete and the Occupation Certificate is granted by the VVCMC or such other concerned authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the said Flat shall be recalculated upon confirmation by

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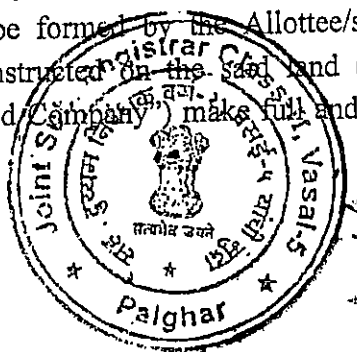
the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by Allottee/s within 45 (Forty-Five) days with annual interest at the rate specified in the Rules, from the date on which such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount proportionately from the Allottee/s towards Sale Consideration, which shall be payable by the Allottee/s prior to taking possession of the said Flat.

5. The Sale Consideration 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/s 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/s, which shall only be applicable on subsequent payments.

6. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local/statutory authority including VVCMC at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Flat to the Allottee/s, obtain the Occupation Certificate in respect of the said Flat.

7. The Promoter hereby declares that the Floor Space Index available in respect of the said land is 1893.985 square metres only and that no part of the said floor space index has been utilized by the Promoter elsewhere for any purpose whatsoever. In case the said floor space index has been utilized by the Promoter elsewhere, then the Promoter shall furnish to the Flat Purchser all the detailed particulars in respect of such utilization of said floor space index by them. In case while developing the said land the Promoter have utilised any floor space index of any other land or property by way of floating floor, space index, then the particulars of such floor space index shall be disclosed by the Promoter to the Allottee/s.

8. In case the Promoter is acting as an agent of the Vendor/Lessor/Original Owner of the said land, then, the Promoter hereby agrees that they shall, before handing over possession of the Flat to the Allottee/s and in any event before execution of a conveyance/assignment of lease of the said land in favour of a corporate body to be formed by the Allottee/ss of flats/shops/garages in the building to be constructed on the said land (hereinafter referred to as "the Society"/"the Limited Company") makes full and true disclosure of the nature of



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his title to the said land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said land, and shall, as far as practicable, ensure that the said land is free from all encumbrances and that the Vendor/Lessor/Original Owner/the Promoter has/have absolute, clear and marketable title to the said land so as to enable him to convey to the said Society/Limited Company such absolute, clear and marketable title on the execution of a conveyance/assignment of lease of the said land by the Promoter in favour of the said Society/Limited Company.

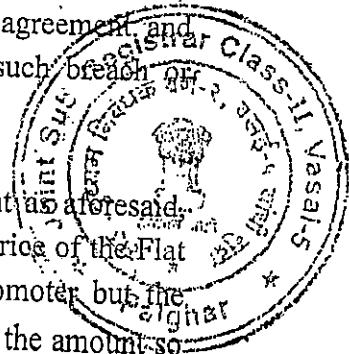
9. The Allottee/s agrees to pay to the Promoter interest at SBI Prime Lending Rate plus 2% per annum on all the amounts which become due and payable by the Allottee/s to the Promoter under the terms of this agreement from the date of the said amount is payable by the Allottee/s to the Promoter.

10. On the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at their own option to terminate this agreement :

Provided Always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Allottee/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Allottee/s in remedying such breach and breaches within a reasonable time after the giving of such notice:

Provided further that upon termination of this agreement as aforesaid, the Promoter shall refund to the Allottee/s the instalment of sale price of the Flat which may till then have been paid by the Allottee/s to the Promoter but the Promoter shall not be liable to pay to the Allottee/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Promoter, the Promoter shall be at liberty to dispose of and sell the Flat to such person and at such price as the Promoter may in their absolute discretion think fit.

11. If for making payment of the Sale Consideration the Allottee/s has/have availed loan from financial institutions, banks or other institutions against the security of the said Premises then the same shall be subject to the consent and approval of the Promoter. In the event of the Allottee/s committing default of the payment of the installments of the Sale Consideration or otherwise and in the event of the Promoter exercising their right to terminate this Agreement, the



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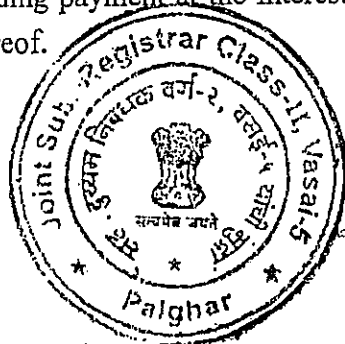
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Allottee/s shall and hereby undertake to clear the mortgage debt outstanding at the time of such termination. The Allottee/s, at his/her/their own cost and expenses, shall obtain necessary letter/no due certificate from such financial institution, banks etc. stating that the Allottee/s has/have cleared the mortgage/debt/charge within 15 (fifteen) days from the Termination Date. On receipt of such letter/no due certificate from the financial institution, banks etc. the Allottee/s shall be entitled to the refund of the amount (if any). However, the Promoter shall directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Allottee/s from the balance amount standing to the credit of the Allottee/s with the owner (if any) towards the said Premises and (paid by him/her/them to the Promoter towards the Sale Consideration) to the extent so as to clear the mortgage/debt/charge on the said Premises. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution etc. the Allottee/s shall be entitled to the refund of the balance amount standing credited to the account of the Allottee/s (if any) with the Promoter towards the said Premises. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Allottee/s to pay the installments of the consideration amount as and when due under the terms of Agreement and the Allottee/s shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Allottee/s has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Allottee/s shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the consideration amount on time and on the due dates on the basis that the Allottee/s has applied for loan to such financial institution, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of the Allottee/s is rejected. In the event of the failure of the Allottee/s to pay the installments of the consideration amount the Promoter shall be entitled to enforce its rights as mentioned herein. In case, there shall be deficit in this regard, the Allottee/s shall forthwith on demand pay to the Promoter his/her/their proportionate share to make up such deficit.

12. Notwithstanding anything contrary contained herein, in case the Allottee/s fail or are otherwise unable to make payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, to the Promoter, then the Promoter shall without prejudice to any other rights or remedies that it may have against the Allottee/s, including the right to terminate and forfeit the amounts as mentioned in Clause W from the Sale Consideration and put an end to this Agreement as mentioned herein, and be entitled to receive and recover from the Allottee/s and the Allottee/s shall pay to the Promoter interest on all outstanding payment at the Interest Rate from the due date till the date of realization thereof.

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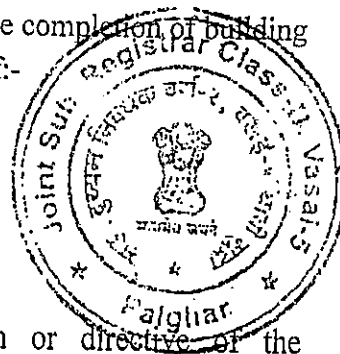
13. All the aforesaid rights and/or remedies of the Promoter are cumulative and without prejudice to one another.

14. The fixtures, fitting and amenities to be provided by the Promoter in the said Building and the Flat are those that are set out in Annexure 'G' annexed hereto. (not applicable for shop) The Allottee/s hereby agree/s, declare and confirm/s that save and except the Apartment amenities, the Promoters shall not be liable, required and/or obligated to provide any other fixtures or fittings in the Apartment. For betterment thereof and/or for quality control purposes and/or due to non-availability or short supply, any of the Apartment Amenities and/or materials or items used, or comprised therein, may be altered, amended or substituted, and/or materials or items of a similar nature materials or items may be provided.

15. The Promoter shall give possession of the Flat to the Allottee/s on or before Ready Possession. If the Promoter fails or neglects to give possession of the Flat to the Allottee/s on account of reasons beyond their control and of their agents as per the provisions of section 8 of Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in section 8 of the said Act, then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by them in respect of the Flat with simple interest at SBI Prime Lending Rate plus 2% per annum from the date the Promoter received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Promoter to the Allottee/s they shall, subject to prior encumbrances if any, be a charge on the said land as well as the construction or building in which the Flats/Shops are situated or were to be situated:

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

- (i) War, Civil Commotion or act of God;
- (ii) Any force majeure events;
- (iii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;



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(iv) Any stay order / injunction order issued by any Court of Law, competent authority, VVCMC, statutory authority;

(v) Any other circumstances that may be deemed reasonable by the Authority.

(vi) Any delay in procurement/grant of any permission, certificate, consent and/or sanction from the concerned authority;

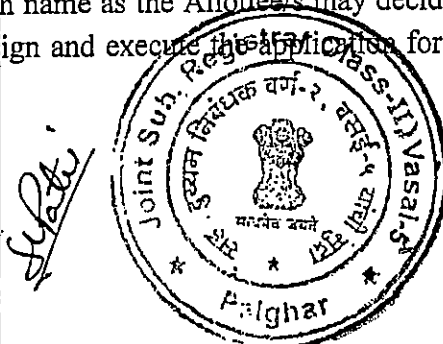
16) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee/s shall be liable to bear and pay his/her/its proportionate share of outgoings in respect of the Real Estate Project and said Land including inter-alia, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the VVCMC or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the said Land. Until the Society is formed and the Society Conveyance (defined hereinafter) is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion.

• In the event the Allottee/s fail/s and / or neglect/s to take possession within the specified period, it shall be deemed that the Allottee/s has/have taken possession from the date of Possession Notice and that date shall be deemed to be the "Date of Possession" and all obligations of the Allottee/s related to said Flat after taking possession thereof shall be deemed to be effective from the Date of Possession.

Provided that if within a period of Five years from the date of handing over the Flat to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flat are situated or the material used therein or any unauthorized change in the construction of the said building, then, wherever possible such defects or unauthorised changes shall be rectified by the Promoter at their own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Allottee/s shall be entitled to receive from the Promoter reasonable compensation for such defect or change.

17. The Flat Allottee/s shall use the Flat or any part thereof or permit the same to be used only for purpose of RESIDENCE.

18. The Allottee/s along with other Allottee/ss of flats/Shops in the building shall join in forming and registering the Society or a Limited Company to be known by such name as the Allottee/s may decide and for this purpose also from time to time sign and execute the application for registration and/or membership



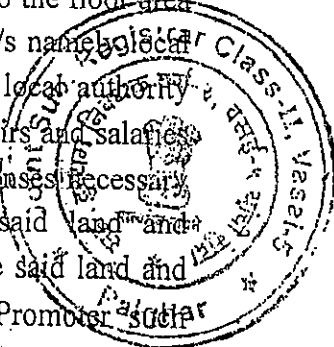
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and other papers and documents necessary for becoming a member, including the bye-laws of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within 30 days of the same being forwarded by the Promoter to the Allottee/s, so as to enable Promoter to register the organisation of the Allottee/s under Section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, Sale, Management and Transfer) Rule, 1964. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

19. Unless it is otherwise agreed to by and between the parties here to the Promoter shall, within 12 months of registration of the Society 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/Lessor/Original Owner/Promoter and/or the owners in the aliquot part of the said land together with the building/s by obtaining/or executing the necessary conveyance/assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such Society or Limited Company, as the case may be such conveyance/assignment of lease shall be in keeping with the terms and provisions of this Agreement.

20. Commencing a week after notice in writing is given by the Promoter to the Allottee/s that the Flat is ready for use and occupation, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat) of outgoing in respect of the said land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society Limited Company is formed and the said land and building/s transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoing as may be determined. The Allottee/s further agrees that till the Allottee/s share is so determined the Allottee/s shall pay to the Promoter provisional monthly contributions of Rs 2/- per sq. feet as per area, as a Per month towards the outgoing. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease is executed in favour of the society or a limited company as aforesaid Subject to the provisions of Section 6 of the said Act, on such conveyance/assignment of lease being executed the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be. The Allottee/s undertakes to



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pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

21. The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amounts :--

- i) Rs. 5000/- for legal charges.
- ii) Rs. 500/- for share money, application entrance fee of the Society or Limited Company.
- iii) Rs. 1000/- for formation and registration of the Society or Limited Company.
- iv) Rs. 5000/- for proportionate share of taxes and other charges.
- v) Rs. 20000/- towards non refundable deposit for instalation of Water Meter
- vi) Rs. 8500/- towards non refundable deposit for installation of Electric Meter

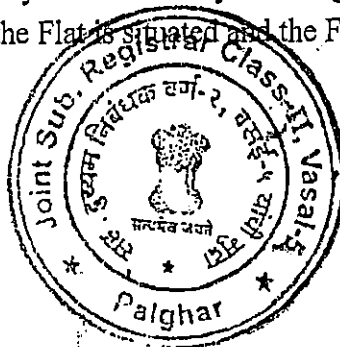
22. The Promoter shall utilize the sum of Rs. 40000/- paid by the Allottee/s to the Promoter for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or as the case may be, Limited Company, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and the conveyance or assignment of lease.

23. At the time of registration the Allottee/s shall pay to the Promoter the Allottee/ss share of stamp duty and registration charges payable, if any, by the said Society or Limited Company on the conveyance or lease or any document or instrument of transfer in respect of the said land and the Building to be executed in favour of the Society or Limited Company.

24. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, both hereby covenant with the Promoter as follows:-

- a) To maintain the Flat a Allottee/s's own cost any good tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.

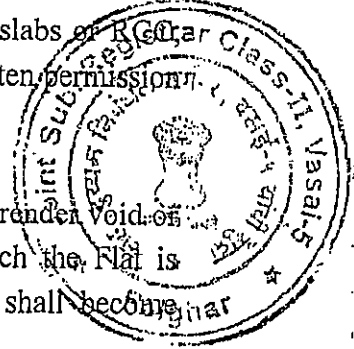
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- b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the Breach.
- c) To carry at his/her/their own cost all internal repairs to the said Flat and maintain the Flat in the same conditions, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffering to be done anything in or to the building in which the Flat is situated or the Flat which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains pipes in the Flat and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R.C.C. or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.
- e) Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building in which the Flat is situated.
- g) Pay to the Promoter within 15 days of demand by the Promoter, his/her/their share of security deposit demanded by concerned local authority



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Government or giving water, electricity or any other service connection to the building in which the Flat is situated.

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

i) The Allottee/s shall not let, sub-let, transfer, assign or part with Allottee/s interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoter.

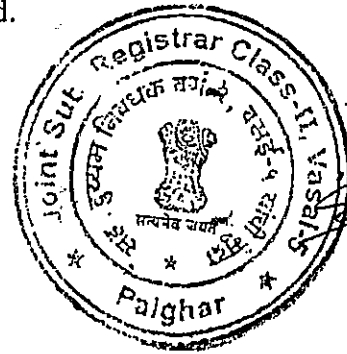
j) The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats/Shops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

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

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

26. The Allottee/s shall at no time demand partition of the said Building and/or said Property etc. and/or his/her/their interest, if any, therein and the same shall never be partitioned.

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27. All costs, charges and expenses to be incurred in connection with the formation of Apex Body as well as the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoter, as well as the entire professional costs of the attorneys of the Promoter for preparing and approving all such documents shall be borne and paid proportionately by all the holders/Allottee/s of the flats/premises etc. in all the buildings/wings of the said Layout. The Promoter shall not be liable to contribute anything towards such expenses.
28. The Allottee/s and the person/s, to whom the said Flat is permitted to be used shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as the Promoter or the said Apex Body may require for safeguarding the interest of the Promoter and/or the Allottee/s and other Allottee/s.
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 Flats/Shops or of the said Plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc., will remain the property of the Promoter until the said land and Building is transferred to the Society/ Limited Company as hereinbefore mentioned.
30. 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 by the Allottee/s nor shall the same in any manner prejudice the rights of the Promoter.
31. The Allottee/s and/or the Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
32. All notices to be served on the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s, by Registered Post A.D./Under Certificate of posting at his/her address specified below:-
- Viz : Flat No. B/207, Type B Building, Sairam Apartment,
Sant Nagar, Manvelpada Road, Virar (East) - 401 305
33. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace

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flats in the said building, if any, shall belong exclusively to the respective Allottee/s of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Allottee/s. The said terrace shall not be enclosed by the Allottee/s till the permission in writing is obtained from the concerned local authority and the Promoter or the Society, or as the case may be, the Limited Company.

34. The Promoter shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for allotment of the said Flat including on this Agreement. The Allottee/s and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter and Allottee/s or their agents will attend such office and admit execution thereof. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s account.

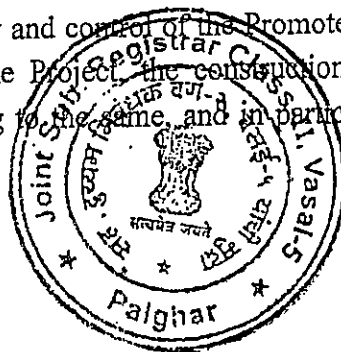
35. The Promoter as per RERA Act and RERA Rules shall submit application/s to the competent authorities to form co-operative housing society to comprise solely of the Allottee/s of Flats in the said Building under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder.

36. CONVEYANCE TO THE SOCIETY AND OTHER SOCIETIES:

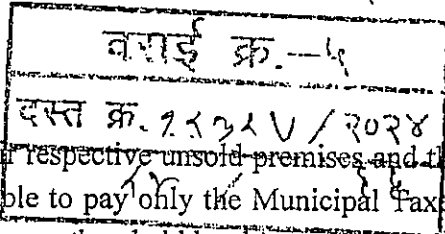
- Within 12 months from the date of issuance of the Full Occupation Certificate with respect to the Real Estate Project, the superstructure of the Project with the Common Areas and Amenities of Complex known as "RAJ HILLS" shall be conveyed to the Society vide a registered indenture of conveyance, by the Promoter. The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the Developer shall not be responsible for the same.

36.1. In the event of the Entity & Organisation being formed and registered before the sale and disposal by the Promoters, of all the flats and shops respective built up areas in the said Building and other Buildings in the project, the power and authority of the Entity & Organisation in respect of the Project so formed or of the Purchasers of the other flats and shops in the buildings, shall be subject to the overall authority and control of the Promoter in respect of matters concerning the Buildings in the Project, the construction and completion thereof and all amenities pertaining to the same, and in particular the Promoters shall have the

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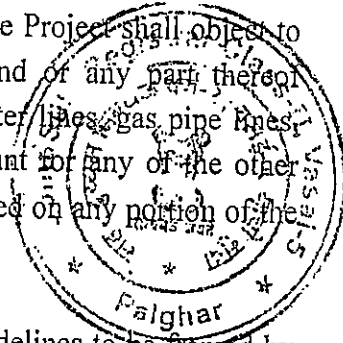


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absolute authority and control as regards their respective unsold premises and the disposal thereof. The Promoters shall be liable to pay only the Municipal Taxes at actual in respect of the unsold Flats and Shops, then held by them respectively. In case the Deed of Conveyance is executed in favour of the respective Entity & Organisation before the disposal and allotment by the Promoters of its unsold flats and shops, the Promoters shall join in as the developer/members in respect of their respective unsold premises, and as and when such premises are sold to the persons of the choice at the discretion of the Promoters the entire realizations shall belong to the Promoters alone in respect of these unsold premises. The Entity & Organization formed in respect of the Project shall admit as its members, all such Purchasers of such premises, without charging any premium and/or transfer fees or any other amounts.

37. The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the said Land. The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee alongwith other Allottee(s) of flats in the Real Estate Project and/or on the said Land, and the Allottee shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the Allottee(s) of flats on the Real Estate Project including the Allottee herein and the proportion to be paid by the Allottee shall be determined by the Promoter and the Allottee agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee nor any of the Allottee(s) of Flats/Shops in the Real Estate Project shall object to the Promoter laying through or under or over the Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the said Land.



38. The Apex Body shall be constituted under the guidelines to be framed by the Promoter and the Apex Body shall maintain, govern and administer the infrastructure and common areas of on the basis of such guidelines. The Apex Body shall unconditionally accept and adopt such guidelines as framed by the Promoter. It is clarified that the Apex Body/Promoter may charge additional charges/fees for maintaining said Building over and above maintenance charges of infrastructure, common area and facilities. The Allottee(s) hereby unconditionally and irrevocably agree/s and undertake/s to make payment of such amounts as and when demanded by the Apex Body/Promoter.

39. JOINT ALLOTTEES:

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

40. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.

41. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this 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 the RERA 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. 26

42. METHOD OF CALCULATION OF PROPORTIONATE SHARE
Wherever in this Agreement it is stipulated that the Allottee(s) has/have to make any payment, in common with other Allottee(s) in Raj Hills, the same shall be in proportion to the carpet area of the said Flat to the total carpet area of all the other premises/units/areas/spaces in said Building.

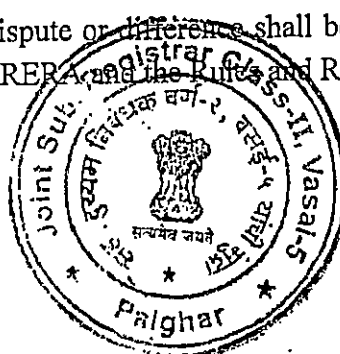
43. FURTHER ASSURANCES Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this 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.

44. FULL AGREEMENT, The Parties hereto confirm that this Agreement constitutes the full agreement between the Parties hereto and supersedes all previous agreements, arrangements, understanding, writings, allotment, letters, brochures and/or other documents entered into, executed and/or provided.

45. DISPUTE RESOLUTION:

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

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46. GOVERNING LAW:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Palghar District, and the Courts of Law in Palghar District will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

47. 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.

48. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. XV of 1971) and the rules made thereunder/said Act and the rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of N.A. land bearing Survey No. 134, Hissa No. 2, admeasuring H.R. 0-08-8, assessed at Rs. 1.00 Paise, Survey No. 136, Hissa No. 1/2, admeasuring H.R. 0-03-0, assessed at Rs. 0.11 Paise, Survey No. 138, Hissa No. 1, admeasuring H.R. 0-57-7, assessed at Rs. 11.25 Paise, lying, being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. II (Virar).

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. A/402, on the Fourth Floor, admeasuring 36.48 Square meters (Carpet area), in the Building No. 2, known as "RAJ HILLS" constructed on land bearing of Survey No. 134, Hissa No. 2, admeasuring H.R. 0-08-8, assessed at Rs. 1.00 Paise, Survey No. 136, Hissa No. 1/2, admeasuring H.R. 0-03-0, assessed at Rs. 0.11 Paise, Survey No. 138, Hissa No. 1, admeasuring H.R. 0-57-7, assessed at Rs. 11.25 Paise, lying, being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. II (Virar).



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ANNEXURE-A

- Building Layout Plan

ANNEXURE- 'B', 'C', 'D' and 'E'

- Title Certificate,
- VVCMC Development Permission
- Copies of Property Card or extract of Village Forms
- N.A. Order, etc.

ANNEXURE-F

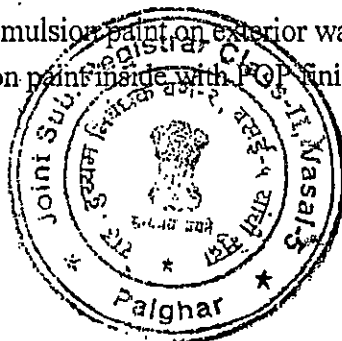
- Copy of the plans and specifications of the flat

ANNEXURE-G

LIST OF AMENITIES

- General
Branded 2' x 2' vitrified flooring
Elegant Decorative Main door & Safety Door
POP false ceiling in living room
- Kitchen
Modular Kitchen
Parallel granite kitchen platform with S. S. Sink
Full tiles in Kitchen, Bath & WC
Water Purifier Point
Exhaust fan in Kitchen
- Windows & Doors
Anodized aluminium French windows with moduled granite sills
MS Safety Grills in windows
Decorative Doors in Bedroom
Water – proof doors for Bath & WC
- Electrical
Tube Lights, Ceiling fans in all rooms
Concealed Copper wiring with modular switches & necessary points
A.C. Point in Bedroom
- Plumbing
Water tank above bath loft
Concealed plumbing with branded sanitary wares & bath fittings
- Paint Acrylic emulsion paint on exterior walls
Plastic emulsion paint inside with POP finish on walls

S. Patil



S. Patil

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

SIGNED AND DELIVERED by the)

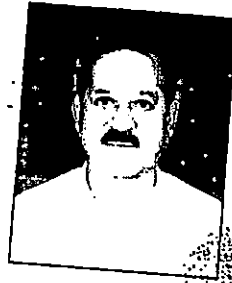
withinnamed "THE PROMOTER")

M/s. RAJ BUILDERS)

through his Proprietor)

Mr. Sachin Yadneshwar Patil)

in the presence of)



Sachin Patil



- 1.
- 2.

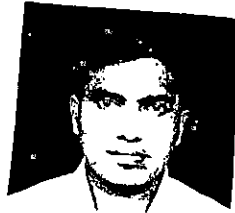
SIGNED AND DELIVERED by the)

withinnamed "THE ALLOTTEE/S")

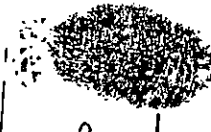
1) MR. SATISH SAHADEO PARAB)

2) MRS. SHAMAL SATISH PARAB)

in the presence of)



Satish



Shamal

- 1.



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RECEIPT

I RECEIVED the day and the year first)
)
 hereinabove written of and from the)
)
 within named ALLOTTEE/S, the sum)
)
 of Rupees **Three Lakh Only**)
)
 as and by way of earnest money,)
)
 paid by him/her/them to us.)

Rs. 3,00,000/-

WITNESSES :-

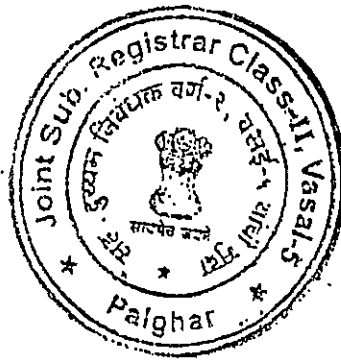
WE SAY WE HAVE RECEIVED

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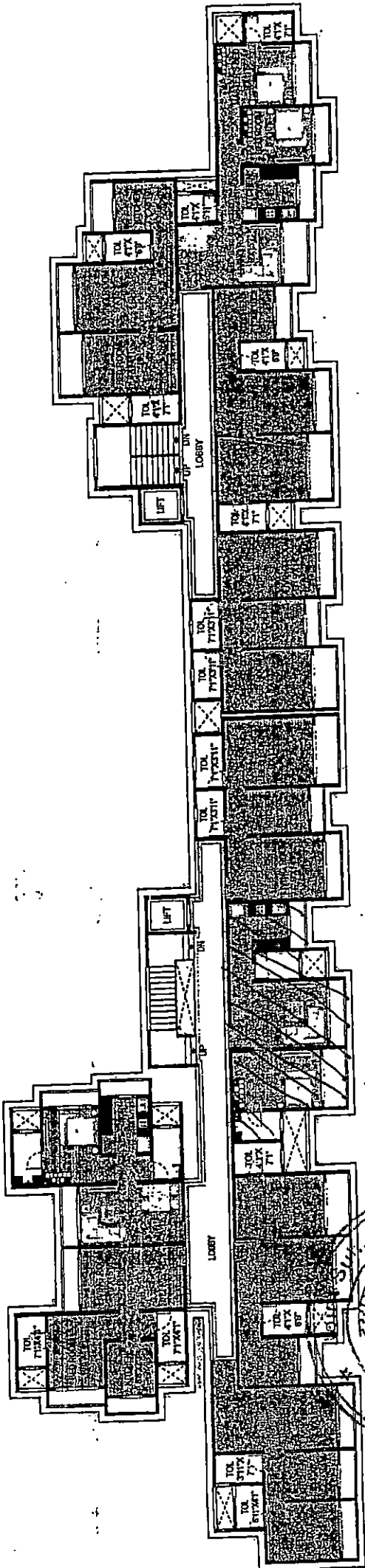
PROMOTER.



RAJ HILLS
Phase-I

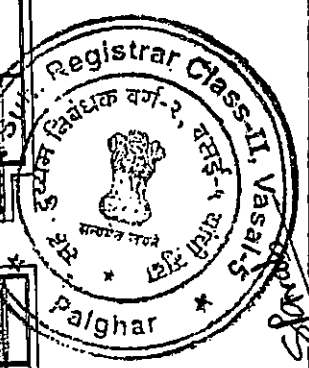
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2nd & 4th Floor Plan

A.402
A.404



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Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 5 of the Act to the following project under project registration number :
P99000005109

Project: Raj Hills Phase Ij Plot Bearing / CTS / Survey / Final Plot No.: S.NO. 134, H.N 2, S.NO. 136, H.N. 136, H.NO. 1/2, S.NO. 138, H.N. 1 at Vasai-Virar City (M Corp), Vasai, Palghar, 401305;

1. Mr./Ms. Sachin Yagneshwar Patil son/daughter of Mr./Ms. Yagneshwar Ramchandra Patil Tehsil: Vasai, District: Palghar, Pin: 401305, situated in State of Maharashtra.

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

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

OR

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

- o The Registration shall be valid for a period commencing from 09/08/2017 and ending with 31/08/2017 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- o That the promoter shall take all the pending approvals from the competent authorities

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



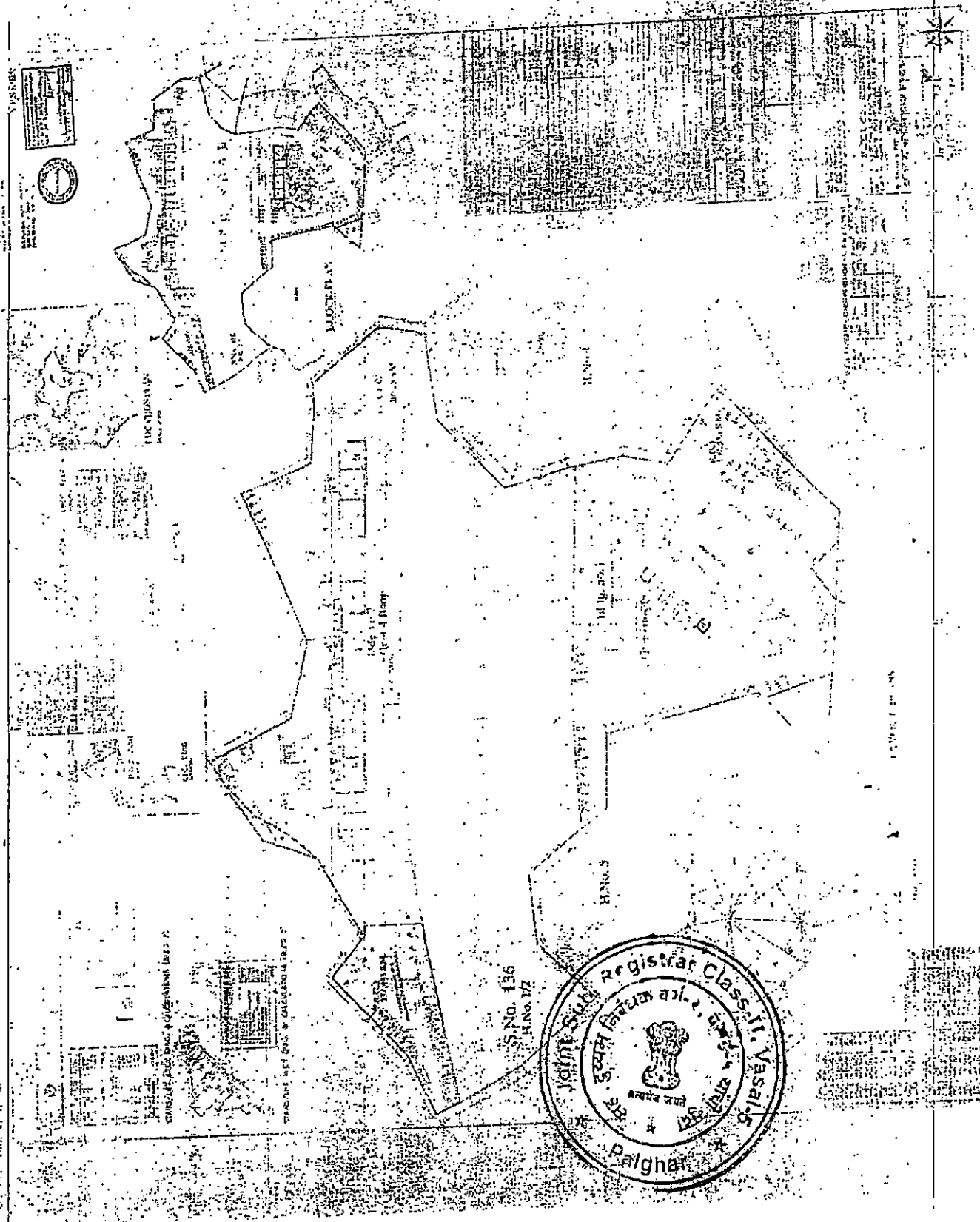
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 8/9/2017 10:34:14 PM

Dated: 09/08/2017
Place: Mumbai

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

(Handwritten signature)
Spirab

वसाई क्र.-५	
दस्त क्र. १३३१८	२०२४
३२१	६६



Syahi

Sherab

वसति क्र. - 1
दस्त क्र. 7131N / 2028
33 / 88

KALPANA S. MHATRE

B.A. LL.B.
ADVOCATE HIGH COURT, MUMBAI

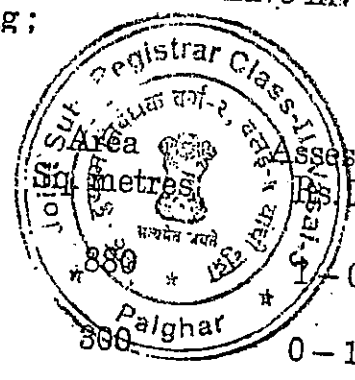
Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),
Tal. Vasai, Dist. Palghar, Pin - 401 303.
Mobile No. 9970699728

Date: 30/08/2016

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing ;

Survey No.	Hissa No.	Area in Sq. metres	Assessed Rs. Ps.
134	2	880	1-00
136	1/2	5770	0-11
138	1	5770	11-25



lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. II Virar).

Mr. Zujiya Kaitan Lop was the owner of the said land.

Mr. Zujiya Kaitan Lop died intestate leaving behind him 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Jujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop being the legal heirs according to Indian Succession Act by which he was governed at the time of his death.

[Signature]
Starab

वसई क्र.-५
दस्त क्र. २१२१ व/२०२४
३४ / ६६

KALPANA S. MHATRE

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),
Tal. Vasai, Dist. Palghar, Pin - 401 303.
Mobile No. 9970699728

Date : 30/08/2016

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing ;

Survey No.	Hissa No.	Area S metres	Assessed Rs. Ps.
134			1 - 00
136			0 - 11
138			11 - 25



lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. II Virar).

Mr. Zujiya Kaitan Lop was the owner of the said land.

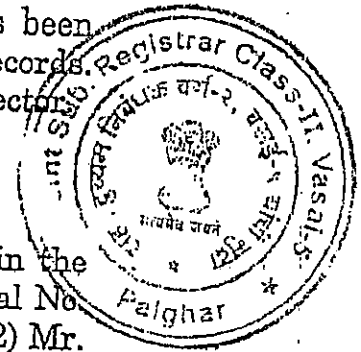
Mr. Zujiya Kaitan Lop died intestate leaving behind him 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Jujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop being the legal heirs according to Indian Succession Act by which he was governed at the time of his death.

[Signature]
[Signature]

वसई प्र.
दस्त नं: 9131V/2028
37 / 88

2

The said land was standing in the names of 1) Zav Manu Kurel 2) Degu Manu Kurel 3) Philip Manu Kurel 4) Francis Simon Kurel 5) Zujiya Manu Kurel 6) Maribai Manu Kurel 7) Rojibai Zav Dabre 8) Manibai Mingel Ludrik 9) Janibai Kalya Damel. However the said land was in possession of 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop. They have made the revenue application to the Tahasildar Vasai and as per Taluka Order No. RTS/769, dated 21/06/1984 and Mutation Entry No.6088, the names of 1) Zav Manu Kurel 2) Degu Manu Kurel 3) Philip Manu Kurel 4) Francis Simon Kurel 5) Zujiya Manu Kurel 6) Maribai Manu Kurel 7) Rojibai Zav Dabre 8) Manibai Mingel Ludrik 9) Janibai Kalya Damel deleted from 7/12 extract and the names of 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop has been entered in the 7/12 extract and such other revenue records. The said Mutation Entry was certified by Circle Inspector.



By Gift Deed dated 02/11/2012, and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 10696/2012, dated 02/11/2012, 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop have gifted the land admeasuring 281 Square metres, out of Survey No. 134, Hissa No. 2, land admeasuring 164 Square metres, out of Survey No.136, Hissa No.1/2, and land admeasuring 2328 Square metres, out of Survey No. 138, Hissa No.1, reserved for the D.P. Road to Vasai Virar City Municipal Corporation.

[Handwritten signature]
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वसाई क्र.-५
दस्ता क्र. २१३१२/२०२४
३६ / ६६

KALPANA S. MHATRE

B.A. LL.B.

3
ADVOCATE HIGH COURT, MUMBAI

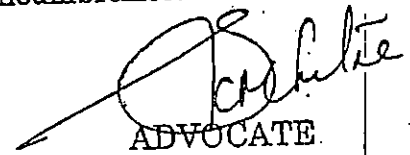
Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),
Tal. Vasai, Dist. Palghar, Pin - 401 303.
Mobile No. 9970699728

By Development Agreement dated 2nd February 2016 and registered in the office of Sub-Registrar at Vasai No. V (Virar) under Serial No. 583-2016, dated 02/02/2016 entered into by and between 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop (therein called "The Owners") of the First Part and M/s. RAJ BUILDERS (therein called "The Developer") of the Second Part, the said 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop have granted the development right in respect of land bearing Survey No. 134, Hissa No. 2, Survey No. 136, Hissa No. 1/2, Survey No. 138, Hissa No. 1, to M/s. RAJ BUILDERS, on the terms and conditions mentioned in the said agreement.

By Supplemental Agreement dated 2nd February 2016 and registered in the office of Sub-Registrar at Vasai No. V (Virar) under Serial No. 584-2016, dated 02/02/2016 M/s. RAJ BUILDERS have given additional 4% constructed area to Mr. Zav Zujiya Lop and others, on the terms and conditions mentioned in the said Supplemental Agreement.


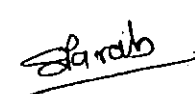
I have investigated the title and the same is found clear, marketable and without any encumbrance.




ADVOCATE

MRS. KALPANA S. MHATRE
B.A., LL.B.

ADVOCATE HIGH COURT (Bom)
Off. : 203, Ali Plaza,
near Railway Phatak, Vartak Road
VIRAR (W), Tal. Vasai, Dist. Thane

A 
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वसई क्र.-५
दस्त क्र. १३१०/२०२४
३१/६६

KALPANA S. MHATRE

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),
Tal. Vasai, Dist. Palghar, Pin - 401 303.
Mobile No. 9970699728

Date : 30/08/2016

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. I, II (Virar) of N.A. land bearing ;

Survey No	Hissa No.	Area Sq. metres	Assessed Rs. Ps.
134	2	880	1 - 00
136	1/2	300	0 - 11
138	1	5770	11 - 25

lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. II Virar.

I have taken search from 1979 to 2015. The details year wise is given below :-

YEAR	YEAR	YEAR
1979: NIL	1980: NIL	1981: NIL
1982: NIL	1983: NIL	1984: NIL
1985: NIL	1986: NIL	1987: NIL
1988: NIL	1989: NIL	1990: NIL
1991: NIL	1992: NIL	1993: NIL
1994: NIL	1995: NIL	1996: NIL
1997: NIL	1998: NIL	1999: NIL
2000: NIL	2001: NIL	2002: NIL
2003: NIL	2004: NIL	2005: NIL
2006: NIL	2007: NIL	2008: NIL
2009: NIL	2010: NIL	2011: NIL

[Signature]
S. Parab

वसई क्र-५
वस्त क्र. १२३४५ / २०२४
३६ / ४८

2

2012 By Gift Deed dated 02/11/2012 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 10696/2012, dated 02/11/2012; 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop have gifted the land admeasuring 281 Square metres, out of Survey No. 134, Hissa No. 2, land admeasuring 164 Square metres, out of Survey No.136, Hissa No.1/2, and land admeasuring 2328 Square metres, out of Survey No. 138, Hissa No.1, reserved for the D.P. Road to Vasai Virar City Municipal Corporation.

2013 NIL 2014 NIL 2015 NIL

2016 By Development Agreement dated 2nd February 2016 and registered in the office of Sub-Registrar at Vasai No. V (Virar) under Serial No. 583-2016, dated 02/02/2016 entered into by and between 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop (therein called "The Owners") of the First Part and M/s. RAJ BUILDERS (therein called "The Developer") of the Second Part, the said 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop have granted the development right in respect of land bearing Survey No. 134, Hissa No. 2, Survey No. 136, Hissa No. 1/2, Survey No. 138, Hissa No. 1, to M/s. RAJ BUILDERS, on the terms and conditions mentioned in the said agreement.

By Supplemental Agreement dated 2nd February 2016 and registered in the office of Sub-Registrar at Vasai No. V (Virar) under Serial No. 584-2016, dated 02/02/2016 M/s. RAJ BUILDERS have given additional 4% constructed area to Mr. Zav Zujiya Lop and others, on the terms and conditions mentioned in the said Supplemental Agreement.

*NIL subject to mutilated record and torn pages.

ADVOCATE

MRS. KALPANA S. MHATRE

Janubai

KALPANA S. MHATRE

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road,
Tal. Vasai, Dist. Thane, Pin - 401 303.
Off. Phone No. : (0250) 6554892, Mobile No. 9970699728

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दस्ता क.	2131N/	2028
Virar (West)		
	3e/	६६

DATE : 17/05/2013

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing ;

Survey No.	Hissa No.	Area Sq. metres	Assessed Rs. Ps.
134	2	880	1 - 00
136	1/2	300	0 - 11
138	1	5770	11 - 25

lying being and situate at Village VIRAR, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar). Out of which land admeasuring 4177 Square metres belonging to 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop AND land admeasuring 2773 Square metres belonging to Vasai Virar City Municipal Corporation.

Zujiya Kaitan Lop was the owner of the said land.

Zujiya Kaitan Lop died intestate leaving behind him 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop being the legal heirs according to Indian Succession Act by which he was governed at the time of his death.

The said land was standing in the names of 1) Zav Manu Kurel 2) Degu Manu Kurel 3) Philip Manu Kurel 4) Francis Simon Kurel 5) Zujiya Manu Kurel 6) Maribai Manu Kurel 7) Rojibai Zav Dabre 8) Manibai Mingel Ludrik 9) Janibai Kalya Damel. However the said land was in possession of 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon





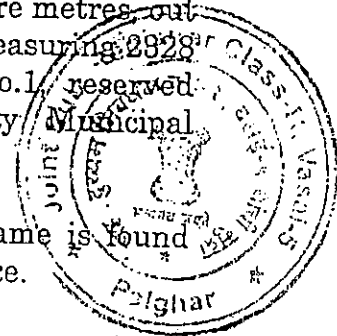
वसई क्र. - ५
दस्त क्र. ११३१५ / २०२४
२० / २२

Zujya Lop 4) Mr. Mathew Zujya Lop 5) Smt. Janubai Zujya Lop. They have made an revenue application to the Tahasildar Vasai and as per Taluka Order No. RTS/769, dated 21/06/1984 and Mutation Entry No.6088, the names of 1) Zav Manu Kurel 2) Degu Manu Kurel 3) Philip Manu Kurel 4) Francis Simon Kurel 5) Zujya Manu Kurel 6) Maribai Manu Kurel 7) Rojibai Zav Dabre 8) Manibai Mingel Ludrik 9) Janibai Kalya Damel deleted from 7/12 extract and the names of 1) Mr. Zav Zujya Lop 2) Mr. Tomas Zujya Lop 3) Mr. Simon Zujya Lop 4) Mr. Mathew Zujya Lop 5) Smt. Janubai Zujya Lop has been entered in the 7/12 extract and such other revenue records. The said Mutation Entry was certified by Circle Inspector.

The said land has been amalgamated and converted into N.A. by the Office of Collector, Thane vide its Order bearing No.REV/DESK-1/T-9/NAP/SR-127/2004, dated 03/01/2007.

By an Gift Deed dated 02/11/2012 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 10696/2012, dated 02/11/2012, 1) Mr. Zav Zujya Lop 2) Mr. Tomas Zujya Lop 3) Mr. Simon Zujya Lop 4) Mr. Mathew Zujya Lop 5) Smt. Janubai Zujya Lop have gifted the land admeasuring 281 Square metres, out of Survey No. 134, Hissa No. 2, land admeasuring 164 Square metres, out of Survey No.136, Hissa No.1/2, and land admeasuring 2928 Square metres, out of Survey No. 138, Hissa No.1 reserved for the D.P. Road to Vasai Virar City Municipal Corporation.

I have investigated the title and the same is found clear, marketable and without any encumbrance.



ADVOCATE

MRS. KALPANA S. MHATRE

B.A., LL.B.

ADVOCATE HIGH COURT, (Bom)

Off. ce: 203, All Plaza,

Near Railway Phatak, Vartak Road,

VIRAR (W), Tal. Vasai, Dist. Thane.

(SEARCH \VIRAR \S-134-136-TIT)

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KALPANA S. MHATRE

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),
Tal. Vasai, Dist. Thane, Pin - 401 303.
Off. Phone No. : (0250) 6554892, Mobile No. 9970699728

वसई क्र. - 4
दस्तावेज क्र. 2131 N/2028
७ / १ ११

DATE : 17/05/2013

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. I, II (Virar) of N.A. land bearing ;

Survey No.	Hissa No.	-Area Sq. metres	Assessed Rs. Ps.
134	2	880	1 - 00
136	1/2	300	0 - 11
138	1	5770	11 - 25

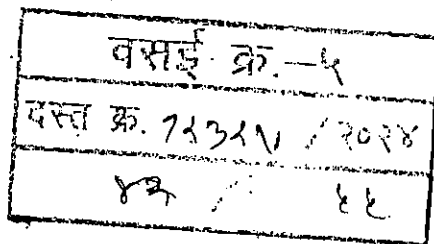
lying being and situate at Village VIRAR, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar. Out of which land admeasuring 4177 Square metres belonging to 1) Mr. Zav Zuja Lop 2) Mr. Tomas Zuja Lop 3) Mr. Simon Zuja Lop 4) Mr. Mathew Zuja Lop 5) Smt. Janubai Zuja Lop AND land admeasuring 2773 Square metres belonging to Vasai Virar City Municipal Corporation.

I have taken search from 1952 to 2012. The details year wise is given below

YEAR	YEAR	YEAR	YEAR		
1952	NIL	1953	NIL	1954	NIL
1955	NIL	1956	NIL	1957	NIL
1958	NIL	1959	NIL	1960	NIL
1961	NIL	1962	NIL	1963	NIL
1964	NIL	1965	NIL	1966	NIL
1967	NIL	1968	NIL	1969	NIL
1970	NIL	1971	NIL	1972	NIL

[Signature]

[Signature]

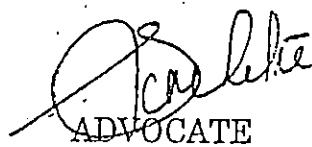


1973	NIL	1974	NIL	1975	NIL
1976	NIL	1977	NIL	1978	NIL
1979	NIL	1980	NIL	1981	NIL
1982	NIL	1983	NIL	1984	NIL
1985	NIL	1986	NIL	1987	NIL
1988	NIL	1989	NIL	1990	NIL
1991	NIL	1992	NIL	1993	NIL
1994	NIL	1995	NIL	1996	NIL
1997	NIL	1998	NIL	1999	NIL
2000	NIL	2001	NIL	2002	NIL
2003	NIL	2004	NIL	2005	NIL
2006	NIL	2007	NIL	2008	NIL
2009	NIL	2010	NIL	2011	NIL

2012 By an Gift Deed dated 02/11/2012 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 10696/2012, dated 02/11/2012, 1) Mr. Zav Zujiya Lop 2) Mr. Tomas Zujiya Lop 3) Mr. Simon Zujiya Lop 4) Mr. Mathew Zujiya Lop 5) Smt. Janubai Zujiya Lop have gifted the land admeasuring 281 Square metres, out of Survey No. 134, Hissa No. 2, land admeasuring 164 Square metres, out of Survey No.136, Hissa No.1/2, and land admeasuring 2328 Square metres, out of Survey No. 138, Hissa No.1, reserved for the D.P. Road to Vasai Virar City Municipal Corporation.

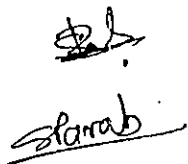
*NIL subject to mutilated record and toned pages.




ADVOCATE

MRS. KALPANA S. MHATRE,
B.A., LL.B.
ADVOCATE HIGH COURT (Dom)
Office: 203, Ali Plaza,
Railway Phatak, Vartak Road
VIRAR (W), Tal. Vasai, Dist. Thane.

(SEARCH \VIRAR \S-34-136-SER)


Saranab

वसई क्र.-५
दस्त क्र. ११३११/२०२४
२३ / १६

गाव नमुना सात
(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित्वात ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

20/21/2024

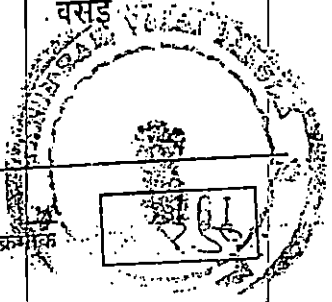
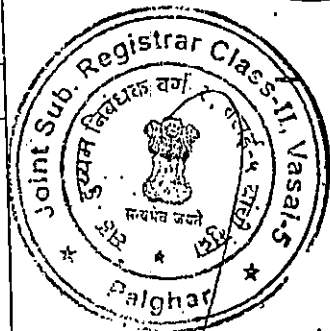
गाव विसर

तालुका

वसई

दिनांक

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पद्धती	भोगवट्यादाराचे नाव	पत्राचे क्रमांक
938	2		394 9036 2423 9036 शंभू सुज्या, सायबग, लोमान सुज्या २) शंभू सुज्या ५) जानुबाई सुज्या 3992 3996 8000 90888	कुळचे नाव <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
शेताचे स्थानिक नाव			वसई विहार ब्रह्म महलगाव पालिका हलाकेंचीत-२ वला फ्ल २९९०० येथे 99888	इतर अधिकार तुकडा २२०६
लागवडीयोग्य क्षेत्र	चौरस मीटर	आर प्र.आर		
८०००	० ०८ ८			
एकूण ...	० ०८ ८			
पोटखराबा (लागवडीयोग्य नसलेले) -				
वर्ग (अ) ...				
वर्ग (ब) ...				
एकूण ...				
आकारणी	रुपय पैसे			
मुडी कित्या विशेष आकारणी	१-२			

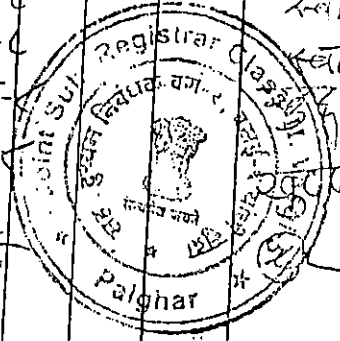


सीमा आणि भूमापन चिन्हे
Barab

वसई क्र. -
 दस्त क्र. 7131 V / 2028
 ४४ / ६६

(महाराष्ट्र जमान महसूल अधिकार अभिलेख आणि नोंदवट्ट्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1967 यातील नियम 29)

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		जल सियमाच साधन	जमीन करणारचे नाव	क्षेत्र
		मिश्र पिकाखालील क्षेत्र			निर्मोळ पिकाखालील क्षेत्र				स्वरूप	क्षेत्र			
		मिश्रपिकाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पट्टक पिके व प्रत्येका-खालील क्षेत्र			पिकाच नाव					
					पिकाच नाव	जल सिंचित	अजल सिंचित						
2093/93	४	४	४	६	७	८	९	१०					
292/93													
297/97													
१९९५/९९													
१९९५/९९													
९९/९९													
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2006/2008													
2006/2009													



तलादी सजा विरार क्र.-१,
 वा वसई, जि. पालघर.

20/2/2016

Sparab

वाल नगुला शात

वसई क्र.-५
दस्त क्र. २१३१११/२०२४
२१/ ६६

2404	216	0-23-0	39
216	216	0-23-0	281

गाव नमुना सात

(अधिकार अभिलेख)

सीमा नहसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ६ आणि ७

20/02/2024

गाव विरार

तालुका



विरार

850

प्लान क्रमांक	भूमापन क्रमांकाचा उपविभाग	सुधारणा पद्धती
93E	3/2	
चे स्थानिक नाव		
लागवडीयोग्य क्षेत्र	हेक्टर	आर
	0	03
एकूण ...	0	03
चौस मीटर		
रुपये		पैसे
0		39

भोगवटादासचे नाव

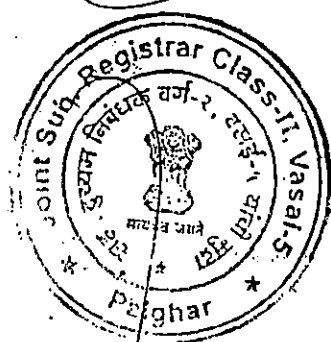
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साव सुज्या १ सायम सुज्या
लोभास सुज्या २ नैरु सुज्या
५) जानुबाई सुज्या लोप

3838 3332 2423
6000

वसई विरार शहर महामंडळ
पालिका कार्यालय रंग

११६००
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फळाचे नाव

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इतर अधिकार

तुकडा

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सीमा आणि भूमापन चिन्हे

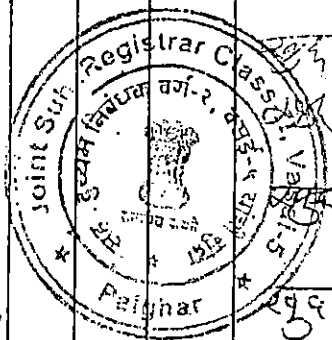
विरार

वसई क्र-५
 वस्त क्र. १२३२५ / २०२४
 २६ / १६

(आणि नांदवऱ्यांतयार करण व सुस्थतात उवण) नियम, १९७१ याताल (नयन २२)

वर्ष	हंगाम	पिकाचा तपशील									जमीन करणाऱचे नाव	शेरा		
		मिश्र पिकाद्यालील क्षेत्र					निमेंळ पिकाद्यालील क्षेत्र						लागवडीसाठी उपलब्ध नसलेली जमीन	
		जल सिंचित	अजल सिंचित	पाटक विभे व प्रत्येका-द्यालील क्षेत्र			पिकाच नाव	जल सिंचित	अजल सिंचित	रुप			शत	
२०११/१२	१५										०-३-०	०	२०११	
२०१२/१३	१६										०-३-०	०	२०१२	
२०१३/१४	१७	हे. आ.	हे. आ.			हे. आ.	हे. आ.	भात	०-३-०				२०१३	
२०१४/१५	१८							भात	०-३-०				२०१४	
२०१५/१६	१९							भात	०-३-०				२०१५	
२०१६/१७	२०							भात	०-३-०				२०१६	
२०१७/१८	२१							भात	०-३-०				२०१७	
२०१८/१९	२२							भात	०-३-०				२०१८	
२०१९/२०	२३							भात	०-३-०				२०१९	
२०२०/२१	२४							भात	०-३-०				२०२०	
२०२१/२२	२५							भात	०-३-०				२०२१	
२०२२/२३	२६							भात	०-३-०				२०२२	
२०२३/२४	२७							भात	०-३-०				२०२३	
२०२४/२५	२८							भात	०-३-०				२०२४	
२०२५/२६	२९							भात	०-३-०				२०२५	
२०२६/२७	३०							भात	०-३-०				२०२६	
२०२७/२८	३१							भात	०-३-०				२०२७	
२०२८/२९	३२							भात	०-३-०				२०२८	
२०२९/३०	३३							भात	०-३-०				२०२९	
२०३०/३१	३४							भात	०-३-०				२०३०	

२०११/१२
 २०१२/१३
 २०१३/१४
 २०१४/१५
 २०१५/१६
 २०१६/१७
 २०१७/१८
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 २०२७/२८
 २०२८/२९
 २०२९/३०
 २०३०/३१



असाल तरहूकूम खरी नुवकाल, कजु असे ता

२०२५/२६
 २०२६/२७
 २०२७/२८
 २०२८/२९
 २०२९/३०
 २०३०/३१

वसई, जि. पालघर
 २०२४/२६

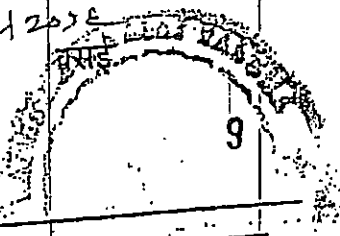
२०२४/२६

वसई क्र.-५
 दस्त क्र. ११३१४/२०२४
 २४ / ६६

गाव नमुना सात
 (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नाववहत्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)
 २०/०२/२०२४
 तालुका वसई

गाव विराड



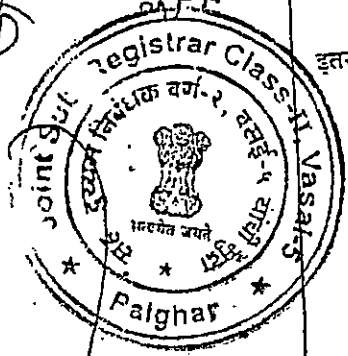
मापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारणा पद्धती
१३८	१	
गावे स्थानिक नाव		

भोगवटादाराचे नाव
 सायब कुज्या, सायमन,
 तोसाम कुज्या व शैथु कुज्या
 जानुबारी कुज्या (३७३६) (२५२३)
 (३३७६) (६०८८)

खाते क्रमांक ४६०
 कुळाचे नाव

लागवडीयोग्य क्षेत्र	हेक्टर आर प्र.आर.		
	हैक्टर	आर	प्र.आर.
५७७०२००	०	५७	५
एकूण ...	०	५७	५
पांढऱ्याच (लागवडीयोग्य नसलेले) -			
वर्ग (अ) ...	०	००	२
वर्ग (ब) ...			
एकूण ...	०	००	२
	रुपये	पैसे	

वसई विरिड सात
 तालुका वसई
 २०/०२/२०२४



इतर अधिकार

तुकडा

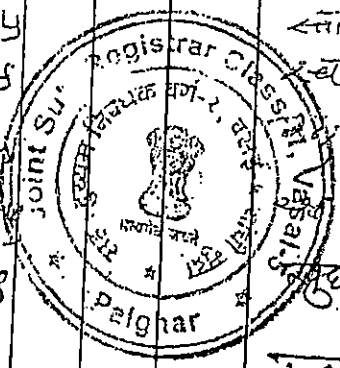
सीमा आणि भूमापन चिन्हे

वसई क्र.-५
 परत क्र. ११३११/२०२४
 ४६ / ६६

(महाराष्ट्र जमीन महसूल आधकार आमतल्य आण नादवह्या (तयार करण व सुस्थितात उवण) नियम, १९७१ यातल नियम २१)

पिकाखालील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		जमीन करणाऱ्याचे नाव	क्षेत्र	
मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र					रकप	क्षेत्र			
वर्ष	सं. नं.	मिश्राचा संकेत	जल सिंचित	अजल सिंचित	पटफ पिके व प्रत्येका-खालील क्षेत्र	पिकाच नाव	जल सिंचित	अजल सिंचित	हे. आ.					हे. आ.
२०११/१२														
२०१२/१३														
२०१३/१४														
२०१४/१५														
२०१५/१६														
२०१६/१७														
२०१७/१८														
२०१८/१९														
२०१९/२०														
२०२०/२१														
२०२१/२२														
२०२२/२३														
२०२३/२४														

१००/१००
 २००६/२००
 २००७/२००
 २००८/२००
 २००९/२००
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 २०१३/२००
 २०१४/२००
 २०१५/२००
 २०१६/२००
 २०१७/२००
 २०१८/२००
 २०१९/२००
 २०२०/२००
 २०२१/२००
 २०२२/२००
 २०२३/२००



अस्ताल बरहूकूम खरी नमकल रुजू असे तसु

श्री. चंद्रकांत एन. सादळे
 तलाठी सजा विसर क्र.-१
 ता. वसई, जि. पालघर.
 २०२४/०६

Starab

- वसई क्र. - ५	
दस्त क्र. ११३११/२०२४	
२२/	६६

क्र.महसुल/क-१/टे-९/एनएपी/एसआर-१२७/२००४
जिल्हाधिकारी कार्यालय ठाणे
दिनांक - 3 JAN 2007

वाचले :-

- श्री. झाँव झुज्या लोप व इतर यांचे कुळमुख्यत्यारपत्रधारक श्री. सचिन यज्ञेश्वर पाटील रा. विरार ता. वसई जि. ठाणे यांचा अर्ज दि. ९/१२/२००४
- असो.प्लॅनर, सिडको वसई यांचा बिनशेतीसाठी नाहरकत दाखला क्र. सिडको/व्हीव्हीएसआर/एनएपी/बीपी-३३२२/ई/७८१ दिनांक २/१२/२००४
- तहसिलदार वसई यांचा अहवाल क्रमांक जमीनबाब/ एन.ए.पी./ एस.आर.-१२७/०४ दिनांक २८/१२/२००४
- भूसंपादन शाखेचे अनौपचारिक संदर्भ क्र. सामान्य/का-४/टे-३/भूसं/कावि-१२७/०१ दिनांक ३१/१२/२००४
- मुख्याधिकारी, विरार नगर परिषद यांचे कडील बांधकामा बाबत दाखला क्र. विनप/वा/३९/०३ दिनांक ३०/४/२००३
- मुख्याधिकारी, विरार नगर परिषद यांचे कडील पाणीपुरवठ्या बाबत पत्र क्र. विनप/पापू/१५०४/०४ दिनांक १०/१२/२००४
- अर्जदार यांनी सादर केलेले हमीपत्र दिनांक २४/१२/२००४
- इकडील कार्यालयाने दि. १६/१२/२००४ रोजीचे ' नरवीर चिमाजी ' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा



आदेश :-

ज्या अर्थी श्री. झाँव झुज्या लोप व इतर यांचे कुळमुख्यत्यारपत्रधारक श्री. सचिन यज्ञेश्वर पाटील रा. विरार ता. वसई जि. ठाणे यांनी ठाणे जिल्हयातील वसई तालुक्यातील मौजे विरार या ठिकाणी स.नं. १३४/२, १३६/१/२, १३८/१ मधील जमीनीतील क्षेत्र ६९५०-०० चौ.मी. जागेचा रहिवास या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी, प्रस्तावित जमीनीस बिनशेती परवानी देण्याच्या संदर्भात दिनांक १६/१२/२००४ रोजीचे दैनिक ' नरवीर चिमाजी ' या वृत्तपत्रात जाहिरनामा प्रसिध्द करणेत, आला होता. सदर जाहिरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत एकही तक्रार/ हरकत या कार्यालयास प्राप्त झाली नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये त्यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, १) श्री. झाँव झुज्या लोप, २) श्री. सायमन झुज्या लोप, ३) श्री. तोमास झुज्या लोप, ४) श्री. मॅथ्यु झुज्या लोप, ५) जानुबाई झुज्या लोप, रा. विरार ता. वसई जि. ठाणे रा. विरार ता. वसई जि. ठाणे यांना वसई तालुक्यातील मौजे विरार येथील आपल्या मालकीच्या स.नं. १३४/२, १३६/१/२, १३८/१ क्षेत्र ६९५० चौ.मी. क्षेत्रापैकी अतिक्रमणाखालील क्षेत्र ४७-३४० चौ.मी. क्षेत्र वगळून उर्वरित क्षेत्र ६४८ चौ.मी. क्षेत्राची रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्या बाबत सिडकोकडील मंजूर आराखड्यानुसार खालील क्षेत्रांवर बांधकाम अनुज्ञेय नाही.

१. डी. पी. रोडखालील क्षेत्र
२. आर. जी. (१५ टक्के)
३. सी.एफ.सी (५ टक्के)

२७७७-६९० चौ.मी.
६१८-७४८ चौ.मी.
२०६-२४८ चौ.मी.

या शर्ती अशा:-

- ही परवानगी महाराष्ट्र जमीन अधिनियम १९६६ व त्याखालील केलेले नियम यांना अधिन देवून देण्यांत आलेली आहे.

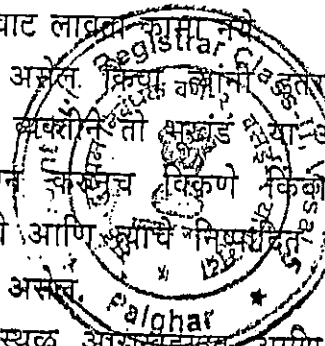


Signature
२/-

वसई क्र.-१
सुरत क्र. ११३१५ / २०२४
५० / ६६

- २ - क्र.महसुल/क-१/टे-९/एनएचपी/एसआर-१२७/२००४

- २ अनुज्ञाग्राही इसमांनी सदर जागेत परवानगी पुर्वीच अनधिकृत पणे शेतघराचे बांधकाम केलेले असल्यामुळे त्यांचेकडून महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम ४५ अन्वये दंड आकारलेला असून दंड व अकुषिक आकार रक्कम रु. ३६७७८/- (अक्षरी रक्कम रु. छत्तीस हजार सातशे अष्टहत्तर मात्र) पाथर्ती क्र. १९८८०७७ दिनांक २/०१/२००७ अन्वये तहसिलदार वसई यांचे मार्फत शासकिय खजिन्यात भरणा केलेला आहे. सदर आदेशाचे तारखेपासून ३ महिन्याचे आत सदर आस्तीत्वातील बांधकाम दुर करणे अन्यथा सदर आदेश रद्दबातल ठरेल.
- २अ अनुज्ञाग्राही व्यक्तीने (ग्रँटीने) 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.
- ३ अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.
- ४ अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आत मंजूर आराखडया प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावणे कामा नये. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायचा असेल किंवा विकासासाठी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने ती भूखंड देणा-या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करणे व विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याचे निष्पत्ती केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
- ६ या सोबत जोडलेल्या सिडकोने मंजूर केलेल्या स्थळ आराखडयात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणेच जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ) प्रस्तावित बांधकाम हे सिडको मंजूर नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
- ७ प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ग्रँटीने) सिडको यांची असे बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
- ८ अनुज्ञाग्राही व्यक्तीने सोगल जोडलेल्या सिडको मंजूर नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.
- ९ 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. अनज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी आपोआप रद्द व्हाली



Starab

न.क्र. क्र-५
दस्त क्र. ७१३११/२०२४
१७-४-६६ क्र. महसुल/क-१/टे-९/एनएपी/एसआर-१२७/२००४

- ३० अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यांस 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 करण्यांस चुकले तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यांस असा अनुज्ञाग्राही पात्र ठरेल.
- ३१ अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यांस अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यांस प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ. मी. मागे रुपये ०-७४-० या दराने बिगर शेतकी 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.
- ३२ प्रस्तावित जमीनीची अतितातडीची मोजणी फी रक्कम रुपये ३०००/- (अक्षरी रुपये तिन हजार मात्र) चलन क्र. ६४२/२००६ दि. ३/०१/२००६ अन्वये शासन जमा केली आहे.
- ३३ 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. 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.
- ३४ पुर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा कोणत्याही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा शर्तीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी आहे.
- ३६ अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरात अस्तित्वात आणि निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली फणी व वट्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
- ३७ 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 ती या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
- ३८अ या आदेशात आणि सनदीमध्ये 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. ४/-



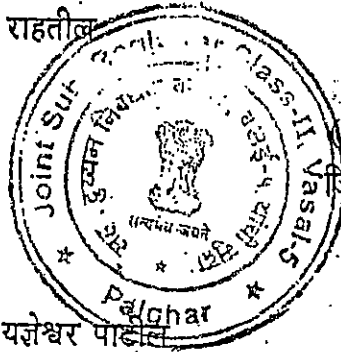
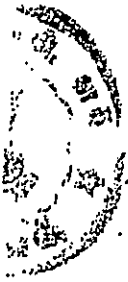
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वसई क्र.-५
दस्त क्र. ११३१४ / २०२४
५५ / ६६

- ४ -

क. महसूल/क्र-१/दे-१/एनएपी/एसआर-१२७/२००४

- १८ब 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 कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधांच्या अधिन असेल.
- २० प्रस्तावित जमिनीच्या बिगरशेतकी आकारणीच्या पाचपट रक्कम रु. २५७१५/- (अधारी रु. पंचविस हजार सातशे पंधरा मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तलाठी सजा विरार ता. वसई यांचेकडील पावती क्रमांक १९८८०७७ दिनांक २/०१/२००६ अन्वये सरकार जमा केली आहे.
- २१ अनुज्ञाग्राही यांनी सिडको यांचे कडील मंजूर नकाशावरहुकुमुच बांधकाम केले पाहिजे. त्यात सिडको व महसूल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.
- २२ अनुज्ञाग्राही यांनी सिडको कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटाईक्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रदेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.
२३. असी. प्लॅनर सिडको वसई यांचे दिनांक २/१२/२००४ चे परवानगी मधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.



सही/-

नंदकुमार जंत्रे)

जिल्हाधिकारी ठाणे.

प्रति,

श्री. झांव जुज्या लोप व इतर

यांचे कुळमुख्यतारपत्रधारक श्री. सचिन यज्ञेश्वर पाटील

रा. विरार ता. वसई जि. ठाणे

निर्गमित केले



जिल्हाधिकारी ठाणे करिता

Starab

वसाई क्र.-५
दस्त क्र. ११३१५/२०२४
१३ / ६६

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



दूरध्वनी : ०२५० - २५२५१०९ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल: vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक : -

२३/११/२०१५

WVCMC/TP/RDP/VP-0253/ 2597 / 2015-14

To,
Shri. Sachin Y. Patil
PA Holder of Shri. Zaw Zujiya Lop and others
Phulpada Rd., Virar (E)
Tal: Vasai,
DIST: PALGHAR.

Sub: **Revised Development Permission for proposed Residential with shopline Building on land bearing S.No.134, H.No.2; S.No.136, H.No.1/2; S.No.138, H.No.1 of Village. Virar Tal: Vasai, Dist: Palghar.**

Ref :
1. Commencement certificate vide letter no. WVCMC/TP/CC/VP-253/669/2014-15 dtd. 05/05/2014.
2. Your Architect's letter dated

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. 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 12th April 2012 and 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014. 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, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Doliv, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages WVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

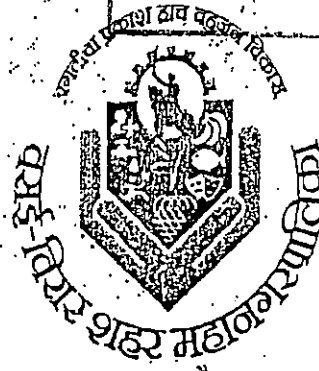
The conditions mentioned in the letter No. WVCMC/TP/CC/VP-253/669/2014-15 ctd. 05/05/2014 are binding on you. The detail of the layout is given below:

1	Name of assess owner / P.A. Holder	Shri. Sachin Y. Patil
2	Location	Virar
3	Land use (Predominant)	Residential with shopline bldg.
4	Gross plot area (As per 7/12)	6950.00 sq.m
5	Deduction	2777.69 sq.m
	a) 30.00mt D.P. Road	



Handwritten signature and name 'Sachin Patil' and 'Virar'.

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



स्थापना : ३ जुलै २००१

वसाई क्र.-५
दस्त क्र. १३५५ / २०२४
५४ / ६६

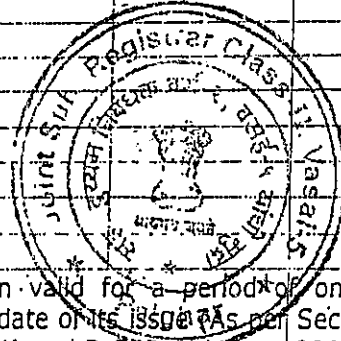
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल: vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-0253/2597 | 2015-16

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b) Encroachment area		111.98 sq.m
6	Balance plot area	4060.33 sq.m
7	RG 15%	609.05 sq.m
8	CFC 5%	203.02 sq.m
9	Buildable plot area 0.85	3451.28 sq.m
10	Permissible FSI	1.00
11	Add: FSI for MHADA	0.20
12	Permissible BUA	3451.28 sq.m
13	Add: BUA for MHADA	690.26 sq.m
14	Add. D.P. Road FSI (75%)	2083.26 sq.m
15	Total Permissible BUA	6224.80 sq.m
16	Proposed BUA	4505.67 sq.m



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 2.4.2 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs:11600/- (Rupees Eleven thousand six hundred only) deposited vide Receipt No. 404969 dated. 20/11/2015, with Vasai Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

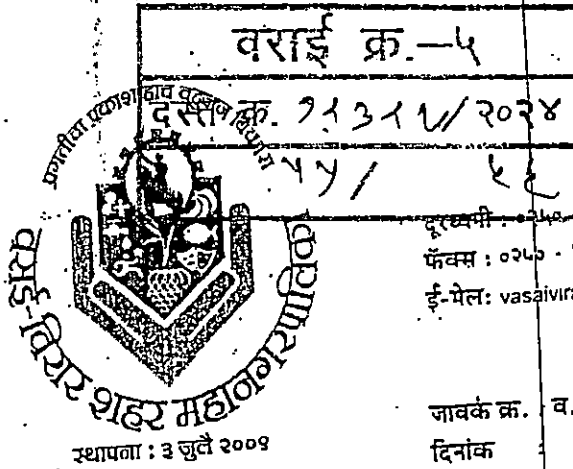
Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with shophline Building on land bearing S.No.134, H.No.2; S.No.136, H.No.1/2; S.No.138, H.No.1 of Village. Virar, as per the following details:-

Sr. No.	Predominant Building	Bldg. No./Wing	No. of Floors	No. of Flats/Shops	Built-Up Area (in sq. mt.)
1.	Residential with shophline bldg. (As previous approved)	1	G+7	62 Flats / 6 Shops	2611.685 sq.m
2.	Residential with shophline bldg.	2	G+4	40 Flats / 20 Shops	1893.985 sq.m
			Total	74 Flats / 26 Shops	4505.67 sq.m



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मुख्य कार्यालय, विरार
विरार (पूर्व),
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VVCMC/TP/RDP/VP-0253/2597 | 2015-16
The revised plan duly approved herewith supersedes the earlier approved plans of bldg no.2. The conditions of Commencement Certificate granted vide CIDCO office letter No. VVCMC/TP/CC/VP-253/669/2014-15 dtd. 05/05/2014. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of 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 :- 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) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers; to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part thereof for non-bio-degradable & bio-degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NDC before applying for Plinth Complication Certificate. If applicable.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar



Shil
Shilab

वसाई क्र. - ५
दस्ता क्र. ११३२११/२०२४
५६ / ६६

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 ता. वसाई, 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-0253/2517/2615-14

26/11/2015

city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.

- 13) 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.
- 14) 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, 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 lasses from your side.
- 15) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands 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.
- 16) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11.dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of areasq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1, Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 17) 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



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

वसई क्र.-५
क्र. १३३११/२०२४
५२/ ६६

स्थापना : ३ जुलै २००९

दूरध्वनी : ०२५०९ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक

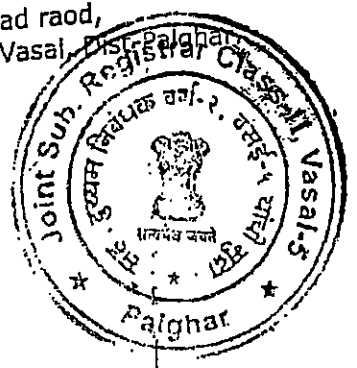
26/11/2015
VVCMC/TP/RDP/VP-0253/2597/2015-16
handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.

- 18) 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.
- 19) Hon'ble High Court in PIL 87/2013 restricted the development on wetlands as identified by central Govt. wetlands atlas. You shall not carryout any permission on wetlands as identified in wetland atlas without permission from the Hon'ble High Court Mumbai
- 20) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble High Court orders.



Yours faithfully,
[Signature]
Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

- c.c: to:
1. Asst. Commissioner, UCD, Vasai-Virar city Municipal Corporation, Ward office
 2. M/s. Designs Architects, B-B, Suram Complex, Azad road, Remedy, Vasal (W), Tal-Vasal, Dist. Palghar



[Signature]
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वसई क्र.-५

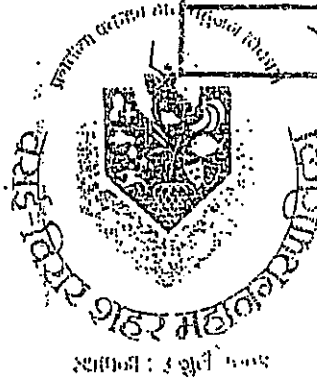
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५८/ ६६

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर, पिन ४०१ ३०५.



दूरधनी: ०२५०-२५२५१०५/०६/२५२९८८८/२५२९८८

फॅक्स : ०२५०-२५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.coi

जावक क्र. : व.वि.श.म.

दिनांक Dt. 17 /04/2018

VVCMC/TP/OC/VP-0253/०५/२०१८-१९

To,
Shri. Sachin Y. Patil P.A. Holder of
Shri. Zaw Zujya Lop and others
Phulpada Road,
Virar (E), Taluka-Vasai,
DIST-PALGHAR.

Sub: Grant of Occupancy Certificate for Residential with Shopline Building No.2 as per As Built Plan (Stilt+Gr.+4) on land bearing S.No.134, H.No.2; S.No.136, H.No.1/2; S.No.138, H.No.1 of Village-Virar, Taluka-Vasai, Dist- Palghar.

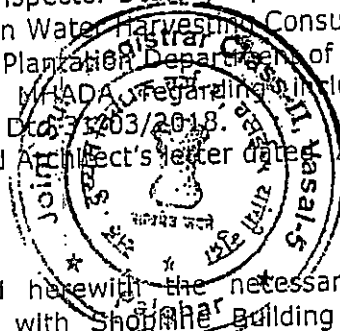
Ref:

- 1) Commencement Certificate No. VVCMC/TP/CC/VP-0253/670/2014-15 Dt. 05/05/2014.
- 2) Revised Development Permission No. VVCMC/TP/RDP/VP-0253/1597/2015-16 Dt. 26/11/2015.
- 3) Development Completion Certificate dt. 23/06/2017 from the Registered Architect.
- 4) Structural stability certificate from Structural Engineer vide letter dated 15/06/2017.
- 5) Plumbing certificate dated 15/06/2017.
- 6) Receipt No.24076 Dtd. 11/03/2014, Receipt No.8403 Dtd. 17/04/2015 & Receipt No. 26719 Dtd. 16/04/2018 from Vasai Virar City Municipal Corporation for potable water supply.
- 7) NOC from Lift Inspector Dtd. 31/07/2017.
- 8) Letter From Rain Water Harvesting Consultant Dt. 02/08/2016.
- 9) NOC from Tree Plantation Department of VVCMC Dtd. 24/07/2017.
- 10) Consent from MUDA regarding Inclusive Housing vide No. EE-I/KB/264/2018 Dtd. 03/03/2018.
- 11) Your Registered Architect's letter dated 13/06/2017.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for proposed Residential with Shopline Building No.2 as per As Built Plan (Stilt+Gr.+4) on land bearing S.No.134, H.No.2; S.No.136, H.No.1/2; S.No.138, H.No.1 of Village-Virar, Taluka-Vasai, Dist- Palghar, along with as built drawings.

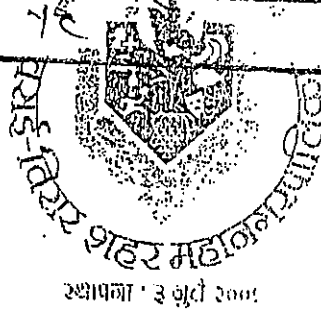
Contd.....2.....



Handwritten signatures and initials at the bottom right of the page.

वसई क्र.-५
दस्ता क्र. ११३१/२०२४
५६

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



दूरध्वनी : ०२५०-२५२५१०५/०६/२५२९८८८/२५२९
फैक्स : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.co

जावक क्र. : च.वि.श.म.

VVCMC/TP/OC/VP-0253/०५/२०१८-१९
2

दिनांक Dt. (7/04/2018

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

Yours faithfully,

[Signature]
Deputy Director
Town Planning;

Vasai Virar City Municipal Corporation

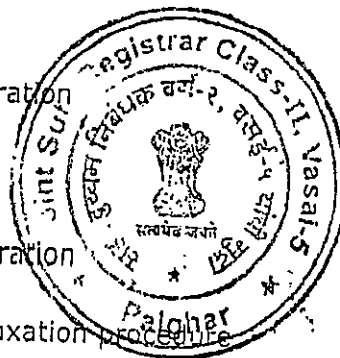
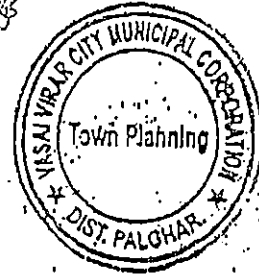
Encl.: a.a.

c.c. to:

1) Mr. James A. Dias
Architect,
8B, Suram Complex, Azad Road,
Ramedy, Opp. Shani Mandir,
Vasai (W), Tal. Vasai
DIST: Palghar.

2) Asst. Commissioner
Ward Office.....
Vasai Virar City Municipal Corporation

3) Tax superintendent
Ward Office.....
Vasai Virar City Municipal Corporation



For necessary action during taxation procedure

[Signature]
S. Prab

वसई क्र.-५
दस्त क्र. ७१३११/२०२४
१० / १६

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



दूरध्वनी : ०२५०-२५२५१०५/०६/२५२९८८८/२५२९८९०
फॅक्स : ०२५०-२५२५१०५
ई-मेल : vasaivirarcorporation@yahoo.com

जाचक क्र. : व.वि.श.म.

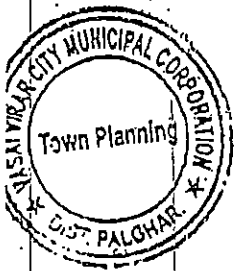
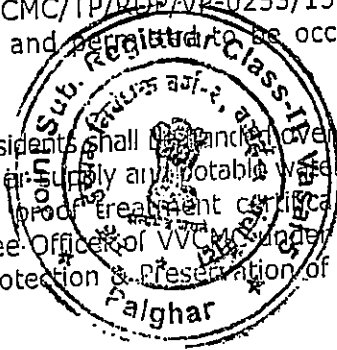
दिनांक Dt. 17/04/2018

VVCMC/TP/OC/VP-0253/०४/२०१८-१९

OCCUPANCY CERTIFICATE

I hereby certify that the development of proposed Residential with Shopline Building No.2 as per As Built Plan (Stilt+Gr.+4) with Built up area 1930.749 sq.m. on land bearing S.No.134, H.No.2; S.No.136, H.No.1/2; S.No.138, H.No.1 of Village-Virar, Taluka-Vasai, Dist- Palghar, completed under the supervision of Mr. James A.Dias, Registered Architect (License/Registration No. CA/85/8952) and has been inspected on dtd. 22/09/2017 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. VVCMC/TP/CC/VP-0253/670/2014-15 Dt. 05/05/2014 & Revised Development Permission No. VVCMC/TP/DDP/VP-0253/1597/2015-16 Dt. 26/11/2015 issued by the VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.



Contd...2.....

[Handwritten signature]
x *[Handwritten signature]*

वसाई क्र.-६
दस्ता क्र. १२३१५ / २०२४
६१ / ६६

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसाई, जि. पालघर - ४०१३०५.



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

आवक्या क्र.: प.वि.स.म.

दिनांक :

VVCMC/TP/OC/VP-0253/04/2018-09
2

Dt. 17/04/2018

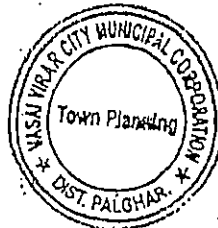
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) This certificate of occupancy is issued only in respect of 40 Flats & 20 Shops constructed in Residential with Shopline Building No.2 (Stilt+Gr.+4) only.
- 6) Also you shall submit a cloth mounted copy of the As-built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) 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.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) You shall abide by the conditions mentioned in NOC from MHADA dtd.31/03/2018.
- 12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

One set of completion plan duly certified is returned herewith.

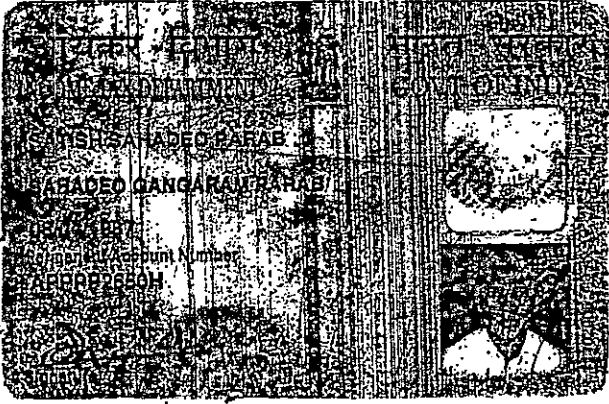
(Issued as per approved by the Commissioner)

MTH
Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

For



Shirab



भारत सरकार
Government of India



सतिश सहदेव परब
Satish Sahadeo Parab
जन्म तारीख / DOB : 06/04/1987
पुरुष / Male



3865 7297 0474

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

वसई क्र.-५

वसई क्र. ७५३११/२०२४

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BVTPM2952G



नाम / Name
SHAMAL SATISH PARAB
पिता का नाम / Father's Name
PRABHAKAR SAKHARAM MULIK
जन्म तिथि / Date of Birth
27/05/1994



भारत सरकार
Government of India



Aadhaar no. issued: 231002011



शमल सतिश परब
Shamal Satish Parab
जन्म तारीख/DOB: 27/05/1994
लिंग/ GENDER: FEMALE

आधार ही अभ्युक्ति का प्रमाण है, नागरिकता प्रमाण नहीं है।
It is only proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

6348 3377 0101

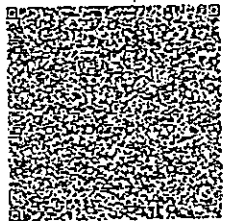
माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



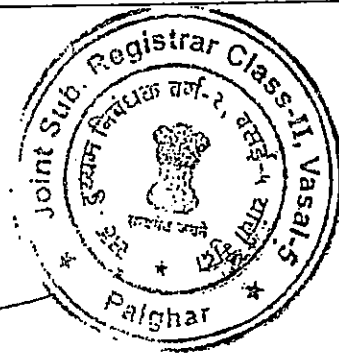
पता:
शमल सतिश परब, बी २०७ टाईप बी सायम अपार्टमेंट,
मार्गवेल्पाडा रोड, विरार ईस्ट, वासा, वसई, विरार ईस्ट,
महाराष्ट्र - ४०१३०५
Address:
W/O Satish Parab, B 207 Type B Saiam
Apartment, Marvelpada Road, Virar East,
Sant Nagar, Vasai, PO: Virar East, DIST:
Palghar,
Maharashtra - 401305



6348 3377 0101

VID : 9122 3443 5825 7523

1047 | help@uidai.gov.in | www.uidai.gov.in



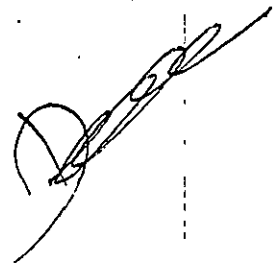
Parab

वसई क्र.-५
दस्त क्र. ११३१५/२०२४
६३/ ६६

दि. १६/०६/२०२४
D. V. K. Pandhralal Senar
DOB: 1986
MALE

6527 8614 0940

सामान्य प्रशासकीय



आयकर विभाग
TAX DEPARTMENT
YAS HUSEN SHAIKH
RAZZAK SHAIKH
10/1695
HUPS0868
H. V. K.

भारत सरकार
GOVT OF INDIA



534/12327

मंगळवार, 06 ऑगस्ट 2024 6:26 म.नं.

दस्त गोषवारा भाग-1

वसई 5

दस्त क्रमांक: 12327/2024

दस्त क्रमांक: वसई 5 /12327/2024

बाजार मूल्य: रु. 21,62,899/-

मोबदला: रु. 28,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,96,000/-

दु. नि. सह. दु. नि. वसई 5 यांचे कार्यालयात

अ. क्र. 12327 वर दि. 06-08-2024

रोजी 6:25 म.नं. वा. हजर केला.

पावती: 13121

पावती दिनांक: 06/08/2024

सादरकरणाराचे नाव: सतिश सहदेव परब

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

एकुण: 29320.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

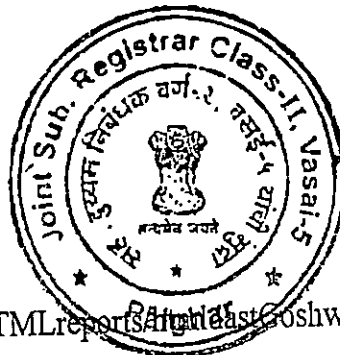
सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 06 / 08 / 2024 06 : 25 : 10 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 08 / 2024 06 : 25 : 46 PM ची वेळ: (फी)



दस्त गोपवारा भाग-2

वसई5







ENI 82

दस्ता क्रमांक:12327/2024

06/08/2024 7 19:54 PM

दस्ता क्रमांक :वसई5/12327/2024





दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	ठसा प्रमाणित
1	नाव:मे. राज विल्डर्स तर्फे मालक मचिन यशेश्वर पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफीस नं. 11, सिध्दी श्री को ऑ. ही. सो. लि., आर. जे. नगर, फुलपाडा रोड, विरार पु, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AFIPP6289D	लिहून देणार वय :-59 स्वाक्षरी		
2	नाव:मनिश महदेव परब पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी/207, टाईप वी विल्डींग, साईराम अपार्टमेंट, संत नगर, मनवेलपाडा रोड, विरार पु., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:APPPP2650H	लिहून घेणार वय :-37 स्वाक्षरी:-		
3	नाव:शामन मनिश परब पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी/207, टाईप वी विल्डींग, साईराम अपार्टमेंट, संत नगर, मनवेलपाडा रोड, विरार पु, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:BVTPM2952G	लिहून घेणार वय :-30 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:06 / 08 / 2024 07 : 19 : 11 PM

ओळख:-

खानील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	ठसा प्रमाणित
1	नाव:दिपक मोनार -- वय:36 पत्ता:विरार प. पिन कोड:401303	 स्वाक्षरी	
2	नाव इलीयाम शेख - वय:32 पत्ता:विरार प. पिन कोड:401303	 स्वाक्षरी	

शिक्रा क्र.4 ची वेळ:06 / 08 / 2024 07 : 19 : 43 PM

शिक्रा क्र.5 ची वेळ:06 / 08 / 2024 07 : 19 : 54 PM नोंदणी पुस्तक 1 मध्ये

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२

Payment Details

वसई क्र ५

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SATISH S PARAB	eChallan	02810672024080695046	MH066384026202425E	196000.00	SD	0003503910202425	06/08/2024
2		DHC		MH066384026202425E	1320	RF	0824069514955D	06/08/2024
3	SATISH S PARAB	eChallan		MH066384026202425E	28000	RF	0003503910202425	06/08/2024

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

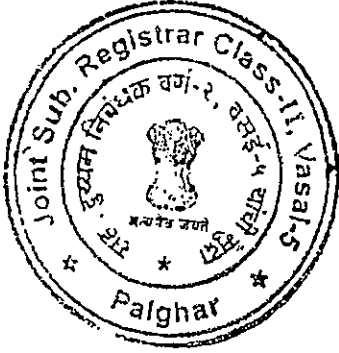


12327 /2024

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

वसई क्र.-५
दस्त क्र. ७१३१४/२०२४
६६ / ६६



प्रमाणित करण्यात येते की, या दस्ताना एकूण ६६ पृष्ठे
असून, त्यास पुस्तक क्रमांक १ चे ७१३१४ क्रमांकावर नोंदला

[Signature]
सह दुय्यम निवचक वर्ग २
वसई क्र. ५

दि. ०६/०६/२०२४

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. वसई 5

दस्त क्रमांक : 12327/2024

नोंदणी :

Regn:63m

06/08/2024

गावाचे नाव : विरार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2800000
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2162899.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: वसई इतर वर्णन : इतर माहिती: गांव मौजे विरार, मळें नं. 134, हि. नं. 2, मळें नं. 16 हि. नं. 1/2, मळें नं. 138 हि. नं. 1, या मिळकतीवरील राज हिस्स फेस -2, बिल्डींग नं. 2, इमारतीमधील सदनिका क्रं. 402, चौथा मजला, एरिया 36.48 चौ. मी. कारपेट (Survey Number : 134 ;)
(5) क्षेत्रफळ	1) 36.48 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. राज बिल्डर्स तर्फे मालक सचिन यज्ञेश्वर पाटील वय:-59; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफीस नं. 11, सिध्दी श्री को ऑ. ही. सो. लि., आर. जे. नगर, फुलपाडा रोड, विरार पु, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401305 फॅन नं:-AFIPP6289D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सतिश सहदेव परब वय:-37; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी/207, टाईप बी बिल्डींग, साईराम अपार्टमेंट, संत नगर, मनवेलपाडा रोड, विरार पु, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401305 फॅन नं:-APPPP2650H 2): नाव:- शामल सतिश परब वय:-30; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी/207, टाईप बी बिल्डींग, साईराम अपार्टमेंट, संत नगर, मनवेलपाडा रोड, विरार पु, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401305 फॅन नं:-BVTPM2952G
(9) दस्तऐवज करून दिल्याचा दिनांक	06/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	06/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12327/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	196000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14) शेर	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेल्या अनुच्छेद :-

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



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SATISH S PARAB	eChallan	02810672024080695046	MH006384026202425E	196000.00	SD	0003503910202425	06/08/2024
2		DHC		0824069514955	1320	RF	0824069514955D	06/08/2024
3	SATISH S PARAB	eChallan		MH006384026202425E	28000	RF	0003503910202425	06/08/2024

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

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५