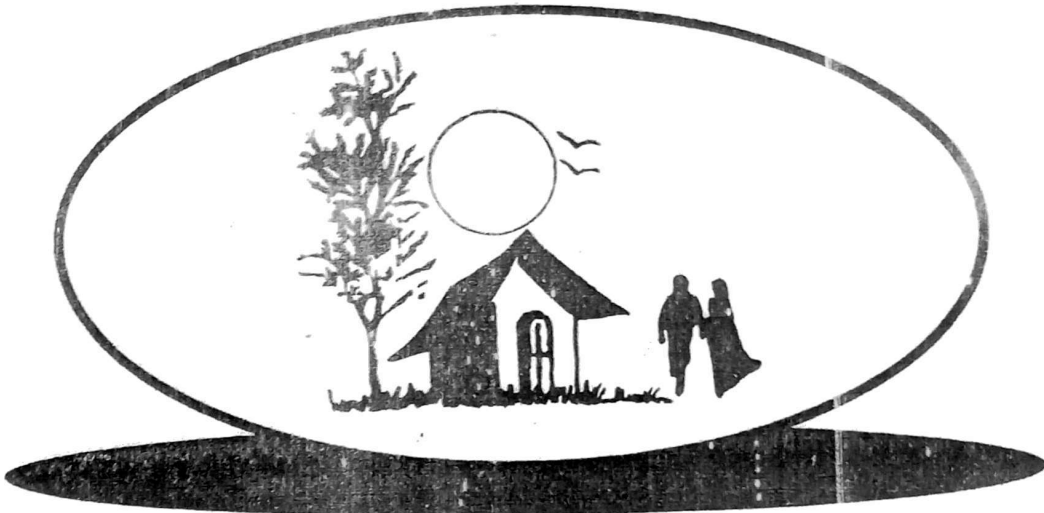




**AGREEMENT FOR SALE  
IN RESPECT OF**

SANTOSH MARUTI NANAVARE



FLAT/SHOP NO. 404 ON FOURTH FLOOR

MAHASHAKTI DEVELOPERS

**BUILDERS & DEVELOPERS**

Mahashakti Apt., Marvel road, Vitar (E)

Thane-



Thursday, October 01, 2009

4:52:18 PM

Original

नोंदणी 39 म.

Regn. 39 M

## पावती

पावती क्र. : 8548

गावाचे नाव विरार (नगरपालिका हद्द)

दिनांक 01/10/2009

दस्तऐवजाचा अनुक्रमांक वसई 2 - 08548 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: संतोष मारुती ननावरे - -

नोंदणी फी	:-	4520.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)	:-	600.00
<b>एकूण</b>	<b>रु.</b>	<b>5120.00</b>

आपणास हा दस्त अंदाजे 5:06PM ह्या वेळेस मिळेल

दुय्यम निंबधक

वसई 2

बाजार मुल्य: 452000 रु. मोबदला: 450000रु.

भरलेले मुद्रांक शुल्क: 10700 रु.

Customer's Copy

**THE KAPOL CO-OP BANK LTD.**  
 BANKING DEPARTMENT

Branch: SHIVAJINagar Date: 15/10/20

Particulars: 10000/-

Name & Address of the Standing Party: MAHA SHAKTI DEVELOPERS, 1st Floor, Mahshakti Apartment, Manvel Pada, Virar (East), Tal Vasai, Dist. Thane.

Account No. 10000000000000000000

Date of the Document: 15/10/20

DD/Chq/Other: DD

Drawee: MAHA SHAKTI DEVELOPERS

Drawee's Address: 1st Floor, Mahshakti Apartment, Manvel Pada, Virar (East), Tal Vasai, Dist. Thane.

Trans ID: 10000000000000000000

Branch: SHIVAJINagar

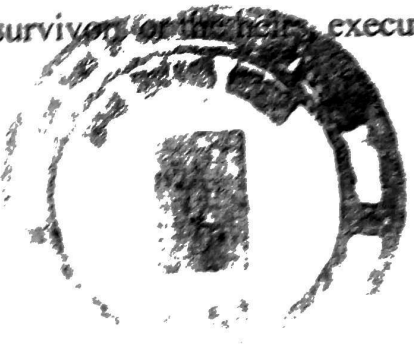
Franking St. No. 10000000000000000000

Cashier: 10000000000000000000

₹ 10000/-  
 10000 Rupee  
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**AGREEMENT**

ARTICLES OF AGREEMENT is made and entered into at MANVEL PADA on this 1st day of OCT in the Christian Year Two Thousand Nine BETWEEN M/s MAHA SHAKTI DEVELOPERS, a Partnership firm, having office at, 1<sup>st</sup> Floor, Mahshakti Apartment, Manvel Pada Road, Manvel Pada, Virar (East), Tal Vasai, Dist. Thane, hereinafter called "THE BUILDER" (Which expression shall unless it be repugnant to the context meaning thereof be deemed to include the partner or partners for the time being the said firm, their survivor or survivors or their heirs, executors, administrators and assigns) of the FIRST PART :



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 INDIA STAMP DUTY MAHARASH

THE KAPOL CO-OP BANK LTD.  
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A N D

MR/MRS. SANTOSH MARU NANAVARE

Residing at D. 3 253, Sweet home Hsg, soc, Gorai plot No. 253, R.S.C. 39, Sector - 2, Borivali (W) M-92.

hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/ her/ their heirs excuse administrators and assigns) of the SECON PART :

WHEREAS :-

a) One Mr. Pradeep R. Kondkar & Other was the original owner of N. A. land admeasuring H. R. 0-06-1 bearing Survey No. 399, Hissa No. 2 & 5., lying being and situated at Village- Virar (Manvel Pada), Taluka- Vasai, District- Thane, within the area of Sub-Registrar Vasai- II at Vasai- II (hereinafter referred to as the said land/property)

b) The said Mr. Pradeep R. Kondkar & Other executed agreement of sale Sub-Registrar Vasai -II dated 16<sup>th</sup> July 2008 in favor of Mr. Arvind M. Bari & Other with respect to development of the said land.

c) Mr. Arvind M. Bari & Other has executed partnership deed in favor of M/s. Maha Shakti Deveopers with respect to the development of the said land (therein called "The Developers")

महा शक्ति डेव  
Maha Sh.





A N D

MR./MRS. SANTOSH MARUTI NANAVARE.

Residing at D 3, 253, Sweet Home Hsg. Soc. Corad Plot No. 253, R.S.C 39, Sector-2, Borivali (W), M-92.

hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/ her/ their heirs excuse administrators and assigns) of the SECON PART :

**WHEREAS :-**

- a) One Mr. Pradeep R. Kondkar & Other was the original owner of N. A. land admeasuring H. R. 0-06-1 bearing Survey No. 399, Hissa No. 2 & 5., lying being and situated at Village- Virar (Manvel Pada), Taluka- Vasai, District- Thane, within the area of Sub-Registrar Vasai- II at Vasai- II (hereinafter referred to as the said land/property)
- b) The said Mr. Pradeep R. Kondkar & Other executed agreement of sale Sub-Registrar Vasai -II dated 16<sup>th</sup> July 2008 in favor of Mr. Arvind M. Bari & Other with respect to development of the said land.
- c) Mr. Arvind M. Bari & Other has executed irrevocable power of attorney dated 25<sup>th</sup> August 2008 in favor of Mr. Prasad Pandurang Pawar with respect to the development of the said land.
- d) Mr. Prasad Pandurang Pawar has executed irrevocable power of attorney & development agreement dated 14/05/2008 in favor of 1) Mr. Prakash D. Vora who are the partners of M/s. Maha Shakti Developers with respect to the development of the said land (therein called "The Developers")

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e) The Builders are entering into several agreement similar to this agreement with several parties who may agree to take acquire premises in the said land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the Builders with a view ultimately that the purchaser/s of the various premises along with occupants of the other premises in the said land shall form a co-operative Housing Society or Limited Company the said land together with the building thereon will be conveyed as herein provided.

f) The purchaser/s has/ have demanded form the Builders for inspection of the aforesaid building plans, specification of and other document referred to above including the agreement such inspection has been duly give to and taken by the purchaser/s. The purchaser/s has/ have also satisfied himself/ herself/ themselves about the same.

g) The Builder has supplied to the purchaser/s such of the document as are mentioned in Rule 4 of the Maharashtra Ownership Flat Rules 1964, as demanded by the purchaser/s.

NOW, THE AGREEMENTS WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1) The Builders shall construct the said building on the said plot of land in accordance with plans, designs, specifications approved by Flat/Room/Shop Purchaser/s will only such variation and modifications as the Builder may consider necessary.

2) The Flat/ Room/Shop Purchaser/s hereby agrees to purchase from the builder and the Builder hereby agrees to sell out he Flat/Shop/Room Purchaser/s one Flat/Room/Shop bearing No. 104 of the Super built up area admeasuring 31.75 square feet. i.e. 31.75 sq. meters built up (which is inclusive of

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(the areas of the balconies) on Fourth floor as shown in the floor plan thereof hereto annexed and marked annexure \_\_\_\_\_ in the building known as

**MAHA SHAKTI APARTMENT** (hereinafter referred to as "The Flat/Room/Shop") for the price of Rs. ₹ 25,00,000/-

(Rupees Four Crores Fifty Thousand Only)

including price of the common areas and facilities appurtenant to the said premises. the nature, extent and description of the common facilities which are more particularly described in the Second Schedule hereunder written.

3) The said consideration of Rs. ₹ 25,00,000/- (Rs. Four Crores Fifty Thousand Only) shall payable in the following manner.

- Rs. \_\_\_\_\_/- on booking of the Flat./Room/Shop..
- Rs. \_\_\_\_\_/- on or before completion of plinth.
- Rs. \_\_\_\_\_/- on or before completion of 1<sup>st</sup> slab.
- Rs. \_\_\_\_\_/- on or before completion of 2<sup>nd</sup> slab.
- Rs. \_\_\_\_\_/- on or before completion of 3<sup>rd</sup> slab.
- Rs. \_\_\_\_\_/- on or before completion of 4<sup>th</sup> slab.
- Rs. \_\_\_\_\_/- on or before completion of brickwork.
- Rs. \_\_\_\_\_/- on or before completion of brick work fitting and plumbing
- Rs. \_\_\_\_\_/- remaining at the time of occupation of the said Flat.

4) The Builders hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter And shall, before handing over possession of the Flat to the Flat Purchaser/s, obtained from the concerned local authority occupation and/or completion certificates in respect of the Flat/Room/Shop.

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5) The Flat/Room/Shop Purchaser/s hereby agrees to pay to the Builder interest at Eighteen (18%) percent per annum on all the amounts which become due and payable by the Flat/Room/Shop Purchaser/s to the Builder under the terms of this Agreement from the date of the said amount is payable by the Flat/Room/Shop Purchaser/s to the Builder.

6) On the Flat/Room/Shop purchaser/s committing default in payment on due date of any amount due and payable by the Flat/Room/Shop purchaser/s to the Builders under this agreement (including his/her/their proportionate share of taxes levied by the concerned local authority and other outgoing) and on the Flat/Room/Shop Purchaser/s 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 herein before contained shall not exercised by the Builders unless and until the Builders shall have give to the Flat/Room/Shop purchaser/s fifteen days prior notice In writing of their intention to terminate this agreement and of the Specific breach or breaches of the terms and conditions in respect of the which it is intended to Terminate the agreement and default shall have been made by the Flat/Room/Shop purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

PROVIDED FURTHER that upon termination of this agreement as a foresaid, the Builders shall refund to the Flat /Room/Shop purchaser/s the instilments of sale price of the Flat /Room/Shop which may till have been paid by the Flat /Room/Shop purchaser/s to the Builders but the Builders shall not be liable to pay to the Flat /Room/Shop purchaser/s any interest on the amounts so

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so refunded and upon termination of this agreement and refund of aforesaid amount by the Builders, the Builders shall be at liberty to dispose off and sell the Flat /Room/Shop to Such person and at such price as the Builders may in his absolute discretion think fit.

7) The Fixtures, fittings and amenities to be provided by the Builders in the premises and the said building are those that are set out in schedule 'C' hereunder written.

8) The Builders shall give possession of the premises to the Flat /Room/Shop Purchaser/s on or before \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_  
If the Builders fails or neglects to give possession of the Flat /Room/Shop to the Flat /Room/Shop Purchaser/s on account of reasons beyond their control and of his agents As per the provision of section 8 of Maharashtra Ownership Flat, Act, by The aforesaid date or dates prescribed Section 8 of the said act, then the Builders shall be liable on demand to refund to the Flat /Room/Shop purchaser/s the Amounts already received by them in respect of the Flat /Room/Shop with simple interest at nine (9%) per cent, per annum from the date the Builders received the Sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified In section 8 have been satisfied or not will be referred to the competent authority who will act as an arbitrator. Till the entire amounts and interest Thereon is refunded by the Builders to the Flat /Room/Shop purchaser/s they shall, subject to prior encumbrances, if any, be a charge over the said land as well as the construction or building in which the Flat /Room/Shop are situated or were to be situated.

PROVIDED that the Builders shall be entitled reasonable Extension of time for giving delivery of Flat /Room/Shop on the aforesaid date, if, The completion of building in which that Flat /Room/Shop is to be situated is delayed on account of:

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- i) Non-Availability of steel, cement, other building material, water or electric supply.
  - ii) War, Civil Commotion or act of God.
  - iii) Any notice, order rule, notification of the Government and/or other Public or competent authority.
- 9) The Flat /Room/Shop Purchaser/s shall take possession of the Flat /Room/Shop within seven days of the Builders giving written notice to the Flat /Room/Shop Purchaser/s intimating that the said Flat /Room/Shop are ready for use and occupation.
- 10) The Flat/Room/Shop Purchaser/s shall use the Flat /Room/Shop or any part thereof or permit the same to be used only for purpose of Residence and /or commercial.
- 11) The Flat /Room/Shop Purchaser/s along with other Purchaser/s of Flat /Room/Shop in the building shall join in forming and registering the society The Flat/Room/Shop Purchaser/s will also from time to time sign and execute the application for registration and/or membership and other paper and document necessary for the formation and the registration of the society or limited company and for becoming a member including the bye-laws of the proposed society and full fill and sign and returns to the Builders within seven days of the same being forwarded by the Builders to the Flat/Room/Shop Purchaser/s. So as to enable Builders to register the organization of the Flat/Room/Shop Purchaser/s under Section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flat (Regulation of the promotion of Construction, Sale, Management and Transfer), Rules, 1964. No objection shall be taken by the Flat/Room/Shop Purchaser/s if any changes or modifications are made in draft by-laws or the Memorandum and/or Articles of Association, as may be required by the registrar of Co-operative Societies or the Registrar of companies, as the case may be, or any other competent Authority.

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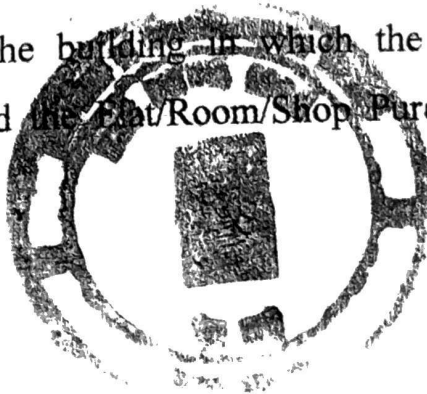
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12) Unless it is otherwise agreed to by and between the parties hereto the Builders shall, within four months of registration of the society or limited company, s foresaid cause to be transferred to society or limited company all right, title and interest of the vendors and/or the owner in the aliquot part of the said land together with the building obtaining or executing the necessary conveyance and/or assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favors of such society or limited company, as the case may be such conveyance/assignment of lease shall be in keeping with the terms and provisions of this agreement.

13) At the time of registration the Flat/Room/Shop Purchaser/s shall pay to the Builder the Flat/Room/Shop Purchaser/s share of stamp duty and registration charges payable, if any by the said society or limited company.

14) The Flat/Room/Shop Purchaser/s or himself/ herself/ themselves with intention to bring all persons into whatsoever hands the Flat/Room/Shop may come, doth hereby covenant with the Builders as follows:-

a) To maintain the Flat/Room/Shop at Flat/Room/Shop Purchaser/s Purchaser's own costs the Flat/Room/Shop agreed to be acquired by him/her/them in the same good tenantable repair and condition from the date of possession of the Flat/Room/Shop is taken and shall not do or suffered to be done anything in or to the building in which may be against the rule, regulations or bye-laws or concerned local or any other authority or change/after to make addition in or to the building in which the Flat is situated the Flat/Room/Shop is situated the Flat/Room/Shop Purchaser/s itself or any part thereof.

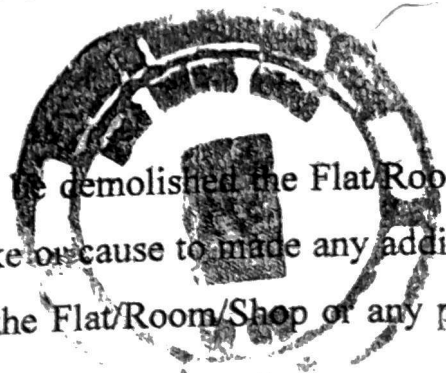


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- b) Not to store in the Flat/Room/Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structures of the building in which the Flat/Room/Shop is situated or storing of which good is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which Flat/Room/Shop is situated, including entrances of the building in which the Flat/Room/Shop is situated and in case any damage is caused to the building in which the Flat is situated or the Flat/Room/Shop in account of negligence or default of the Flat/Room/Shop purchaser/s in this behalf, the Flat/Room/Shop Purchaser/s shall be liable for the consequences of the breach.
- c) To carry at his/her/their own cost all internal repairs to the Flat/Room/Shop and maintain the Flat/Room/Shop in the same conditions, state and order in which it was delivered by the Builders to the Flat/Room/Shop Purchaser/s and shall not do or suffering to be done any thing in or to the building in which the Flat/ Room/ Shop is situated or the Flat/Room/Shop which may given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Flat/Room/Shop Purchaser/s committing any act in contravention of the above provision, the Flat/Room/Shop Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the Flat/Room/Shop or any part thereof, nor at any time make or cause to made any addition or alteration of whatsoever nature in or to the Flat/Room/Shop or any part thereof not any alteration in the

  
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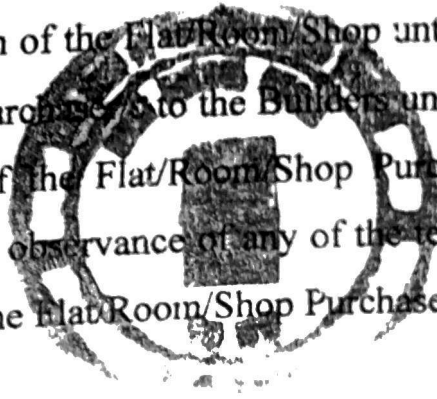
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elevation and outside color scheme of the building in which the Flat/Room/Shop is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or R.C.C. padres or other structural members in the Flat without the prior written permission of the Builders and/or the society or limited company.

- f) / Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Room/Shop in the compound or any portion of the said land and the building in with the Flat/Room/Shop is situated.
- g) Pay to the Builders within seven days of demand by the Builders, his/her/their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat/Room/Shop is situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levy's if any, which are imposed by the concerned local authority and/or Government and/or other public authority, account of change of user of the Flat/Room/Shop by the Flat/Room/Shop by Purchaser/s viz. user for any purposes other than for residential and business purpose.
- i) The Flat/Room/Shop Purchaser/s shall not let, sub-let, transfer, assign part with Flat/Room/Shop Purchaser/s interest or behalf factor of this agreement or part with the possession of the Flat/Room/Shop until all the dues payable by the Flat/Room/Shop Purchaser/s to the Builders under this agreement are fully paid up and only if the Flat/Room/Shop Purchaser/s had not been guilty of breach of or non observance of any of the terms and conditions of this agreement and until the Flat/Room/Shop Purchaser/s has/have intimated in writing to the Builder.

  
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- j) The Flat/Room/Shop Purchaser/s shall observe and perform the rules and Regulations, which the society or the limited company may adopt as its inceptions and the additions, alternations or amendments thereof that may be made from time for protection and maintenance of the said building and the Room/Shop therein and for the observance and performance of the said building Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Flat/Room/Shop Purchaser/s shall also observe and perform all the stipulation and condition lay down by the society/limited company regarding the occupation and use of the Flat/Room/Shop in the building and shall pay taxes, expenses or other outgoings in accordance with the terms of this agreement.
- k) Till conveyance of building in which Flat/shop is situated is executed the Flat Purchaser/s shall permit the Builders and their surveyors and agents, with or without workmen and other, at all reasonable time, to enter into and upon the said land and building or any part thereof to view and examine the state and condition thereof.
- 15) Nothing contained in the agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flats or the said land and building or any part thereof. The Flat Purchaser/s shall have no claim save and except in spaces, parking spaces, lobbies, staircases, recreation spaces etc. will remain the property of the Building until the said land and building is transferred to the society/limited company as hereinafter mentioned.
- 16) Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this agreement or any forbearance or giving of time to the Flat Purchaser/s by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of

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any of the terms and conditions of this agreement by Flat Purchaser/s nor shall the same in any manner prejudice the right to the Builder.

17) The Flat Purchaser/s and/or the Builders shall present this agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the registration and admit execution thereof.

18) IT IS AGREED BY AND BETWEEN the Builders and Purchaser/s that in case any additional F.S.I. is granted or construction of additional floor or floors is allowed then the Builder is entitled to construction and the Builders has reserved the right to construct the same additional construction mentioned above and disposes the same. The necessary covenant in the deed of conveyance to be executed in favors of Co-Operative Housing Society shall be incorporated.

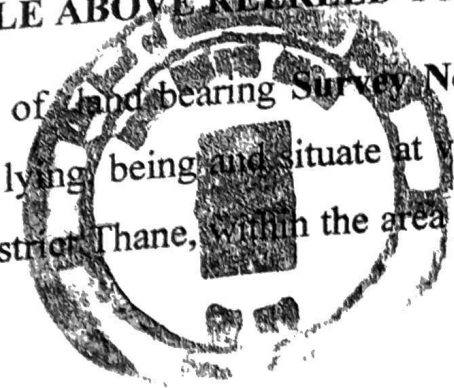
19) The Flat/Room/Shop Purchaser/s shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the Builders under this agreement.

20) This agreement shall always be subject to the provision of Maharashtra Co-Operative Societies Act 1960 with rules made there under and also The Maharashtra Ownership Flat (Regulation of the Promotions of Construction, sale, Management and Transfer) act, 1963.

**SCHEDULE 'A'**

**SCHEDULE ABOVE REFERRED TO FLAT**

ALL THAT piece or parcel of land bearing Survey No. 399 Hissa No. 2 & 5 admeasuring H. R. 0-06-1, lying being and situate at village Manvel Pada Virar Virar east Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No.II



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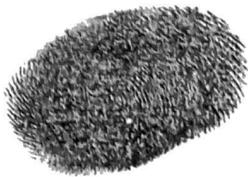
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**SCHEDULE 'B'**  
**SCHEDULE ABOVE REFERRED TO FLAT**

Flat No. hoh, on the Fourth Floor, admeasuring  
           square feet Super Built up area, i.e.             
Square meters Built up area, in building known as MAHA SHAKTI  
APARTMENT, constructed on N.A. land admeasuring 669 sq. meters, out of  
Survey No. 399, Hissa No. 2 & 5., admeasuring H. R. 0-06-1, lying, being and  
situate at village Manvel Pada Virar, Virar (E), Taluka Vasai, District Thane  
within the area of Sub-Registrar at Vasai No. II (Virar).

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

SIGNED AND DELIVERED by the )  
With in named "THE BUILDER" )  
M/S.MAHA SHAKTI DEVELOPERS )  
Through his PARTNER )  
MR. Praakash. D. Vora )  
in the presence of :



2121 1121 1121

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SIGNED AND DELIVERED by the )  
With in named "THE PURCHASER/S" )

1) Mr. Santosh . M. Nanavare )

In the presence of : )

1. 8

2. P. Gow

RECEIVED the day and the year first )  
hereinabove written of the from the )  
with in named PURCHASER/S, the )  
sum of Rs. One Lakh only )

Rs. 100000

as and by way of earnest/full consideration )  
Money, to be paid by him/them/her to me. )

WITNESSES:-

WE SAY I HAVE RECEIVED.

1. 8

2. P. Gow

9/12/21 12:21 PM

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Santosh



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सुना सर्वे नं.

गाव नमुना सात  
 (महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठेवणे)  
 नियम १९७१-यांतील नियम ३,५,६ आणि ७) (अधिकार अभिलेख पत्रक)  
 तहसील : वसई

भूमापन क्रमांक	भूमापन क्रमांकच्या उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नाव				खाते क्रमांक
३६६	२	१	[Handwritten Name]				
सर्वेचे स्थानिक नांव			[Handwritten Name]				कूळचे नांव
एकूण क्षेत्र			हेक्टर	आर	प्रति	[Handwritten Notes]	
एकूण			०	१८	२	[Handwritten Notes]	
एकूण आकारणी			रुपये	पैसे		सीमा आणि भूमापन चिन्हे :	
एकूण			२	३५			

गाव नमुना बारा (पिकांची नोंदवही)  
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यांतील नियम २९)

पिकाखालील क्षेत्र										पडीत व भिन्नस्व निलम्बयोगी अथवा जमिनीच्या तपशिल	पाणी पुरवठ्याचे साधन	जमीन करणाराचे नांव	शेरा
मिश्र पिकांचे एकूण क्षेत्र			धटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भळ पिकाखालील क्षेत्र							
संकेतांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
२	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
	हे.आ	हे.आ		हे.आ	हे.आ		हे.आ	हे.आ		हे.आ			

सर्वेचे स्थानिक नांव (नकल)  
 १०/१०/१०

तलाठी सजा







शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अविका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, बसई (पूर्व), जि. ठाणे ४०९ २९०  
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. CIDCO/VVSR/AM/BP-508/W/118

दिनांक : 20/12/20

TO,  
M/s. Mahashakti Builder & Developers  
Marvel Road,  
Virar (W), Tal Vasai,  
DIST : THANE.

SUB: Amended plan approval for the proposed Residential Build  
on land bearing S.No. 399 H.No.5 Village Virar Taluka Vasai  
Dist Thane.

- Ref: 1) Commencement certificate No. CIDCO/VVSR/SR/BP-508/W/118  
dated 02/04/2002.  
2) Your licensed surveyor's letter dated 21/08/2002.

Sir/Madam,

With reference to your licensed surver's letter referred  
above, please find enclosed herewith approved amended plans for  
Residential Building on Land bearing S.No.399 , H.No.5, Village  
Virar Tal Vasai Dist Thane, as per the following details :-

Sr. No.	PREDOMINANT USE	No. of Flats Shops	NO. OF FLOORS	B.U.A. (in sq.mt)
1.	Residential	32 Flats	Gr. + 4	985.720
Total				985.720

The amended plan duly approved herewith supersedes all the earlier  
approved plans. The conditions of Commencement Certificate  
granted vide this office letter No. CIDCO/VVSR/SR/BP-508/W/1187  
dated 02/04/2002, stands applicabale to this approval or amended  
plans alongwith the following condition.

- 1) The occupancy Certificate for the buildigs will be  
issued only after provision of potable water is made  
available to each occupant.

Contd....2/-





शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

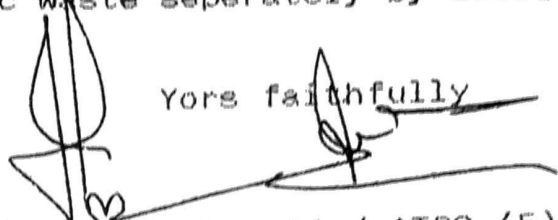
वसाई-२  
६५४६/१००-  
१०/१०

संदर्भ क्र. :

2

दिनांक :

- 2) 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.
- 3) 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.
- 4) The Special Planning Authority 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, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department

Yours faithfully  
  
ASSOCIATE PLANNER / ATPO (E)

c.c. to :

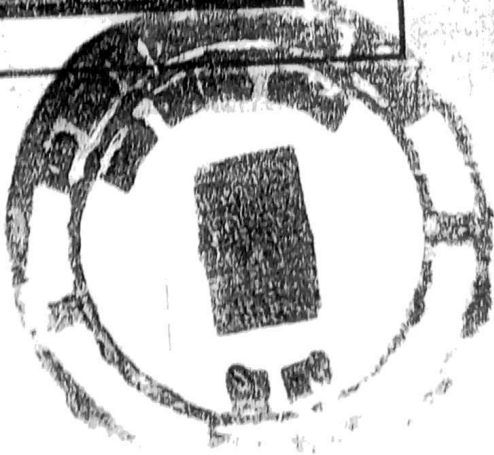
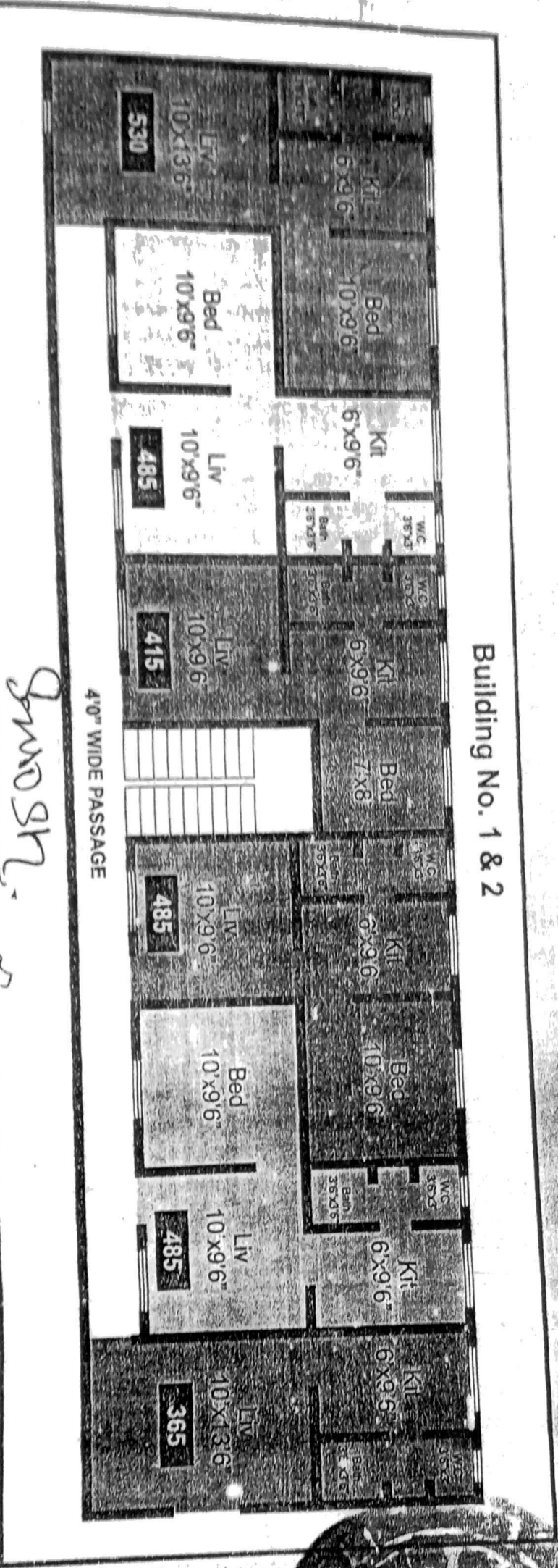
M/s. P.T.Chheda Engg. & Architectural  
Madhumati Apt., A-120,  
S.V. Road, Malad (W)  
Mumbai-64



बसंत-२  
 ८५४६ १२००  
 २८१७०

# MAHA-SHAKTI APARTMENT

Building No. 1 & 2



TYPICAL FLOOR PLAN (GR TO 4TH)

MAHA-SHAKTI APARTMENT



6486  
24/3

Approved as amended in  
to the Conditions mentioned  
in the No. C1/DC/VVSR/HM/CP- 508/W/936  
24/09/2002

ASSOCIATE PLANNING (WORK)  
CDDO LIMITED,  
EASERKA COMMERCIAL COMPLEX,  
SECOND FLOOR, VASAI (EAST),  
DIST. THANE.

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

PROFORMA - II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON S.NO.399 HISS 5  
VILLAGE VIRAR, TALUKA-VASAI, DIST. THANE.

NAME OF OWNER/APPLICANT

**MAHASHAKTI BUILDER & DEVELOPERS**

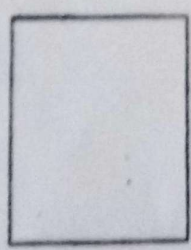
DRAWING NO.

3344.V P2

SCALE  
AS SHOWN

DRAWN BY

R. FERNANDES



A R C H I T E

P.T. CHHEDA ENGINEERS & ARCHITECTURAL PROJECT CONSULTANTS

MADHURVA ART. A-120  
S.V. ROAD  
MALAD (WEST)



Approved as amended in.....

Subject to the Conditions mentioned

Case letter No. CI 500/VVSR/114/CP- 508/W/936

dated. 25/04/2002

ASSOCIATE PLANNING (PVT)  
LIMITED.

AMBICA COMMERCIAL COMPLEX,  
SECOND FLOOR, VASAI (EAST),  
DIST. THANE.

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