

79/12637

पावती

Original/Duplicate

Wednesday, September 04, 2024

नोंदणी क्र.: 39म

4:54 PM

Regn.: 39M

पावती क्र.: 15012 दिनांक: 04/09/2024

गावाचे नाव: नवधर

दस्तावेजाचा अनुक्रमांक: वसई-1-12637-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: स्वाती प्रशांत भोईर - -

नोंदणी फी

रु. 18000.00

दस्त ह्याताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

एकूण:

रु. 19360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:14 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai I

सह. दुय्यम प्रिंटर, वसई-१
वर्ग-२

वाजार मूल्य: रु. 1771000/-

मोबदला रु. 1800000/-

भरलेले मुद्रांक शुल्क : रु. 126000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924041004934 दिनांक: 04/09/2024

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 18000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007777581202425E दिनांक: 04/09/2024

वैकेचे नाव व पत्ता:

S. Bhai

मुळ दस्त परत दिला

वसई-१			
पुस्तक	दस्त. क्र.	२	६५
शीचे	दिनांक	३०/११/२०१३	रोजीचे

घोषणापत्र / शपथपत्र

परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी केलेल्या दस्तऐवजामधील मिळकत ही फसवणूकीद्वारे अथवा दुबार विक्री होत नाही. आमही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे/कुळमुखत्यारधारक खरे याची आमही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरी घेऊन आलो आहेत.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार जबाबदारीने आमही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुळमुखत्यारधारक (Holder) लिहून देणार हे हयात आहेत व उक्त कुळमुखत्यारपत्र अध्यापही अस्तित्वात व ते आजपावतो रद्द झालेले नाही याची आमही खात्री देत आहोत. तसेच सदरची शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन व कुळमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमही आमच्या आर्थिक पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तऐवज नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत मिळकतीचा हस्तांतरणबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई न तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची आमही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या नियमनुसार दस्तऐवजामधील मिळकतीचे मालक/कुळमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैध तपासने हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आमहास पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजात मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आमही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात आमही नोंदविण्यात आलेल्या व्यवहार कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बूडविली असल्यास अथ नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्र उद्भवल्यास त्यास आमही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाब राहणार आहोत याची आमहास पूर्ण कल्पना आहे.

त्यामुळे आमही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केले नाही. जसे नोंदणी अधिनियम १९०८ चे कलम ३०६ नुसार कोणतेही गुन्हे घडल्यास आमही नोंदणी अधिनियम १९०८ चे कलम ३०६ नुसार दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिर्ष शपथपत्र लिहून देणारे आमहाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र लिहून देणारे जोडत आहोत.

लिहून देणार




लिहून घेणार



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Report ID	202409043719	04 September 2024 11:26:28 PM			
पत्रकचाचे वर्ष	2024				
शहर	पालघर				
विकास विभाग	सालुका वसाई				
मूल्य विभाग	5. रोहोवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी				
शे मालक	Vasai-Virar Municipal Corporation	सर्व्हे नंबर / न भू क्रमांक	सर्व्हे नंबर 35		
विक्रम मूल्य दर तक्त्यानुसार मूल्यदर रु.					
जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मीजमागणाचे एकक
(रु.)	55800	64100	72300	64100	चौ मीटर
पॉव क्षेत्राची माहिती					
प्रकार क्षेत्र (Built Up)-	30.11 चौ मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव
प्रकाराचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	24 वर्षे	बांधकामाचा दर-	Rs 26626/-
वाहन सुविधा -	नाही	मजला -			
ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही		
मिश्र					
राज्या					
रतीमधील					
मजल्यावरील					
मै - नाही					
ale Type -					
at Sale					
ale/Resale of built up Property constructed after circular dt 02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= (((72300-16070) * (76 / 100)) + 16070)				
	=				
	Rs 58804 8/-				
मुख्य मिळकतीचे मूल्य	= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र				
	= 58805 * 30.11				
	= Rs 1770618 55/-				
Applicable Rules	= 3				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅट/नाईट मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य/खुली बाल्कनी + वरील गळीचे मूल्य + बँडिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बँडिस बाल्कनी + स्वयंचालित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 1770618 55 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs. 1770619/-				
	= १ सतरा लाख सत्तर हजार सहा शे एकोणवीस /-				

वसाई-१			
पुस्तक	वस. क्र.		
१	92836	3	६८
		२०२४	

Home Print

सह. दुय्यम निबंधक, वसाई-१
वर्ग-२



वसई-१			
पुस्तक	दस्तावेज क्र.		
	92830	४	१८
१	२०२४		

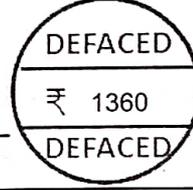


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0924041004934	Receipt Date	04/09/2024
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Received from Swati Bhoir, Mobile number 9823627868, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered on Document No. 12637 dated 04/09/2024 at the Sub Registrar office S.R. Vasai 1 of the District Palghar.



Payment Details

Bank Name	IBKL	Payment Date	04/09/2024
Bank CIN	10004152024090404641	REF No.	2924820938
Deface No	0924041004934D	Deface Date	04/09/2024

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



CHALLAN
MTR Form Number-6

वसई-१			
पुस्तक क्र.	दस्त. क्र.	५	६
१	२०२४		

4007777581202425E	BARCODE	Date	04/09/2024-11:51:42	Form ID	25.2
Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)		AICPB9471E	
VS11_VASAI NO 1 SUB REGISTRAR		Full Name		SWATI PRASHANT BHOIR	
PALGHAR		Flat/Block No.		Office Premises No.A-207,Second Floor	
2024-2025 One Time		Premises/Building		Vora Plaza Building	
Account Head Details		Amount In Rs.		PIN	
01 Stamp Duty		126000.00		4 0 1 2 1 0	
01 Registration Fee		18000.00		Remarks (If Any)	
				PAN2=AATFS3162Q~SecondPartyName=MS SUNIL ENTERPRISES~	
				Amount In	
				One Lakh Forty Four Thousand Rupees Only	
		1,44,000.00		Words	
Payment Details		FOR USE IN RECEIVING BANK			
IDBI BANK		Bank CIN		Ref. No.	
Cheque-DD Details		69103332024090412698		2887328454	
DD No.		Bank Date		RBI Date	
		04/09/2024-11:52:44		Not Verified with RBI	
Bank		Bank-Branch		IDBI BANK	
Branch		Scroll No. , Date		Not Verified with Scroll	

Document ID : Mobile No. : 9823627868
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
लाल केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

Defaced Details

Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
(IS)-79-12637	0004315147202425	04/09/2024-16:54:44	IGR133	18000.00
(IS)-79-12637	0004315147202425	04/09/2024-16:54:44	IGR133	126000.00
Total Defacement Amount				1,44,000.00



Print Date 04-09-2024 05:00:25

CHALLAN
MTR Form Number-6



007777581202425E	BARCODE	Date	04/09/2024-11:51:42	Form No.	22
Inspector General Of Registration		TAX ID / TAN (If Any)	Payer Details		
Stamp Duty	Registration Fee	PAN No. (If Applicable)	AICPB/NAME		
VS11_VASAI NO 1 SUB REGISTRAR		Full Name	SWATI PRASHANT BHOIR		
PALGHAR		Flat/Block No.	Office Premises No.A-207, Second Floor		
2024-2025 One Time		Premises/Building	Vora Plaza Building		
Account Head Details	Amount In Rs.	Road/Street	Navghar, Vasai East		
Stamp Duty	126000.00	Area/Locality	Town/City/District		
Registration Fee	18000.00	PIN	4	0	1 2 1 0
Remarks (If Any)		PAN2=AATFS3162Q~SecondPartyName=MS SUNIL ENTERPRISES-			
Amount In		One Lakh Forty Four Thousand Rupees Only			
Words		1,44,000.00			
IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024090412698 2887328454	
No.		Bank Date	RBI Date	04/09/2024-11:52:44 Not Verified with RBI	
Bank		Bank-Branch	IDBI BANK		
Branch		Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9823627868
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



बयर्ड-१			
पुस्तक	द. नं.	व. नं.	पृ. नं.
	२२३०	७६८	
१	२०२४		

THIS AGREEMENT made at Vasai this 04TH day of September, 2024 BETWEEN MESSRS SUNIL ENTERPRISES, a partnership firm, registered under Partnership Act, 1932 and having its Office at Samarth Sadan, 28, Dr. D. D. Sathe Marg, Mumbai 400 004, hereinafter referred to as the BUILDERS (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the successors and assigns of the said partnership firm and the partners for the time being and the heirs, executors, administrators, assigns and trustees of the survivors or the last survivors of them) of the ONE PART

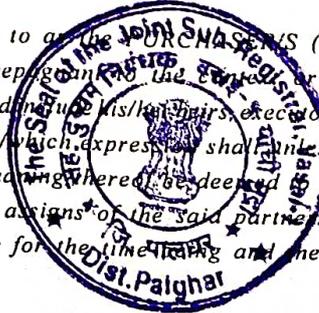
S. Bhoir

AND

Mrs. Swati Prashant Bhoir,
A-404, Vision Heights,
Vasant Nagri, Sector 8,
Vasai East, Dist. Palghar 401208

S. Bhoir

hereinafter referred to as the JOINT PARTNERS (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the successors and assigns of the said partnership firm and the partners or partner for the time being and the heirs, executors, administrators, assigns and trustees of the survivors or the last survivors of them) of the OTHER PART



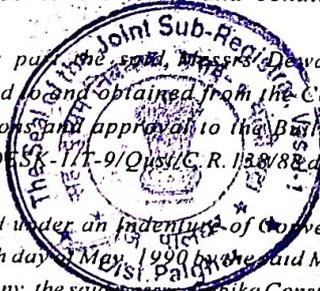
S. Bhoir

बमई-१			
पुस्तक	द. नं.	पृ.	पृ.
१	१२६३०	८	६
२०२४			

administrators, assigns and trustees of the survivors or the last survivor of the said partners/successors and assigns of the said Company) of the OTHER PART.

WHEREAS

- i) Prior to 22nd June, 1981 one Mrs. Vimla Rajkumar Khanna (hereinafter referred to as Mrs. Khanna) was seized and possessed of or otherwise well and sufficiently entitled to inter alia the lands situate lying and being at village Navghar, Taluka Vasai, District Thane and bearing Survey No. 35, 36 and 37
- ii) The said Mrs. Khanna made certain agreements with one Messrs Bassien Land Development Corporation (BLDC) and agreed to sell the said lands to the said BLDC.
- iii) The said BLDC along with several other adjoining lands of village Navghar and Dewanman agreed to be purchased by them and with the express consent of the respective owners of the said lands so agreed to be purchased by them including that of the said Mrs. Khannas, prepared a layout plan inter alia in respect of the said lands bearing Survey Nos. 35, 36 and 37 and applied to and obtained from the Office of the Collector, Thane vide his order dated 19th April, 1980 bearing No. REV/DESK/Z/NAP/4/SR/502 necessary sanction to the said layout plan which layout inter alia showed the amalgamation and subdivision of the said lands bearing Survey Nos. 35, 36 and 37 and a sub-divided Plot bearing No. 100 admeasuring 7,440 square Meters was and is formed out of and from the said lands bearing Survey Nos. 35, 36 and 37
- iv) The said sub-divided Plot No. 100, admeasuring 7,440 Square Meters was by and under a Registered Conveyance Deed dated 22nd June, 1981 purchased and acquired by one Messrs Dewan Construction Company from the said Mrs. Khanna with the confirmation of the said BLDC.
- v) On its part the said Messrs Dewan Construction Company made an Agreement dated 21st day of March, 1988 with one Messrs Ambika Corporation and agreed to sell the said Plot No. 100 on the terms and conditions set out therein.
- vi) On its part the said Messrs Dewan Construction Company applied to and obtained from the Collector, Thane, necessary sanctions and approval to the Building Plans vide order No. REV/DESK-11T-9/QUI/C.R. 138/88 dated 22nd November, 1988.
- vii) By and under an indenture of Conveyance made and executed on 10th day of May, 1990 by the said Messrs Dewan Construction Company, the said Messrs Ambika Construction Company purchased



S. Dhain

नमई-१			
पुस्तक	द. नं.	पृ.	ए
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and acquired the said Plot No. 100, admeasuring 7,440 Square Meters, more fully and particularly described in the covenants made therein, together with the benefit of the said two orders of the Collector, Thane, that is the Order dated 19th April, 1980 bearing No. REV/DESK/Z/NAP/4/SR/502 and dated 21st November, 1988 bearing No. REV/DESK/SK-1/T-9/QUST/CR/138/88 and the said Indenture of Conveyance is duly registered with the Office of the sub-registrar of Assurances, Vasai.

- viii) In the manner and under the circumstances aforesaid, the said Messrs Ambika Corporation became the absolute owner of the said Plot No. 100 and became entitled to commence, carry and complete the construction of four separate buildings on the said Plot No. 100 in accordance with the said building plan sanctioned by the Collector, Thane vide his order dated 19th April, 1980 bearing No. REV/DESK/Z/NAP/4/SR/502.
- ix) On its part, the said Messrs Ambika Construction Company, made an Agreement dated 3rd December, 1990 with one Messrs Bhoomi Enterprise and agree to sell FSI admeasuring 26,500 Square Feet out of and from the aggregate FSI admeasuring 76,581 Square Feet arising out of or in respect of or concerning the said Plot No. 100 and granted a right to carry the construction of one of the said four buildings so sanctioned by the Collector, Thane vide his aforesaid order dated 22nd November, 1991 on the terms and conditions set out in the said Agreement, and the said Agreement is duly submitted to the Office of the Sub-Registrar of Assurances, Vasai under Serial No. 1907 of 1991.
- x) By a further supplementary Agreement dated 15th December, 1990 between the said Messrs Ambika Corporation of the one part and the said Bhoomi Enterprises, the said Messrs Ambika Corporation inter alia granted development rights to the said Messrs Bhoomi Enterprises to construct a building by consuming the said FSI admeasuring 26,500 Square Feet.
- xi) The said Messrs Bhoomi Enterprises have accordingly constructed a building known and described as "Gauri" by consuming the said FSI of 26,500 Square Feet or thereabouts on the said Plot No. 100.
- xii) On their part, the said Messrs Ambika carried the construction of a building known and described as "Gauri" by consuming built up area of 25,100 Square Feet.
- xiii) By and under an agreement made and entered into on 25th day of January, 1996 between the said Messrs Ambika Corporation of the one part and one Messrs Vora Developers (herein referred to as "the Developers") of the other part, the said Messrs Ambika Corporation has agreed to sell to the said Messrs Vora Developers FSI admeasuring 26,500 Square Feet



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out of or concerning the said Plot No. 100 owned by them together with the right to construct the remaining two buildings sanctioned by the Collector, Thane under the aforesaid building permission dated 22nd day of November, 1988 for and at the consideration and on the terms and conditions set out therein which terms and conditions inter alia include the clauses reproduced below (the said Messrs Vora Developers are described in the said Agreement as "the Developers" and/or "Purchasers" and the said Messrs Ambika Corporation have been described as "Owners" and or "the Vendors")

xiv) The Developers shall have the following rights, powers and authorities which he will be entitled to exercise at his costs hereof at any time from the date of these presents;

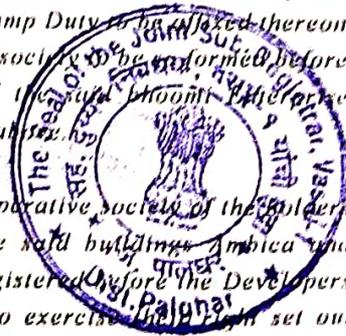
- a) to sell or agree to sell buildings or F.S.I. or Tenement and other premises therein to be constructed by the Purchaser pursuant to these presents on Ownership basis or package deal basis or such other basis as he may in his sole discretion deem fit including letting out on tenancy or lease basis and to receive all sales and other proceeds for his own use and benefit only to the extent of actual payment made for F.S.I. to the Owners at any given time.
- b) to enter into any development, joint venture, partnership or construction agreement for the whole or any part on such terms and conditions as they may deem fit and to receive all sales and other process for their own use and benefit only to the extend of the actual payment of F.S.I. made to the Vendors in respect of F.S.I. agreed to be sold under these presents.
- c) to appoint Contractors, Labour Contractors, Engineers, Surveyors, Selling Agents, Architects and other professionals and workmen who shall be entitled to enter upon any part of the Second Schedule properties (except buildings not agreed to be sold to the Builders) in connection with the work or construction of the said buildings/ floors thereon and for bringing in all building materials at any time by day and right or for giving possession of buildings plots Tenement shops and other premises without any obstruction hindrance, or interference from any person or the Owners or their predecessor-in-title of Owners. The Developers, their contractors workmen, and Agents shall have irrevocable right to use the roads and the internal accesses day and night for the purposes of passing and re-passing and laying any cable or pipes or wires or any other facility or services in connection with the use, enjoyment and occupation of the buildings and the Tenement and premises therein or the construction

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of such buildings and providing the amenities at their own costs unless it does affect adversely the other Builders or Purchasers.

- d) To put up appropriate sign boards on the said Plot No. 100 or any part thereof and to publish advertisements and notices relating to the development schemes and the construction of buildings and or sale of buildings tenement and other premises in newspaper etc.
- e) To execute one or more conveyances in respect of the said two Building which the Developers may or shall construct by consuming the said FSI.
- f) After the completion of the construction of the two building to be constructed by the Developers as provided herein, to call upon the Owners and the said Messrs Bhoomi Enterprise to form a co-operative society of the holders and occupiers of the buildings respectively constructed by them on the said Plot No. 100 and to admit the purchasers and holders of the tenements in the building which the Developers shall construct pursuant to these presents as the member of the said co-operative society and to execute the conveyance of the said Plot No. 100 in favor of the co-operative society. However it is specifically agreed that the Developers shall not be liable to and responsible for the acts of omission and or commission on the part of the Owners and or the said Bhoomi Enterprise or on account of breach or breaches under any statute as to delay in formation of the said Co-operative Society. It is specifically agreed that the Developers shall on their part complete all the formalities including obtaining of the signature on any applications, affidavits, undertakings and declarations by the purchasers and holders of the tenements in the buildings to be constructed by the Developers well in advance and shall also collect from the purchasers of the tenement holders the membership contribution towards entrance fee and share capital and contribution for bearing legal expenses for obtaining conveyance of the said Plot No. 100 in favor of the Society including the Stamp Duty to be affixed thereon of the said co-operative society. The same shall be performed before calling the owners and the said Bhoomi Enterprise in the manner herein above.
- g) That in the event a co-operative society of the holders of the tenements in the said buildings Ambica and Gauri is formed and registered before the Developers shall become entitled to exercise the rights set out in the clause (f) hereinabove, then in that event, the Owners shall inform in writing to the Developers of



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formation of the said co-operative society. Upon receiving the particulars about the formation of the co-operative society in the manner aforesaid, the Developers shall be entitled to all upon the Owners and the said Society so formed to admit the tenement purchasers and holders in the said two buildings to be constructed by the Developers as the members of the said society and for the said purposes the Developers shall collect and remit and pay to the said society the membership contribution towards the share capital of the society and the entrance fee and shall also ensure that all the application forms and affidavits, undertakings are subscribed to and supplied to the Society.

- h) In the event the Owners fail or neglect to form the Co-operative Society for all the four buildings as contemplated herein within a period of three months of the demand made by the Developers, then and in that event, the Developers shall have a right to form one or more Co-operative societies in respect of the said two buildings to be constructed by them and to demand from the Owners a Conveyance in respect of the lands beneath the said two buildings so constructed by the Developers and the lands appurtenant thereto and the said Society/ Societies shall hold the said land and land appurtenant thereto as a tenant-in-common with the Owners and or any other person or persons in whose favour the Owners shall transfer their undivided interest in the said plot No. 100. The Conveyance contemplated to be executed under this subclause shall specifically grant right to use and enjoy all the common amenities, facilities and services on the said Plot No. 100.

13. The Developers agree that

- a) All the purchasers and holders of the tenements in the two buildings to be constructed by the Developers shall join in the formation of a co-operative society along with the tenement holders in the said two buildings Ambica and Gauri or if such co-operative society is formed before then they shall become member of the Co-operative society of the tenement holders of the said Ambica and Gauri and to the said effect they shall incorporate a suitable clause in the agreements which the Developers shall or may execute with the prospective tenement holders in the buildings which the Developers shall construct pursuant to these presents.
- b) That the Developers shall collect from the purchasers and holders of the tenement holders of the said two buildings to be constructed by them necessary entrance fee, the contribution, the legal charges

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for the formation and registration of the said Society, the other deposits viz., stamp duty and registration charges for the Conveyance of the said Plot No. 100 to the co-operative society and the Developers shall remit and pay to the owners or as the case may be to the Society the amounts so collected.

c) For the purpose of formation of the co-operative society or as the case may be admission of the tenement holders in the buildings to be constructed by the Developers, the Developers shall obtain from the purchasers and holders of the tenements in the said two buildings to be constructed by them, such writings, covenants, undertakings, affidavits and declarations as may be necessary proper and expedient to give effect to these presents.

d) At the time of formation of the said co-operative society of the tenement holders of the said two buildings, Ambica and Gauri, if any of the tenements in the two buildings to be constructed by the Developers are not sold or agreed to be sold by the Developers, then in that event, the Developers shall join as a member of the said Co-operative Society in respect of the said unsold tenements. In such eventuality, the Developers shall be entitled to transfer their membership rights in favor of the purchasers of the said tenements without payment of any transfer fees and premium amount. However, at the time of admission of the ultimate Tenement purchaser the Developers shall cause the said Tenement purchaser to contribute for the legal expenses for obtaining conveyance in favor of the said Society, which shall include the proportionate amounts of stamp duty, legal fees, and charges for formation of the society etc. However, if the conveyance of the said Plot No. 100 is executed by the owners in favor of the Society to be formed in the manner hereinabove, then the Developers shall in respect of the unsold tenements pay the contribution for the legal expenses in respect of the conveyance to be so executed which shall include proportionate amount of stamp duty and other statutory dues.

e) That the Developers shall bear and pay the monthly contribution towards repairs and maintenance to the Society in respect of the tenement units in the said two buildings constructed by the Developers till the same are transferred to the purchasers to the shop/office premises.

14. It is specifically agreed by and between the parties that notwithstanding anything otherwise provided in clause 12 and clause 13 hereinabove, the Developers shall be responsible for registering the said Co-operative Society of holders of the

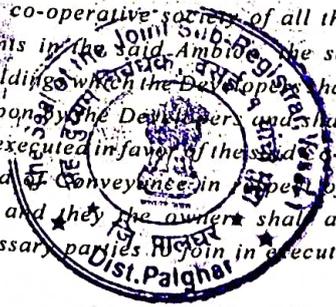


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- b) The Owners shall whenever revalidation or renewal of the lay-out or Commencement Certificate or the Buildings plans or other permissions is necessary revalidate and renew the same at the cost of the Developers and other Developers of the layout plot/buildings within reasonable time so that the Scheme of development is implemented successfully and expeditiously without stoppage of work or interruption.
- c) The Owners shall wherever their presence is necessary or required in connection with matters/affairs relating to the development of the infrastructure or construction of buildings or provisions of any amenities, shall, at the request of the Developers made either orally in writing, be present at the time appointed by any such body or authority which is seized of any matter relating to the construction of buildings thereon and shall render all co-operation and assistance and sign all necessary papers, affidavits, application or other writings within reasonable time.
- d) The Owners shall upon the payment of the full price and consideration amounts deliver or cause to be delivered the original title deeds with Shri J. B. Patel, Advocate for the Owners and the said documents shall remain in possession and custody of the said Shri J. B. Patel till the execution of the conveyance of the said Plot No. 100 in favor of the said the Co-operative Society and thereafter with the said Co-operative Society and in respect of those title deeds which are not in the custody or control of the Owners, the Owners shall execute the usual covenant for production thereof. The Owners agree that the Owners shall from time to time make available the original orders of the Collector and the Plans and specifications in respect of the said two buildings to be constructed by the Developers for the inspection thereof by and Tenement Purchaser in any of the two buildings or for producing the same before any judicial, quasi-judicial authority or Government Department and or authorities subject to the condition that the Developers shall not part with the same unless expressly agreed to be so by the Owners.
- e) That the Owners shall take necessary steps for the formation of a co-operative society of all the holders of the tenements in the said Ambidega, the said Gauri and the two buildings which the Developers shall execute when called upon by the Developer and shall execute or cause to be executed in favor of the said Co-operative Society a Deed of Conveyance in respect of the said Plot No. 100 and they the owners shall also cause all other necessary parties to join in execution of the



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said Deed of Conveyance and the Developers shall on their part join in execution of such Deed of Conveyance as a Confirming Party.

- f) That the Owners shall in the event they shall execute or cause to be executed a Deed of Conveyance in respect of the said Plot No. 100 in favor of the said Co-operative Society before the completion of the construction work of the said two buildings by the Developers, then in that event, obtain a suitable covenant from the said Co-operative Society to protect the rights and interests of the Developers as have been recorded in these presents and the draft of such Deed of Conveyance shall be submitted to the Advocates of the Developers for their approval before the same is executed.
- g) That the Owners shall render all the necessary co-operation and assistance to the Developers for obtaining the Completion Certificate at the cost of the Developers in respect of the said two buildings to be constructed by the Developers.
- h) In the event the co-operative Society is formed before the completion of the construction of the two buildings by the Developers, the Owners shall cause the bye-laws and regulations of the said co-operative society to incorporate suitable provisions to give effect to and to the end intent of the provisions of clause 15 hereinabove of these presents.
- i) That the owners shall produce the Certificate under Section 230A of the Income Tax Act, 1961 at the time of execution of Conveyance as provided herein.

19. The Developers covenant with the Owners that:

- a) the Developers shall commence, carry and complete the construction of the buildings and consume and use the F.S.I. in accordance with the applicable rules, regulations and bye laws made by and in force, of CIDCO, the local authority and the Public Body or any concerned authority;
- b) that the Developers shall lay and construct the pathways connecting the main roads and public streets at their own cost and expense after such roads and public streets are constructed, lighted asphalted by the Owners in accordance with the norms, rules and regulations and bye-laws of the CIDCO and/or the local authority or public body.



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- c) ~~the Developers shall not use the F.S.I. sold or intended to be sold to them for any purpose other than the purpose for which the Collector, Thane has sanctioned the same.~~
- d) that the parties to these presents have entered into these presents on principal to principal basis and the Owners shall not be liable to or responsible for payment of wages, compliance of the provisions of Employees State Insurance Act, the payment of Wages Act, the Workmen's Compensation Act, the Sales Tax Act, Works Contract Act and any other statutes or enactments which may be applicable to the building construction activity and that Developers alone shall be responsible for same."
- xiv. By and under an Agreement dated _____ made and executed between the said Messrs Vora Developers of the one part and the Builders herein of the other part, the builders have agreed to purchase and acquire on assignment basis all the rights and interests and beneficial factors of the said messrs Vora Developers arising out of and touching the said Agreement dated 25th January, 1996 on the terms and conditions and for and at the consideration set out therein.
- xv. The builders have commenced construction of the said proposed buildings in accordance with the plans approved by the Collector, Thane
- xvi. The proposed Building when completed is to be named as the "VORA PLAZA";
- xvii. The Builders have agreed that they shall make available to the Purchaser/s for his/her/its/their inspection the Agreement dated _____ between the said Messrs Vora Developers (therein referred to as the Vendors) and the Builders (therein referred to as the Purchasers) in respect of the said FSI and the right to construct the building as aforesaid and of the original/ Certified True Copies of the remaining documents (which inter alia includes the building and layout plan and the Building plans for the construction of the said Buildings);
- xviii. The builders have agreed to give inspection to the Purchaser/s of the Plans and specification prepared by the Architects M/s J. P. Melita & Associates and sanctioned by the Collector, Thane and has agreed to make available for inspection such other documents as are specified under the Maharashtra Ownership Tenement (Regulation of Construction, Sale Management and Transfer) Act, 1963 (the Act) and the rules and regulations made thereunder.



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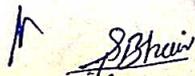
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xix. The Purchaser/s is/are desirous of acquiring a Shop/Office Premises which is shown bounded in red colour on the sale plan of the said Building, upon the terms and conditions hereinafter mentioned;

xx. The Builders have entered into or will be entering into several separate Agreements for sale with the purchasers of various Shops/Office Premises constructed or which may be constructed in the said Building in a form similar to this Agreement or as near this Agreement as possible. There are or will be certain terms, conditions and covenants which the Purchaser/s has/have to observe perform, fulfil or comply with or follow the same jointly with the purchasers of the other Tenement in the said Building. In respect of such terms, conditions and stipulations which the purchaser/s and other purchasers shall be required to fulfil, comply with and observe and perform and follow jointly, the Purchaser/s and other Purchasers shall be deemed to have made those covenants and agreed to purchase the respective units subject to those terms and conditions if they the Purchasers have entered into one common agreement with the Builders and that the Purchaser/s shall comply with those terms and conditions and stipulations without any reservation or raising any dispute or objection therefor of whatsoever nature.

xxi. The Purchasers of the Shops/Office Premises shall along with the purchasers of the premises in the adjoining buildings Ambica and Gauri and/or independently from themselves into a co-operative Society, or a Limited Company as the case may be (hereinafter referred to as the ORGANIZATION OF THE PURCHASERS) with themselves to be the shareholders/ members and upon the Purchasers of all the Shops/Office Premises in the said Buildings remitting in full all their respective dues payable to the Builders and complying with all the terms conditions and covenants of this agreement including the payment of all amounts including the purchase price, the Builders shall request the said Messrs Ambica Corporation, the owners of the said Plot No. 100 to execute the conveyance of the said land bearing Plot No. 100 in accordance with the terms and conditions of the said Agreement dated 25th January, 1996.

xxii. The builders may sell one or more of such shops/office premises are not to be purchased or required by any person at the time of the said proposed Building becomes ready for occupation, as the owners of such unsold premises join the formation of the said Organisation of the Purchasers and shall at their sole and absolute discretion be entitled to sale, transfer and assign their rights and interest in such shops/office premises or to deal with and dispose of the same in any manner including the letting of such shops/office premises on leave and license basis or on tenancy basis or otherwise and shall be entitled



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to receive full consideration for the sale and disposal and to receive deposits, rents and other considerations in their own name and the consideration so received shall belong exclusively to the Builders and they shall be entitled to appropriate the same to themselves. In the event the Builders shall at any point of time sale dispose of the said premises on ownership basis, the said Organization of the Purchasers shall be liable to transfer the said premises in the name of the respective purchaser without charging or claiming any amount towards premium or donation or as and by way of transfer fee and shall admit the purchasers of the respective unit as the member of the said organization of the purchasers. So long as the said shops/office premises shall remain unsold by the Builders or otherwise the said premises are not let or disposed of in any manner as aforesaid by the Builders shall not be liable to contribute or pay any amount or amounts for the repairs and maintenance and other charges save and except the payment of the proportionate amount of the municipal rates and taxes (save and except municipal water charges and water cess) and the Government revenue assessments and the Electricity charges if any related to the said shops/office premises.

xxiii. A copy of the plan of the said Plot of land and the copies of the Certificate of Title issued by the Advocates of the Builders and extract of the Village forms VI, VII and XII showing the nature of the title of the owner to the said land on which the said buildings is constructed or is proposed to be constructed or is under construction and the copies of the plans and specifications of the premises agreed to be purchased by the Purchaser/s as approved by the Collector, Thane and other authorities have been annexed hereto and marked Annexure 'A, B and C, and respectively;

xxiv. The Builders have entered into a standard Agreement with Messrs J. P. Mehta & Associates, Architects registered with the Council of Architects and the said Agreement is as per the Agreement prescribed by the Council of Architects and the Builders have also appointed, Shri J. P. Mehta Regn. No. BMC REGN. No. M/304/LS/STR-23, Structural Engineer, as a Structural Engineer for preparation of structural design and drawings of the Builders and the Builders have agreed to accept the Professional supervision of the Architects and Structural engineer during and till the completion of the Building;

xxv. The Builders propose to provide the amenities to the Purchaser/s as also to other purchasers of the said Buildings as per the details mentioned in the Second Schedule hereto written;

xxvi. The Builders have made it abundantly clear that the Builders shall be entitled to have the sanctioned



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plans varied and/or modified and/or altered hereafter as they, the Builders may deem fit, appropriate, expedient, proper and necessary, provided that such variations, modification, alteration is/are sanctioned by the concerned authority and provided further that where such variation, modification, change or alteration is likely to affect the interest of the Purchaser/s adversely, the Builders shall obtain necessary consent of the Purchaser/s in writing before giving effect thereto and carrying out the construction in accordance with the proposed variation, modification, alteration or change in the plans and/or specifications; however no such consent would be required to be obtained if such alterations, variation, modification, change is called upon to be made by the sanctioning authority;

xxvii. While sanctioning the said plans, the Collector, Thane and other authorities have laid down certain terms, conditions, and restrictions which are to be observed and performed by the Builders while developing the said land and the Builders declare that they will observe and perform each and every such term, and condition;

While sanctioning the said plans, the Collector, Thane and other authorities have laid down certain terms, conditions, and restrictions which are to be observed and performed by the users of the said Buildings and by the persons who will be conducting industries therein which terms and conditions each of the Shop/Office Premises Purchaser (including the Purchaser/s herein) will observe and perform;

xxviii. The Purchaser/s has/have applied to the Builders to sell and/or allot a Shop/Office Premises and the Builders have agreed to sale/allot the Shop/Office Premises No. A-207 on Ground Floor/ II floor of Wing C (hereinafter for the sake of brevity referred to as the said Tenement) to the Purchaser/s in the said Buildings under construction/constructed by the Builders;

xxix. Relying upon the said application, declaration and agreement, the Builders have agreed to sale/allot to the Purchaser/s the said Tenement;

xxx. Prior to the execution of these presents, the Purchaser/s has/have paid to the Builders a sum of Rs. 3,51,000/- (Rupees Three Lacs Fifty one thousand only) as an advance payment/deposit (the payment and receipt whereof the Builders both hereby admit and acknowledge and of and from the sale and every part thereof acquit, release and discharge the Purchaser/s) and the Purchaser/s has/have agreed to pay to the Builders the balance of the sale price in the manner hereinafter provided;

xxx. In pursuance of the provisions of Section 4 of the said Ownership Shop/Office premises Act for the time being in force, an Agreement



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for Sale of the Tenement is required to be executed and the same is also required to be registered under the provisions of Registration Act, 1908 and this Agreement is accordingly entered into and agreed to be registered as expressly provided hereinafter.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

- The Builders shall under normal conditions construct the said Building to be known and described as VORA PLAZA consisting of Ground Floor and Two upper floors on the said Plot No. 100 in accordance with the Plans, designs, Specifications approved by the Collector, Thane, and all other concerned authorities and which have been seen and accepted by the Purchaser/s with only such variations/modifications or changes as the Builders may consider necessary, expedient, proper and requisite or as may be required by the concerned authorities empowered to approve such variations and modifications to be made in them or any of them on a portion of the said Plot No. 100 situate at village Navghar, Taluka Vasai, District Thane more fully and particularly described in the First Schedule hereunder written.
- The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/itself/themselves about the title of the Owners to the said Plot No. 100 and the Purchaser/s shall not be entitled to further investigate the title of the Owners to the said Plot No. 100 or the right of the Builders to develop and improve the said Plot No. 100, no requisitions or objections shall be raised related to the rights and interests of the Builders and the Owners to the said property. A copy of the certificate of title issued by Shri K. B. Kumare, Advocate of the Builders is hereto annexed and marked as the Annexure C.
- The Purchaser/s hereby agree/s to purchase from the Builders and the Builders hereby agree to sell to the Purchaser/s the Shop/Office Premises No. A 207 on Ground floor/ II floor of Wing C of the Building to be known and described as "VORA PLAZA" under construction/constructed by the Builders on the Plot No. 100 more fully and particularly described in the First Schedule hereunder written and having a carpet area of _____ square feet (that is _____ square meters) (Builtup area of 374 sq. Feet that is _____ sq. meters) as shown on the Typical Floor plan hereto annexed and marked Annexure D and the common areas described hereafter and facilities and amenities more particularly described in the Third Schedule hereunder written, for _____ at a lump sum consideration of the sum of Rs. 18,00,000/- (Eighteen Lacs only) and which consideration has no bearing whatsoever on the actual area



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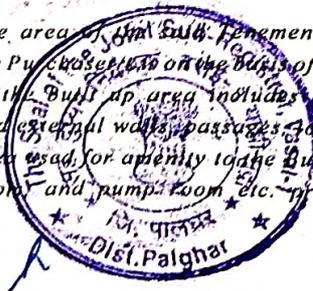
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of the said Shop/Office Premises (hereinafter referred to as "the said tenement" for the sake of brevity). The aforesaid price of the said tenement is inclusive of a sum of Rs. Nil as the proportionate price of the common areas and facilities.

4. The Purchaser/s agrees to pay to the Builders the aforesaid consideration of Rs. 18,00,000/- as under.

- a) Rs. 3,51,000/- (Rupees Three lacs Fifty one thousand only) at the time of booking the Tenement.
- b) Rs. 14,49,000/- (Rupees Fourteen lacs forty nine thousand only) on or before the execution of this agreement 25th September 2024
- c) Rs. /- (Rupees only) on or before Plinth construction.
- d) Rs. /- (Rupees only) on casting of First Slab of the building
- e) Rs. /- (Rupees only) on casting of Second Slab of the building.
- f) Rs. /- (Rupees only) on casting of Third slab of the building.
- g) Rs. /- (Rupees only) on completion of brick work.
- h) Rs. /- (Rupees only) on plastering of Building walls.
- i) Balance Rs. /- (Rupees only) against the delivery of the possession of the said tenement.

5. The area of the said tenement agreed to be purchased by the Purchaser/s is on the basis of built-up area. The calculation of the built-up area includes the full thickness of internal and external walls, passages, toilets, staircase and any other area used for amenity to the building such as balcony, meter room and pump room etc. proportionately.



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6. The time for payment of each of the aforesaid installments of purchase price shall be essence of this contract. The certificate of the Architects of the Builders shall be conclusive proof that the plinth or the respective work is completed and within seven days from the receipt of a notice from the Builders to the Purchaser/s, time being of the essence, informing the purchaser/s that the plinth or the respective slabs have been cast, the purchaser/s shall make the payments as herein provided. The Purchaser/s shall not be entitled to raise any objection as regards the completion of plinth or casting of the respective slabs or in regards to the certificate of the Builders Architects.
7. All letters, receipts and/or notices to be issued and served upon the Purchaser/s, before the delivery of the said tenement, as contemplated by the Agreement shall be deemed to have been duly issued and served if sent to the Purchaser/s at the address mentioned herein by prepaid post or under Certificate of posting and shall duly and effectually discharge the Builders and after the delivery of possession whether as a licensee as hereinafter provided or otherwise whichever is earlier all the letters, receipts and/or notices shall be issued and served upon at the said Tenement.
8. In the event of any portion of the said property being required by the MSEB for putting electric substation, the Builders shall be entitled to give such portion to the said MSEB or any other body for such purpose on such terms and conditions as the Builders shall think fit.
9. The purchaser/s shall have no claim save and except in respect of the tenement hereby agreed to be acquired. All open spaces, lobbies, staircases etc., will remain the property of the Builders, until the whole property is transferred to the proposed organisation as hereinafter mentioned but subject to the rights of the Builders as mentioned herein. It is hereby agreed that the Builders shall be entitled to sell any Tenements in the said Buildings for the purpose of using the same as restaurants, dispensaries, nursing homes banks and for any other business purposes and the Purchaser/s shall not object to the user of such tenement by the Purchasers thereof.
10. The Builders shall upon obtaining part occupation certificate in respect of the said Buildings be entitled to offer possession of the tenement and as soon as the tenement is notified by the Builders as ready for occupation each of the Purchasers of the said Buildings (including the Purchaser/s) shall pay balance amount of price payable by them within seven days of such notice served individually on them of the Purchaser/s fail/s to pay the balance amount of price as aforesaid, the Builders will be entitled to forfeit the amount previously paid by the Purchaser/s who shall discontinue all rights in the premises to be taken by him/her/it/them. In the event



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१	of the for forfeiture of the amounts paid by the purchaser/s to the Builders as aforesaid, this Agreement shall stand canceled and rescinded automatically without further recourse to the Purchaser/s and the Purchaser/s shall have no right and interest whatsoever in to over and upon the said Tenement agreed to be sold. The Builders shall be entitled to proceed with the construction of the remaining Buildings. Upon the termination of this agreement as aforesaid, the Builders shall be entitled to sell and dispose of and deal with the said Tenement in the manner they may choose. The notice of forfeiture shall be sent by prepaid registered letter with acknowledgment due and the acknowledgment slip of issue of such letter shall be sufficient and binding proof for the termination of the agreement on the Purchaser/s. To give effect to the aforesaid provision and the intentions of the parties, the Purchaser/s do/does hereby nominate, constitute and appoint Shri _____ to be his/her/its/their Constituted Attorney to do perform and execute the powers and authorities set out in the Power os Attorney hereto annexed and marked as Annexure _____ and which power of Attorney has been duly executed by the Purchaser/s.		

of the for forfeiture of the amounts paid by the purchaser/s to the Builders as aforesaid, this Agreement shall stand canceled and rescinded automatically without further recourse to the Purchaser/s and the Purchaser/s shall have no right and interest whatsoever in to over and upon the said Tenement agreed to be sold. The Builders shall be entitled to proceed with the construction of the remaining Buildings. Upon the termination of this agreement as aforesaid, the Builders shall be entitled to sell and dispose of and deal with the said Tenement in the manner they may choose. The notice of forfeiture shall be sent by prepaid registered letter with acknowledgment due and the acknowledgment slip of issue of such letter shall be sufficient and binding proof for the termination of the agreement on the Purchaser/s. To give effect to the aforesaid provision and the intentions of the parties, the Purchaser/s do/does hereby nominate, constitute and appoint Shri _____ to be his/her/its/their Constituted Attorney to do perform and execute the powers and authorities set out in the Power os Attorney hereto annexed and marked as Annexure _____ and which power of Attorney has been duly executed by the Purchaser/s.

11. Under no circumstances, the Purchaser/s shall be entitled to the possession of the tenement unless and until all payments required to be made under this Agreement by the purchaser/s have been made to the Builders and other obligations, terms and conditions agreed by the purchaser/s mentioned in this Agreement are carried out fully by the Purchaser/s.
12. The Builders shall deliver possession of the said Tenement to the Purchaser/s on or before _____ day of _____ 199_____ subject to the Purchaser/s complying with all the terms, conditions, covenants and stipulation and without committing any breach or breaches of those terms, conditions, and covenants including the payment of the purchaser price and all other sums payable by the Purchaser/s to the Builders.

PROVIDED HOWEVER THAT, the Builders shall not be bound to or liable for the delivery of the possession of the said Tenement to the Purchaser/s on the said stipulated date in the event of happening or occurrence of any one or all or any combination of the following circumstances :

- i) that the Builders and the purchaser/s mutually agree in writing to take possession of the said Tenement on some other day subsequent to the date mentioned hereinafter and/or
- ii) that the Builders are not in a position to erect or construct or complete the erection and construction of the said Buildings or the said Tenement due to any circumstances beyond the control of the Builders which

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may inter alia include

- a) any notice of acquisition or requisition by Government and/or Semi-Government authority or statutory body of the said property or any part thereof on which the said Buildings is proposed to be constructed/under construction; and/or
- b) any prohibitive order or injunction is issued by any competent court or any other adjourning authority; and/or
- c) non availability of the requisite materials or availability of the materials in insufficient quantity or the supply of construction materials such as cement, steel, water, sand khadi (crusted stones of requisite small size), wood and other construction materials are available only at a prohibitive or at exorbitant cost or price.
- d) non-availability of skilled, unskilled labourers, or declaration of strike or go slow by the labourer contractors for whatsoever reasons;
- e) civil commotion, explosion, blast or war or enemy aggression;
- f) non-availability of proper means of transport and conveyances for carrying goods/materials on account of prolonged strike of transport agencies, drivers, cleaners or other labourers in the employment of transport agencies for whatsoever reasons;
- g) introduction of rationing on the construction materials by the Government;
- h) stoppage or postponement or go slow of the construction project by the Builders in response to any call given by the Association of Builders or Builders against any Government action, pronouncement, enactment, declarations, clarifications, notification, prohibitive orders or in support of any cause of any member or members of any Association or Organisation of the Builders or Builders of which the Builders are or will be the members; and/or
- i) any earthquake, tempest, gal, typhoon, cyclone, typhoon or any other act of God or natural calamities;
- j) such other events, circumstances, happenings may be considered to be beyond the control of the Builders; and



PROVIDED THAT where the events as mentioned hereinabove take place or occur or happen, during the subsistence

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१	of such events or circumstances, the date of delivery as aforesaid shall be or shall always be deemed to have extended till the expiry of a period of three months from the date on which such event or events or circumstance or circumstances cease to exist and the Builders can freely, fearlessly and without any hindrance or disturbance of whatsoever nature carry out further construction or commence or resume construction of the said Buildings.		

of such events or circumstances, the date of delivery as aforesaid shall be or shall always be deemed to have extended till the expiry of a period of three months from the date on which such event or events or circumstance or circumstances cease to exist and the Builders can freely, fearlessly and without any hindrance or disturbance of whatsoever nature carry out further construction or commence or resume construction of the said Buildings.

HOWEVER, the Purchaser/s may call upon the Builders in writing after the expiry of a period of three months:

- a) from the date of deliver as expressly stipulated hereinabove; or
- b) from the date mutually agreed to in sub-clause (i) hereinabove; or
- c) after the period of delivery as extended on account of the circumstances stipulated hereinabove; and
- d) the Purchaser/s has/have not committed any breach or breaches of any or the terms conditions, covenants and stipulations including the payment of the purchase price and all other sums;

to repay the amounts paid by him/her/it/them, the Purchaser/s from time to time to the Builders towards the purchaser price of the said Tenement together with simple interest at the rate of ___% per annum from the date of actual payment of the said amount or amounts till the date of remittance of the said amount or amounts to the purchaser/s by the Builders after a period of three months from the date on which notice calling upon the Builders is issued and in that event this Agreement for Sale shall be deemed to have been canceled, revoked, rescinded, abrogated and become null and void and the respective parties shall stand discharged of their respective obligations and the parties shall have no rights against one another and the Builders shall be bound to pay the said amounts so demanded by the purchaser/s after the expiry of the said period of three months as aforesaid.

13. The Builders shall in respect of any amount payable by the Purchaser/s under the terms and conditions of this Agreement have a charge on the said Tenement agreed to be paid by the purchaser/s.

14. Commencing a week after notice in writing is given by the Builders to the Purchaser/s that the said Tenement is ready for use, and occupation the Purchaser/s shall be liable to be paid and pay within or before 5th day of every calender month to the Builders a proportionate share (that is in proportion to the built up floor area of the said Tenement) in the outgoings



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in respect of the said Tenement and the said property and the Buildings namely local taxes, betterment charges, or such other levies by the concerned local authority and/or Government. Water charges, insurance premium, electricity charges for common lights water pumps, repairs and maintenance of the Buildings, salaries of clerks, chowkidars, bill collector, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property. Until the Organization of the purchasers of all the units in the said Buildings is formed and the said property is transferred and conveyed to the said organization the Purchaser/s shall pay the said amounts to the Builders. The Purchaser/s further agree that till the purchaser/s share is determined, the Purchaser/s shall pay the said amounts to the Builders. The purchaser/s further agree that till the purchaser/s share is determined, the Purchaser/s shall pay to Builders a sum of Rs. _____/- per month towards the outgoings on adhoc basis and shall before taking the delivery of the possession of the said tenement keep deposit with the Builders twelve months advance of such contribution. The amount so deposited shall not carry any interest and the said deposited amounts shall remain with the Builders until a conveyance as aforesaid is executed in favour of the said Organisation of Purchasers. Subject to the provisions of Section 6 of the said Ownership Tenement Act on such conveyance being executed, the aforesaid deposit (less deduction provided for under this Agreement and outgoings, if any, borne out of the same) or balance, if any, shall be paid by the Builders to the said Organization. Notwithstanding the said advance deposit for contribution to be made by the Purchaser/s, the Purchaser/s undertake/s to pay to the Builders the aforesaid monthly contribution and the proportionate share of outgoings regularly and punctually on 5th day of each and every calender month in advance and shall not withhold the same for any reasons whatsoever. No adjustment or appropriation shall be made by the Purchaser/s of the said amounts from the monthly contribution to be so made. If the Purchaser/s commits default in making payment of the said contribution for a period of three months, the Builders shall give seven days notice to the defaulting Purchasers calling upon him/her/it/them to pay the said arrears and in case of default thereof the Builders shall be entitled to delete and/or remove the Purchaser from the membership of the proposed organization without prejudice to such further remedial actions which they the Builders may pursue.

15. Before taking possession of the said premises the Purchaser/s shall deposit with the Builders, a sum of _____ rupees as proportionate costs payable by the purchaser/s in respect of the Conveyance to be executed by the Owners in favour of the proposed Organisation of the purchasers. The said amount is _____ on approximate basis



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and the Purchaser/s shall pay such additional sum as may become payable.

16. Before taking possession of the said Tenement, the purchaser/s shall deposit with the Builders the following amounts

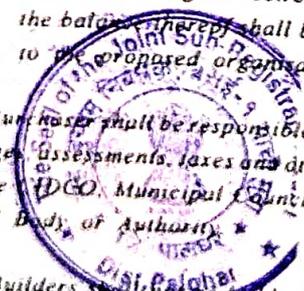
- i) Rs. 1000/- for legal charges.
- ii) Rs. 500/- for formation and registration of the Society.
- iii) Rupees 561/- as deposit for payment towards share money and entrance fee of the Organisation of the purchasers;
- iv) Rs. 10,000/- M.S.E.B. meter charges.
- v) Rs. 3500/- for meeting other expenses.

The amount paid or deposit for payment of expenses will be utilized towards the reimbursement of deposit paid by the Builders to the Municipality, MSEB, and other authority, for payment of expenses paid and outgoings mentioned in the preceding clause;

- vi) The amounts paid as deposit for payment towards share money will be transferred to the proposed organisation of the purchasers;
- vii) The amounts paid as deposit for payment of expenses will not entitle the purchaser/s to refrain or hold back or delay and resist the payment of the expenses as mentioned in the preceding clause and the Purchaser/s shall be bound to pay the said expenses to the Builders till possession of the said property is handed over to the proposed Organisation of purchasers.
- viii) The above deposit shall not carry any interest and will remain with the Builders until the said property with Buildings thereon being transferred to the proposed organisation of purchasers. Upon the said property with the Buildings thereon being transferred as aforesaid, the balance thereof shall be paid over by the Builders to the proposed organisation of purchasers.

17. The Purchaser shall be responsible for additional development charges, assessments, taxes and other levies that may be levied by the DCO, Municipal Council of Navghar, or any other Local Body, or Authority.

18. The Builders shall be liable for any loss caused by fire, riot, strikes, earthquakes or due to any other cause whatsoever



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after handing over possession of the premises to the purchaser/s.

19. So long as each Tenement in the said Buildings is not separately assessed for taxes and water charges by the Local body or authority, the Purchaser/s shall pay proportionate share of the water taxes and other taxes assessed on the whole Buildings by the Zilla Parishad, Thane, or Municipal Council or any other public body or authority or CIDCO PROVIDED HOWEVER that if any special taxes and/or rates are demanded by Municipal Council or local body or authority or any other authority by reason of any permitted use, the purchaser/s alone shall bear and pay such special taxes and rates. As from the date of delivery of the tenement, the Purchaser/s and other purchasers shall observe and perform all the Rules and Regulations of the CIDCO, Grampanchayat, Zilla Parishad, Local body or authority and other statutory bodies and shall indemnify and keep indemnified the Builders against any loss or damage.
20. The Purchaser/s has/have in addition to the consideration and the various deposit mentioned hereinabove agreed to deposit and keep deposited with the Builders or otherwise to bear and pay directly or jointly with the other purchasers of the various Tenements in the said Buildings VORA PLAZA or as a member of the proposed organisation of the purchasers the betterment and development charges or any other tax or payment of a similar nature which the CIDCO may impose in respect of the development of the land on which the said Buildings is being constructed by the Builders or any increments in such betterment and development charges from time to time as well as any additional betterment and development charges which may be calimed, demanded or recovered by the said CIDCO in proportion to the area of the Tenement agreed to be purchased from the Builders and in determining such amount the decision of the Builders shall be conclusive and binding upon the Purchaser/s.
21. The Purchaser/s agrees to pay to the Builders interest at _____ per annum on all the amonts which become due and payable by the Purchaser/s to the Builders under the term this of agreement from the date the said amount is payable by the Purchaser/s to the Builders. Provided that payment of interest shall not save the cancellation of this agreement by the Builders on account of any default committed by the Purchaser/s in payment of any amount due or on account of breach of any of the terms and conditions here in contained committed by the Purchaser/s.
22. If the Purchaser/s neglects, omits or fails for any reason whatsoever to pay the Builders _____ amounts due and payable by the Purchaser/s under the terms and conditions of this Agreement (whether before or after the delivery of



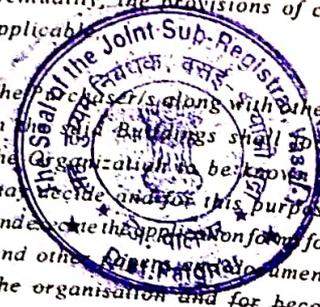
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possession) within the time herein specified or if the Purchaser/s shall in any other way fail to perform or observe any of the covenant and stipulations on his/her/its/their part herein contained or referred to, then this Agreement shall cease and stand terminated and the earnest and/or deposit money and all other amounts already paid by the purchaser/s to the Builders shall absolutely stand forfeited. The Purchaser/s hereby agrees to the forfeiture of all his right, title and interest in the said Tenement to the Builders and it shall be without prejudice to any other right, remedies and claim whatsoever at law or under this Agreement of the Builders against the Purchasers.

23. Messrs Ambica Corporation, the owners of the said Land shall take steps to form a Co-operative Society of the occupants and holders of the shop/office premises and other units in the building Ambica and Gauri constructed respectively by the said Messrs Ambica Corporation and one Messrs Bhoomi Enterprises. The Builders have inter alia agreed that the occupants and holders of the Tenements in the two buildings which the Builders shall construct would become members of the said Co-operative Society. In the event the said Messrs Ambica Corporation shall not have formed the said Co-operative Society. In the event the said Co-operative Society is not formed before the completion of the construction of the two buildings to be constructed by the Builders, then upon the completion of the construction of the said two buildings, the Builders would be entitled to call upon the said Messrs Ambica Corporation and the said Messrs Bhoomi Enterprise to form such a co-operative Society. The Purchaser/s agree that the Purchaser/s shall when called upon by the Builders, join in formation of a Co-operative Society with the holders of the tenements in the said Buildings, Ambica and Gauri. The Builders shall join in formation of the said Co-operative Society in respect of unsold Tenements subject to their right to transfer and alienate the said unsold tenements to third parties. In the event the Owners fail or neglect to form the Co-operative Housing Society for all the four buildings on the said Plot No. 100 within a period of three months of the demand made by the Builders, then and in that event, the Builders shall have a right to form one or more co-operative societies in respect of the said two Buildings. In the event of the later eventuality, the provisions of clause 24 hereinafter shall be applicable.

24. The Purchaser/s along with other purchasers of the Tenements in the said Buildings shall join in forming and registering the Organisation to be known by such name as the Builders may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other documents necessary for formation of the organisation and for becoming a member, including the



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bye-laws of the proposed organization and duly fill in, sign and return to the Builders within 10 days of the same being forwarded by the Builders to the purchasers so as to enable the Builders to register the Organization of purchasers under Section 10 of the Ownership Tenement Act within the time prescribed by Rule 8 of the Maharashtra Ownership Tenement Regulation of Promotion Construction Sale Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser/s if any charges or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association as may be required by the Registrar of Co-operative Societies and/or the Registrar of Companies or any other competent authority. It is expressly agreed and understood by and between the parties to these presents that notwithstanding anything otherwise provided in this clause, the Builders shall join in forming/registering the said organization of purchasers in respect of all such Premises which may at the time of forming of the said Organization of purchasers remain to be taken or sold and the Builders shall sign all applications for membership as such and other document for registration and the Builders shall have a right to sell and dispose of the said Tenement and the consideration for sale of the said tenement shall belong to the Builders alone and the Builders shall be entitled to appropriate to themselves the said sums or consideration amounts and the Builders shall not be liable or responsible for making monthly contribution for such premises till the same are sold and upon the sale of such premises, the Builders and the purchasers of the said premises shall not be liable to make payment of any transfer fee or premium or donation to the said Organisation of the Purchasers and the bye-laws or the governing regulations of the said Organisation of the Purchasers shall contain a provision to that effect.

25. The Builders shall give a notice of not less than fifteen days before the date of execution of the conveyance to the purchaser/s in writing to take possession of the said Tenement simultaneously to the execution of the conveyance in respect of the said tenement simultaneously to the execution of the conveyance in respect of the said Buildings and execution of lease in respect of the said land in favour of the organisation of the Purchasers and the Purchaser/s shall take possession of the said tenement accordingly. It is mutually agreed and understood that in case the possession of the said tenement is granted or given or delivered to the purchaser/s before the execution of conveyance as aforesaid in favour of the organisation of the purchasers till the time of execution of the conveyance as aforesaid in favour of the organisation of the purchasers, the Purchaser/s shall be deemed to be taking possession of the said tenement or occupying and enjoying the said tenement as a licensee of the Builders and it shall not be construed or interpreted that the said tenement shall not be transferred, sold, conveyed, or assigned to the Purchaser/s or any tenancy right

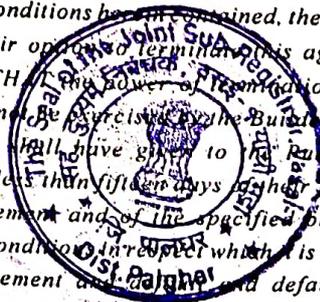


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that the Builders shall not be liable to execute any document in respect of the said Tenement in favour of the Purchaser/s.

30. That it shall not be hereinafter open to the Purchaser/s to dispute the title of the Builders to the said Land and Buildings thereon.
31. That in case any security deposit is demanded by water Department of the Zilla Parishad, Grampanchayat or any other Local Body or Authority before giving the water connection to the proposed Buildings, the Purchaser/s shall contribute proportionately as determined by the Builders.
32. The Builders hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, which may have been imposed by the Collector, Thane and all other concerned authorities, at the time of sanctioning of the said plans or thereafter.
33. The Builders hereby agree that they shall before handing over possession of the said Tenement to the Purchaser/s and in any event before the execution of the conveyance/s of the said Buildings in respect of the land appurtenant thereto in favour of the said organisation of the purchasers, make full and true disclosure of the nature of their title to the said Buildings and the land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said Buildings and the property and shall as far as practicable ensure that the said Buildings and the property is/are free from all encumbrances and that the Owners have absolute, clear and marketable title to the said Buildings and the property so as to enable them to convey to the said organisation of purchasers such absolute, clear and marketable title on the execution of the conveyance of the said Buildings by the Land Owner and the Builders in favour of the said organisation of purchasers.
34. On the purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Builders under this Agreement (including his/her/its/their proportionate share of taxes levied by the CIDCO and Government and other outgoings) and on the purchaser/s committing breach of any of the terms and conditions herein contained, the Builders shall be entitled at their option to terminate this agreement PROVIDED ALWAYS THAT the termination hereinafter provided shall not be effective unless and until the Builders shall have given to the Purchaser/s a written notice of not less than fifteen days of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate this agreement and such default and breach shall have been made by the Purchaser/s in remedying such breach



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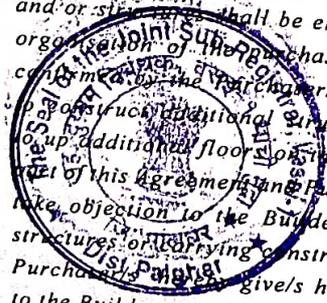
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or breaches within a reasonable time stipulated in the said notice, PROVIDED FURTHER THAT upon termination of this agreement as aforesaid, the Builders shall refund to the Purchaser/s the installments of sale price of the said Tenement which may till then have been paid by the Purchaser/s to the Builders but the Builders shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this agreement, the Builders shall be at liberty to dispose of and sell the said Tenement to such person or persons and at such price as the Builders may at their absolute discretion think fit.

35. Notwithstanding anything contained in clause (26) hereinabove, with the prior written consent of the Builders and for the purpose of raising loans and advances from any bank or financial institution for running or conducting the industrial unit or carrying on business of the purchaser/s or otherwise, for the specific purpose of purchasing the said Tenement, the Purchaser/s may mortgage or create a charge or in any way encumber or deal with or dispose of his/her/its/their right in the said Tenement or assign his/her/its/their interest or other benefit of this agreement or any part thereof to any person.

36. Until the execution of the Deed of Conveyance or a Deed of Assignment in favour of the proposed Organisation of Purchasers, the Builders shall have a right, if so permitted by the CIDCO and all other concerned authorities to make additions to the said Buildings proposed/under constructed and to put up additional storeys on the said buildings such right to construct additional floors shall be the property of the Builders and the Builders shall be entitled to dispose off the same in such manner as they the Builders may think fit. Similarly until the execution of a deed of conveyance or assignment in favour of the proposed Organisation of Purchasers if so permitted by the CIDCO and other concerned authorities may construct additional structure or structures on the said land and/or dispose of the said rights in such manner as the Builders may deem fit. in the event of the Builders constructing additional floors/storeys as aforesaid on the said Building or constructing additional structures on the said property, the Purchaser/s of the units in the additional floors/storeys and/or shall be entitled to become members of the organization of the Purchaser. It is expressly agreed and confirmed by the Purchaser/s that the right of the Builders to construct such additional structures on the said property or to put up additional floor on the said Buildings is an integral part of this Agreement and the Purchaser/s will not in any manner take objection to the Builders construction such additional structures or carrying construction of additional floors. The Purchaser/s give/s his/her/their irrevocable consent to the Builders carrying out construction of additional storeys



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and the structures as aforesaid. All such additional constructions shall be carried out in accordance with plans as may be approved by the CIDCO and all other concerned authorities.

37. It is hereby expressly agreed and provided that as long as it does not in any way affect or prejudice the rights hereunder granted in favour of the Purchaser/s in respect of the said premises agreed to be purchased by the purchaser/s, the Builders shall be at liberty to sell, assign, mortgage, encumber or otherwise deal with and/or dispose off their right, title or interest in the said property or in the Buildings under construction by the Builders. The mortgage or any other encumbrance created by the Builders shall be cleared by the Builders at their own cost prior to the execution of the conveyance in respect of the said Buildings in favour of the organisation of purchasers.
38. It is agreed by the parties hereto that the Builders shall within three years of registration of the Organisation of the purchasers as aforesaid cause to be transferred to the said Organisation all the rights, title and interest of the Builders in the aliquot part of the said property together with the Buildings by obtaining or executing the necessary conveyance of the said property in favour of the said Organisation of purchasers and the conveyance shall be in keeping with the terms and conditions of this agreement and the recitals hereinabove recited.
39. The Purchaser/s hereby covenant with the Builders to pay the amounts to be paid by the Purchaser/s under this Agreement and to observe and perform all the covenants and conditions contained in this Agreement and to keep the Builders indemnified against the said covenant and conditions except so far as the same ought to be observed by the Builders. The Purchaser/s also agrees and undertake/s to give all the facilities and co-operation to the Builders to carry out construction of the additional floors on or upon the said Buildings and the additional structures.
40. The purchaser/s shall not be entitled to any rebate and/or concession in the price of the Tenement hereby agreed to be purchased by him/her/them on account of the construction of the additional floors in the said Buildings and/or construction of any other Buildings or structures on the said land.
41. In the event the possession of the said tenement is delivered before the execution of a conveyance or deed of assignment in favour of the said Organisation by the Builders to the Purchaser/s as a licensee of the Builders, the purchaser/s shall permit the Builders and their agents or agents with or without workmen and other at all reasonable time or times to enter into or upon his/her/their premises or any part thereof



A
S. P. Chavhan

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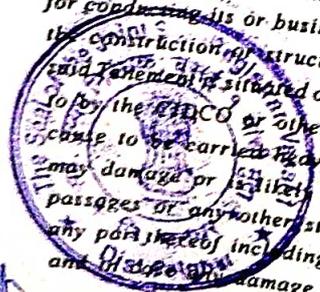
for the purpose of repairing any part of the said Tenement and the Buildings and/or cables, water covers, fittings, wires, structures and other conveniences belonging to or servicing or used for the said buildings and also for the purpose of laying down, maintaining, repairing and testing drainage gas and water pipes and electric wires and/or similar purpose.

42. All costs, charges and expenses in connection with the formation of the said Organisation of purchasers as contemplated by the provisions of the said Ownership Tenement Act as well as costs of preparation, engrossing, stamping and registering this Agreement, conveyance or any other document required to be executed by the Builders and by the Purchaser/s stamp duty and registering charges in respect of such document transferring the land and Buildings in favour of such Organisation as well as the entire professional cost of the Attorneys of the Builders in preparing and approving all such documents shall be borne and paid by the said organisation of Purchasers. The Builders shall not contribute towards such expenses. The proportionate share of aforesaid costs, charges and expenses payable by the Purchaser/s shall be paid by him/her/them immediately on demand.

43. The purchaser/s for himself/herself/itself/themselves and with an intention to bring all persons into whose hands the said premises may come (whether as a licensee or otherwise) doth hereby covenant with the Builders:

a) To maintain the said tenement at the Purchaser/s own cost in good tenable repair and condition from the date of possession of the said tenement is taken and shall not do or suffer to be done anything in or to the Buildings in which the said Tenement is situated and staircase or any passage which may be against the rules, regulation or bye-laws of concerned local or any other authority or change/alter or make any addition in or to the said tenement or in or to the Buildings in which the said Tenement is situated or any part thereof.

b) Not to store in the said premises any goods which are hazardous, combustible or dangerous nature (unless the said goods are properly insured for the third party damages and shall be stored to the extent required by the Purchaser/s for conducting his or business) or are so heavy as to damage the construction or structure of the Buildings in which the said Tenement is situated or storing of which goods is objected to by the MCO or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structures of the said Buildings or any part thereof including the entrances of the said Buildings and if any damage is caused to be said Buildings or



J. Chai

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any part thereof or to the said Tenement or other Tenement or any part thereof on account of negligence or default whether deliberate or accidental the Purchaser/s shall be liable to repair at his/her/its/their own costs and expenses and further such consequences of such breach or breaches.

- c) To carry at his/her/its/their own costs all internal repairs to the said Tenement and maintain the said Tenement in the same condition, state and order in which it may be delivered by the Builders to the Purchaser/s and shall not do or suffer to be done anything in or to the said Buildings or any part thereof or to the said Tenement or any part thereof which may be against the rules, regulation and bye-laws of the CIDCO and other public authority. In the event of breach of this covenant or for any act of commission or omission committed by the Purchaser/s whether negligently, deliberately, or accidentally, the Purchaser/s shall be responsible and liable for the consequences thereof to the CIDCO and other public body.
- d) Not to demolish or cause to be demolished the said Tenement or any part thereof, nor at any time make or cause to be made any additions or alterations of whatsoever nature in to or upon the said Tenement or any part thereof, nor any alteration in the elevation and outside colour scheme of the Buildings shall be carried out by the Purchaser/s and the Purchaser/s shall keep the portions, sewers, drains, pipes in the said tenement and appurtenances thereto in good tenantable repair and conditions, and in particular so as to support the shelter and protect the other parts of the Buildings shall not chisel or in any manner damage the columns, beams, walls, slabs, or RCC, Partis or the structural members in the said tenement without prior written permission of the Builders before the formation of the Organistaion of purchasers and after the formation of the said Organisation of Purchasers, of the said Organisation of Purchasers.
- e) Not to do or permit to be done any act or thing which may render void or voidable ny insurance of the said Buildings or any part thereof or which may result in the increase in the Insurance of the said Buildings.
- f) Not to throw dirt, rubbish, logs, garbage or other refuse or permit the same to be thrown from the said Tenement in the compound or in any portion of the property.
- g) To bear and pay increase in the rates and taxes, cess, water charges, insurance, and other levies if any, which may be imposed by the Government and



J. Bhanu

पत्राई-१			
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or other Public authority on account of user of the said Tenement by the Purchaser/s to the Builders before the formation of the said Organisation of Purchaser/s and after formation of the said Organisation of Purchasers either to the said Organisation of purchasers or directly to the CIDCO or other concerned authority collecting such levies.

- h) The purchaser/s shall observe and perform all the rules regulations and bye-laws which the said organisation of purchasers may adopt at the time of its inception and the additions, alterations, amendments thereof that may be made from time to time for protection and maintenance of the said Buildings and the premises therein and for the observance and performance of the Buildings rules, regulations and bye-laws for the time being of the CIDCO and/or Government and/or other public bodies. The Purchaser/s shall also observe and perform all the stipulations, terms and conditions laid down by the said Organisation of Purchasers regarding occupation, and use of the said premises and shall bear and pay and contribute regularly and punctually or before the due dates the taxes, expenses for repairs and maintenance, water charges, electricity charges, and other administrative expenses such as salaries and wages of chowkidars, gardeners, clerks, and/or other outgoings in accordance with the terms of this agreement.
- i) Save and except as otherwise provided in this agreement, the Purchaser/s shall not let, sub-let, transfer, assign or part with the Purchaser/s right, title, interest or benefit of this Agreement or part with possession of the said Tenement if delivered before the execution of conveyance in favour of the Organisation of Purchasers until all the dues payable by the purchaser/s to the Builders under this Agreement are fully paid and only if the Purchaser/s had not been guilty or breach or non observance or any of the terms and conditions or this Agreement and until the Purchaser/s has/have intimated and taken permission in writing of the Builders and any agreement in breach of this covenant shall be null and void and will not have any binding force vis-à-vis the Builders.
- j) Pay to the Builders within seven days of demand by the Builders his/hers/its/their share of security deposit demanded by the CIDCO or Government for giving water, electricity and other service connection to the said Buildings.
- k) Not to bring or domesticate on the said property any animals or birds which are by their nature dangerous

h
S. Bhan

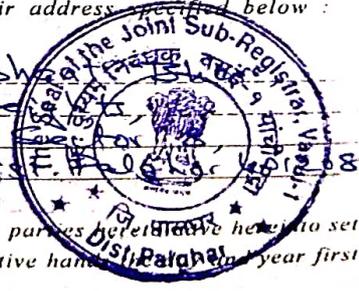
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पुस्तक	दस्तावेज		
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to the human beings and/or which may damage or cause loss to the said property or the said Buildings or any part thereof and in case of any animals or birds which are usually or normally are domesticable, become furious or turn out to be dangerous or which cause nuisance to other occupants of the said Buildings to withdraw and remove them from the said Buildings and property at the request of other occupants of the said Buildings.

- l) Not to store any raw materials, finished goods or other goods equipments, plants, machinery and other things belonging to or hired by of the Purchaser/s on the open space in the Compound wall of the Buildings or any part thereof so as to cause any inconvenience or obstruction to the other Tenements holders in the said Buildings.
 - m) Not to carry any loading and unloading of the materials. finished products, goods, equipments, plants, machinery in such manner so as to cause any incunvenience or obstruction to the other tenement holders in the said Buildings.
44. In the event of the said Organisation of purchasers being formed and registered before the sale and disposal by the Builders off all the premises in the said Buildings, the power of authority of the said Organisation till the execution of a conveyance in favour of the said Organisation shall be subject to the overall controll and authority of the Builders in respect of any of the matters concerning the said Buildings. the construction and completion thereof and all amenities apperataining to the same and in particular, the Builders shall have absolute authority and control as regards the unsold premises and the disposal thereof and to receive and appropriate to themselves absolutely the sale consideration in respect of such premises.
45. All notices to be served on the Tenement purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under certificate of posting at his/her/its/their address specified below :

Mrs. Swati Prashant
 A-404, Vision Heights
 Vasant Nagri,
 Vasai East, Dist. Palghar



[Handwritten signature]
 S. Bhai

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and names on the day and year first herein above written.

[Handwritten signature]
 S. Bhai

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SCHEDULE I HEREINABOVE REFERRED TO:

ALL THAT piece of the Non-Agricultural Plot of land bearing Plot No. 100 forming part of the lands bearing Survey No. 35, 36 and 37 situate, lying and being at village Navghar, Taluka Vasai, district Thane and admeasuring _____ square meters or thereabout and within the limits of the municipal Council of Navghar, which is bounded as follows, that is to say on or towards the North 40 feet wide Colony Road, on or towards the South land bearing Survey No. 37, on or towards the East Internal Road, No. 1, and on or towards the West By Colony Road.

SCHEDULE II HEREINABOVE REFERRED TO:

General Construction

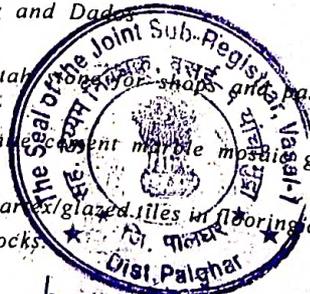
- i) Pile Foundation.
- ii) R.C.C. framed Building.
- iii) Siporex blocks wall and R.C.C. Pardis.
- iv) R.C.C. Chajjas & fins.
- v) R.C.C. loft in 1/3rd area of shops.
- vi) R.C.C. loft over toilet in office cubicles.

Doors and Windows

- i) Rolling steel shutters for shops.
- ii) T.W. hotpresses flush door with decorative PVC Laminate finish on facade with Godrej Latch-Lock for office entrance doors.
- iii) T.W. paneled doors with oxidized fitting for toilets
- iv) Heavy section aluminium sliding glazed windows with marble sills.

Flooring and Dado

- i) Kota for shops and passages.
- ii) White cement marble mosaic galeecha tiles for offices.
- iii) Sparax/glazed tiles in flooring and full height dados of toilet blocks.



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Electric Work

- i) Concealed Copper wiring for all lighting and power electric points.
- ii) Concealed fan-box.
- iii) Electric switches of best quality.
- iv) Telephone & A.C. point in each unit.

Plumbing

- i) Sanitary Wares and fitting of best quality.
- ii) Concealed plumbing work.

Water

Underground R.C.C. water storages tank and overheads tanks with pump-set.

Finishing

- i) Internal walls-Oil Bound Distemper Colour.
- ii) External walls-Cement paint.
- iii) Terrace-water proofing with crazy/china mosaic flooring.

Pavement

Cement Concrete/Tar road finished surrounding the building.

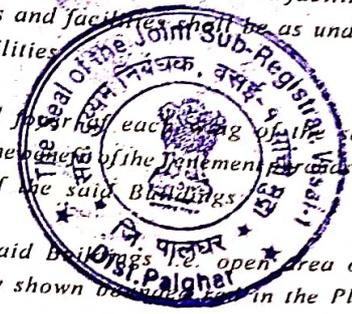
Compound

- i) Provided with adequate lighting poles.
- ii) Beautiful Landscape garden.

THIRD SCHEDULE HEREINABOVE REFERRED TO

The nature, extent and description of the common area and facilities and of the limited common areas and facilities shall be as under-

- a) Common areas and facilities
 - i) Entrance lobby and porch for each wing of the said Buildings will be for the benefit of the Jointment Proprietors of the said wing of the said Buildings.
 - ii) Compound of the said Buildings i.e. open area out of the said property shown on the Plan in the Plan



R. D. Dhar

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hereto annexed but excluding the open car-parking/ scooter parking spaces in the compound allotted to the respective purchasers if permitted and constructed:

- iii) The staircase of the respective wing of the said Buildings, including the main landing, for the purpose of storing or for recreation or for residence or for sleeping.

The Tenement purchaser will have a ___ per cent undivided interest in the above

- b) Limited common areas and facilities:
- c) Landing about _____ sq. ft. in front of the doors on the floor on which the particular Tenement is located, as a means of access to the Tenement but not for the purposes of storing or as a recreation area or for residence or for sleeping.
- ii) This landing is limited for the use of the Purchasers of Tenement located on that particular floor and for visitors thereto, but as subject to means of access for reaching the other floors, available to all purchasers and visitors.

The Tenement Purchasers will have ___ per cent of undivided interest in the above.

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१	२०२४		

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SIGNED, SEALED AND DELIVERED)
 by the withinnamed Builders, Messrs)
 Sunil Enterprises represented by their)
 partner Shri Sunil M. Vora)
 who has signed in the)
 presence of [Signature])

) For M/s. Sunil Enterprises

[Signature]

Partner



SIGNED, SEALED AND DELIVERED)
 by the withinnamed Purchaser/s)
Mrs Swati Prashant Bhoir)
 /-)
 represented by _____)
 /-)
 Common Seal of _____)

affixed pursuant to the)
 Board Resolution)
 dated _____ in the)
 presence of _____)
 and _____ who)
 have affixed his/their respective)
 signature in the presence of _____)
 1 [Signature])
 2 [Signature])

[Signature]



RECEIVED on or before the execution)
 of these presents of and from)
 the withinnamed)
 Purchaser/s a sum of)
 Rs. 3,51,000/-)
 being bookig money/pur)
 the consideration)
 for the purchase of)
 withinmentioned Te)

Rs. 3,51,000/-

We say received

) For M/s. Sunil Enterprises

[Signature]

Partner



Amount

Rs 51,000/-

Bank

SBI
 Evershine City

Cheque no

876681

Rs 3,00,000/-

Vasai Janta
 Sahakari Bank
 Vasai (E)

100386

Rs 3,51,000/-

B. KUMARE

B.A., LL.B.

ADVOCATE HIGH COURT

A/101, 1st Floor, Madhupuri Complex, Opp. Bassein Catholic Bank, Vasai Rd. (W), Dist. Thane - 401 202.

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Sl. No. _____

Date : _____

TO WHOM-SOEVER IT MAY CONCERN

Re: S.No.35, 36 and 37 H.No.Pt, forming part of Plot No.100, admeasuring in aggregate 7440 Sq.Mtrs. of Village Navghar, Tal.Vasai, Dist.Thane. Owned by M/s Ambica Corporation.

And

Agreement dated 25-1-1996 between M/s Ambica Corporation and M/s Vora Developers for Sale of FSI admeasuring 28,268 sq.ft. arising out of the aforesaid Plot No.100 together with right to carry on construction of Two Buildings.

And

Agreement dt. _____ between M/s Vora Developers and M/s.Sunil Enterprises to assign the benefit of the aforesaid Agreement dated 25.1.1996.

Under the instructions of my clients M/s Sunil Enterprises of Vasai I have investigated the title to the aforesaid property for last 30 Yrs, i.e. From 1966 to 1996. On the basis of investigations made and the documents produced before me, I am of the opinion that the title of M/s Ambica Corporation to the portion on which the said two buildings are to be constructed by M/s Sunil Enterprises by consuming the said FSI admeasuring 28,268 sq. ft. is clear, marketable and free from encumbrances and the said M/s sunil Enterprises have become entitled to



.. 2

Resi.: Walinjar Bunglow, Chulna Road, Manickpur, Vasai Rd (W), Dist. Thane - 401 202.

S. KUMARE

B.A., LL.B.

ADVOCATE HIGH COURT

Tol. :

101, 1st Floor, Madhupuri Complex, Opp. Basseln Catholic Bank, Vasai Rd. (W), Dist. Thane - 401 202.

to. _____

: 2 :

Date :

बमई-१			
पुस्तक	दस्ता क्र.	६५	६५
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commence, carry and complete the construction of two buildings by consuming FSI of 28,268 sq.ft. and to sell the said Buildings.

Vasai Dated this 24th day of Sept.1996.

(K. B. Kumare)
Advocate



Resi.: Walinjkar Bunglow, Chulna Road, Manickpur, Vasai Rd (W), Dist. Thane, Pin 401 202.

जिल्हाधिकारी कार्यालय, ठाणे.

क्र. महसूल/कस/१/दे.१/बांधकाम/

संख्या. १३४/२०१३-१

दिनांक:-

पुस्तक	१३४१९८९		
	१२९३०	८९	९८

बाबले:-

- १] मेतर्त दिवाण कन्स्ट्रक्शन कंपनी मु. वतई यांच्या दिनांक २.२.१९८३ चा अर्ज.
- २] अवर जिल्हाधिकारी, ठाणे, यांचेकडील धिनशेती आदेश क्र. आरईव्ही/डेस्क. २ वनस्पती/४/संख्या/५४२-दिनांक १९४४. १९८०
- ३] तहाय्यक कुंचालक, -नगर रचना, ठाणे यांचे वडा क्र. धिरोव/बांधकाम/नवघार/ वतई/ततुंठाणे/३३५४ दिनांक २.९.१९८८
- ४] तहसिलदार वतई यांचेकडील वडा क्र. धिनशेती/संख्या/१९८ /कावि. १५८४ दिनांक १५.३.८८
- ५] तरबूच ग्रामसुचयायत नवघार यांचेकडील ना हरकत दाखला जा.क्र. २३५ दिनांक २२.५.८५

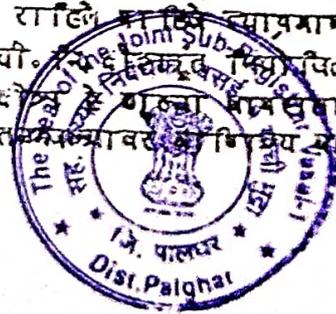
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आदेश:-

ज्या अर्जाची, मेतर्त दिवाण कन्स्ट्रक्शन कंपनी यांनी मौजे-नवघार, तालुका-वतई, जिल्हा-ठाणे येथील जमिन धूमाधन क्रमांक ३५, ३६, ३७ येथील आसल्या मालकीच्या जमिनीतील ७४४०-०० चौ. मि. क्षेत्रात राहिल्याती कारणास्तव बांधकाम परवानगी दिव्योत्तरी अर्ज केला आहे.

याअर्जा म्हााराष्ट्र जमिन महसूल (जमिनीचे बाधरातील घटन व अकृषिक आकार) १९६२ मधील नियम ४ अन्वये जिल्हाधिकारी ठाणे यांना निधीत करण्यात आलेल्या अधिकाररुचा बाधर कस्त, वस्त जिल्हाधिकारी याव्दारे मेतर्त दिवाण कन्स्ट्रक्शन कंपनी मु. वतई यांना प्रस्तावनेतील अनुक्रमांक २ वर अंतर्गत असलेल्या धिनशेती आदेशातील शर्ती अधिक ढालील शर्तीना अधिन राहून मौजे-नवघार, तालुका-वतई येथील धूमाधन क्रमांक ३५, ३६ व ३७ ये. या जागेमधील ७४४०-०० चौ. मि. क्षेत्रामध्ये/बाणिज्य कारणास्तव तोयतच्या कुंजर आरावाडया नुसार बांधकाम करणेत परवानगी देत आहेत.

- १] बरील जागेचा व नियोजित द्वाऱतीचा बाधर वस्त तव व वडिल्या मजल्यावर बाणिज्य आणि हुतन्या मजल्याबा बाणिज्य व कुंजतः राहिल्या बाधरासाठी करण्यांत यावा व बांधकाम तोयतये कुंजर नकाशाप्रमाणे असावे.
- २] स्थालदर्शक नकाशावर दाखविल्याप्रमाणे नियोजित बांधकामातून बुटीत मागील व बाजूची अंतरे प्रत्यक्षा बागेवर ठिमान अतली बाडिजेत.
- ३] नियोजित बांधकामाचे मूळडातील अस्तित्वातील बांधकाम घास्त रूग्ण होश्याच्या १/३ इतके प्रत्यक्षा जागेवर कमान राहिले व त्याप्रमाणे रूग्ण ७४४०-०० चौ. मि. क्षेत्रामधील २२२८-८४ चौ. मि. क्षेत्रामध्ये नियोजित जोत्याचे बांधकाम अंतर्घेय आहे व ५२११-१६ चौ. मि. क्षेत्रामध्ये तहसिलदार बाणिज्य बाधर अंतर्घेय ठेवणेत यावे. २२२८-८४ चौ. मि. क्षेत्रामध्ये तहसिलदार बाणिज्य बाधर अंतर्घेय ठेवणेत यावे.



मान नं. १२

वसई-१			
पुस्तक	दात क्र.		
	2230	80	85
	१	२०२४	

४] नियोजित बांधाकाम हे तन्मजला व टपालघर घेऊन मजले-यावेहीन जास्त अतु नये.

५] नियोजित जमा रतीताची आवश्यक असणा-या बाण्याची सोय व तसेच तहसिलबाण्याची व भेला निर्मूलनाची व्यवस्था तशी करावी ज्याच्यात गतल्यात प्रत्येक बाबरापूर्वी अर्जदाराने केली जाणिले. ही कामे इतर कामे पूर्ण करण्या अगोदर पूर्ण केली जाणिले.

६] नियोजित बांधाकामात मंजुरीवेक्षा वेगळे बदल करावयाचे असल्यात किंवा बाबर बदलाव्याचा असल्यात या कार्यातपाकडून बूध बरवानगी घेणे आवश्यक आहे.

७-अ] बांधिल्या व तुत-या मजल्यावरील प्रस्तावित रकवा बाबर बदलून तो ओळखीत साठी करण्यांत यावा.

७] अर्जदार यांनी बांधाकाम तुत झाल्याबद्दल संबंधित तहसिलदार बसई यांना गाबये तलाठी मार्फत बांधाकाम तुत झाल्याबातून ३० दिवसाचे आंत वेळी कळविणे आवश्यक आहे.

८] अर्जदार यांनी संबंधित ग्रामपंचायतीची बांधाकाम बरवानगी घेणे आवश्यक आहे.

९] अर्जदार यांनी ५२११-१६ चौ. मि. करिता रहिवासी कारणास्तव दर चौ. मि. ला २९.८ पैसे व २२२८-२४ चौ. मि. करिता बाणिज्य कारणास्तव दर चौ. मि. ला ५२-६ पैसे या सुधारीत दराप्रमाणे प्रत्येक महतली बांधिलेला बिनगोती आकार मारावयाचा आहे. सुधारीत बिनगोती आकार दि. ३१.७.९१ पर्यंत देणेचा आहे.

१०] उभर जिल्हाधिकारी ठरणे याचिफडील दिनांक १९.४.१९८० चे बिनगोती आदेशातील शर्ती अर्जदार यावेबर बंधानकारक रहातील.

११] अर्जदाराने बरील शर्तीचे उल्लंघन केल्यात बांधाकाम बरवानगी रद्द करण्यांत येईल.

प्रति:

मेसर्स दिवाण कन्स्ट्रक्शन कंपनी

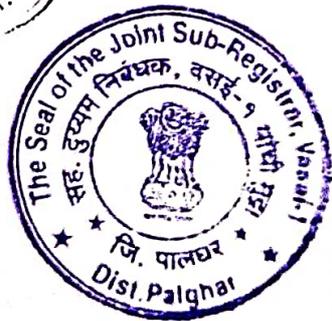
द्वारा:- मेसर्स वेताबकर अँड कंपनी, ७३, इन्. स्त. पोत रोड, ठाणे
[मंजूर नकाशातह]

सही/-

[गो. बा. थिंगुम्कर]

जिल्हाधिकारी ठाणे.

ओ.क./२२.११.८८



वसई-१			
पुस्तक	दस्ता क्र.		
	१२६३७	६६६	
			२०२४

निवेदनशेती
 स. नं. ३५ } दिशा नं.
 ३६ } लेखा पृष्ठ १००
 ३७ }

गा. न. नं. ७, ७ अ १२

कपडेदार

मे. अंतिक कारपोरेशन
 नफे भागीदार
 जगन्नाथ विजय शर्मा

गांव:- नवधर

ताळका:- वसई

इतर हका:-

हे. आर.

क्षेत्र लावणी-कायक ...

पोट खराबा ...

एकूण ...

५० कि.	
लोमी	
७६६०-०	
७६६०-२	

२०७७

आकार ...	ब.	वे.
	१४५	५०
बुडी अथवा बादा आकार }		
पाणी...		

वर्ष	कुळ आणि खंड	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	गेरा
२५		लोमी ७६६०-०	१	निवशेती	७६६०	
२६						

(असल वरदुकुम नकल)

तारीख ३०/५/१५

सकाळी
 इकाठी कार्यालय



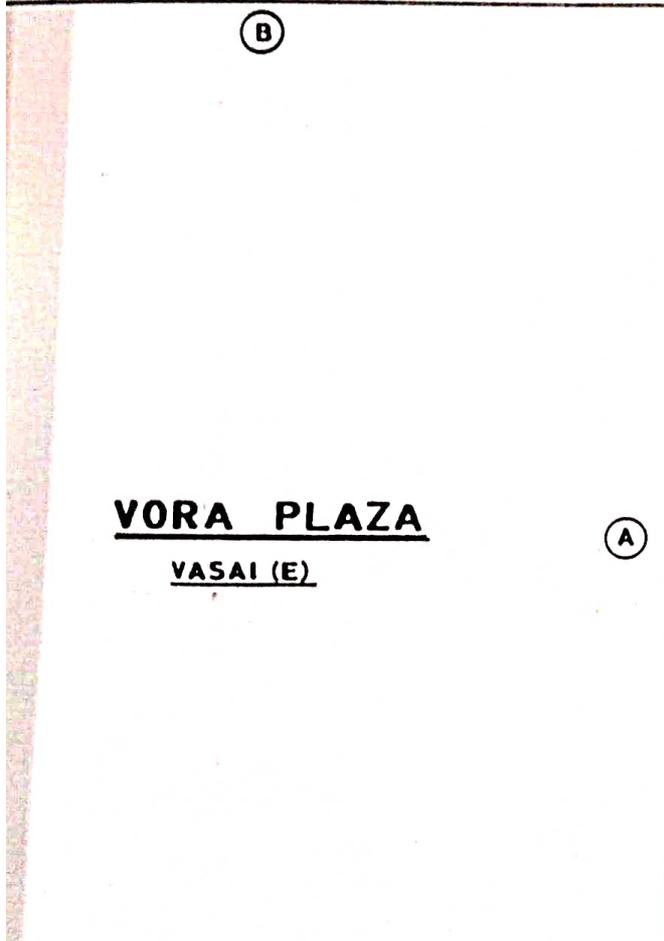
4'-0" WIDE O.T.L.A. 4'-0" WIDE O.T.L.A.

SHOP 10	SHOP 14	SHOP 17	SHOP 18	SHOP 15	SHOP 14	SHOP 13	SHOP 12	SHOP 11	SHOP 10
19'-3"	9'-0" x 19'-3"	9'-0" x 19'-3"	9'-0" x 19'-3"	9'-0" x 19'-3"	8'-6" x 19'-3"	9'-0" x 19'-3"	9'-0" x 19'-3"	8'-6" x 19'-3"	9'-0" x 19'-3"
					LOFT				

वसई-२
 पुस्तक क्र. २२३१० यो ए
 २०२४

SHOP 1	SHOP 2	SHOP 3	LOFT	SHOP 4	SHOP 5	SHOP 6	SHOP 7	SHOP 8	SHOP 9
19'-3"	8'-6" x 19'-3"	9'-0" x 19'-3"		9'-0" x 19'-3"	8'-6" x 19'-3"	9'-0" x 19'-3"	9'-0" x 19'-3"	8'-6" x 19'-3"	9'-0" x 19'-3"

4'-0" WIDE O.T.L.A. 4'-0" WIDE O.T.L.A.



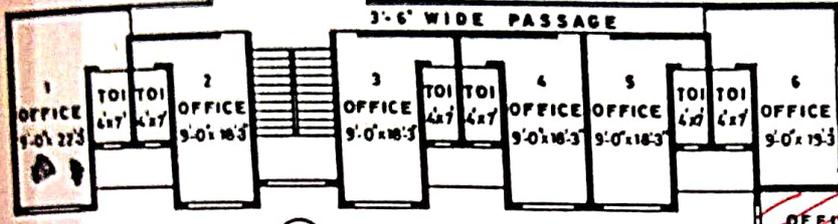
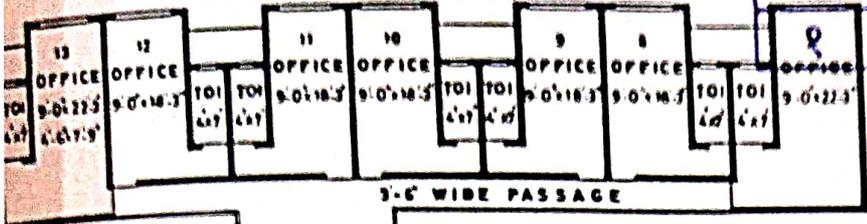
VORA PLAZA
VASAI (E)

SHOP 10	6'-6"	SHOP 11	6'-6"
19'-3" x 9'-0"		19'-3" x 9'-0"	
SHOP 9		SHOP 12	
19'-3" x 8'-6"		19'-3" x 8'-6"	
SHOP 8		SHOP 13	
19'-3" x 9'-0"	LOFT	19'-3" x 9'-0"	
SHOP 7		SHOP 14	
19'-3" x 9'-0"		19'-3" x 9'-0"	
SHOP 6		SHOP 15	
19'-3" x 8'-6"		19'-3" x 8'-6"	
SHOP 5		SHOP 16	
19'-3" x 13'-6"		19'-3" x 9'-0"	
		LOFT	SHOP 17
			19'-3" x 9'-0"
			SHOP 18
			19'-3" x 8'-6"
SHOP 4		SHOP 19	
19'-3" x 13'-6"		19'-3" x 9'-0"	
SHOP 3		SHOP 20	
19'-3" x 9'-0"		19'-3" x 9'-0"	
SHOP 2		SHOP 21	
19'-3" x 8'-6"		19'-3" x 8'-6"	
SHOP 1	6'-6"	SHOP 22	6'-6"
19'-3" x 9'-0"		19'-3" x 9'-0"	

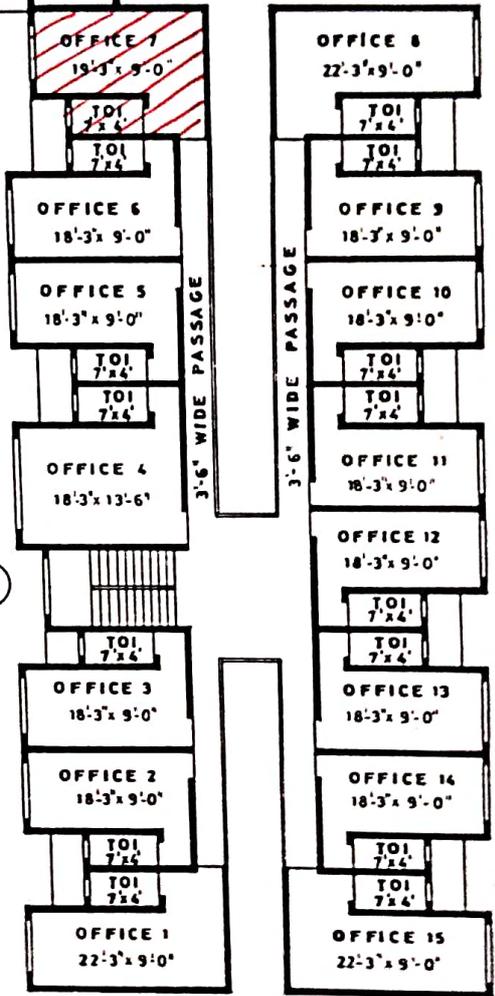
GROUND FLOOR PLAN



वर्ग-१			
पुस्तक	दस्तावेज	४९	६८
२०२४			



(B)



(A)

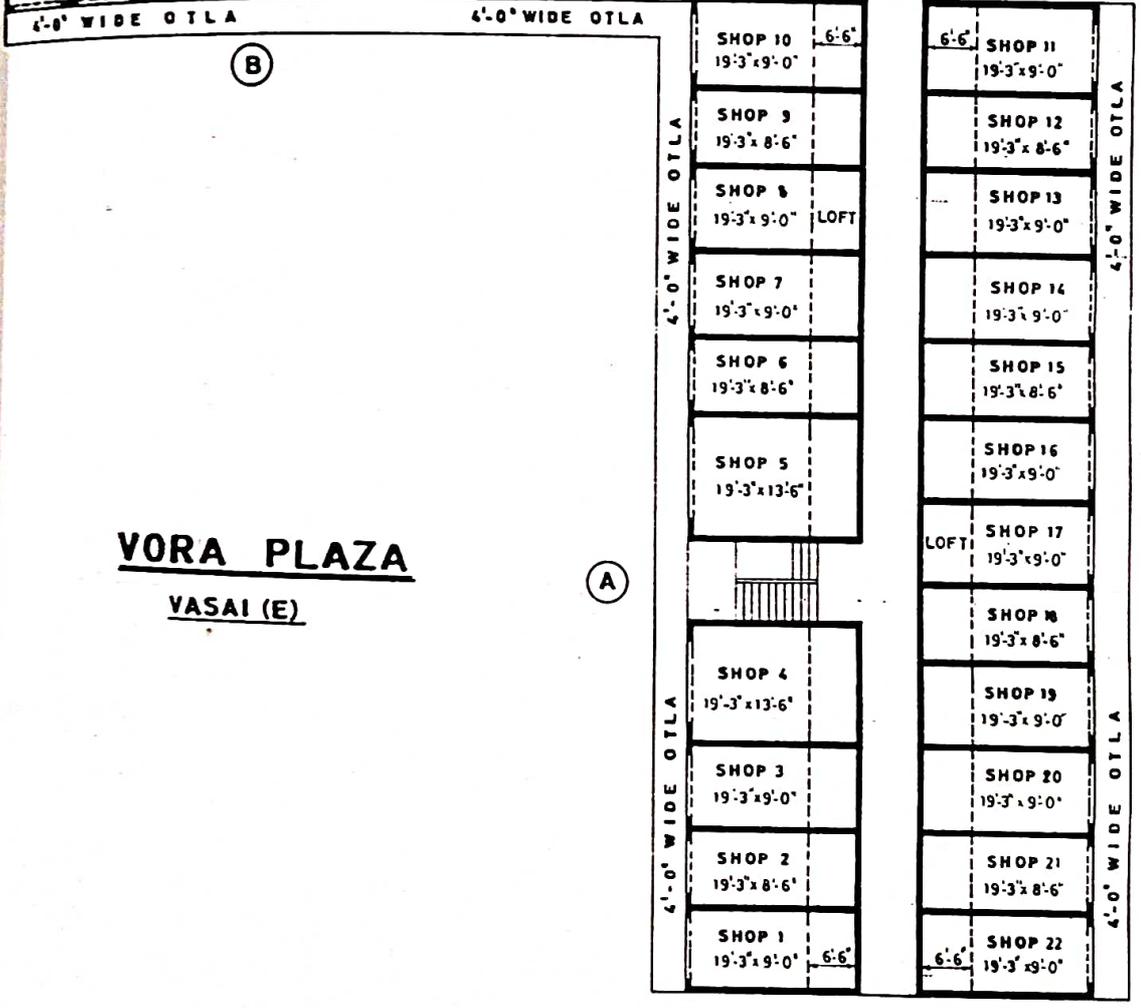
VORA PLAZA
VASAI (E)

TYPICAL FLOOR PLAN



4'-0" WIDE O.T.L.A.										वसई-१		
SHOP 19 17'-0" x 19'-3"	SHOP 18 9'-0" x 19'-3"	SHOP 17 8'-6" x 19'-3"	SHOP 16 9'-0" x 19'-3"	SHOP 15 9'-0" x 19'-3"	SHOP 14 8'-6" x 19'-3"	SHOP 13 9'-0" x 19'-3"	SHOP 12 9'-0" x 19'-3"	SHOP 11 8'-6" x 19'-3"	SHOP 10 9'-0" x 19'-3"	पुस्तक	दस्त क्र.	
LOFT										२२३७	५०	६८
										२०२४		

SHOP 1 5'-6" x 19'-3"	SHOP 2 8'-6" x 19'-3"	SHOP 3 9'-0" x 19'-3"	LOFT	SHOP 4 9'-0" x 19'-3"	SHOP 5 8'-6" x 19'-3"	SHOP 6 9'-0" x 19'-3"	SHOP 7 9'-0" x 19'-3"	SHOP 8 8'-6" x 19'-3"	SHOP 9 9'-0" x 19'-3"
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GROUND FLOOR PLAN



VORA PLAZA

वसई-१			
पुस्तक	दस्त क्र.		
	१२६३७	५२	६
१	२०२४		

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE :

2nd Floor, Nariman Point,
400 021.
: 202 944 190 / 202 2579



CIDCO/VVBP/BP-2234/B/125

M/s. Ambika Corporation
Builders & Developers
355, Opp. Thakurdwar P.O.
MUMBAI : 400 002.

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONES : 757 1241-42-44 / 757 0912
757 2631 / 757 1069
FAX : 00-91-22-757 1066

Date: 06/01/98

Sub: Grant of Part Occupancy Certificate for Commercial Building. Wing B & C on Plot No.100, S.No.35, 36, 37, 38, Village Navghar, Taluka Vasai, Dist:Thane.

- Ref: 1) Order from Collector vide No.REV/DESK-1/T-9/QUST/CR/138/88 dated 22/11/88'
2) N.A. Order from Collector vide No.REV/DESK/2/NAP/4/SR/502 dated 19/04/80
3) Development Completion certificate vide letter dated 21/10/97 of architect.
4) Structural Stability certificate from your Structural Engineer vide letter dated 21/10/97.
5) Plumbing certificate dated 03/11/1997.
6) Your letter dated 04/11/1997.

Sir,

Please find enclosed herewith the necessary Part Occupancy Certificate for the Commercial Building, Wing B & C on Plot No.100, S.No.35, 36, 37, 38, Village Navghar, Taluka Vasai, Dist:Thane, alongwith as built drawings.

Yours faithfully,


(S. SURESH BABU)
ASSOCIATE PLANNER/ADDL. TPO
(VVBP)

Encl.: a/a.

Copy to:-

M/s. J.P.Mehta & Associates
Architects
121-122 Ambika Commercial coplex
Vasai (E) Taluka Vasai,
Dist : Thane.

The Chief Officer
Navghar-Manickpur Municipal Council,
Navghar.

महाराष्ट्र शासन

विशेष कार्यकारी अधिकारी (S. E. O.)

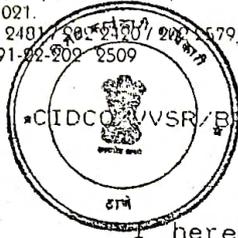

श्री राजाराम फाडिस बाबर
आझार नगर, नवघर वसई रोड (पूर्व),
वा. वसई जि. ठाणे - ४०९ २१०.



TRUE COPY

वसई-१		
पुस्तक	दस्तावेज	43-85
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED		
REGD. OFFICE: २०२४		

*NIMHALL, 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONES : 202 2401 / 202 2507 / 202 2579.
FAX : 00-91-22-202 2509



Ref. No.

CIDCO VSR/BP-2234/E/125

REGD. OFFICE:

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONES : 757 1241-42-44 / 757 0912
757 2631 / 757 1069
FAX : 00-91-22-757 1066

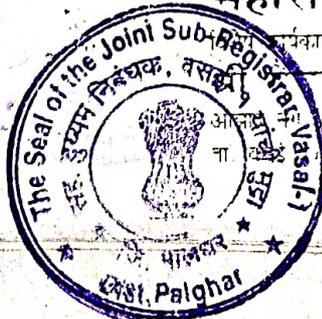
Date: 07/01/1998

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Commercial, Wing B & C with built up area 2280.33 Sq.m. on Plot No.100, S.No.35, 36, 37, 38, Village Navghar, Taluka Vasai, Dist:Thane, completed under the supervision of M/s.J.P. Mehta & Associates (Licence/Registration No.M/304/LS) and has been inspected on 26/12/1997 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. REV/DESK-1/T-9/QUST/CR/138/88 dated 22/11/88 issued by the Collector, Thane 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 water is made available in the flat.
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.

महाराष्ट्र शासन



सहायक अधिकारी (S. E. O.)

राम माणिक बावरे

राजवाडे रोड (पूर्व),

वसई - ४०१ २१०.

Contd..... 2.

TRIP COPY

वसई-१			
पुस्तक	दस्ता क्र.	YY	EC
१	२२६३०		
	२०२४		



Wednesday, October 26, 2005

3:07:28 PM

Original

नोंदणी ३९ म.

Regn. ३९ M

पावती

पावती क्र. : 6249

गावाचे नाव नवघर

दिनांक 26/10/2005

दस्ताऐवजाचा अनुक्रमांक वसई 1 - 06240 - 2005

दस्ता ऐवजाचा प्रकार मुख्यारनामा

सादर करणाराचे नाव: श्री. अलेश आर. तलाठी - -

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (B)	:-	160.00
एकूण	रु.	260.00

आपणास हा दस्त अंदाजे 3:22PM ह्या वेळेस मिळेल

दुय्यम निबंधक

वसई 1

वाजार मुल्य: 1 रु.

मोवदला: 1 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

दुय्यम निबंधक वसई-१



वसई-१			
पुस्तक	दस्ता क्र.	५६	६८
१	१२६३७		
२०२४			

वसई-१	
पुस्तक क्र.	६२००
१ / २	

मिलिंद सुधाकर खैरनार
अधिकृत मुद्रांक विक्रेता

परवाना क्रमांक : १ / १९९९, दिनांक : १. ६. १९९९.

विक्रीचे ठिकाण : सी/२०९, गीता टॉवर, आनंद नगर, नवघर रोड, वसई रोड (प), जिल्हा ठाणे - ४०१ २०२.

Sr.No. 5503

ठिकाण : ३३०७-०९/१६१० दिनांक : १६/१०/१९

रेदी करण्या-याचे नाव : श्री./ श्रीमती.

→ Apoorva Talavhi

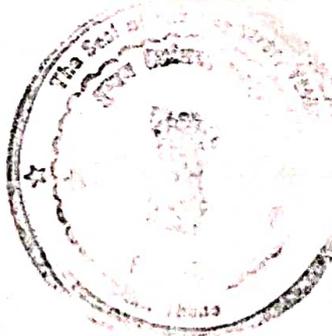
किंमत	नग	एकुण किंमत
१०		
२०		
५०	२	१००
१००		
५००		
१०००		
५०००		
एकुण किंमत रूपये :		१००

(अक्षरी रूपये One hundred only मात्र)

मुद्रांक खरेदी करण्या-याची सही.

DELIVERED

मिलिंद सुधाकर खैरनार.
अधिकृत मुद्रांक विक्रेता
परवाना क्रमांक : १/१९९९.
नवघर रोड, वसई रोड (प).
Dist. Palghar



वसई-१			
पुस्तक	दस्तावेज क्र.	५६६८	५६६८
१	२०२४		

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

श्री. सिलेब गुवाकर सौरभर

पत्तणव भावक, महाराष्ट्र, वसई, (ला.नं. १/१९९१)

वि.सं. ३३१४९५/३४९५८१

दिनांक

१८-१०-२००५

१८-१०-२००५

१८-१०-२००५

१८-१०-२००५

१८-१०-२००५

१८-१०-२००५

B 4077

3307

18-OCT-05

OCT 2005

अधिकृत मुद्रांक मिकेला
श्री. सिलेब गुवाकर सौरभर

६२००

SPECIAL POWER OF ATTORNEY

2 1

TO ALL TO WHOM THESE PRESENTS SHALL COME, I Mr. SUNIL MAHENDRABHAI VORA PARTNER OF M/S SUNIL ENTERPRISES, a Partnership Firm duly registered under the provisions of Partnership Act 1932, having its office at Samarth Sadan, 28, Dr. D.D. Sathe Marg, Mumbai - 400 004, and Side Office at Vora Plaza, Navghar, Vasai - E, Thane, (hereinafter referred



Sunil

वसई-१			
पुस्तक	दस्ता क्र.	१५	६८
१	२०२४		

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

MAHARASHTRA

श्री. मिलिंद सुधाकर स्वैस्तार

B 407765

पत्तान्त भाग्य. माला. वि. नमड. (ता. नं. १/१९९९)
 विक्रीचे दिनांक ०१/१०/२००५, पोला टोंडा, अजंठा नगर,
 मलापूर, वसई-१, पालघर जिल्हा. ३३१०१५/३४९७८१
 क्रमांक. ३३१०१५/३४९७८१
 नांव. Alpesh Malakar
 रा. ३३१०१५/३४९७८१
 न्यायस्थान किंमत रुपये १६२
 एकूण किंमत रजकत रु. १००

3308

18 OCT 2005

OCT 2005

अधिकृत मुद्रांक निकेतान
 श्री. मिलिंद सुधाकर स्वैस्तार
 3 / 2

SEND GREETINGS :

WHEREAS the firms/companies is carrying on business as Builders & Developers.

And

WHEREAS in the course of its said business the firm is constructing the building and selling the Flats/Shops/Galas of the said building and for that purpose the firm is entering into Agreements for Sale with prospective purchasers.

Handwritten signature



वसई-१			
पुस्तक	दस्तावेज	ये	ए
१	१२६३७		

पुस्तक	२२४०
१	

AND WHEREAS I AM authorized to sign Agreements for Sale of Flats / Shops / Galas

AND WHEREAS the said Agreement for Sale of Flats / Shops / Galas are required to be registered with the Sub- Registrar of Assurances at Vasai - 1, Vasai - 2, Vasai - 3.

AND WHEREAS it is not possible for us to attend the office of Sub- Registrar of Assurances at Vasai - 1, Vasai - 2, Vasai - 3. for admitting the execution of the said Agreement for Sale.

AND WHEREAS I am desirous of appointing the Attorneys to act on our behalf in the manner hereinafter appearing.

NOW KNOW WE AND THESE PRESENTS WITNESS that I, Mr. SUNIL MAHENDRABHAI VORA PARTNER OF THE SAID FIRM do hereby nominate, constitute and appoint to MR. ALPESH RAMNIKLAL TALATI residing at a-1, 201, Deewan's Paradise, Navyug Nagar, Deewanman, Vasai - West, Thane - 401 202, Indian inhabitant be our true and lawful Attorneys hereinafter referred to as the said Attorneys do all or any of the following acts, deeds, matters and things that is to say.

1. To lodge various Agreements for Sale of Flats/ Shops / Galas that are / may be executed by us on behalf of the firm with Sub - Registrar of Assurances at Vasai - 1, Vasai - 2, Vasai - 3, and to admit execution thereof on behalf of any one of us in capacity as a Partner of the said Firm and consideration of property is to be taken as per our share.
2. I hereby specifically authorize the said Attorney to present for Registration and to admit execution thereof on behalf of me in capacity as a PARTNER of



said Firm all the singular Agreements for Sale of Flats / Shops / Galas on behalf of Firm by Mr. Alpesh Ramniklal Talati.

शुद्धी - १	
दिनांक: ६/०८/२०२४	
५	८

3. To do all or any other acts, deeds, matters and things for the purpose of effectually getting the said Agreements for Sale of Flats / Shops / Galas

the Sub - Registrar of Assurances at Vasai - 1, Vasai - 2,

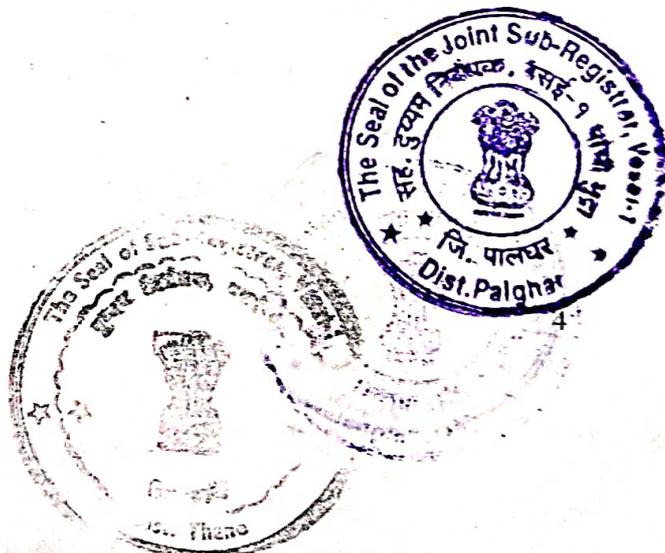
बसई - १			
पुस्तक Vasai - 3.	दस्त क्र.	६०	६८
१	२०२४		

4. AND I hereby agree to ratify and confirm in capacity as a Partner of the said firm whatever the said Attorney shall do or cause to be done by virtue of these presents;

SCHEDULE OF PROPERTY

Building Known as "VORA PLAZA" Situate on the Non-Agricultural plot of land bearing plot. No. 100 forming part of the lands bearing Survey No. 35, 36 and 37 situate, lying and being at Village Navghar, Taluka Vasai, District Thane.

[Handwritten signatures]



वसई-१			
पुस्तक	दस्ता क्र.	५७	६८
१	२०२४		

बुधवार २६/१०/२००५
 ६/८

IN WITNESS WHEREOF I MR. SUNIL MAHENDRABHAI VORA capacity as Partner of the said firm have caused our hands to be hereunto affixed the 26th day of October 2005.

SIGNED SEALED AND DELIVERED

by the withinnamed

M/S SUNIL ENTERPRISES }
 Through Partners }
 MR. SUNIL MAHENDRABHAI VORA }

Sunil Vora

In the presence of

- 1 *Ramesh*
- 2 *Shri*

SIGNED SEALED AND DELIVERED

by the withinnamed

MR. ALPESH RAMNIKLAL TALATI }

Alpesh Talati

In the presence of

- 1 *Ramesh*
- 2 *Shri*



5/10/2005

दुय्यम निबंधक:

पं. ५२२१ गांधीवारा भागा-१

दस्त क्र 6240/2005.

:09:10 pm

वसई १

७१८

स्त क्रमांक : 6240/2005

स्ताचा प्रकार : मुखत्यारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाव: श्री. अल्पेश आर. तलाठी - -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: -
 शहर/गाव: दिवाणमान
 तालुका: वसई
 पिन: -
 पॅन नम्बर: -

लिहून घेणार

वय 26

सही

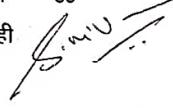



नाव: मे. सुनिल अन्टरप्रसजेस तर्फे भागीदार श्री. सुनिल
 अेम वोरा - -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: -
 शहर/गाव: वसई
 तालुका: वसई
 पिन: -
 पॅन नम्बर:

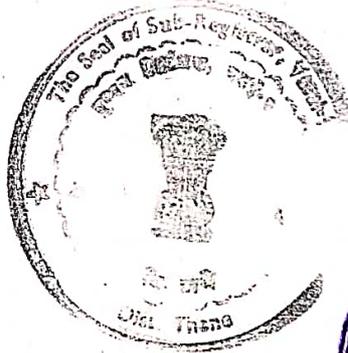
लिहून देणार

वय 39

सही




वसई-१			
पुस्तक	दस्त क्र.		
१	१२६३७	६२	६८
२०२४			



देय करुन देणार तथाकथीत [मुखत्यारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

1 OF 1

वसई-१			
पुस्तक	दफ्त. क्र.	१२६३७	६३ ६८
१			

दस्त गोषवारा भाग - 2

वसई 1
दस्त क्रमांक (6240/2005)
CIC

दस्त क्र. [वसई-1-6240-2005] चा गोषवारा
बाजार मुल्य : 1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 26/10/2005 03:04 PM
निष्पादनाचा दिनांक : 26/10/2005
दस्त हजर करणा-याची सही :

[Signature]

पावती क्र.: 6249 - दिनांक: 26/10/2005
पावतीचे वर्णन
नांव: श्री. अल्पेश आर. तलाठी - -

100 : नोंदणी फी
160 : नकल (अ. 11(1)), पृष्ठांकनाई
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13)
एकत्रित फी

260: एकूण

दु. निबंधकाची सही, वसई 1

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 26/10/2005 03:04 PM
शिक्का क्र. 2 ची वेळ : (फी) 26/10/2005 03:07 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 26/10/2005 03:08 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 26/10/2005 03:08 PM

दस्त नोंद केल्याचा दिनांक : 26/10/2005 03:09 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) जोसेफ मावो - , घर/प्लॉट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेठ/वसाहत -

शहर/गाव: वसई

तालुका: वसई

पिन -

2) दिपक देसाई - , घर/प्लॉट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेठ/वसाहत -

शहर/गाव: वसई

तालुका: वसई

पिन -

दु. निबंधकाची सही
वसई 1

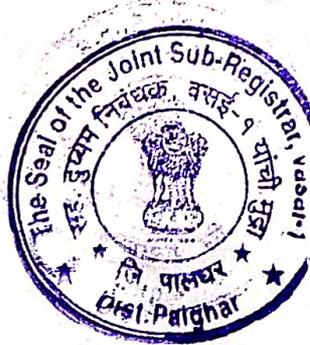
दस्ताचा प्रकार : 48) मुखत्यारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 26/10/2005 03:04 PM

शिक्का क्र. 2 ची वेळ : (फी) 26/10/2005 03:07 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 26/10/2005 03:08 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 26/10/2005 03:08 PM



-घोषणापत्र-

वसई-१			
पुस्तक	दस्ता क्र.	ए	ए
१	२६३७	६०	६८
२०२४			

मी श्री अल्पेश रामलाल तलाही घोषित करतो की, दुय्यम

निबंधक वसई - १ कार्यालयात परावधान या शिर्षकाचा दस्त नोंदणीसाठी

सादर करण्यात आला आहे. मि. मुगिल इंटरप्राइसिज तर्फे भागीदार सुनील वेंना

यांनी दिनांक 26/10/2025 रोजी दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर

दस्त नोंदणीस सादर करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यार लिहून देणार यांनी रद्द

केलेले नाही - किंवा कुलमुखत्यारपत्र लिहून देणारी व्यक्ती मयत झालेली नाही किंवा अन्य

कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे

बंध असून उपरोक्त कृती करण्यास आम्ही पूर्णतः सक्षम आहे. सदर दस्तऐवाजावर उपरोक्त

सक्षम भागीदाराची सही आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८

चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक - ०४/०३/२०२५



कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार सही

वरील सदर मजकूर मी वाचून समजावून घेतलेला आहे व त्याची पडताळणी केलेली आहे. तसेच

दस्तऐवाजामध्ये सक्षम भागीदाराची सही आहे व सोबत जोडलेला कुलमुखत्यारनामा तसेच

त्यावरील निष्पादीत करणाऱ्याची सही बरोबर आहे.



तसई-१
पुस्तक
दस्तावेज
२५३५
२५
२५

SR. NO	BP/NO	OWNER	ARCHITECT	SURV. HIS	VILLAGE	DT_OF_OC	TOTPL_AR	TOTB_ARE	USER	NO_TENA	NO_BLDG
214	BP1076	K.I.SHAIKH	R.V.SHIRKE	S.NO.25, H.NO.1	SOPARA	30-Dec-97	9600	1016	RESI	2	1
215	ZCC20	R.K.WADHAWAN	SHAH & GATTANI	BLDG.NO.A-268, C-265 SEC-E	ACHOLE	06-Jan-98	0	3393.25	RESI	64	2
216	ZCC20	R.K.WADHAWAN	SHAH & GATTANI	C-172 WING-A	ACHOLE	08-Jan-98	0	554.22	RESI	16	0
217	BP1240	M/S VARDHAMAN DEVELOPERS	J.P.MEHTA & ASSOCIATES	S.NO.31 PT	TULINI	09-Jan-98	9819.939	516.304	RESI	13	1
218	BP1491	PRADEEP CHOPRA	EN-CON CONSULTING ENGG.	PLOT NO.19,20 S.NO.402A	VIRAR	09-Jan-98	930.25	927.63	RESI	22	1
219	BP2234	AMBICA CORPORATION	J.P.MEHTA & ASSOCIATES	S.NO.35,36,37, PLOT NO.100	NAVGHAR	09-Jan-98	7400	2280.333	RESI	22	1
220	BP1417	RAKESH AGARWAL	M.H.DESAI	S.NO.10,H.NO.13 PT	WALIV	12-Jan-98	2450	121	RESI	11	1
221	BP1582	RAJKUMAR GUPTA	M.H.DESAI	S.NO.10 H.NO.13 PT	WALIV	12-Jan-98	3340	1608	RESI	11	1
222	BP1255	JUDE PEREIRA	EN-CON CONSULTING ENGG.	B.NO.6S.NO.1P.2P	DOHWALI	15-Jan-98	10365	738.84	RESI	11	1
223	BP0626	S.N.CO-OP	J.P.MEHTA & ASSOCIATES	PLOT NO.16,19,20 S.NO.2,3	DIWANMAN	16-Jan-98	1649	1062.933	RESI	23	1
224	BP1500	M.P.MERCHANT	J.P.MEHTA & ASSOCIATES	PLOT NO.4, S.NO.10	WALIV	16-Jan-98	844.4	422.155	INDU	4	1
225	BP1344	P.S.PURANDARE	CREARCH ASSOCIATES	S.NO.96, H.NO.9	WALIV	21-Jan-98	7780	1835	INDU	14	1
226	BP0370	A.D.PATIL	MISTRY ASSOCIATES	60/3P,1P,123/34	TULINI	22-Jan-98	7390	338.71	RESI	9	1
227	BP1240	WARDHAMAN DEVELOPERS	J.P.MEHTA & ASSOCIATES	31,	TULINI	27-Jan-98	7813.845	443.76	RESI	12	1
228	BP0553	K.S.CHHEDA	A.M.FAROZ	S.NO.17	TULINI	28-Jan-98	0	4809.69	RESI	143	1
229	BP0844	K.M.SHAH	J.P.MEHTA & ASSOCIATES	S.NO.9/3P,10/1 P,11/1P,12/A2P	NAVGHAR	29-Jan-98	0	443.76	RESI	24	1
230	BP1404	B.V.PHADKE	AJAY WADE & ASSOCIATES	CTS 1925	DHOVALI	29-Jan-98	109.89	109.86	RESI	11	1
231	BP1605	VIRENDR A PATEL	J.M.FAROZ	CTS - 2272 B	DHOVALI	29-Jan-98	1504	867.45	RESI	14	1
232	BP1560	G.K.PATEL	AJAY WADE & ASSOCIATES	S.NO.148, PLOT NO.12	ACHOLE	03-Feb-98	501.67	501.46	RESI	15	1



आयकर विभाग
INCOME TAX DEPARTMENT
श्री प्रशांत भोरे
SHRI PRASHANT BHOIR
महारे
MHATRE
15/08/1979
Permanent Account Number
BB9471E

भारत सरकार
GOVT OF INDIA

भारत सरकार
GOVERNMENT OF INDIA
श्री प्रशांत भोरे
Shri Prashant Bhoir
जन्म वर्ष / Year of Birth - 1979
पुरुष / Male

8156 1276 0346

आधार - सामान्य माणसाचा अधिकार

वसई-१			
पुस्तक	दस्त क्र.		
१	१२६३७	६६	६८
		२०२४	

आयकर विभाग
INCOME TAX DEPARTMENT
श्रील महेंद्रा वोरा
SUNIL MAHENDRA VORA
महेंद्रा भैलाल वोरा
MAHENDRA BHAILAL VORA
15/08/1965
Permanent Account Number
AAAPV4642B

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AATFS3162Q

नाम / NAME
SUNIL ENTERPRISES

निगमन/घटने की तिथि / DATE OF INCORPORATION/FORMATION
21-05-1991

आयकर अधिकारी (संयुक्त क्षेत्र)
Commissioner of Income-tax (Joint District)

भारत सरकार
Government of India
अल्पेश रामनिकल तलाटी
Alpesh Ramniklal Talati
जन्म तारीख/DOB: 26/04/1979
पुरुष/ MALE

2552 0221 2042
VID: 9184 9053 4685 0290

आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Permanent Account Number Authority of India

पत्ता:
S/O: रामनिकल तलाटी, ए-1/201, देवान पराडिस,
देवानमान, नवयुग नगर, वसई पश्चिम, वसई, ठाणे,
महाराष्ट्र - 401202

Address:
S/O: Ramniklal Talati, A-1/201, devan
paradise, deewanman, navyug nagar,
vasai west, Vasal, Thane,
Maharashtra - 401202

2552 0221 2042
VID: 9184 9053 4685 0290

आधार, माझी ओळख



12637

वार.04 नवंबर 2024 4:55 म.नं.

दस्त गोषवारा भाग-1

वमड1 ६०/६८
दस्त क्रमांक: 12637/2024

वमड क्रमांक: वमड1/12637/2024

वार मूल्य: रु. 17,71,000/-

मोवदला: रु. 18,00,000/-

नेते मुद्रांक शुल्क: रु.1,26,000/-

नि. सह. दु. नि. वमड1 यांचे कार्यालयान

पावती:15012

पावती दिनांक: 04/09/2024

क्र. 12637 वर दि.04-09-2024

मादरकरणाराचे नाव: स्वाती प्रशांत भोईर - -

दि 4:53 म.नं. वा. हजर केला.

नोंदणी फी रु. 18000.00

दन्त हाताळणी फी रु. 1360.00

पृष्ठांची संख्या: 68

एकुण: 19360.00

हजर करणाऱ्याची मही:

सह. दुग्धम विबंधक, वसई-१
वर्ग-२सह. दुग्धम विबंधक, वसई-१
वर्ग-२

माचा प्रकार: करारनामा

शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न
लेल्या कोणत्याही नागरी क्षेत्रात

इ.सं. 1 04 / 09 / 2024 04 : 53 : 27 PM ची वेळ: (मादरीकरण)

इ.सं. 2 04 / 09 / 2024 04 : 54 : 18 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

मादर करारनामा हा तेंदणी क्रमांक ११०८ अंतर्गत असलेल्या तरतुदीनुसार
तेंदणीस दाखल केलेला आहे. राखणीस संपूर्ण प्रजद्वारा, निष्पादक व्यक्ती
सहकार, व मोब- जोरलेल्या कागदपत्रांची यत्नपूर्वक तपासणी अर्ज इत्यादी
सकल कायदेशीर बाबींसाठी दस्त विषयादक व कडबुनीसक हे पण
अकारण राखतील. दस्तएवजासोबत जोडलेले कागदपत्र, कडबुनीसक
सोबती इत्यादी क्वारट आडकून आस्वात बाबी संपूर्ण उतरवणी निष्पादकाचे
होतील.

लिहून देणारे

लिहून घेणारे

024 4 59.45 PM

दस्त गोगनाग भाग-2

वर्ग 1 EC/EC
दस्त क्रमांक: 12637/2024वर्ग 1/12637/2024
कार्यक्रमनामा

पक्षकाराचे नाव व पत्ता

नाव:स्वामी प्रशांत भोईर - -

पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेड नं.:
प्लॉट नं. ६, विजयन हाईटेक, वसंत नगरी सेक्टर 8, वसई पु., महाराष्ट्र,
ठाणे.

पॅन नंबर: AICPB9471E

पक्षकाराचा प्रकार

लिहून घेणार

वय :-45

स्वाक्षरी:-

दयाचित्र



दस्ता प्रमाणित

नाव:मे. सुनिल इंटरप्राईमिस तर्फे भागीदार सुनिल एम. बोरा तर्फे
कु. सु. म्हणून श्री. अल्पेश रमणिकलाल तलाटी - -पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , गेड नं.:
समर्थ सदन, 28, डॉ. डी. डी. माटे मार्ग, मुंबई., महाराष्ट्र, मुंबई.

पॅन नंबर: AATFS3162Q

लिहून देणार

वय :-44

स्वाक्षरी:-

सोबत करून देणार तथ्यांकथित करणारनामा चा दस्त एवज करून दिल्याचे कबुल करतात.
3 ची वेळ: 04 / 09 / 2024 04 : 55 : 28 PM

निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
लिहून घेणार स्वामी प्रशांत भोईर - -	04/09/2024 04:55:56 PM	स्वामी प्रशांत भोईर F 1280851396196388864	
लिहून देणार मे. सुनिल इंटरप्राईमिस तर्फे भागीदार सुनिल एम. बोरा तर्फे कु. सु. म्हणून श्री. अल्पेश रमणिकलाल तलाटी - -	04/09/2024 04:58:59 PM	अल्पेश रमणिकलाल तलाटी M 1169547214676582400	

र.4 ची वेळ: 04 / 09 / 2024 04 : 59 : 00 PM प्रमाणित करण्यांत येते की

5 ची वेळ: 04 / 09 / 2024 04 : 59 : 22 PM नोंदणी पुस्तक मध्ये

सह. दुय्यम निबंधक, वसई-१
त. Details.

सह. दुय्यम निबंधक, वसई-१

पुस्तक क्रमांक 9
22636
क्रमांकावर नोंदला
सह. दुय्यम निबंधक, वसई-१
तारीख 08 माहे 09 सन २०२४

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
WATI RASHANT HOIR	eChallan	69103332024090412698	MH007777581202425E	126000.00	SD	0004315147202425	04/09/2024
	DHC		0924041004934	1360	RF	0924041004934D	04/09/2024
WATI RASHANT HOIR	eChallan		MH007777581202425E	18000	RF	0004315147202425	04/09/2024

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

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Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
Print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



12637 /2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. बसई 1

दग्न क्रमांक : 12637/2024

नोंदणी :

Regn:63m

गावाचे नाव : नवघर

प्रकार	करारनामा
	1800000
व(भाडेपट्टयाच्या कार आकारणी देतो की पट्टेदार ने	1771000
पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:बसई विंगर महानगरपालिका इतर वर्णन :, इतर माहिती: कार्यालय क्र.ए-207,दुसरा मजला,सी विंग,क्षेत्र 324 चौ.फुट.विल्टअप,वोरा प्लाझा विल्डींग,मर्वे न.35,36,37,नवघर,बसई पु.ता.बसई.जि.पालघर.((Survey Number : 35,36,37 ;))
किंवा जुडी देण्यात असेल तेव्हा.	1) 324 चौ.फूट
न करून देणा-या/लिहून ठेवणा-या व किंवा दिवाणी न्यायालयाचा कंवा आदेश असल्यास,प्रतिवादिचे	1): नाव:-मे.सुनिल इंटरप्राईसिस तर्फे भागीदार सुनिल एम.बोग तर्फे कु.मु.म्हणून श्री.अल्पेश रमणिकलाल तलाटी - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: समर्थ सदन,28,डॉ.डी.डी.माटे मार्ग,मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AATFS3162Q
करून घेणा-या पक्षकाराचे व किंवा पालयाचा हुकुमनामा किंवा आदेश तेवादिचे नाव व पत्ता	1): नाव:-स्वाती प्रशांत भोईर - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-४०४,व्हिजन हाईट्स,वसंत नगरी सेक्टर 8,बसई पु., महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:- AICPB9471E
ज करून दिल्याचा दिनांक	04/09/2024
दणी केल्याचा दिनांक	04/09/2024
ंक,खंड व पृष्ठ	12637/2024
भावाप्रमाणे मुद्रांक शुल्क	126000
भावाप्रमाणे नोंदणी शुल्क	18000

सह. दुय्यम निबंधक, वसई-१
वर्ग-२

टी विचारात घेतलेला तपशील:-

आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	QRN/Licence	Amount	Used At	Deface Number	Defac
1	SWATI PRASHANT BHOIR	eChallan	69103332024090412098	MI1007777581202425E	126000.00	SD	0004315147202425	04/0
2		DHC		0024041004934	1360	RF	0924041004934D	04/0
3	SWATI PRASHANT BHOIR	eChallan		MI1007777581202425E	18000	RF	0004315147202425	04/0

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

Handwritten notes in red ink, possibly a signature or date, located in the lower-left quadrant of the page.