

201,
Satvik Bldg. No. 1
Square Industrial park
Vasai (E)



29/05/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

दस्त क्रमांक : 6017/2019

नोंदणी :

Regn:63m

गावाचे नाव : सातिवली

(1) विलेखचा प्रकार	करा.नामा
(2) मोबदला	7765000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	7718000
(4) भू-मापन, गोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इ. र माहिती: वि क्र.4, गाव मौजे सातिवली, ता-वसई जि-पालघर येथील सर्वे क्र.23, हिस्सा नं.2, सर्वे क्र.24, हिस्सा नं.1,2,3, या जमिनीवर बांधलेली इमारत सात्विक, स्केर इंडस्ट्रीयल पार्क, मधील युनिट नं.201, दुसरा मजला, बिल्डिंग नं.1, ज्याचे क्षेत्र 1297 चौ.फु. ब्रिग्डअप व सोबत 2000 चौ.फुट कारपेट पोकीट टेरेस ही मिळकत. ((Survey Number : 23/2, 24/1,2,3 ;))
(5) क्षेत्रफळ	1) 1237 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे नंदा इन्फ्रास्ट्रक्चर डेव्हलपर्स प्रा. लि. भागीदार देवजी दयात नदा - वय:-42; पत्ता:-प्लॉट नं: माळा नं: -, इमारतीचे नाव: बिर्डींग नं.3, ब्लॉक नं: गाला नं.1ए, रोड नं: तुंगारेश्वर फाटा, सातिवली, वसई इस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAHFN6311Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज जगदीश बुधिया वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सिल्वर ओक, ब्लॉक नं: 303, रोड नं: रहेजा विल्लोस, अकूली रोड, महिंद्रा गेट नं.4 जवळ, लोखंडवाला, कांदिवली इस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AABPB2960R
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2019
(10) दस्तऐवज नोंदणी केल्याचा दिनांक	28/05/2019
(11) अनुक्रमांक, खंड व पृष्ठ	6017/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	466000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) क्षेत्र	

मुल्यांकनसाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

dhruv

79/6017
Tuesday, May 28, 2019
5:50 PM

पावती

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

पावती क्र.: 7291 दिनांक: 28/05/2019

गावाचे नाव: सातिवली
दस्तऐवजाचा अनुक्रमांक: वसह1-6017-2019
दस्तऐवजाचा प्रकार: कसबागमा
सादर करणाऱ्याचे नाव: मनीज जगदीश बुधिय.

नोंदणी फी ₹ 30000.00
दस्त हाताळणी फी ₹ 1560.00
पृष्ठांची संख्या: 78
एकूण: ₹ 31560.00

आपणास मूळ दस्त, घंघनेस प्रिंट, सूची-२ अंदाजे
६:१७ PM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹.7718000/-
मोबदला ₹.7765000/-
भारलेले मुद्रांक शुल्क: ₹. 466000/-

Sub Registrar Vasal

सह. मुख्य अधिकारी, वसई क्र. १

- 1) देयकाचा प्रकार: DHG रक्कम: ₹.1560/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2705201913753 दिनांक: 28/05/2019
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001969546201920E दिनांक: 28/05/2019
बँकेचे नाव व पत्ता:

DELIVERED

[Handwritten Signature]

पुस्तक	दस्तावेज क्र.	9	60
१	६०७०	९	६०
		०१९	

महाराष्ट्र शासन - वीरगणी व मुद्रांक विभाग
मुद्रांकल अहवाल सन २०१९

- १) दस्तावेजांचा प्रकार :- क्र.२२२/नाम अमुकवेद वजातक
- २) सादरकर्त्याचे नाव :- मनीज जगदीश बुधिया
- ३) तालुका :- जंभळ या गावाचे गाव :- शांतिवली
- ४) नगरभुजापाल कमाक / सर्वे व / अतिथि मुख्य कमाक :- सर्वे नं. २७३२, रस्ता, रस्ता, २, ३
- ५) मूला दराविषय (शॉप) :- ३९,६००/- उपविभाग :- विभाग - ५
- ६) गिळकतीचा प्रकार :- खुली जमिन / धियासी / कर्तव्याव / इकाव / अंतर्देशित
- ७) दस्तावेज धरून वेळोवेळा गिळकतीचे क्षेत्राकड :- १२९७ कारभार/विक्ट अप/सुपर विक्ट/ची. मीटर/कुठ
- ८) फार पारिकेग :- गच्छी जे. फु. विक्टर मू. व स्वीकृत २००० जे. फु. मीटर
- ९) मजाला कमाक :- कुशीर/मजल उदवाहन सुविधा :- आहे / नाही.
- १०) बांधकाम वर्ग :- घसारा
- ११) बांधकाम प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे.
- १२) राजार मुख्य तक्त्यातील मार्गदर्शक सुचना क :- ज्याचवे दिलेली घट / वाढ
- १३) विरह अंठंड लागूचया दस्त :- १. प्रतिगाह भाडे रक्कम
२. अनागत रक्कम / अजयु भाडे
३. कालावध
- १४) विधायित केवले बाजारगुण्य :- ७७१८००० /
- १५) दस्तावेजो दशविलेच्या गोवाकला :- ११६५००० /
- १६) देव मुद्रांक सुलक :- ४६६९००० / (१०) वाढलेला मुद्रांक सुलक :- ४६६९००० /
- १७) देवक नोंदणी फी :- ३०.००० /

विवरण
प्रतिगाह / घोषणापत्र

- गरी / आरज्डी
१. श्री. / श्रीमती मनीज जगदीश बुधिया.
 २. श्री. / श्रीमती _____
 ३. श्री. / श्रीमती _____

सत्या प्रतिज्ञेपर कथन करितो की, दस्तावेजाची विषयवस्तु अत्रावेली गिळकत ही यापुढी खतेदी देणा-याचे कोठेही धरुकी, गहाण, दाब, लीज, मुख्तयार, पोटगी, वा इतर अन्य प्रकारे कोठेही जडगोखमगुणाचे गुंताविलेली नाही. याची वीरगणी कायदा - १९०८ मधील अज्ञान-या शीर (Search) तरतुदीनुसार यापुढे कोणतेही गुंताविलेले आडे. तसेच सदरगिळकत ही जारेदी देणार याच्याच मालकीची आहे. याबाबत मुद्रांक विभागाचे पारिकेग घेतलेली आहे. या गिळकतीबाबत काही वाद उत्पन्न होण्यास याची सवली नाही. याबाबत कोणतेही वाद राहिल याची मी/ आम्ही लगी देतो.

[Signature]



उपरोक्त (Purchaser)

पुस्तक	१०७७	२	७८
१	२०१९		

घोषणापत्र/शपथपत्र

आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्राक नियंत्रक, म. रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणूकद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे/कुळमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखपत्रे इतम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रकियेनुसार आमच्या जबाबदारीने आम्ही दस्तातील मिळकतीचे मालक/वरस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने देणून दिलेल्या कुळमुखत्यारधारक (P. A. Holder) लिहून देणार हे हयात आहेत व रकत कुळमुखत्यारपत्र प्रघापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक वाजे, विकसन वाजे, शासन बोजे व कुळमुखत्यारधारकांनी केलेले व्यवहाराच्या अधिन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करुण दस्तऐवज साक्षीदारा सक्षम निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणवाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६९ चे नियम ४४ नुसार गणित होत नाही याची आम्ही खात्री देत आहोत.

नोंदणी नियम १९६९ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुळमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

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

याची आम्हास पूर्ण वेळीस जाणीव आहे. तसेच कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कोणत्याही प्रकारचे गुन्हा घडल्यास आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व माझी/आम्ही जबाबदारी नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताधिन भान म्हणून जोडत आहोत.

लिहून देणार

लिहून घेण

(Signature)

Valuation ID	201905284458	मूल्यांकन पत्रक : शहरी क्षेत्र - बांधीय			
मूल्यांकनाचे वर्ष	2019	38.85.2019.001.001.001			
जिल्हा	पालघर	1417			
मुल्य विभाग	तालुका वसई	गावाचे नाव : मोजे सातवली (62); वसई विहार शहर महानगरपालिका)			
उप मुल्य विभाग	विकसित/विकासन क्रमात असलेल्या जमीनी	Vasai-Vihar Municipal Corporation			
क्षेत्राचे नाव		सर्व्हे नंबर/त. भु. क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	उ. म. नं.	अंशागण	मोज साधनाचे एकक
खुली जमीन	32500	39600	47300	39600	ची मीटर
बांधीय क्षेत्राची माहिती		मिळकतीचा धार	साधनात्मक गाळा	मिळकतीचा प्रकार	बांधीय
बांधकाम क्षेत्र (Built Up)	120.53 चौ मीटर	मिळकतीचे वय	1970	मूल्यदर/बांधकामाचा दर	
बांधकामाचे वर्गीकरण	1-आर सी सी	मजला	0		
उद्वाहन सुविधा	नाही				
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 03/01/2018					
र.सा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= (वार्षिक मूल्यदर + परसा.यानुसार टप्पेवारी) * मजला निहाय घटवाढ			
		= (39600 * 100 + 100) * 100/100			
		= Rs 39600			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 39600 * 120.53			
		= Rs 4772988			
F) लागतच्या गच्चीचे क्षेत्र		185.87 चौ मीटर			
लागतच्या गच्चीचे मूल्य		185.87 * (39600 * 40/100)			
		= Rs 2944180.8			
एकत्रित अंतिम मूल्य		<ul style="list-style-type: none"> * मुख्य मिळकतीचे मूल्य + सळपराचे मूल्य + पत्रगट्टे घालता येणारे मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बाँटिल वाहन * सळपराचे मूल्य + जमिनीवरील वाहन तक्रारचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बाँटिल वाहना 			
		= A + B + C + D + E + F + G + H + I			
		= 4772988 + 0 + 0 + 0 + 0 + 2944180.8 + 0 + 0 + 0			
		= Rs 7717168.8			

Home Print

पुस्तक	पान	व. नं.	दि. नं.
१	३	१०१७	१०१९



CHALLAN
MTR Form Number-6



CR/I H001969546201920E BARCODE

Department Inspector General Of Registration Date 27/05/2019-20:44:04 Form ID 25.2

Type of Payment	Stamp Duty	TAX ID (If Any)	
Registration Fee		PAN No.(If Applicable)	A4BPB2960R
Office Name	VS11_VASAI NO 1 SUB REGISTRAR	Full Name	MANOJ JAGDISH BIJDHIA
Location	PALGHAR	Flat/Block No.	UNIT NO 201 SECOND FLOOR
Year	2019-2020 One Time	Premises/Building	
Account Head Details		Road/Street	SAATVIK,SQUARE INDUSTRIAL PARK BL NO 1
0010046401 Stamp Duty	466000.00	Area/Locality	SATIVALI
0010063301 Registration Fee	30000.00	Town/City/D-strict	
		PIN	4 0 1 2 0
		Remarks (If Any)	PAN2=AAJHFN3311Q-SecondPartyName=NANDA INFRASTRUCTURES-
Total	496,000.00	Amount In Words	Four Lakh Ninety Six Thousand Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 69103332019052810195 216703862
Cheque/DD No.		Bank Date	RBI Date 27/05/2019-20:44:42 Not Verified with R
Name of Bank		Bank-Branch	IDBI BANK
Bank of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9320191
सदर चलान केवल दर्याम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.



3000	5000	5000
8	0000	

INDEX

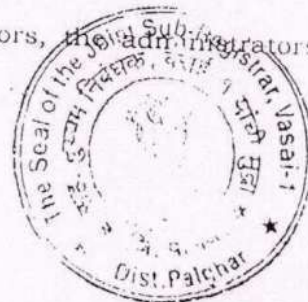
Village	SATIVALI
Taluka	VASAI
Survey No.	S. No. 23 H. No. 2 & S. No. 24 H. No. 1 & 2 & 3
Unit No.	201, SECOND FLOOR, SAATVIK
Area of Unit	1297 SQ. FT. (BUILT UP) + 2000 SQ. FT POCKET TERRACE CARPET AREA
Agreement Value	Rs. 77,65,000/-
Stamp Duty	Rs. 4,66,000/-
Vendor Name	M/s. NANDA INFRASTRUCTURES
Purchaser Name	Mr. MANOJ JACDISH BUDHIA
Vendor Pan No.	AAHFN6311Q
Purchasers Pan No.	AABPB2960R
Registration office	Vasai - I
Building Name	SQUARE INDUSTRIAL PARK BUILDNG NO. 1 "SAATVIK"

AGREEMENT FOR SALE

This Articles of Agreement made and entered at Vasai this 28th day of **May** the year **2019** BETWEEN **M/s. NANDA INFRASTRUCTURES**, Address at : Gala No.1A, Bldg - 3, S. No. 23/24 Tungareshwar Phata, Sativali, Vasai (East), Thane - 401 208 hereinafter referred to as **"THE BUILDERS"** (which expressions shall unless it be repugnant to the context or meaning thereof demand to mean and include his respective heirs, executors, the administrators and assigns) of the **ONE PART.**

(Signature)

(Signature)



AND

पुस्तक	६०९०	१०	६०९
१	२०१९		

Mr. MANOJ JAGDISH BUDHIA, having address at -303, Silver Oak, Raheja Willows, Akurli Road, Near Mahindra Gate No.4, Lokhandwala, Kandivali (E) - 400101, hereinafter referred as "THE PURCHASER" (which expressions shall unless it be repugnant to the context or meaning thereof demand to mean and include his respective heirs, executors, the administrators and assigns) of the **OTHER PART**.

WHEREAS

- a) 1) Smt. Laxmibai Shantaram Hinga, 2) Smt. Bisturi Keshav Pandhara, legal heirs of the Late Mr. Manglya Nago Mokakshi, was the original owner of the Land bearing 1) Survey No. 24, Hissa No.1, Area admeasuring (H. R.) 0-20-2, plus Potkharaba 0 14-2, Total (H. R.) 0-34-4, Assessment (R.P) 3-65 & 2) Survey No.24, Hissa No.2, Area Admeasuring (H. R.) 0-72-3, Assessment (R. P) 7-60, Total 1-06-7 (H. R.) Out of which 0-98-8 (H. R.) of Village - Sativali, Taluka - Vasai, within the limits of Vasai Sub Registrar (hereinafter call the "SAID PROPERTY" and more particularly described in the first Schedule hereunder written.
- b) And Whereas 1) Smt. Laxmibai Shantaram Hinga, 2) Smt Bisturi Keshav Pandhara, legal heirs of the Late Mr. Manglya Nago Mokakshi, belongs to scheduled tribe (S.T.) (Adivasi Community) has agreed to sell the "SAID PROPERTY" to 1) Mr Sudhakar Dwarkanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, and Whereas the said property was subject to provision of u/s 36 & 36A of the M.L.R. Code 1966 as well as u/s 43 of the E.T. & A.L. Act therefore 1) Mr. Sudhakar Dvarkanath Kadam & 2) Mr. Ganesh Sudhakar Kadam, had obtained the necessary permission from the Government Authority viz Order No. Adivasi - 2751 / 1966

पुस्तक	3	पृ. सं.	509	र	6
१		आदेश Order No.	Masha/Office-4/T-9/Tenancy/CR - 207/08,		

Konkan Division, on dated 12/05/2008 and Order No. Masha/Office-4/T-9/Kulvahivat/SR - 208, Collector Office of Thane, on dated 13/01/2009 and had executed conveyance deed of the said property dated 07/03/2009 vide registration no. 2078/2009. And accordingly 1) Mr. Sudhakar Dwarkanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, herein have become absolute owner of the "SAID PROPERTY".

c) And Whereas Mr. Ankush Pralhad Kotmire has Purchased "SAID PROPERTY" from 1) Mr. Sudhakar Dwarkanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, vide conveyance deed Regn No. 2079-2000 dated 15/06/2009 and since from the date of Conveyance Mr. Ankush Pralhad Kotmire is in use, occupation, enjoyment and possession of the said Lands being absolute owner of the "SAID PROPERTY".

d) And Whereas the Builder herein has purchased the said property from 1) Mr. Ankush Pralhad Kotmire, vide Conveyance Deed Registration No. 06716/2010 dated 30/04/2010 and accordingly has become owner of the "SAID PROPERTY".

e) 1) Smt. Lax nibai Shantaram Hinga, 2) Smt. Bisturi Keshav Pandhara, legal heirs of the Late Mr. Manglya Nago Mokakshi, was the original owner of the Land bearing 1) Survey No. 24, Hissa No.1, Area admeasuring (H. R.) 0-20-2, plus Potkharaba 0-14-2, Total (H. R.) 0-34-4, Assessment (R.P) 3-65 & 2) Survey

Hissa No.2. Area Admeasuring (H. R.) 0-72-3, Assessment Total 1-06-7 (H. R.) Out of which 0-98-8 (H. R) of Village Sairafi, Taluka - Vasai, within the limits of Vasai Sub - Registrar hereinafter call the "SAID PROPERTY" and more particularly, described in the first Schedule hereunder written



Handwritten signatures and initials.

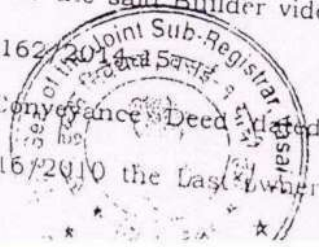
पुस्तक	1		
	80960	6	65
	?	?	

f) And whereas as per the record of VASAI VIKAR CITY MUNICIPAL CORPORATION (VVMCMC) the "SAID property is in under Industrial Zone. Hereunder called "The Planning Authority". Therefore the said planning Authority has given Commencement Certificate to the Said Builder vide Order No. VVMCMC/TP/CC/VP 0401/1776/2011-12 dated 09/11/2011.

g) And whereas the said Planning Authority has Sanctioned/ Permitted to the said Builder to Built 5 Industrial Buildings i.e. Bldg. No 1 (Plot A) (G+1 Upper Floor) area admeasuring 2206.95 sq. Mts., Bldg no. 2 (Plot A) (G+1 Upper Floor) area admeasuring 2184.46 Sq. Mts., Bldg. No. 1 (Plot B) (G+1 Upper Floor) area admeasuring 2371.96 sq. Mts., Bldg no. 2 (Plot B) (C+1 Upper Floor) area admeasuring 1800.26 Sq. Mts., Bldg. No. 1 (Plot C) (G+2 Upper Floors) area admeasuring 2067.16 sq. Mts., altogether F.S.I. 10990.27 Sq Mts. to the said Builder vide its order No VVMCMC/TP/CC/VP - 0401/1776/2011-12 dated 09/11/2011 & on 13/09/2014 the planning authority has sanctioned revised development permission for 5 Industrial Buildings i.e. Bldg. No. 1 (old sanctioned name (Plot A - Bldg 1) (G+2 Upper Floor) area admeasuring 2446.66 sq. Mts., Bldg no. 2 (old sanctioned name (Plot A - Bldg 2) (G+2 Upper Floor) area admeasuring 2424.17 Sq. Mts., Bldg. No. 3 (old sanctioned name (Plot B - Bldg 1) (G+2 Upper Floor) area admeasuring 2629.04 sq. Mts., Bldg no. 4 (old sanctioned name (Plot B - Bldg 2) (G+2 Upper Floor) area admeasuring 2013.38 Sq. Mts., Bldg. No. 5 (old sanctioned name (Plot C - Bldg 1) (G+2 Upper Floors) area admeasuring 2067.16 sq. Mts., altogether F.S.I. 11580.41 Sq Mts. to the said Builder vide its order No. VVMCMC/TP/CC/VP-0401/0162/2011-12 dated 13/09/2014

h) And whereas in pursuance to the Conveyance Deed dated 30/04/2010 Vide Registration No. 06716/2010 the Last

[Handwritten signatures]



51 Page			
2090	90	65	
9			

therein handed over and put the Builders herein vacant and peaceful possession of the said property and the Builders on the said property and the Builders herein has absolute right to Construct the said Buildings on the "SAID PROPERTY" as per sanctioned plan and to sale the Industrial Units on ownership basis and of enter the agreement for sale and to receive consideration from the prospective purchaser/s and appropriate the same as the builders herein deems fir and proper.

- i) In the premises of aforesaid the Builders are absolutely seized and possessed of or otherwise well and sufficiently entitled to the Property.
- j) The Builder herein has appointed Sanjay S. Narang EN-CON as their Architects and Structural Engineers for the purpose of preparation of plans, supervision of the construction of the Buildings and looking after Structural designs and building plans as per approved by the planning Authority.
- k) The purchaser/s has taken inspection of the documents and plans herein before recited and has acquainted and condition and convenient there in contained and also other documents such as Layout Scheme referred to herein and plans, designs and the specifications of the said Buildings proposed to be constructed and /or under construction.
- l) The Builder has supplied to the purchaser/s such other documents in rule of the Maharashtra Ownerships Flat Rules (hereinafter called "The Said Rules") as demanded by the Purchaser. The Builders are entering into separate Agreement similar to this Agreement with such modification of verifications as may be necessary with various persons in respect of other industrial units.



Naranga *Quilbie*

3	8076	9	65
9		99	

m) The Purchasers have agreed to acquire Industrial Unit bearing No.

201 On the Second Floor, Admeasuring 1297 SQ. FT. (BUILT UP) + 2000 SQ.FT POCKET TERRACE CARPET AREA in the Building No.1 as "SAATVIK" to be constructed on the said land more particularly described in the Schedule III hereunder written (hereinafter referred to as "THE SAID INDUSTRIAL UNIT" for a Total Consideration of Rs.77,65,000/- (Rupees Seventy Seven Lakh Sixty Five Thousand Only). The purchasers have agreed to purchase the said Industrial Unit with full notice and knowledge of the several facts on the terms and conditions hereinafter appearing. The Purchasers shall not be entitled to further investigate the title of the Builders to the said Land. The Purchasers have inspected the site of the said Building.

n) The purchasers prior to the execution of this agreement have paid to the Builders as sum of Rs.60,00,000/- (Rupees Sixty Lakh Only) As Part Payment of the total consideration of Rs.77,65,000/- (Rupees Seventy Seven Lakh Sixty Five Thousand Only). (The payment and receipt thereof the Builders do hereby admit and acknowledge and the purchasers have agreed to pay to the Builders balance of the sale price in the manner herein after appearing).

[Signature]

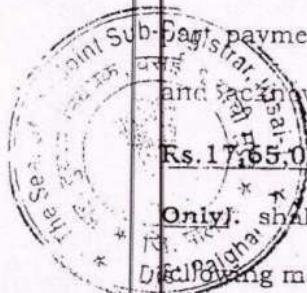
[Signature]



8777	2/1/1958	22	65
8			

NOW THIS PRESENT WITNESS AND IT IS HEREBY AGREED BY
AND BETWEEN THE PARTIES HERETO AS UNDER:

- 1) The Builders hereby agree to sell to the Purchasers and the Purchasers hereby agree to purchase from the Builders Industrial Unit bearing No. 201 on the Second Floor, admeasuring 1297 SQ. FT. (BUILT UP) + 2000 SQ.FT POCKET TERRACE CARPET AREA (which shall hereinafter be called the said Industrial Unit in the said building) in the building known as, **Building No.1** as "SAATVIK" in and as per plans and specifications seen and approved by them and as per schedule III written hereunder. It is also agreed that the Builders may make such variations and modification therein as may be lawfully required to be done by Government, VVCMC, Gram Panchayat and Nagar Parishad of any other local authority after informing the Purchasers about the same. Such variations and modifications shall, however, not cause any prejudice to the Purchasers interest under this agreement.
- 2) The Purchasers hereby agree and the sellers hereby agree to sell the said Industrial unit in the said building for the total consideration of Rs.77,65,000/- (Rupees Seventy Seven Lakh Sixty Five Thousand Only). The purchase price is inclusive of the proportionate price of common areas and facilities of the said building. The said purchasers have paid to the builders a sum of Rs.60,00,000/- (Rupees Sixty Lakh Only). as and by way of payment (the receipt whereof the Builders do hereby accept and acknowledge). The balance of the said purchase price Viz Rs.17,65,000/- (Rupees Seventy Lakh Sixty Five Thousand Only) shall be paid by the purchasers to the Builders in the following manner:-



[Handwritten signature]

3000	2020	23	05
9	09	09	

- i) 40% on or before execution of these agreement
 - ii) 20% on or before completion of Plinth
 - iii) 20% or. or before completion of First Slab.
 - iv) 10% or. or before completion of Second Slab.
 - v) 5% on or before completion of Brick work, plumbing & Plaster work.
- 3) 5% at the time of possession. The purchasers agree to pay all amounts payable under the terms and conditions of this agreement within 15 days of the date of Receipt of the Demand in writing. Time in this respect is the essence of the contract. The Builders will not be responsible for any delay in the completion of the building and possession of the Industrial Unit caused due to delay in payment on the part of the Purchasers.
- 4) The Builders agree to hand over the possession of the said Industrial Units to the Purchasers on or before ___ day of _____ 2019, subject however, to any act of god such as earthquake, flood or any other natural calamity, act of terror, war or any other cause beyond the control of the builders and subject to the payments of all the amounts due and payable by the purchasers under this agreement.
- 5) The Purchasers shall on or before delivery of possession of the said premises keep deposited with the builders the following further amounts:-
- i) Rs. _____ /- Legal charges.
 - ii) Rs. _____ / Share money, Entrance fee of the society.
 - iii) Rs. _____ /- Charges for Formation & Registration of the Society.

[Signature]

[Signature]



374105	97	98	95	65
8				

Deposit to Pay MSEB for Electric Meter
(Rs. 5000/HP)

v) Rs. _____/- Advance towards Maintenance Charges (Six Months Advance) against Property Taxes, Electricity, Water & Maintenance Charges.

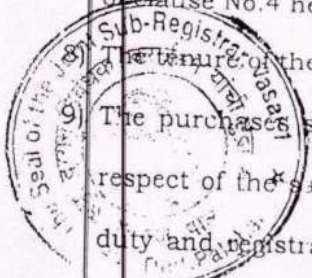
Total Rs. _____/-

6) The Builders shall utilize the sum of Rs. _____/- (as shown in clause 5 hereinabove) paid by the Purchasers to the Builders for meeting all legal costs, charges and expenses including reasonable professional fees of the Advocates of the Builders in connection with formation and registration of the Society, preparing its rules, regulations and bye laws and Deed of Conveyance, as the case may be. The accounts duly audited of all such expenditure incurred as stated in clause (5) hereinabove shall be furnished to the proposed society within 30 days of its registration and formation.

7) The Purchasers hereby agree that in case of any default in making the payment within the stipulated time the Purchasers shall be entitled to terminate this agreement by a 15 days' notice in writing and that they shall pay to the builders @ 24% p.a. on all the amount from due date till the date of payment. Likewise the Builders shall pay to the purchasers an amounts equivalent to interest @ _____ % p.a. on the amounts paid by the purchasers to the builders in case there is delay in giving possession of the premises purchased by the purchasers on termination of this agreement at instances of the purchasers subject to the provisions of clause No.4 hereinabove.

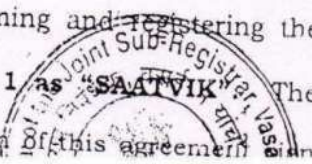
8) The tenure of the said land is free hold.

9) The purchasers shall at the time of registration of conveyance in respect of the said industrial unit pay a sum towards the stamp duty and registration charges payable to the Government at the rates as applicable at the time of registration.



प्लान	कॉन्ट्रिब्यूशन	१५	६०
१	१०९९		

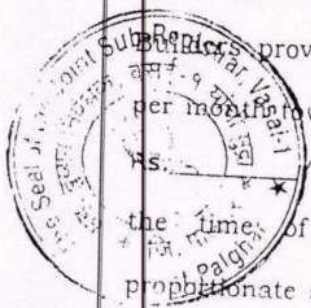
- 10) The purchasers shall take possession of the Industrial units within 7 (seven) days of the Builders giving written notice to the Purchasers intimating that the said Unit is ready for use and occupation.
- 11) It is expressly agreed by the purchasers that right if the purchasers under this agreement is only restricted to the premises agreed to be acquired by the purchaser and builders shall be entitled or to construct the structure including additional floors as permitted by authority and also to develop the same. All such purchasers who may purchase the units at any time shall become members of the proposed Society.
- 12) On the Purchasers committing default in payments on due date of any amount due and payable by the Purchasers to the Builders under this Agreement (including their proportionate share of taxes levied by concerned local authority and other outgoings) and on the purchasers committing breach of any of the terms and conditions herein contained, the builders shall be entitled at their own option to terminate this Agreement PROVIDED ALWAYS THAT THE POWER of termination hereinbefore contained shall not be exercised by Builders unless and until the Builders shall given to the Purchasers 15 (fifteen) days prior notice in writing of their intention to terminate this Agreement and of the specifying the breach or breaches of terms and conditions in respect of which such termination is intended in order to enable the Purchasers to rectify such breach or breaches within the stipulated time.
- 13) The purchasers along with other purchasers of Industrial Units in the building shall join in forming and registering the Society, to be known as Building No. 1 as "SAATVIK". The Purchasers shall at the time of execution of this agreement



पुस्तक	पृष्ठ क्र.	२०१७	९६	७८
१	Page			
		२०१९		

and execute the application for registration and membership of the proposed Society and other all papers and documents necessary for the formation and registration of the society and for becoming its member, including bye-laws of the proposed society and duly fill in, sign the same so as to enable the Builders to get the said society registered within the time limit prescribed by provisions of the Maharashtra Ownership Flats (Regulation of the Promoter. of Construction, Sale, Management and Transfer) Rules, 1964, No objection shall be taken by the Purchasers if any changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

- 14) Commencing a week after notice in writing is given by the builders to the purchasers, the Purchasers shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of Industrial Units) of the outgoings in respect of the said land building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repair and salaries of staff, and all other expenses necessary and incidental to the management and maintenance of the said land / building. Till the Society is formed and the said building transferred to it, the Purchasers shall pay to the Builders such proportionate share of outgoings as may be incurred. The purchasers shall pay to the Builders provisional monthly contributions of Rs. _____/- per month towards the outgoings. The Purchasers agrees to pay Rs. _____/- being their share of outgoings for six months at the time of possession subject to final accounts such proportionate share of outgoings for six months shall be paid in



[Handwritten signature]

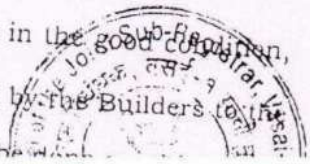
[Handwritten signature]

पुस्तक	१०७०	१०	६०५
१	०११		

advance and Purchasers shall not withhold the same for any reason whatsoever.

15) The Purchasers for themselves with intention to bring all persons into whatsoever hands the Industrial unit may come do hereby covenant with Builders as follows:-

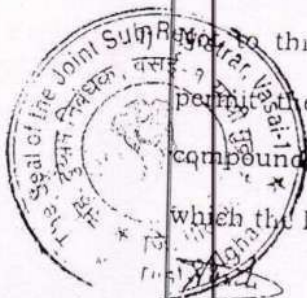
- a) To maintain the Industrial units at their own cost in good tenatable repairs and condition from the date of possession of the Industrial units and shall not do or suffer to be done anything in or the building in which the industrial units are situated, staircase or any passage which may be against the rules, regulation or bye-laws of the concerned local or any other authority change / alter or matter addition in or to the building in which the Industrial units are situated and in the industrial Units itself of any part thereof.
- b) Not to store in the Industrial Units any goods which are hazardous, combustible or of dangerous nature or are heavy so as to damage the construction or structure, of the building in which the Industrial Units are 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 to upper floors which may damage or are likely to damage the staircase, common passage or any other structure of the building in which the Industrial units are situated or to the Industrial units. In case of negligence or default on the part of the Purchasers they shall be liable to the consequences of such breach.
- c) To carry, at their own cost, all internal repairs to the Industrial Units and maintain the Industrial Units in the good state and order in which it was delivered by the Builders and shall not do or cause to be done



पृ. सं.	13	13/09/60	X	65
?				

to the building in which the Industrial Units is situated in violation of the rules and regulations of the concerned local authority or other public authority and bye-laws of the proposed society. And in the event of the above provision, the Purchasers 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 Industrial Units or any part thereof, nor at any time make or cause to be made any addition or alteration or permanent nature, nor any alteration in the elevation and outside colour scheme of the building in which the Industrial units are situated and shall keep the portion, sewers, drains, pipes in the Industrial units and appurtenance thereto in good tenantable repairs and conditions and in particular, so as to support, shelter and protect the other parts of the building in which the Industrial units are situate and shall not chisel or in any other manner do damage to columns, beams, walls, slabs or RCC, parapet wall or make other charges in the Industrial Units without the prior written permission of the Builders and/or the Society.
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance or the said land and the building in which the Industrial Units is situated or any part thereof or whereby any increased insurance premium shall become payable in respect of the buildings.



to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the said land and the building in which the Industrial Units are situated.

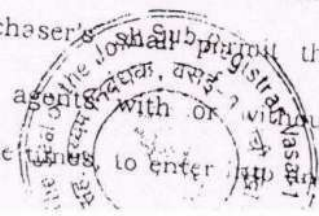
(Signature)

1984	1985	1986	1987
8	0	8	8

- g) Pay to the Builders wherever demanded by the Builders their share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the Industrial Units is situated.
- h) The Purchasers shall not let sublet, transfer, assign or part with the Purchaser's interest in or benefit of this agreement or part with the possession of the Industrial Units until all the dues payable by the Purchasers to the Builders under this agreement are fully paid up only if the Purchasers have not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser have intimated in writing to the Builders.
- i) The purchasers shall observe and comply with all the rules and regulations which the Society 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 Industrial Units therein and for the said Industrial Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The purchasers shall also observe and perform all the stipulations and conditions lay down by the Society regarding the occupation and use of the Industrial Units in the building and shall pay and contribute regularly the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- j) Till a deed of conveyance of building in which Industrial Units are situated is executed the Purchaser shall submit the Builders and their surveyors and agents with or without workmen and others at all reasonable times to enter and

Handwritten signature

Handwritten signature



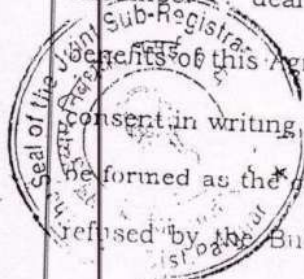
3.1774	15	020	40	05
	Page			
9		0099		

upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

16) The Builders without effecting or prejudicing the rights or interest of the said purchase of the Industrial Units Under this agreement shall be at liberty to sell assign, and/or otherwise deal with their interest in the foresaid land and building and any part thereof.

17) If hereinafter any charges are levied by or payment required to be made any Government authorities or local body either on the building or otherwise the Purchasers on being called upon by the builder will pay to the Builders their share thereof at or before or after taking possession of the same Unit as may be required or demanded by the builders.

18) The builders shall in respect of any amount liable to be paid by the Purchasers under the terms and conditions of this Agreement, have a first lien and charges on the said Industrial Units to be acquired by the purchasers till all the amounts due and payable by the purchasers under this agreement are paid to the builders and shall have no interest and or right of whatsoever nature and the purchases shall not let, sublet, sell, transfer, assign, convey, mortgage, charge or in any way encumber or deal with or dispose of or part with the possession of the said Industrial Units or any part thereof acquired under this Agreement nor shall assign, mortgage, charges or in any way encumber or deal with in any manner whatsoever their rights, interests or benefits of this Agreement or any part thereof until they obtained consent in writing of the builders or the Co. op Society which may be formed as the case may be provided such consent shall not be refused by the Builders/Society without any valid and justified reason.



[Handwritten signatures]

Page No.	16
Date	02/09

- 19) The Purchasers shall not be entitled to claim partition of their share in the said land and/or the said building and the said building and the same shall always remain undivided and indivisible.
- 20) The Purchasers hereby consent with the Builders to pay all the amount to be paid by the Purchasers and reserved under the Agreement and keep the Builders indemnified against the said Covent and conditions except so far as the same ought to be observed and performed by the Builders.
- 21) The Purchasers along with the other purchasers of Industrial Units in the building shall join in forming and registering the society to be known as **"SAATVIK Co-operative Society Ltd."** or other name as approved by registering authority and for this purpose also from time to time sign and execute any documents necessary for the formation and registration of the society.
- 22) The said Complex shall be always as **"SQUARE INDUSTRIAL PARK"** and the said Building shall be always as **"SAATVIK"** and these names shall not be changed at any reason whatsoever.
- 23) The Builders shall cause the original owner to transfer the said land described in schedule hereunder written with the Building to be constructed by the Builders along with other building on the said land to the Society.
- 24) In the event of the Society being formed and registered before sale and disposal of all the Industrial Units or before utilization of the full F.S.I. in the said BUILDING by the Builders, as aforesaid, the powers and authority of the society shall be subject to builders' right to utilize the full F.S.I.

Handwritten signature

Handwritten signature



25) The Builders shall have rights to make additional structure in the said Building as may be permitted by Government and other competent authorities. Such additional structures will be the sole property of the Builders and the Builders shall be entitled to dispose-off such additional units constructed by them in any way they choose. The purchasers of the other Units shall however, be liable to become members of the proposed Society.

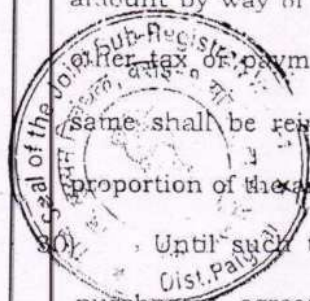
26) The Purchasers have no claim save and except in respect of the particular Industrial Units have hereby agreed to be acquired, open spaces, wall garden, parking place, still, lobbies, staircase, and terrace etc. will remain the property of the proposed Society. Terrace will belong to the terrace Units Purchasers.

27) The transfer deed and/or the Conveyance and all other documents shall be prepared by the Advocates and Solicitors of the Builders or their predecessors in title and shall contain the Covenants and conditions incorporated in this agreement with such reasonable modifications, alteration therein as the Builders or their predecessor in title deems fit and proper without adversely affecting the rights and interests of the Purchasers and the proposed Society under this Agreement.

28) Until the transfer as aforesaid, the Purchasers shall hold the said unit subject to the same obligations and conditions and provisions contained in the Agreement.

29) The Purchasers hereby agree that in the event of the amount by way of betterment charges or development tax or any other tax or payment a similar nature paid by the Builders the same shall be reimbursed by the purchaser to the Builders in proportion of the areas of the Industrial Units.

30) Until such time the transfer is executed as aforesaid the purchasers agrees to abide by all the reasonable rules and



[Handwritten signature]

[Handwritten signature]

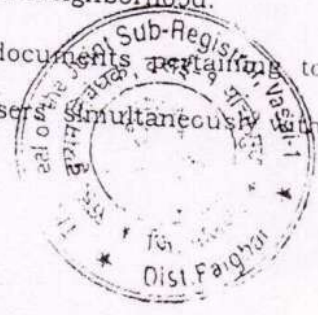
Page No.	80/0	Vol.	10
Date	02/08/20		

regulations framed or to be framed by the Builders at any time and from time to time and at all times generally to do all and every reasonable act that the Builders may call upon the purchasers to do in the interest of said property and the holders Industrial Units.

- 31) The Purchasers shall sign all papers and documents and do all other things that builders may think necessary and reasonable for carrying out the purpose of this Agreement from time to time.
- 32) The Costs, charges and expenses in connection with the stamp duty on conveyance, assignment to transfer Deed and registration charges of the same and of all the agreement, writing, transfer and all other documents required to be made and executed by the Builders as well as the reasonable professional costs payable by the Builders in preparing and approving all such documents shall be done and paid by the purchasers along.
- 33) The Purchasers shall also pay their proportionate share of insurance premium to keep the building in the said property insured against loss or damages by the fire and other foreseeable risks and to get any capital redemption policy in sum equivalent to total price of all Industrial Units in the said building on a company to be approved by the Builders in rebuilding or repairing the said building for keeping the said building in good conditions.
- 34) The Purchasers shall not at any time do or cause to be done or permitted to do any nuisance or annoyance in or upon the premises or anything which shall cause annoyance, inconvenience, hindrance or disturbance to the Holders of other Industrial Units and/or the property in the neighborhood.
- 35) The Builders shall get all the documents pertaining to registration of the Society by the purchasers simultaneously executing of this Agreement.

[Handwritten signature]

[Handwritten signature]



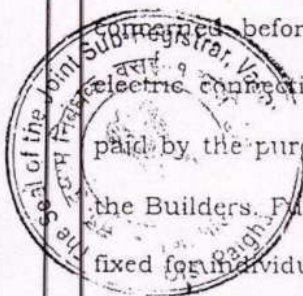
2076	28.10
19	Page
9	099

36) If the Builders are not able to give possession of the said Industrial Units owing to any unavoidable circumstance beyond the control of the Builders, the purchasers shall not be entitled to claim any damages and/or compensation of the nature whatsoever but shall be entitled to terminate this agreement and to receive back the money paid by them with 9% Interest p.a. from the date of payment till the date of the refund. This provision is without prejudice to the rights of the respective parties.

37) The Purchasers agree that they shall not hold the Builders liable for the additions or improvements that they may be made in the additions or improvements that they may be made in the Original plans which improvements shall not materially affect the position or dimensions of the Industrial units agreed to be acquired by the purchaser and their other rights to common amenities.

38) The builders hereby covenant with the purchasers that subject it purchasers paying all monies and the due under this agreement and carrying out their obligations and covenants under this agreement, the purchasers shall peacefully hold and enjoy the said Industrial Units without any interruption by the Builder or any person lawfully claiming by through under or in trust for them.

39) In case security Deposit demanded by Government, Local body or Electricity Supplying Company or other authorities before or after giving the water connection and/or electric connection to the proposed Building the same shall be paid by the purchasers on proportion basis to be worked out by the Builders. Further in case the Authorities require meters to be fixed for individual Units or otherwise in this respect the charges for the same and for such connection shall be paid by the



[Handwritten signature]

[Handwritten signature]

4014	80%	74	60
?	0%		

Purchasers alone. The Purchasers shall pay their share of the Security Deposit, water bill, electric charges and meters within week of the demand being made by the Builders.

- 40) Any Delay, indulgence on the part of the parties to this Agreement in enforcing their respective rights under this agreement shall not be considered as waiver of such right or breach of any of the terms and conditions of these presents nor shall the same in any way prejudice to the right of the respective parties.
- 41) IT IS HEREBY AGREED that in case any additional F.S.I. is sanctioned for the said property before conveyance of the land in favor of the proposed Society, the Builders alone have right to utilize the said additional F.S.I. as per their choice & purchasers shall have no right to raise any objection and shall not raise any objection in future of whatsoever nature.
- 42) This Agreement shall always be subject to the provision contained in the Maharashtra Ownership Flat Act.1963 and The Maharashtra Ownership Rules 1964 framed there under or any other provision of law applicable from time to time.
- 43) The Purchasers agree and undertake to lodge this agreement for registration of Assurance Vasai and to admit execution thereof and give intimation thereof in writing with serial number and date to the Builder to admit the Execution thereof, and to take all necessary steps for getting the same registered in accordance with the provisions of law at their own costs and expenses. The builders will admit execution but shall not liable to bear and /or pay such fees, costs and or expenses or any part thereof.

[Signature]

[Signature]



पुस्तक	211	Page	२६	७५
?				

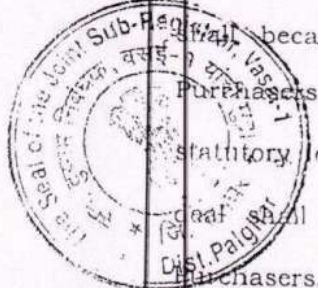
The Builders shall not be responsible for any repairs within the Industrial Units from the date of possessions of the said Industrial Units.

45) It is also agreed that the purchases along with other owners of the industrial Units shall pay the water charges as decided by the Builders and shall continue the water supply through water tankers till regular water connection is given to the said building.

46) All notice to be served on the parties as stipulated under this agreement shall be deemed to have served if sent to the other party by Registered post A/D and also under certificate of posting at their address mentioned in this agreement.

47) The Consideration amount mentioned herein above is purely on lump sum basis. No dispute whatever shall be raised at any time relating the said sale price and the aggregate area mentioned herein shall be used for determining the proportionate distribution amongst the various premises holders of any taxes, maintenance charges, expenses levied or to be levied / incurred or be incurred on the whole building and land as one only.

48) The Lump sum cost of purchases of these industrial units as agreed to be purchased by the Purchaser does not include sales tax, any other Government Tax, levies and same if determined to be payable on this transaction at any later stage by concerned authorities the same shall become payable on this transaction or at any later date by concerned authorities the same



became payable by the Purchasers along with other Purchasers on demand at any time. Similarly any additional statutory levies imposed by Government which may affect this shall also be fully recovered by the builders from the Purchasers.

Nand

Rudhira

पुस्तिका	क्र. नं.	दिनांक	पृ. नं.
१	१०७०	११/१०/१०	

49) If the purchasers shall neglect, omit or fail for any reason whatsoever to pay to the builders any amount due and payable by the purchasers under the terms and conditions of this agreement including those referred to herein above, whether before or after this Agreement, whether before or after occupation of the said Industrial Units within stipulated time therein provided or if the purchasers in any other way fail and neglect to perform and /or observe any of the stipulation on their part to the performed or to be observed herein contained the Builder shall be entitled to rescind this agreement and on such revocation by the Builders, the purchasers shall be liable for any loss sustained by the Builders due to such default on the part of the Purchasers. It is further expressly agreed that right to the parties to this Agreement shall be without prejudice to their other legal rights, remedies and claims whatsoever against each other.

50) It is agreed that in case of conflict between the terms and conditions set out in this agreement and the provisions of Maharashtra ownership Flats Act and the Rules framed there under, the provisions of the said Act and the Rules shall prevail

[Signature]

[Signature]



23	23	23	23
8020	25	65	
?	0	29	

THE SCHEDULE I ABOVE REFERRED TO:

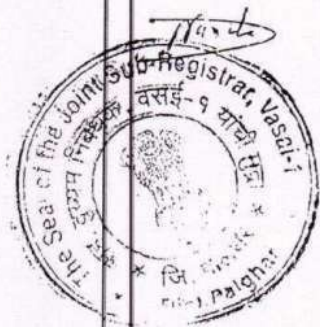
ALL THAT the piece and parcel of Land bearing 1) Survey No. 24, Hissa No.1, Area admeasuring (H. R.) 0-20-2, plus Potkharaba 0-14-2, Total (H. R.) 0-34-4, Assessment (R.P) 3-65 &. 2) Survey No.24, Hissa No.2, Area Admeasuring (H. R.) 0-72-3, Assessment (R. P) 7-60, Total 1-06-7 (H. R.) Out of Which 0-98-8 (H. R) of Village - Sativali, Taluka - Vasai, within the limits of Sub - Registrar Vasai.

THE SCHEDULE II ABOVE REFERRED TO:

ALL THAT the piece and parcel of Land bearing Survey No. 23, Hissa No.2, Area admeasuring (H. R.) 1-54-0, plus Potkharaba 0-10-0, Total (H. R.) 1-64-0, Assessment (R.P) 2-44, Out of which 0-80-0 (H. R) of Village - Sativali, Taluka - Vasai, within the limits of Sub - Registrar Vasai.

THE SCHEDULE III ABOVE REFERRED TO:

ALL THAT Unit No. 201, Area Admeasuring 1297 SQ. FT. (BUILT UP) + 2000 SQ.FT POCKET TERRACE CARPET AREA on Second Floor, in the Building No.-1, building known as "SAATVIK" situated at "SQUARE INDUSTRIAL PARK" Village - Sativali, Taluka & Panchayat Samiti - Vasai, Dist. & Zillah Parishad - Thane, within the area of Sub Registrar Vasai. The copy of the sanctioned plan of the said Buildings is annexed herewith and also the said Unit is demarcated in the said sanctioned plan by RED Colour.



Handwritten signature


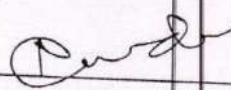
युद्धिका	8-2-20	वे	वे
१	२०१९		

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR
RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HERE IN
ABOVE FIRST WRITTEN.

SIGNED, SEALED & DELIVERED
Within named of "THE BUILDERS"
M/s. NANDA INFRASTRUCTURES
Through its' Partner
Mr. DEVJI DEYAT NANDA




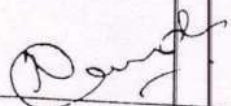
In the presence of

1. Kirron. C. Mishra 
2. 

SIGNED, SEALED & DELIVERED
Within named "THE PURCHASER"
Mr. MANOJ JAGDISH BUDHIA



In the presence of

1. Kirron C. Mishra 
2. 



25	2019	30	05
१	०११		


RECEIPT

RECEIVED on or before the execution hereof, from within named Purchaser/s a sum of **Rs.60,00,000/- (Rupees Sixty Lakh Only)** By being the amount of advance payment / part payment / full & final payment paid by the Purchaser/s to the builders Detail is Given Below.

Sr.No.	Date	Cheque No.	Bank Name	Amount
1.	28/05/2019	048452	ICICI Bank	30,00,000/-
2.	28/05/2019	048453	ICICI Bank	30,00,000/-
			Total	60,00,000/-

WITNESSES: -

WE SAY RECEIVED,

1) Kirson, C. Mistry 

M/s. NANDA INFRASTRUCTURES

Through its Partner :

2) 

Mr. DEVJI DEYAT NANDA



गाय नमुना सत

अद्यतन दिनांक : 08/12/2017

(महाराष्ट्र जमीन महसूल अधिकाऱ अन्वितेख आगि नोंदबद्धा (तथा कारण व सुस्थितीत ठेवणे) नियम, १९७१ यातील विधम ३, ५, ६ आणि ७)

अधिकार अन्वितेख पत्रक

गाय :- सातवली

तालुका :- चवसई

जिल्हा :- पालघर

शेवटच्या फेरफाटाची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 23/2

गट क्रमांक व उपविभाग	भुपारणा पद्धती	भोगवटदाराचे नाव	क्षेत्र	आकार	भाग	वे	पो.छ.	फ.फा	छात क्रमांक
23/2	भोगवटदारा वर्ग - 1								
शेतीचे स्थानिक नाव									
क्षेत्र एकूण	८.आर.चौ.मी	रमेश दत्तात्रेय चेंद्रेचकर							
जिायत	1.54.00	दिलीप गंगाधर चेंद्रेचकर							382, 383
बागायत		सदीप गंगाधर चेंद्रेचकर							भुळ्याचे नाव
हरी		आनंद गंगाधर चेंद्रेचकर							इतर अधिकार
वकत		अनया विजय राम							अवधिक गायर - औद्योगिक (गायतारणा
इतर		कल्पना गणपत बोंगर							साहरील)
		संजया प्रान्सीस कोलासो							मा.तहसीलदार सो.चवसई वाचेकडील गटेश
		किशोर पुडलीक चेंद्रेचकर							क्याक
एकुण क्षेत्र	1.54.00	राव पुडलीक चेंद्रेचकर							महसूल/क-1/टि-1/वर्णनवार:1/कावि/एमआर-
		हेमंतकुमार पुडलीक चेंद्रेचकर							376/2017 दि.10/11/2017 अन्वये नॉट अ
पोटखराव (राग.बद्धास अयोग्य)		कमलाक्षी कण्ठाकर नाईक							1 ते 8 अपिन एहुन क्षेत्र 1 64.00 हे.आर चौ.मी
घां (अ)	0.10.00	रातीता मधुकर नरवडे							आ पोकी औद्योगिक प्रयोजनार्थ विनयेंती क्षेत्र
वर्ग (ब)		साभाईक क्षेत्र	0.74.00	2.44			0.10.00		80.0000 आ चौ.मी. इतक्या क्षेत्रात विनयेंती
एकुण पो ख	0.10.00	मे.नंदा इन्फ्राम्स्ट्रक्चर्स							नॉ. (1503)
		देवजी देयात नंदा	0.80 00						
आकाराणी	2.44	कानजी रामु पटेल							
		वेलजी जेटम दुकरीय							
बुढी क्लिवा									
विशेष									
आकाराणी									
(16),(39),(42),(141),(374),(407),(411),(432),(433),(434),(8'0),(968),(1012),(1109),(1298),(1463),(1490)									
सीमा आणि भुमपत्र धिने									

गाय नमुना सत

अधिकार अन्वितेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकाऱ अन्वितेख आगि नोंदबद्धा (तथा कारण व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाय :- सातवली

तालुका :- चवसई

जिल्हा :- पालघर

शेवटच्या फेरफाटाची दिनांक - 07/12/2017

गट क्रमांक व उपविभाग : 23/2

		पिकाखालील क्षेत्राचा तपशील									निर्भेड पिकाखालील जल संचयनाचे माध्यम	जल संचयनाचे माध्यम	जरा
		निर्भेड पिकाखालील क्षेत्र					निर्भेड पिकाखालील क्षेत्र						
वर्ष	हेगाय	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप			
2014-15	संपूर्ण गाय												
2015-16	संपूर्ण गाय									1.5400			
										1.5400			

<https://10.187.203.101/eferfar2beta/gfHm1712.aspx>



पुस्तक क्र.	पृ. क्र.	32	67
१			

गाव नमुना बाग

अधिकार अभिलेख पत्रक
 (भारत सरकार अधिनियम 1956 अन्वये व सुस्थितीत देवणे) नियम, 1957 यातील नियम 29)

गाव :- साठिवली

तालुका :- वसई

जिल्हा :- पालघर

शेताच्या फेरफाटी दिनांक :- 07/12/2017

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									जल सिंचनाचे साधन	शेत				
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र					निर्मळपिकाखालील ल.गावडीसाठी उपलब्ध असलेली जमीन			
		मिश्रपाया संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र				निर्मळ पिकाखालील क्षेत्र								
जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र							
2016-17	संपूर्ण वर्ष													1.5400		

तलाठी सज्जद
 ता. वसई, जि. प.



अहवाल दिनांक : 08/12/2017

गाव नमुना सात

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

गाव :- सातिवली

तालुका :- वसई

जिल्हा :- पालघर

शेवटच्या फेरफाराची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 24/1

गट क्रमांक व उपविभाग	सुधारणा पद्धती	भोगवटदाराचे नांव	क्षेत्र	आकार आणि पे	पो.ख.	फ.फा	खाते क्रमांक
24/1	भोगवटादार वर्ग - 1						
शेतीचे स्थानिक नांव			क्षेत्र	आकार आणि पे	पो.ख.	फ.फा	खाते क्रमांक
क्षेत्र एक	आर.चौ.मी	मि.मंदा इन्फ्रास्ट्रक्चर तर्फे भोगवटादार देवजी	26.40	00764.00	(1503)		193, 453
बिन शेती	34.40.00	दात नंदा					कुळाचे नाव
बिन शेती	344.00	मे.समर्थ ट्रिटलसं तर्फे भोगवटादार श्री धाम	8.00.00	80.00	(1503)		इतर अधिकार
आकारणी		जेराम पटेल					इतर
जिरायत	-						अटी व शर्ती 1 ते 13 ता अधिन राहून
बागायत	-						(1180)
जरी	-						अकृषिक धार - ऑटोगिक (गावठाणा
सरकस	-						बाहेरील)
इतर	-						मा.तहसीलदार मो.वसई यांचेकडील आदेश
एकूण क्षेत्र	-						क्रमांक
पोटखराब (लागवडीस अयोग्य)	-						महसूल/क-1/टि-1/ज.पी.नंवा: 1/काचि/एसआर-
वर्ग (अ)	-						376/2017 दि.10/11/2017 अन्वये शर्त क्र.
वर्ग (ब)	-						1 ते 8 अधिन राहून औद्योगिक प्रयोजनार्थे बिनशेती
एकूण पो ख	0.00.00						नोंद. (1503)
जुडी किंवा	-						
विशेष	-						
आकारणी	-						
(71),(542),(798),(1177),(1180),(1183),(1223),(1231),(1276),(1471),(1503)							शेती आणि भुमपान चिन्ह

गाव नमुना आठ

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थित ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- सातिवली

तालुका :- वसई

जिल्हा :- पालघर

शेवटच्या फेरफाराची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 24/1

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशील									निर्भर पिकांखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल संचनाचे साधन	शेरा		
		मिश्र पिकांखालील क्षेत्र			निर्भर पिकांखालील क्षेत्र			निर्भर पिकांखालील क्षेत्र							
		मिश्रपिकाचा भंकेत क्रमांक	घटक पिके	प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकाचे नाल	जल सिंचित	अजल सिंचित	स्वरूप				क्षेत्र	
2014-15	मध्य वर्ग														

<https://10.187.203.101/efar/2beta/Pg1.html?12.aspx>



2/8/2017

पुरांक	दस्तावेज	30	65
१२	१२		

गाव नमुना बाण

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९)

गाव :- मातियली

तालुका :- वसई

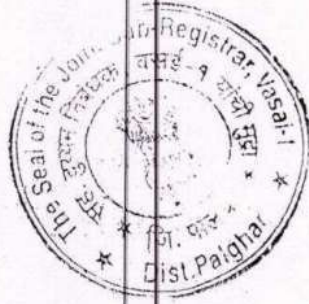
जिल्हा :- पालघर

रोबटच्या फेरफाटाची दिनांक :- 07/12/2017

पत्र क्रमांक व उपविभाग : 24/1

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेत		
		मिळ पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र										
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र		पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				स्वरूप	क्षेत्र
2015-16	संपूर्ण वा														
2016-17	संपूर्ण वा														

तलाठी सज्ज-वालीव
ता. वसई, जि. पालघर



अहवाल दिनांक : 08/12/2017

गाव मुना रात

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

गाव :- सातवली तालुका :- वसई जिल्हा :- पालघर शेवटच्या फेरफाची दिनांक :- ०७/१२/२०१७

गट क्र.मांक व उपविभाग	भुधारणत पद्धती	भोगवटदाराचे नाव	क्षेत्र आकार आणि पौ.ख. क.फा	छाते क्रमांक
24/2	भोगवटदारा वर्ग -1	मे.नंदा इन्फास्ट्रक्चर्स तर्फे भागीदार देवजी देवात नंदा	72.30.00723.00 (1503)	156 कुळाचे नाव इतर अधिकार इतर अर्ही व शर्ती 1 ते 13 ला अधिन (राहून 1180) अकृषिय वापर - औद्योगिक (गावठाणाहरील) मा.त.सोलदार सो.वसई याचेवडील आदेश क्रमांक महसूल/क-1/टि-1/जमीननाव:1/कावि/एसआर-376/2017 दि.10/11/2017 अन्वये शर्त क्र 1 ते 8 अधिन राहून औद्योगिक प्रयोजनार्थे बिनशेती नोंद. (1503)
			(272),(374),(380),(542),(798),(1000),(1177),(1180),(1183),(1231),(1448),(1490),(1503)	सीमा आणि भुयापन चिन्हे

गाव मुना रात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- सातवली तालुका :- वसई जिल्हा :- पालघर शेवटच्या फेरफाची दिनांक :- 07/12/2017

वर्ष	इशाम	पिकाखालील क्षेत्राचा तपशील						निर्भळपिकाखालील क्षेत्र			जल सिंचनाचे साधन	शेता
		मिश्र पिकाखालील क्षेत्र			निर्भळपिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन	व्यवस्थापन क्षेत्र			
		मिश्रणाचा संकत क्रमांक	घटक विक्रय	प्रत्येक पिकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित			व्यवस्थापन क्षेत्र		
2014-15	राहून									0.7030		

<https://10.187.203.101/eferfar2beta/!pg/!tm/712.aspx>



मुस्ताक	प्लॉट क्र.	8076	3E	67
१				

गाव नमुना वारा

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थित ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- सातवली

तालुका :- वसई

जिल्हा :- पालघाट

शेवटच्या फेरफाराची दिनांक :- 07/12/2017

पट क्रमांक व उपविभाग : 24/2

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									पिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव			जल सिंचित				अजल सिंचित
2015-16	खरीप										0.7030			
2016-17	खरीप										0.7030			

तलाठी सजावाली
ता. वसई, जि. पालघाट



2 of 2

गाव नमुना बारा

अहवाल दिनांक : 08/12/2017

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

प्रलंबित फेरफार क्र. : 1505

गाव :- सातघली

तालुका :- वसई

जिल्हा :- पालघर

शेवटच्या फेरफाराची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग	सुधारणा पद्धती	भोगवट्टादाराचे नाव	क्षेत्र	आकार आणि वे	पो.ख.	फे.फा	छाते क्रमांक
24/3	भोगवट्टादारा वर्ग - 1						
शेतीचे स्थानिक नांव							
क्षेत्र एकक	आर.चो.मी	मे. नंदा इन्फास्ट्रुक्चर्स व देवात नंदा	क्षेत्र	आकार आणि वे	पो.ख.	फे.फा	छाते क्रमांक
बिन शेती	52.10.00			9.50.00	95.00	(1503)	156, 295
बिन शेती	521.00						कुळाचे नाव
आकारणी		मे. समर्थ रिवल्टर्स व के. भागीदार धरम जेतेंग		42.60.00	426.00	(1503)	इतर अधिकार
जिरायत	-	पटेल					अकृषिक वापर - औद्योगिक (गावठाणा वाईतील)
भागायत	-						मा.तहसीलदार सी. वसई वाचेकडील आदेश क्रमांक
तरी	-						नलसूल/क-1/टि-1/कागि/आ.आ. 376/2017 दि.10/11/2017 अन्वये शर्त क्र. 1 ते 8 अधिन राहून औद्योगिक प्रयोजनार्थ बिनशेती भोंद. (1503)
घाकस	-						
इतर	-						
एकूण क्षेत्र	-						
पोटखराब (संगवट्टास अयोग्य) वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो ख	0.00.00						
नुकी किंवा विनोप आकारणी							
(305),(374),(655),(711),(1212),(1222),(1223),(1276),(1338),(1471),(1503)							सीमा आणि भुनाफन विन्दे

गाव नमुना बारा

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्टा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- सातघली

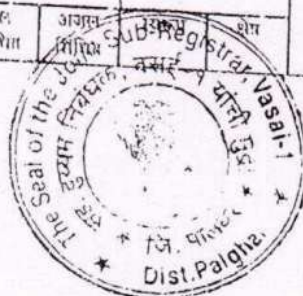
तालुका :- वसई

जिल्हा :- पालघर

शेवटच्या फेरफाराची दिनांक :- 07/12/2017

महाराष्ट्र शासकीय नोंदवट्टा									
निर्भळ पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र				
सिद्ध पिकाखालील क्षेत्र		सिद्ध पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र	
वर्ष	इलाका	जल संचयन	जल संचयन	पिकाचे नाव	जल संचयन	जल संचयन	पिकाचे नाव	जल संचयन	जल संचयन

<https://10.187.203.101/eferfar2beta/Pg1.htm?1712.aspx>



12/8/2017

कुलपत्र	१०००	३८	०८
१			

गाय नमुना वारा

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महारूल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ प्रतीत नियम २९)

गाव :- सातवली

तालुका :- वसई

जिल्हा :- पालघर

शेवटच्या फेरफारची दिनांक :- 07/12/2017

गट प्रमांक व उपविभाग : 24/3

वर्ष	हंगल	पिकाखालील शेजाचा तपशील									जल सिंचनाचे साधन	शेत	
		मिश्र पिकाप्रालील क्षेत्र						निर्मेल पिकाखालील क्षेत्र					नसलेली जमीन
		मिश्रनाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र				मिश्रनाचे नाव	जल सिंचित	अजल सिंचित			
जल सिंचित	अजल सिंचित	मिश्रनाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचित	अजल सिंचित	स्वरूप				क्षेत्र		
2013-14	खरीप										0.5210		
2014-15	खरीप										0.5210		
2015-16	खरीप										0.5210		

811
 तालाठी सहाय्यक
 ता. वसई, जि. पालघर



पुस्तक
...
...
...

M. S. RODRIGUES.
 Advocate.

B. Com. LL.B.

Tel. 2330494

Office: "Kapil Kunj" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 202

SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

REF.: Plot of Land, bearing S. No. 24 Hissa No. 2, Area admeasuring 0-72-3 (H. R), Assessment Rs. 7-60, and S. No. 24 Hissa No. 1, Area admeasuring 0-20-2 (H. R), Plus Potkharaba 0-14-2 (H. R). Total area admeasuring 0-34-4 (H. R), Assessment Rs. 3-65, lying being and Situate at revenue Village - Satiwali, within the limits of Grampanchayat - Satiwali & Talathi Sajja - Waliv, Taluka & Panchayat Samiti - Vasai, Dist. & Zilla Parishad-Thane, within the jurisdiction of Sub-Registrar Assurance of Vasai, (hereinafter referred to as "the Said Lands" for brevity's sake)

**Owner: M/s. Nanda Infrastructure, Through Its Partner
 Mr. Devji Deyat Nanda**

THIS IS TO CERTIFY that I have taken Search in respect of the said lands in the office of Sub-Registrar Assurance of- Vasai-I, II and III, for the period of 30 years i. e. from 1981 to 2010 and my findings are as follows:-

YEAR	REGULAR INDEX - II
1981	TORN

PRINTED INDEX-II
 TORN



पुस्तक	८०७६	८०७५
१		

-2-

1982	TORN	TORN
1983	TORN	TORN
1984	TORN	TORN
1985	TORN	TORN
1986	TORN	TORN
1987	TORN	TORN
1988	TORN	TORN
1989	TORN	TORN
1990	TORN	TORN
1991	Sent for data Entry at Thane	
1992	TORN	TORN
1993	NIL	NIL
1994	TORN	TORN
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN

2001 Index-II books are mixed and kept for binding and are not ready.

2002 Index-II books are mixed and kept for binding and are not ready.

2003 Index-II books are mixed and kept for binding and are not ready.

..3..



पुस्तक	8090	89	65
१	२०११		

-3-

- 2004 Index-II books are mixed and kept for binding and are not ready.
- 2005 Index-II books are mixed and kept for binding and are not ready.
- 2006 Index-II books are mixed and kept for binding and are not ready.
- 2007 Index-II books are mixed and kept for binding and are not ready.
- 2008 Index-II books are mixed and kept for binding and are not ready.

2009 And whereas the said lands was originally belongs to one Mrs. Laxmibai Shantaram Hinga & 1 other. And whereas the said original owner got the said property U/s 32 G of the B. T. & A. L. Act. And whereas the said lands owner was belongs to schedule tribe therefore U/s 36 & 36 A of M. L. R. Code was also applicable to the said lands.

And whereas the said lands are in Industrial Zone as per the CIDCO'S development plan and the surrounding lands are developed therefore the original owners were unable to cultwate the said lands therefore they were agreed to sell the



पुस्तिका	पान सं.	४२	७५
१	२०१९		

-4-

said lands to one Mr. Sudhakar Dwarkanath Kadam and other 1. Subject to obtaining necessary permission U/s 43 of the B. T. & A. L. Act, and from the Government of Maharashtra U/s. 36 & 36 A of the M. L. R. Code. And whereas Mr. Sudhakar Dwarkanath Kadam and other 1 had obtained said permissions from the concerned department and thereafter conveyance deed of the said lands had executed in favour of the Mr. Sudhakar Dwarkanath Kadam and other 1. And whereas the said Mr. Sudhakar Dwarkanath Kadam and other 1 has transferred the said lands vide conveyance deed dat 07/03/2009 in favour of Mr. Ankush Pralhad Kotmire and thereafter vide M. E. No. 1173 the said lands brought on his name on the 7/12 extract.

2010

And whereas the owner of the said lands that i. e. M/s. Nanda Infrastructure through its Partner Mr. Devji Deyat Nanda has purchased the said lands on 30/04/2010 vide Conveyance Deed No. 6716/2010 from Mr. Ankush Pralhad Kotmire and accordingly M/s. Nanda Infrastructure has become absolute owner of the said lands.

In my opinion, the title to the said lands of the said M/s. Nanda Infrastructure, through its Partner Mr. Devji Deyat Nanda is clear, marketable and free from all encumbrances.



21/09/2010			
पुस्तिका	६०२०	६३	६५
१	२०२९		

..5..

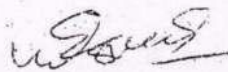
-5-

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

Barring these entries there reveal no charge over the said Lands.

Date: 21/09/2010

Place : Vasai.


M. S. Rodrigues

Advocate

M. S RODRIGUES
ADVOCATE
KAPIL KUNJ: 2/10,
OPP PARVATI CINEMA,
VASAI Rd. 401202 Dist.: Thane



2014	2015	2016	2017
8	2028		

1

M. S. RODRIGUES. B. Com. LL.B.
Advocate.

Tel. 2330494

Office: "Kapil Kunj" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 1

SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

REF.: Plot of Land, bearing S. No. 23, H. No. 2, Area admeasuring 1-54-0 (H. R), Plus Pothkharaba 0-10-0, Assessment (Rs. P) 2-44, out of the said land 0-80-0 (H.R.) lying being and Situated at Revenue Village -Sativali, within the limits of Vasai-Virar Mahanagarपालिका, Taluka. Vasai, Dist. Thane, within the jurisdiction of Sub-Registrar Assurance of Vasai, (hereinafter referred to as "the Said Land" for brevity's sake)

Owner: M/s. Nanda Infrastructure, Through Its Partner Mr. Devji Deyat Nanda

THIS IS TO CERTIFY that I have taken Search in respect of the said lands in the office of Sub-Registrar Assurance of- at Vasai 1 to 6, for the period of 60 years i. e. from 1952 to 2014 and my findings are as follows:-



REGULAR
INDEX - II

TORN

PRINTED
INDEX-II

TORN

DATTATRAY			
1953	M. S.	09/0	08/05
2	2022		

2

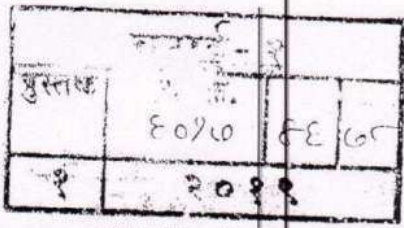
M. S. RODRIGUES. B. Com. LL.B.
Advocate.

Tel. 2330494

Office: "Kapil Kunj" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 202

1953	The said land was originally belongs to one Dattatray Narayan Chendvankar on 7/10/1953 he had given statement to the Revenue department to divide the said land alongwith other lands on his other two brothers namely Rajaram & Pundalik and accordingly by RTS SRI/772 dt. 7/10/1953 M.E. No. 141 had been passed by revenue department.	
1954	TORN	TORN
1955	TORN	TORN
1956	TORN	TORN
1957	TORN	TORN
1958	TORN	TORN
1959	TORN	TORN
1960	On 10 th Dec 1960 one Mr. Dattatray N. Chendvankar who died therefore his legal heirs brought on record vide M.E. No. 229.	
1961	TORN	TORN
1962	TORN	TORN
1963	TORN	TORN
1964	TORN	TORN
1965	TORN	TORN
1967	TORN	TORN
1968	TORN	TORN





M. S. RODRIGUES. B. Com. LL.B.
Advocate.

Tel. 2330494

Office: "Kapil Kunj" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 202

1969	TORN	TORN
1970	TORN	TORN
1971	TORN	TORN
1972	M.E. No. 374 had been affected in respect of Enforcement Act and Indian coins Act.	
1973	TORN	TORN
1974	TORN	TORN
1975	TORN	TORN
1976	One of the Original land owner i.e. Rajaram Naryan Chendwankar had obtained loan of Rs. 16,200/- from Gokhivare Seva Saha Soc. Ltd., therefore the borrowing bank had created charged on the said land vide M.E. No. 407.	
1977	As per M.E. No. 411 it shows that one of the Co-owner Rajaram Naryan Chendavankar who had died on 29/11/1976 therefore vide No. 411 his legal heirs brought on records.	
1978	TORN	TORN

M.E. No. 432 it shows that the one of the Co-owner the said land obtained loan from Gokhivare Seva Saha Soc. Ltd. and said loan repaid by the borrower therefore the charge was deleted vide M. E. No. 432 dt. 22/02/1979.



पुरतक	8070	210	100
१	०१९		

4

M. S. RODRIGUES
Advocate.

B. Com. LL.B.

Tel. 2330494

Office: "Kapil Kunj" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 202

As per M.E. No. 433 it shows that the one of the Co-owner of the said land Late Taramati Rajaram Chendvankar who died on 1/05/1978 therefore vide M.E. No. 433 her legal heirs brought on records.

One Yamuna Narayan Arolkar whose name entered on 7/12 extract but she had submitted written application to the revenue department to delete her name from the 7/12 accordingly vide M. E. No. 434 her name had been deleted from 7/12 extract.

1980	TORN	TORN
1981	TORN	TORN
1982	TORN	TORN
1983	TORN	TORN
1984	TORN	TORN
1985	TORN	TORN
1986	TORN	TORN
1987	TORN	TORN
1988	TORN	TORN
1989	TORN	TORN
1990	TORN	TORN
1991		

Sent for data Entry at Thane



पुस्तक	क्र. नं.	६८	६८
१	२०११		

M. S. RODRIGUES. B. Com. LL.B.
Advocate.

Tel. 2330494

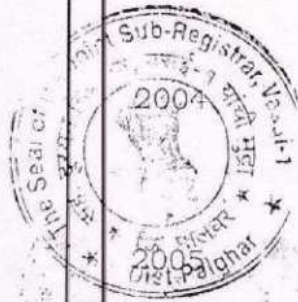
Office: "Kapil Kurf" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 202

1992	TORN	TORN
1993	NIL	NIL
1994	TORN	TORN
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN

2001 Index-II books are mixed and kept for binding and are not ready.

2002 Index-II books are mixed and kept for binding and are not ready.

2003 As per M.E. No. 968 it shows that the said land was belongs to one of the Co-owner Gangadhar Rajaram Chendavankar who had died on 04/12/2002 therefore vide M.E. No. 968 his legal heirs brought on records.



Index-II books are mixed and kept for binding and are not ready.

Index-II books are mixed and kept for binding and are not ready.

पुरतक	8010	82	105
१	१०११		

6

M. S. RODRIGUES. B. Com. I.L.B.
Advocate.

tel. 2330494

Office: "Kapil Kunj" 10/2nd FL. Opp. Parvati Cinema, Vasal (W) pin 401 202

- 2006 Index-II books are mixed and kept for binding and are not ready.
- 2007 As per M.E. No. 1109 it shows that the said land was belongs to one of the Co-owner Pundlik Narayan Chendavaankar who had died on 24/07/2005 therefore vide M.E. No. 1109 his legal heirs brought on records.
- 2008 Index-II books are mixed and kept for binding and are not ready.
- 2009 Index-II books are mixed and kept for binding and are not ready.
- 2010 Index-II books are mixed and kept for binding and are not ready.
- 2011 Index-II books are mixed and kept for binding and are not ready.
- 2012 M/s. Nanda Infrastructure, through its Partner Mr Devji Deyat Nanda & others have purchased the said land vide Conveyance Deed dt. 20/12/2012 from Dilip Gangadhar Chendavankar & others through his constituted attorney M/s. Sunil



पुस्तक	क्र. १	१०/१०	१०/१०

M. S. RODRIGUES B. Com, LL.B.
 Advocate.

Tei. 2330494

Office: "Kapil Kunj" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 202

Moreshwar Acholkar & Hemantkumar Pundlik Chendvankar And as per the said conveyance deed M/s. Nanda Infrastructure, through Its Partner Mr. Devji Deyat Nanda & others name have been recorded on 7/12 extract vide M. E. No. 1319.

2013 Index-II books are mixed and kept for binding and are not ready.

2014 Index-II books are mixed and kept for binding and are not ready.

In my opinion, the title to the said land of the said, M/s. Nanda Infrastructure, through its Partner Mr. Devji Deyat Nanda is clear, marketable and free from all encumbrances.

N. B. : This search report is subject to torn registers, unrecorded records and books sent to Thane office for Computer feeding purpose.

Barring these entries there reveal no charge over the said Lands.



Date: 29/09/2014

Place: Vasai.

M. S. Rodrigues

Advocate

M. S. Rodrigues
M. S. RODRIGUES
 ADVOCATE
 KAPIL KUNJ, 10
 OPP. PARVATI CINEMA,
 VASAI (W) 401202, Dist. Thane

उत्सव	१०१०	५९	६५
१	११९		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

आ.क्र. : व.वि.श.म.
दिनांक :

०९/११/२०११

VVCMC/TP/CC/VP-0401/ 1776

To,
M/s. Nanda Infrastructure thru' partner,
Mr. Devji D. Nanda & M/s. Aadi Realtors & Infrastructure thru'
Partner, Mr. Sunil Acholkar,
M/s. Nanda Infrastructure,
Dhumal Nagar, Waliv, Vasai (E),
Tal: Vasai,
DIST: THANE.

Sub: Commencement Certificate for proposed Industrial Buildings on land bearing S.No. 23, H.No.2(Pt); S.No.24, H.No.1(Pt), & S.No.24, H.No.2 of Village Sativali, Taluka Vasai, Dist Thane.

Ref :

1. TILR M.R. No. 948/06 dtd. 14/05/2007, M.R.No. 947/06 dtd. 14/05/2007 for measurement.
2. GSDA Certificate vide No. LGW-10-2010/CN/741/258/297/2011 dtd. 21/03/2011.
3. GSDA Certificate vide No. LGW-10-2010/CN/739/257/298/2011 dtd. 21/03/2011.
4. Assurance letter from Vasai Virar City Municipal Corporation vide letter dated 28/11/2011.
5. Your Registered Engineer's letter dated 01/04/2011.

Sir/ Madam,

Development Permission is hereby granted for the proposed Industrial Building under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Nanda Infrastructure thru' partner, Mr. Devji D.Nanda & M/s. Aadi Realtors & Infrastructure thru' Partner, Mr. Sunil Acholkar,

It is conditions mentioned in the letter No.VVCMC/TP/CC/VP-0401/..... dated /11/2011. The detail of the layout is given below:



Name of assess owner /P.A.Holder	M/s. Nanda Infrastructure thru' partner, Mr. Devji D.Nanda & M/s. Aadi Realtors & Infrastructure thru' Partner, Mr. Sunil Acholkar.
2 Location	Sativali.
3 Land use (predominant)	Industrial Buildings
4 Gross Plot Area (As per 7/12)	17870.00



पुस्तक क्र.	8076	पृ. 67
दि. १	२०११	

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.रा.म.
दिनांक :

VVCMC/TP/CC/VP-0401/ 1776

12
०१/11/2011

5	Less: Area under Encroachment	: 630.36 sq.m
6	Balance Plot Area	: 17239.64 sq.m
7	10% RG	: 1723.96 sq.m
8	5% CFC	: 861.98 sq.m
9	Net Plot Area	: 14653.70 sq.m
10	Permissible FSI	: 0.75
11	Permissible Built Up Area	: 10990.27 sq.m
12	Proposed Built Up Area	: 10630.79 sq.m
13	No. of Buildings	: 5

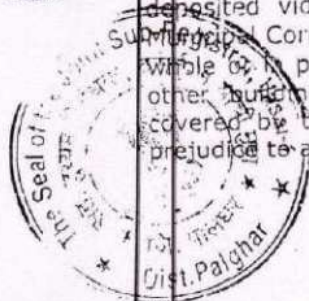
The details of building as under:

Sr. No.	Predominant Building	Bldg. No./Plot	No. of Floors	No. of Galas	Built Up Area (In sq. mt.)
1.	Industrial Bldg.	1 (Plot A)	G+1(pt)	21	2206.95 sq.m
2.	Industrial Bldg.	2 (Plot A)	G+1(pt)	19	2184.46 sq.m
3.	Industrial Bldg.	1 (Plot B)	G+1(pt)	21	2371.96 sq.m
4.	Industrial Bldg.	2 (plot B)	G+1 (pt)	17	1800.26 sq.m
5.	Industrial Bldg.	1 (Plot C)	G+2 (pt)	19	2067.16 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 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations 2001).

The amount of Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand only) deposited vide Receipt No. 167026 dated 24/11/2011 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 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 Corporation.



पुस्तक	पृष्ठ क्र.	पृष्ठ	वर्ष
१	१०१७	५३	७८
२०११			

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०६/०२५०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaiVirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-0401/1176

०९/११/२०११

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Vasai-Virar City Municipal Corporation.

You shall develop the road to the satisfaction of Vasai-Virar City Municipal Corporation applying before PCC. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for PCC.

You shall construct cupboard if any, as per sanctioned D.C Regulations.

You shall submitted sanhat and Chief Fire Officer NOC before applying for Occupancy Certificate.

Yours faithfully,



Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

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

1. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai,
Dist:-Thane.
2. Commissioner
Vasai Virar City Municipal Corporation.
3. Dy. Commissioner, CUC,
Vasai-Virar City Municipal Corporation.
Word-61
4. The Collector,
Office of the Collector, Thane.
5. The Tahasildar
Office of the Tahasildar, Vasai



पुस्तक	पृ. क्र.	पृ. क्र.	पृ. क्र.
	६०७०	५०	६०८
१			

T

मुख्य कार्यालय, विराट
 विराट (पूर्व),
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

सा.क्र. : म.वि.स.म.
 दिनांक :

VCMC/TP/CC/VP-0401/ 1775

12
 09/11/2011

M/s. Nanda Infrastructure thru' partner,
 Mr. Devji D.Nanda & M/s. Aadi Realtors & Infrastructure thru'
 Partner, Mr. Sunil Acholkar,
 M/s. Nanda Infrastructure,
 Dhumal Nagar, Waliv, Vasai (E),
 Tal: Vasai,
DIST: THANE.

ASSESSMENT ORDER NO

Sub: Development Permission for proposed Industrial Buildings on land bearing S.No. 23, H.No.2(Pt); S.No.24, H.No.1(Pt) & S.No.24, H.No.2 of Village Sativali, Taluka Vasai, Dist Thane.

Ref: Your Registered Engineer's letter dated 01/04/2011.

Sir/ Madam,

- | | |
|--|---|
| 1) Name of Assessee owner/ P.A. Holder | : M/s. Nanda Infrastructure thru' partner, Mr. Devji D.Nanda & M/s. Aadi Realtors & Infrastructure thru' Partner, Mr. Sunil Acholkar. |
| 2) Location | : Sativali |
| 3) Land use (predominant) | : Industrial Buildings |
| 4) Gross Plot Area (as per 7/12) | : 17870.00 sq.m. |
| 5) Less: Area under Encroachment | : 630.36 sq.m |
| 6) Balance Plot Area | : 17239.64 sq.m |
| 7) Deductions for | : |
| a) R.G 10% | : 1723.96 sq.m |
| b) C.F.C 5% | : 861.98 sq.m |
| 8) Net Plot area | : 14653.70 sq.m |
| Permissible F.S.I. | : 0.75 sq.m |
| Permissible B.UA | : 10990.27 sq.m |
| Proposed B.U.A | : 10630.79 sq.m |



पुस्तक	व.सं.	पृ.	व.सं.
१	६०७०	५९	६०
२०१९			

मुख्य कार्यालय, विरार
विरार (पूर्व),
वा. वसई, जि. ठाणे, पिन ४०४ ३०५.



दस्तावेज नं. : ०२१०-२५२५०४/०२/०३/०४/१५०६
दिनांक : २४/११/२०११
ई-मेल : vasai-virarcorporation@yahoo.com

जा.क्र. : व.वि.श.म
दिनांक :

VVCMC/TP/CC/VP-0401/1775

०९/११/२०११

- h) On Build up Area : 10630.79 sqm. X Rs.375/- = Rs. 39,86,547.00
c) On Construction area Free FSI : 859.52 sqm.X Rs. 375/- = Rs. 3,22,320.00
Total = Rs. 68,94,813.00
- 13) Development Charges Paid Vide Receipt No 167023. Dated 24/11/2011. = Rs. 69,89,800.00
14) Excess development charges to be paid = Rs. 94,607.00
15) Date of Assessment : 24/11/2011.
16) Premium components given free FSI :
a) Area under Balcony : ---Nil--- = Rs.
b) Area Under pocket Terr. : 2372.82 sq.m x Rs. 150 = Rs. 3,55,924.00
Total amount : = Rs. 3,55,924.00
17) Premium paid vide Receipt No.167024 dtd.24/11/2011 = Rs. 3,56,000.00
18) As requested by you vide letter for balance payable amount, installment facility is hereby granted. The balance amount will attract 18 % interest till the date of payment. The Schedule of Payment is given below:

SCHEDULE OF PAYMENT

Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for Fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
Nil					

Yours faithfully,



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

c.c. to
M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Tal: Vasai,
Dist:-Thane.



पुस्तिका	पृ. सं.	ये	के
१	१०१९		

FORM II

BLOCK PLAN, PLAT AREA DIAGRAM AND CALCULATION, BUILT UP AREA CAL., CONST. AREA CAL. LOCATION PLAN, HOLDING AREA DIAGRAM & CALCULATION ETC.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 4/5/2009 AND THE DIMENSIONS OF THE SITE THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD AND RECORDS DEPTT. CITY SURVEY RECORD

Sanjay Nar
Signature of Licensed Surveyor/Eng
Structural Engineer / Supervisor

STAMP OF RECEIPT OF PLANS
Approved as amended in
Subject to the Conditions mentioned in
this Office Letter No. VVCMC/TP/ C.C
VPI/ 245/ 1576/ 2011
Dated 09.12.2011
Deputy Director Town Planning
Vasai-Virar City Municipal Corporation
Vasai - Virar (E)

STAMP OF APPROVAL OF
THIS PLAN SHALL NOT BE CONSIDERED
AS PROOF OF OWNERSHIP FOR ANY
DISPUTES IN ANY COURT ON LAW



RECEIPT OF PROPOSAL FOR PROPERTY
PROPOSED INDUSTRIAL BLDG ON LAND BEARING S.NO.23.H.NO.2(PT), S.NO.24,
(H.NO.1PT), 2 OF VILLAGE ATIVALI, TAL. VASAI, DIST-THANE.

NAME OF APPLICANT
M/S NANDA INFRASTRUCTURE THROUGH PARTNER
MR. DEVI DEVI NANDA
M/S NANI REALTY INFRASTRUCTURE THROUGH PARTNER
MR. SUNIL M. NANI

SIGNATURE OF APPLICANT
Nanda *Nani*

DATE
1-03-2011
SCALE
AS SHOWN
DRAWN BY

EN-COM
Approved by
Sanjay Nar



SANJAY S. NAR
REGISTERED ENGINEER
(Regn. No.: VVCMCA/EN)

पुस्तिका	६०२०	५६००
१	२०११	

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

आ.क्र. : व.वि.रा.म.
दिनांक :

०१/११/२०११

VVCMC/TP/CC/VP-0401/ V[]

To,
M/s. Nanda Infrastructure thru' partner,
Mr. Devji D. Nanda & M/s. Aadi Realtors & Infrastructure thru'
Partner, Mr. Sunil Acholkar,
M/s. Nanda Infrastructure,
Dhuma! Nagar, Waliv, Vasai (E),
Tal: Vasai,
DIST: THANE.

Sub. Commencement Certificate for proposed Industrial Building No.1 (plot A) on land bearing S.No. 23, H.No.2(Pt); S.No.24, H.No.1(Pt) & S.No.24, H.No.2 of Village Sativali, Taluka Vasai, Dist Thane

Ref:

1. TILR M.R. No. 948/06 dtd. 14/05/2007, M.R.No. 947/06 dtd. 14/05/2007 for measurement.
2. GSDA Certificate vide No. LGW-10-2010/CN/741/258/297/2011 dtd. 21/03/2011.
3. GSDA Certificate vide No. LGW-10-2010/CN/739/257/298/2011 dtd. 21/03/2011.
4. Assurance letter from Vasai Virar City Municipal Corporation vide letter dated 28/11/2011.
5. Your Registered Engineer's letter dated 01/04/2011.

Development Permission is hereby granted for the proposed Industrial Building No.1 (plot A) under Sec 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Nanda Infrastructure thru' partner, Mr. Devji D.Nanda & M/s. Aadi Realtors & Infrastructure thru' Partner, Mr. Sunil Acholkar.

It is conditions mentioned in the letter No.VVCMC/TP/CC/VP-0401/ ... dated .../11/2011. The detail of the layout is given below:

Sr. No.	Predominant Building	Bldg. No./Plot	No. of Floors	No. of Galas	Built Up Area (in sq. mt.)
1.	Industrial Bldg.	1 (Plot A)	G+1(pt)	21	2206.95 sq.m

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As



पुस्तक	१०७७	५८	७८
१	१	१	१

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे पिन ४०१ ३०५.



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

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-0401/ 1717

17
०५/11/2011

per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

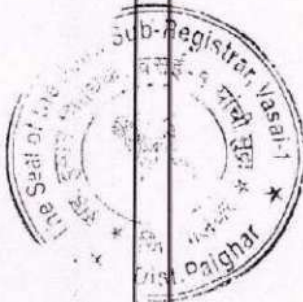
- 2) The amount of Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand only) deposited vide Receipt No. 167026 dated 24/11/2011 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach 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 Corporation.
- 3) 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 Vasai-Virar City Municipal Corporation.
- 4) You shall construct cupboard if any, as per sanctioned D.C. Regulations.

Yours faithfully,



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

c.c. to:
M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai,
Dist:-Thane.



Year	2009	40	05
	8	2009	

PROFORMA II

CONTENTS OF SHEET

GR.FL, 1ST.FL PLAN, BUILT UP AREA DIAGRAM & CALCULATION, TERRACE FLOOR PLAN, SCHEDULE OF DOOR & WIN W LIGHT & VENTILATION, ELEVATION, SECTION, PARKING AREA STATEMENT, LOADING UNLOADING AREA STATEMENT, ETC.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/5/2009 AND THE DIMENSIONS OF THE PLOT ON THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPT. CITY SURVEY RECORD

Signature of Licensed Surveyor/Engineer
Structural Engineer / Supervisor

STAMP OF DATE OF RECEIPT OF PLANS

Approved as amended in.....
Subject to the Conditions mentioned in
this Office Letter No. VVCMC/TPI-CC
VP/04/11/1177/12/11/13
Dated.....

STAMP OF APPROVAL OF PLANS

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

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



DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED INDUSTRIAL BLDGS. ON LAND BEARING S.NO 23, H.NO. 2 (H-1), S NO
H.NO.1(PT), 2 OF VILLAGE SATIVALI, TAL. VASAI, DIST.-THANE.

NAME OF APPLICANT/ OWNER

M/s NANDA INFRASTRUCTURE THROUGH PARTNER
M. DEVI DEYAT NANDA &
S AADI REALTORS & INFRASTRUCTURE THROUGH PARTNER
SUNIL M. ACHOLKAR

SIGNATURE OF APPLICANT

[Handwritten Signature]

JOB NO.
VP-NO. 0401
OFF PLNO -095A

DATE
14-03-2011

SHEET NO.
S2 OF 6

SCALE
AS SHOWN

NORTH LINE

DRAWN BY
DAISY

CHECKED BY



EN-COM
Architectural & Structural Works
Project Consultants

G 7/8 "D" WING, SETHI PALACE, AMBADE, ROAD
VASAI ROAD (WEST), 401 207
PHONE 913-335318, 333404
E-mail: encom@vsnl.net.in

SANJAY S NARAYAN
REGISTERED ENGINEER
(Regn.No.:VYCMC/ENGR/01)

D:\AZHAR\INDUSTRY\DEVI NANDA\DEVI INFRASTRUCTURE\FINAL LAYOUT & etc



8076	8076
8	8

K

मुख्य कार्यालय, विरार
विरार (पूर्व),
सा. वसाई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.सा.म./न.२/५०१/२०११-१२
दिनांक : २२/३/२०१२
Dt. 22/02/2012.

WCMC/TP/PCC/VP-0401/591/2011-12

To,

M/s. Nanda Infrastructure thru Partner,
Mr. Devji D. Nanda & M/s. Aadi Realtors & Infrastructure thru'
Partner, Mr. Sunil Acholkar,
M/s. Nanda Infrastructure,
Dumal Nagar, Waliv, Vasai (E),
Taluka-Vasai.
~~DIST-THANE.~~

Sub: Plinth Completion Certificate for proposed Industrial Building No.1 & 2 in Plot A, Building No.1 & 2 in Plot B & Building No.1, in Plot C on land bearing S.No. 23, H.No.2 (Pt.), S.No.24, H.No.1(Pt) & 2 of Village -Sativai, Taluka Vasai Dist Thane.

Ref:

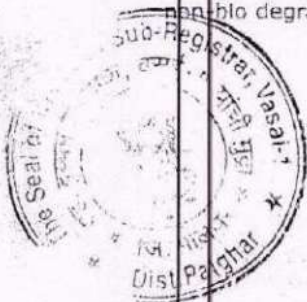
- 1) Commencement Certificate No.WCMC/TP/CC/VP-0401/1776 Dated 09/12/2011.
- 2) Your Registered Engineer's letters dated 16/01/2012.

Sr/ Madam,

This has reference to your intimation letter dated 16/01/2012 from your Registered Engineer's regarding completion of construction work upto Plinth level in Industrial Building No.1 & 2 in Plot A, Building No.1 & 2 in Plot B & Building No.1, in Plot C on land bearing S.No. 23, H.No.2 (Pt.), S.No.24, H.No.1(Pt) & 2 of Village -Sativai, Taluka Vasai Dist Thane. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

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.

Contd..... 2.



पुस्तक क्र.	8096	89/65
पृ.	२०१९	

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

शा.क्र. : ५ वि.श.म./क.र/३६५/२०१९
दिनांक : २३/१२/२०१९
दि. २७/०२/२०१९

WCMC/TP/PCC/VP-0402/ 501/2019-19

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

You are required to submit revised DTLR 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 the O.C.C. of the last building

You shall obtain mosquito proof treatment certificate from the concerned Public Health Department of this Municipal Corporation before applying for occupancy certificate.

You shall implement rain water harvesting scheme at site and Submit Photographs of same and inform for verification of the same before applying for final occupancy certificate.

Plantation of trees at site as per C.C. conditions to be certified by owner as well as engineer / architect before applying for final occupancy certificate.



Yours faithfully,

[Signature]
Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

C.C. to:

M/s. En-Con Project & Architectural Consultants
G-7/8, Wing -D, Sethi Palace
Ambadi Road, Vasai (W), Tal. Vasai
DIST: THANE



पुस्तक	१०१०	१२	१०५
१		११९	



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/
फॅक्स : ०२५०-२५२५१०१३
ई-मेल : vasaivirarcorporation@yahoo

जा.क्र. : व.वि.श.म./म.र./

दिनांक :

Date: 13/10/20

VVCMC/TP/RD/VP-0401/0161/2014-15

To,
M/S. Nanda Infrastructure thru, Partner,
Mr. Devji D. Nanda
M/s Nanda Infrastructure,
Dhumal Nagar, Waliv, Vasai (E),
Tal: Vasai,
DIST: PALGHAR

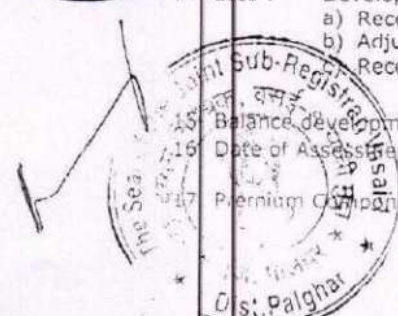
Revi. Assesment Order

SUB -- Revised Development Permission for proposed Industrial Buildings on land bearing S.No.23, H.No. 2(Pt), S.No. 24, H.No. 1(Pt), 2 & 3(pt) c Village Sativali, Tal-Vasai ,Dist-Palghar.

Ref -- 1) Your Registered Engineer's letter dated 10/07/2014.

Sir Madam,

1	Name of Assessee owner / P.A. Holder	:	M/S. Nanda Infrastructure thru, Partner Mr. Devji D. Nanda
2	Location	:	Sativali
3	Land use (Predominant)	:	Industrial Buildings
4	Gross plot area	:	18820.00 Sqm.
5	Area Under Encroachment	:	630.36 Sqm.
6	Balance Plot Area	:	18189.64 Sqm.
7	R.G. @ 10%	:	1818.96 Sqm.
8	CFC @ 5%	:	909.48 Sqm.
9	Net Plot Area	:	15461.20 Sqm.
10	Permissible F.S.I.	:	0.75
11	Permissible Built Up Area	:	11595.90 Sqm.
12	Proposed Built Up Area	:	11580.41 Sqm.
13	Area for Assessment	:	11580.41 Sqm.
	a) On Plot/Land area	:	
	Industrial	:	18189.64 Sq.m. x 150.00 = Rs. 2,728,446.00
	b) On BUA	:	Industrial : 11580.4 Sq.m. x 375.00 = Rs. 4,342,653.00
	c) On Construction Area Free of FSI	:	1107.52 Sq.m. x 375.00 = Rs. 415,320.00
	Total Development Charges		Rs. 7,486,419.00
14	Less : Development Charges Paid Vide		
	a) Receipt No.167023 dated 24/11/2011		= Rs. 6,989,800.00
	b) Adjusted from VP No.342		= Rs. 476,491.00
	Receipt No.265093 dtd. 29/09/2014		= Rs. 20,500.00
	Balance development charges to be paid		= Rs. 7,486,791.00
16	Date of Assessment		= Nil /09/2014
17	Premium Components given free FSI :		=



वर्ग - ४		
पुरतक	६०७६	१३
१	०२२	

मुख्य कार्यालय, विराय
विरार (पूर्व)
ता. वसई, जि. ठाणे, पिन ४०१ ३०५



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

शा.क्र. : व.वि.श.म./न.र./
दि.क्र. :

VVCMC/TP/RDP/VP-0401/0161/2014-15

Date 23/10/2014

a) Area under Staircase (Add.area)	191.08	x	500	=	Rs. 95,540.00
b) Area under Pocket terri (Earlier approved as per Ass. Order dtd. 09/12/2011)	2372.82	x	150	=	Rs. 355,923.00
18 Less : Premium Paid Vide				Total	= Rs. 451,463.00
a) Receipt No.167024 dated 24/11/2011					= Rs. 356,000.00
b) Receipt No.266094 dated 29/09/2014					= Rs. 95,600.00
19 Balance Premium Charges to be paid				Total paid	= Rs. 451,600.00
20 Labour Charges					= Nil
c) On Construction Area Free : {12687.93 Sq.m. x 1200} x 1%					Rs. 1,522,551.00
21 Less : Labour Charges Paid Vide					= Rs. 1,400,000.00
a) Receipt No.227024 dated 07/08/2014					= Rs. 106,797.00
b) Adjusted from VP No.0342					= Rs. 5,800.00
c) Receipt No.266096 dated 29/09/2014				Total paid	= Rs. 1,522,597.00
22 Balance Labour Charges to be paid					= Nil
23 As requested by you vide letter hereby granted. The balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below:					

SCHEDULE OF PAYMENT					
Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
-----Nil-----					

This Assessment order supersedes earlier assessment order dated 09/12/2011



Yours Faithfully

Dy Director of Town Planning
Vasai-Virar City Municipal Corporation

C.C. to
1 M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W),
Vasai, Dist.-Palghar.

Taluka

Page 2



पुस्तक क्र.	८०७७	८०७८
१	२२१२	

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. जसद, वि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/RDP/VP-0401/0162/2014-15

13/09/2014
10

To,
M/S. Nanda Infrastructure thru, Partner,
Mr. Devji D. Nanda
M/s. Nanda Infrastructure,
Dhumal Nagar, Waliv, Vasai (E),
Tal: Vasai,
DIST: PALGHAR

Sub: Revise Development Permission for proposed Industrial Buildings on land bearing S.No.23, H.No. 2(Pt), S.No. 24, H.No. 1(Pt), 2 & 3(pt) of Village Sativali, Tal-Vasai, Dist-Palghar.

Ref: -

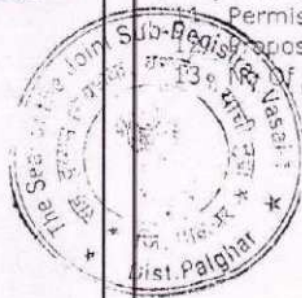
1. Commencement Certificate No. VVCMC/TP/CC/VP-0401/1776 dated 09/12/2011.
2. Your Registered Engineer's letter dated 10/07/2014.

Sir / Madam,

Revised Development Permission is hereby granted for proposed Industrial Buildings in under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/S. Nanda Infrastructure thru, Partner, Mr. Devji D. Nanda

The conditions mentioned in the letter No. VVCMC/TP/CC/VP-0401/1776 dated 09/12/2011. The details of the layout are as given below:

1	Name of owner/P.A.Holder	M/S. Nanda Infrastructure thru, Partner, Mr. Devji D. Nanda
2	Location	Sativali
3	Land use (predominant)	Industrial Buildings
4	Gross plot area (As per 7/12)	18820.00 sq.m
5	Area Under Encroachment	630.36 sq.m
6	Balance Plot Area	18189.64 sq.m
7	R.G. @ 10%	1818.96 sq.m
8	C.F.C @ 5%	909.48 sq.m
9	Net Plot Area	15461.20 sq.m
10	Permissible F.S.I.	0.75
	Permissible Built Up Area	11595.90 sq.m
	Proposed Built Up Area	11580.41 sq.m
	No. of Buildings	5 Nos.



पुस्तक	क्र.	पृ	को
१	२०१९		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. - व वि.स.म./न.र./
दिनांक :

VVCMC/TP/RDP/VP-0401/0162/2011/11

13/09/2014

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

The additional amount of Rs.24,000/- (Rupees twenty four thousand only) deposited vide receipt No. 266095 dated 29/09/2014, 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 proposed Industrial Buildings on land bearing S.No.23, H.No. 2(Pt), S.No. 24 H.No. 1(Pt), 2 & 3(pt) of Village Sativali, Tal-Vasai, Dist-Palghar, as per the following details:

Sr. No	Predominant Building	Bldg. No./ Wings.	No. of Floors	No of Galas	Built Up Area (in sq. mt.)
1.	Industrial Building	Building No.1	Gr.+2 (Pt)	23 Galas	2446.66 sq.m
2.	Industrial Building	Building No.2	Gr.+2 (Pt)	21 Galas	2424.17 sq.m
3.	Industrial Building	Building No.3	Gr.+2 (Pt)	25 Galas	2629.04 sq.m
4.	Industrial Building	Building No.4	Gr.+2 (Pt)	19 Galas	2013.38 sq.m
5.	Industrial Building	Building No.5	Gr.+2 (Pt)	19 Galas	2067.16 sq.m
TOTAL				107 Galas	11580.41 sq.m



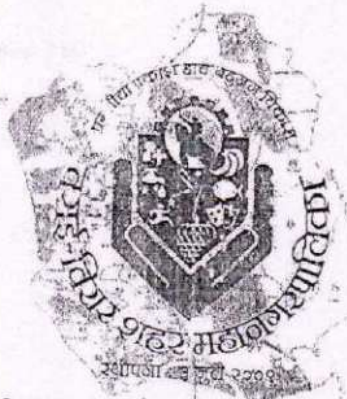
The revised development permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate issued vide letter No. VVCMC/TP/CC/VP-0401/1776 dated 09/12/2011 stands applicable to this approval of Revised Development Permission along with the following conditions :

[Handwritten signature]



मुस्तजा
१

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



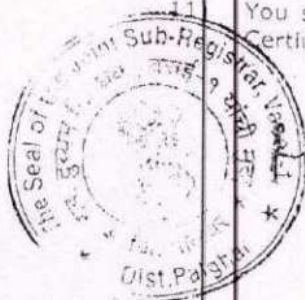
दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

भा.क्र. : व.वि.श.म./नं.र./
दिनांक :

VVCMC/TP/RDP/VF-0401/0162/2014-15

13/09/2014

- 1) This Revised Development Permission 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 if provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) 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 there of 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 n. 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 provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall submit NOC from Chief fire officer & Sanad before Occupancy Certificate.



पुस्तक	वस्तु क्र.	१०७७	१६०	७८
१	२०११			

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०५
ई-मेल : vasaiVirarCorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/RDP/VP-0401/0162/2014/15

13/09/2014

- 12) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd 10/03/2005 & 06/07/2005.
- 13) 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, NOC from Railway, NOC from MSEB etc., as may be applicable and N.A TILR as required as per N.A order. If any of the compliances as per other Dept/Acts requirements are not done, you shall only face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 14) You are responsible for complying with all conditions of N.A. order sale permission / other permissions of other authorities. Any violation with reference to conditions of N.A. order / permissions of other Authorities. You shall only 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 with validity of N.A. order etc. you are only 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.



Yours faithfully,

[Signature]
Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

- Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation,
Ward office 06
- M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai, Dist -Thane.



पुस्तक	वस्तु क्र.	ए.सी. क्र.
२	८०७०	६८७८
	२०१९	

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.सं.म./न.स./
दिनांक :

WCMC/TP/VP-0342/0160/20/14-15

13/10/2014

To,
M/S. Nanda Infrastructure thru, Partner,
Mr. Devji D. Nanda & M/S. Samarth Realtors through Partner,
Mr. Dhanam J. Patel.
M/s. Nanda Infrastructure
Dhuma Nagar, Waliv, Vasai (E),
Tal: Vasai,
DIST: PALGHAR

Sub: Sub-Division approval of Plot on land bearing S.No.24, H.No.3, Village: Sativali, Taluka Vasai, Dist Palghar.

Ref:

1. TILR M.R. No.946/06 & 947/06 dated 22/06/2006 & dtd. 23/06/2006 measurement.
2. Your Registered Engineer's letter dated 10/07/2014.

Sir / Madam,

With reference to the above, it is hereby informed that this office hereby grants approval to Sub-Division of Plot on land bearing S.No.24, H.No.3 of Village Sativali, Tal: Vasai Dist-Palghar as per drawing enclosed, the detail of which are under:-

S.No. 24, H.No. 3	
1) Area plot as per 7/12	5210.00 sq.m
2) Plot A	950.00 sq.m
3) Plot B	4260.00 sq.m

Yours faithfully



Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

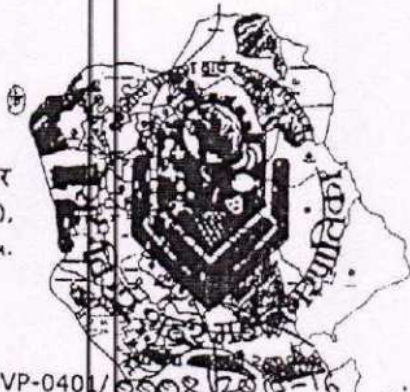
c.c. to:

1. The Collector, Sub-Range of the Collector, Thane.
2. The Tahasildar, Office of the Tahasildar, Vasai.
3. Asst. Commissioner, UCD, Vasai-Virar city Municipal Corporation, Ward-office, Dist. Palghar.



पुस्तक	पृ. नं.	०७	७८
२	२०१९		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.रा.प./न.र./
दिनांक : Dt. ०९/०४/२०१५.

VVCMC/TP/OC/VP-0401/०००२/२०१५-१६

OCCUPANCY CERTIFICATE

I hereby certify that the development for Industrial Building No.1(Gr.+2Pt.) with Built up area 2446.66 Sq.m, Industrial Building No.2 (Gr.+2Pt) with Built up area 2424.17 Sq.m, Industrial Building No.3 (Gr.+1) with Built up area 2371.96 Sq.m, Industrial Building No.4 (Gr.+2Pt) with Built up area 2013.38 Sq.m & Industrial Building No.5 (Gr.+2Pt) with Built up area 2067.16 Sq.m on land bearing S.No. 23, H.No.2 (Pt.), S.No.24, H.No.1(Pt) 2 & 3(Pt) of Village -Sativali, Taluka Vasai, Dist- Palghar, completed under the supervision of M/s. En-Con Project & Architectural Plot Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) and has been inspected on 16/03/2015 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-0401/1776 Dated 09/12/2011& Revised Development Permission No. VVCMC/TP/RDP/VP-0401/0162/2014-15 Dtd.13/10/2014 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 is obtained from the concerned Municipal Council/ Offices of the Municipal Corporation.
- 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.



सुसंक्र.	प्लान क्र.	पृष्ठ	कुल
	0026	02	05
8	1098		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरधनी : ०२५०-२५२५१०१/०२/०३/०४/०५/
फैक्स : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@yahoo

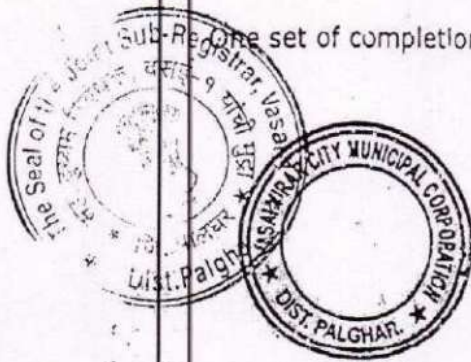
जा.क्र. : व.वि.रा.म./न.र./

दिनांक : Dt. 09 /04/2015.

WCMC/TP/OC/VP-0401/0008/2015-16

- 4) You are suggested 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 tenements or part thereof for non-bio degradable & bio-degrad-able waste respectively.
- 5) 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.
- 6) This certificate of occupancy is issued only in respect of 23 Galas constructed in Industrial Building No.1(Gr.+2Pt.), 21 Galas constructed in Industrial Building No.2 (Gr.+2Pt), 22 Galas constructed in Industrial Building No.3 (Gr.+1), 19 Galas constructed in Industrial Building No.4 (Gr.+2Pt) & 19 Galas constructed in Industrial Building No.5 (Gr.+2Pt) only.
- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 8) 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 & VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 9) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.

One set of completion plan duly certified is returned herewith.




Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

पुरतः	२०१०	२०	०८
१	२०१९		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.रा.म./न.र./
दिनांक : Dt. ०९/०४/२०१५.

VVCMC/TP/OC/VP-0401/०००८/२०१५-१६

To,
M/s. Nanda Infrastructure thru Partner,
Mr.Devji D. Nanda
M/s. Nanda Infrastructure,
Dumal Nagar, Walliv, Vasai (E),
Taluka-Vasai.
Dist: Palghar.

Sub: Grant of Occupancy Certificate for Industrial Building No.1 (Gr.+2Pt.), Industrial Building No.2 (Gr.+2Pt), Industrial Building No.3 (Gr.+1), Industrial Building No.4 (Gr.+2Pt) & Industrial Building No.5 (Gr.+2Pt) on land bearing S.No. 23, H.No.2 (Pt.), S.No.24, H.No.1(Pt) 2 & 3 (Pt) of Village -Sativali Taluka Vasai, Dist- Palghar.

Ref:

- 1) Commencement Certificate No. VVCMC/TP/CC/VP-0401/177E Dated 09/12/2011.
- 2) Revised Development Permission No. VVCMC/TP/RDP/VP-0401/0162/2014-15 Dtd.13/10/2014.
- 3) Development Completion Certificate dt 27/02/2015 from the Licensed Surveyor.
- 4) Structural stability certificate from Structural Engineer vide letter dated 27/02/2015
- 5) Plumbing certificate dated 27/02/2015.
- 6) Receipt No.584 Dtd.07/03/2015 & No.6905 Dt.20/04/2012 & No.33642 Dtd.13/10/2014 from Vasai Virar City Municipal Corporation for potable water supply.
- 7) NOC from Lift Inspector Dtd. 24/12/2014 & 13/02/2015.
- 8) NOC from Chief Fire Officer Dtd.18/02/2015 & 04/03/2015.
- 9) Letter From Rain Water Harvesting Consultant Dtd.02/01/2015 & Dtd.16/02/2015.
- 10) Your Registered Engineer's letter dated 04/03/2015.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Industrial Building No.1(Gr.+2Pt.), Industrial Building No.2 (Gr.+2Pt), Industrial Building No.3 (Gr.+1), Industrial Building No.4 (Gr.+2Pt) & Industrial Building No.5 (Gr.+2Pt) on land bearing S.No. 23, H.No.2 (Pt.), S.No.24, H.No.1(Pt), 2 & 3 (Pt) of Village -Sativali, Taluka Vasai, Dist- Palghar, along with as built drawings.



मुस्ताफ	दस्तावेज	६०७७	७०६०८
१	१०१९		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.श.म./न.र./

दिनांक : Dt.०९ /०४/२०१५.

VVCMC/TP/OC/VP-0401/०००८/२०१५-१६

: 2 :

You are required to submit revised DILR 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.

You shall submit Sanad before applying for final Occupancy Certificate of Building No.3.



Yours faithfully,

Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation

Encl.: a.a.

c.c. to:

1) M/s. En-Con Project & Architectural Consultants
G-7/8, Wing -D, Sethi Palace
Ambadi Road, Vasai (W), Tal.Vasai
DIST: Palghar.

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

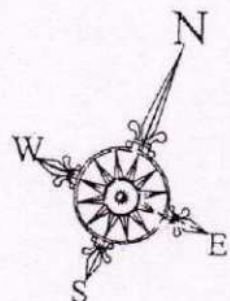
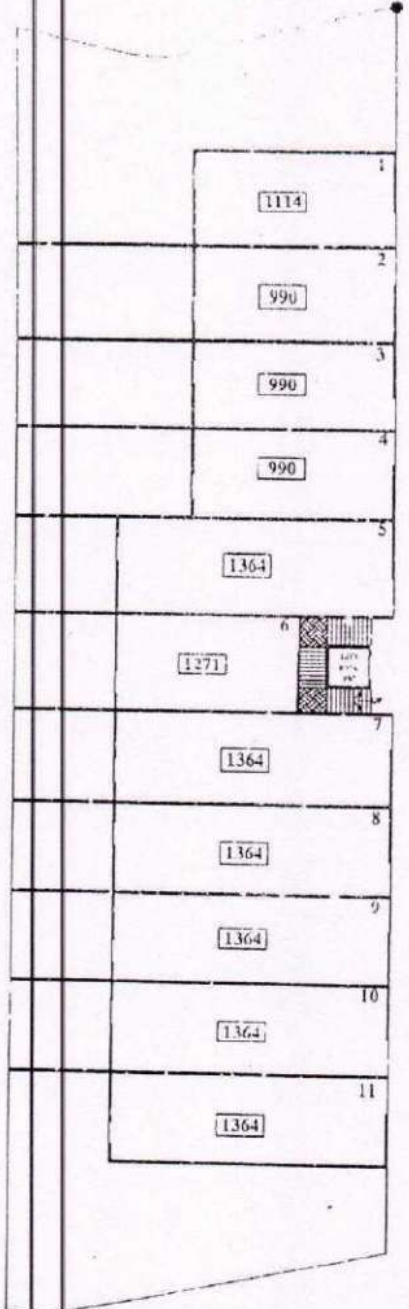
3) Tax superintendent
Ward Office.....
Vasai Virar City Municipal Corporation

For necessary action during taxation procedure
Dist. Palghar

एच.टी.ए. - २			
युस्तक	कम. नं.	६०७०	६३६०
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT २०१९			

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT २०१९

BUILDING - 1



GROUND FLOOR PLAN

BUILDERS:
NANDA INFRASTRUCTURES
VASAI ROAD (E), THANE - 401208

SQUARE IN. / STRIAL / म.म.
BUILDING - 1
ON LAND BEARING S NO 23, H 130 2(PT), S NO 24, H NO 130 2(PT)
VILL-SATIVALI, TAL-VASAI DIST-THANE

EN CON
Architectural & Structural Works
Project Consultants
VILL-SATIVALI, TAL-VASAI DIST-THANE
PHONE: 2242111, 2242112

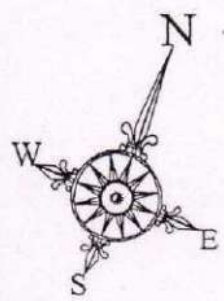
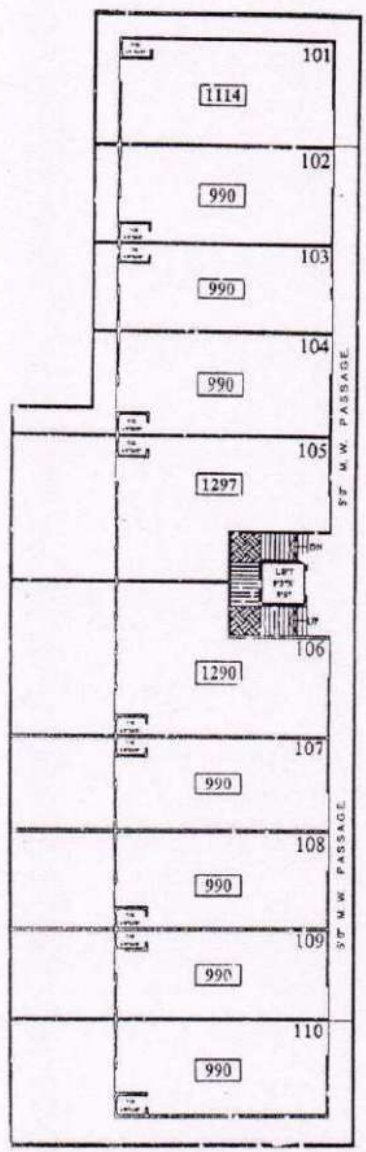


8015-8
 8010 0060
 8
 08

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

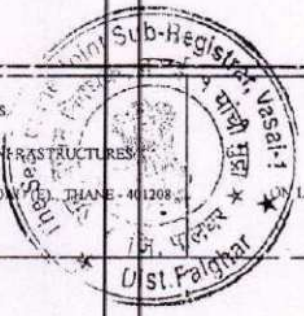
BUILDING - 1

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



FIRST FLOOR PLAN

BUILDERS:
 NANDA INFRASTRUCTURES
 VASAI ROAD, THANE - 401208



SQUARE INDUSTRIAL PARK
 BUILDING - 1
 LAND BEARING S.NO.23, H.NO.2(PT), S.NO.24, H.NO.1(PT), 2 OF
 VILL-SATIVALI, TAL-VASAI, DIST-THANE.

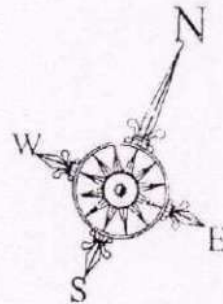
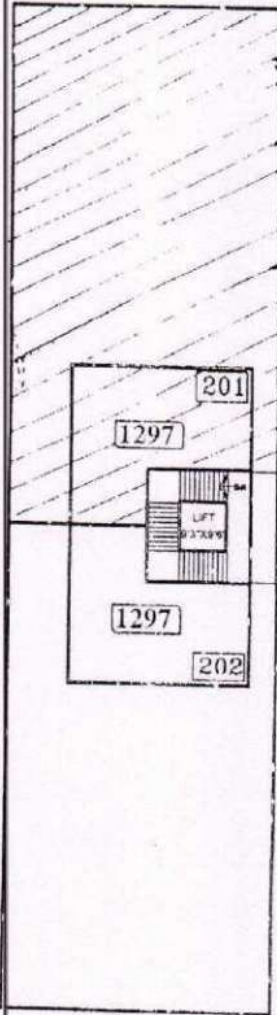
EN-CON
 Architectural & Structural Works
 Project Consultants
 0 28 101 9990, 82TH PALMCRANBACH ROAD,
 VASAI ROAD (WEST), DIST. THANE, PHO. 220618, 220619
 Email: encon1@gmail.com

वसई-१			
पुस्तक	दस्तावेज	लग	वर्ग
१	६०७७		
२०११			

BUILDING - 1

Nanda

Palhi



SECOND FLOOR PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT


BUILDERS.
NANDA INFRASTRUCTURES
VASAI ROAD (E), THANE - 401208

SQUARE INDUSTRIAL PARK
BUILDING - 1
ON LAND BEARING S.NO 23,H.NO 2(PT), S NO 24,H.NO 1(PT),2 OF
MILL-SATIVALI, TAL-VASAI, DIST-THANE

EN-CON
Architectural & Structural Works
Project Consultants
10/10 WING, BETHFALACE AMBROD ROAD,
ADAMNESHWAR ROAD, PHASE 1, VASAI EAST,
DIST. PALGHAR



आयकर विभाग
INCOME TAX DEPARTMENT
MANOJ BUDHIA
JAGDISH PRASAD BUDHIA
22/12/1962
Permanent Account Number
AABPB2960R




आयकर विभाग
INCOME TAX DEPARTMENT
NANDANRA STRUCTURES
10/03/2008
Permanent Account Number
AAHFN3310

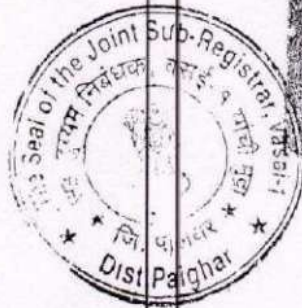


मुस्तक	वस्तु क्र.	८०७०	७६	७८
१		२०१९		

आयकर विभाग
INCOME TAX DEPARTMENT
शाम्भू प्रान्त
SHAMBHU PRANATH
16/10/1988
Permanent Account Number
AKMPN9232B



आयकर विभाग
INCOME TAX DEPARTMENT
किरण मैन्युफैक्चर्स
KIRAN MANUFACTURES
CHIMANLAL SADANI MISTRY
11/09/1954
Permanent Account Number
AAQDM1373J



दस्त गांधवारी भाग 2

वसई 65/65
दस्त क्रमांक: 6017/2019

28/05/2019 5:53:52 PM

दस्त क्रमांक : वसई 1/6017/2019

दस्ताचा प्रकार :- कर्णारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव: मनोज जगदीश बुधिया पत्ता: प्लॉट नं. - , बाळा नं. - , इमारतीचे नाव: सिम्बर ओक, ब्लॉक नं: 303, रोड नं: रश्मि विलोस, अरुणी रोड, महिंद्रा गेट नं. 4 अखळ, साखंडवाणा, धादिवर्गी इन्स्ट, महाराष्ट्र, मुंबई. पिन नंबर: AABPB2960R	निवृत्त देणार वय :- 56 स्वाक्षरी: <i>[Signature]</i>		
2	नाव: मे नंदा इन्फ्रान्ट्रुचर तर्फे भागीदार देवजी देवात नंदा - पत्ता: प्लॉट नं. - , बाळा नं. - , इमारतीचे नाव: किन्डीग नं. 3, ब्लॉक नं: गाला नं. 1 ग, रोड नं: तुंगारेश्वर काटा, सातिवली, वसई इन्स्ट, महाराष्ट्र, ठाणे. पिन नंबर: AAHFN6311Q	निवृत्त देणार वय :- 42 स्वाक्षरी: <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथित कर्णारनामा चा दस्त ऐवज करून दिल्याने कथित कर्णारनामा शिक्का क्र.3 ची वेळ: 28 / 05 / 2019 05 : 58 : 48 PM

ओळख:-

खालील इमम असे निवेदीत करताना की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीस ओळखताना व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव: जयेश नंदा वय: 28 पत्ता: वसई पिन कोड: 401202	स्वाक्षरी: <i>[Signature]</i>		
2	नाव: किरण मिश्री वय: 54 पत्ता: वसई पिन कोड: 401202	स्वाक्षरी: <i>[Signature]</i>		

Wino

शिक्का क्र.4 ची वेळ: 28 / 05 / 2019 05 : 59 : 48 PM

शिक्का क्र.5 ची वेळ: 28 / 05 / 2019 06 : 00 : 20 PM नातणी पुस्तक 1 मागे

Sub Registrar Vasai-1
सह. दुय्यम निबंधक, वसई क्र. १

EPayment Details.

sr.	Epayment Number	Defacement Number
1	2705201913753	2705201913753D
2	MH001969546201920E	0001134874201920

प्रमाणित करण्यांत येते की
या दस्तामध्ये एकूण राने... आहेत.
[Signature]
सह. दुय्यम निबंधक, वसई-१

- 1 Verify Scanned Document for correctness through the registration software (in a write) print out after scanning
- 2 Get print immediately after registration



पुस्तक क्रमांक: 6090
सह. दुय्यम निबंधक, वसई-१
तारीख: २८/०५/२०१९

6017/2019

Summary I (GoshwaraBhag-1)

79/6017

मंगळवार, 28 मे 2019 5:50 म नं.

दम्त गोश्वारा भाग-1

वसई 1 100/105

दम्त क्रमांक 6017/2019

दम्त क्रमांक: वसई/6017/2019

वाजार मूल्य: ₹. 77,18,000/- मोबदला ₹. 77,65,000/-

भरलेले मुद्रांक शुल्क: ₹. 4,66,000/-

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

अ. क्र. 6017 वर दि. 28-05-2019

राजी 5:55 म नं या हजर केला.

पावती 7291

पावती दिनांक: 28/05/2019

पारदर्कत्वासाठीचे नान मनाज तजवीज बुधिया

एरणी: 11

₹. 30,000.00

दम्त टासाळणी फी

₹. 1560.00

पृष्ठाची संख्या: 78

एकूण: 31560.00

दम्त हजर करणाऱ्याची राही:

Sub Registrar Vasai-1 सह. दु. नि. वसई क्र. १

Sub Registrar Vasai-1

दस्ताचा प्रकार: करारनामा

सह. दु. नि. वसई क्र. १

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या इलीन किंवा स्थानिय असलेल्या कोणत्याही कर्तव्य क्षेत्राच्या इलीन किंवा उप-खंड (टोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 28 / 05 / 2019 05 : 55 : 25 PM ची वेळ: (माद्रीकरण)

शिक्षा क्र. 2 28 / 05 / 2019 05 : 57 : 09 PM ची वेळ: (फी)

