

80/2362

Friday, February 14, 2020  
7:53 AM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn: 39M

पावती क्र.: 2564 दिनांक: 14/02/2020

गावाचे नाव: सोपारा  
दस्तऐवजाचा अनुक्रमांक: बसइ2-2362-2020  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: राजु माजी

नोंदणी फी रु. 19000.00  
दस्त हाताळणी फी रु. 920.00  
पृष्ठांची संख्या: 46

एकूण: रु. 19920.00

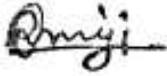
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
8:13 AM ह्या वेळेस मिळेल.

  
Sub Registrar Vasai 2

बाजार मुल्य: रु. 1900000/-  
मोबदला रु. 1900000/-  
भरलेले मुद्रांक शुल्क : रु. 114000/-

सह. दुष्यम निबंधक वर्ग-२  
बसई क्र. २

- 1) देयकाचा प्रकार: eChallan रक्कम: रु. 19000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012071054201920E दिनांक: 14/02/2020  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 920/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1302202014327 दिनांक: 14/02/2020  
बँकेचे नाव व पत्ता:



K1A01

2/14/2020



मूल्यांकन पत्रक (वाणीय क्षेत्र - वाणीय)

14 February 2020 07:14:52 AM  
संख्या: २

Valuation ID: 202002142

मूल्यांकन वर्ष: 2019  
 चालपर  
 तालुका: वसई मीचे (गाँव) सोपरे (13) ( वसई विरार शहर महानगरपालिका)  
 मूल्य विभाग: 3-अधिकृत बिनधोती ह्यातेल्या जमिनी  
 उप मूल्य विभाग: Vasai-Virar Municipal Corporation  
 क्षेत्राचे नांव: सर्वे नंबर/न. भू क्रमांक: सर्वे नंबर 437

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.  
 शुती जमीन: निवासी सदनिका 38900, कार्यालय 44200, दुकाने 52900, औद्योगिक 44200, मोबमाण्याचे एकक चौ मीटर

वाणीय क्षेत्राची माहिती: बांधकाम क्षेत्र (Built Up) - बांधकामाचे वर्गीकरण - उद्भवान सुविधा -  
 46.51 चौ. मीटर  
 1-आर सी सी आहे  
 मिल्करीचा वापर - मिल्करीचे वय - मजला -  
 निवासी सदनिका 0 TO 2वर्षे 5th to 10th Floor  
 मिल्करीचा प्रकार - मूल्यदर बांधकामाचा दर -  
 चौकीत Rs. 38900/-

Sale Type - First Sale  
 Sale/Resale of built up Property constructed after circular क्र. 02/01/2018

घसा-यानुसार मिल्करीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट/वाढ  
 = (38900 \* (100 / 100)) \* 105 / 100  
 = Rs. 40845/-  
 A) मुख्य मिल्करीचे मूल्य - वरील प्रमाणे मूल्य दर \* मिल्करीचे क्षेत्र  
 = 40845 \* 46.51  
 = Rs. 1899700.95/-

वसई क्र. २  
 मूल्य क्रमांक 2382/2020  
 9/02

Applicable Rules - 3, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिल्करीचे मूल्य + लक्षधराचे मूल्य + मिडवॉईन मजला क्षेत्र मूल्य + लक्षाव्य मजलीचे मूल्य/शुती बालकनी + वरील मजलीचे मूल्य + बदला वाहन लक्षाचे मूल्य - खुल्या जमिनीवरील वाहन लक्षाचे मूल्य + इमारती भोक्तीच्या खुल्या जागेचे मूल्य + बदल बालकनी  
 = A + B + C + D - E + F + G + H + I  
 = 1899700.95 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs. 1899700.95/-

Home Print

पु. सह. दुय्यम निबंधक वर्ग-२  
 वसई क्र. २



## AGREEMENT



THIS ARTICLE OF AGREEMENT FOR SALE is made and entered in to at VIRAR on this 14<sup>th</sup> day of Feb, in the Christian year Two Thousand Twenty, BETWEEN M/S. JAY BUILDERS & DEVELOPERS, a Proprietor firm, through its Proprietor Shri. RAJENDRA SATYANARAYAN SAHU having its office at:- Shop No. 9, Jay Heritage, Opp. Priyanka C.H.S., Patankar Park, Nallasopara (W), Taluka Vasai, District Palghar, hereinafter called "THE BUILDER", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the title being of the said firm, their heirs, survivor or survivors) of the **FIRST PART**;

ICA

Rajendra

Rajendra

(2)

|                          |
|--------------------------|
| बसई क्र. २               |
| दस्तावेज क्र. २६६२/१२०२० |
| ६६/०२                    |

AND

MR. RAJU MAJI \_\_\_\_\_, Age-27

MRS. \_\_\_\_\_, Age-

Residing at Room, No. 8, Chulam. Mohammed. Chowk. No. \_\_\_\_\_  
Income Tax Colony Rd., Mezkhoadi \_\_\_\_\_  
Jogeshwari (E) M. 400060

hereinafter called "THE FLAT/SHOP PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof to be deemed to include his/her/their heirs, executors, administrators and assigns) of the **SECOND PART**.

**WHEREAS :-**

a) Mr. Suresh Poonamchand Jain (hereinafter referred to as the said owner for brevity's sake) are absolutely seized and possessed of or otherwise well and sufficient entitled to all those pieces or parcels of the non agricultural land or ground situate at Village Sopara, Taluka Vasai, District Palghar, survey No. 37, Hissa No. 1, Plot No. 16, admeasuring H.R.1386 Sq.mtrs, assessed at Rs. 368.68 paise and Plot no.17, admeasuring H.R. 1350 Sq.mtrs, assessed at Rs. 359.10 paise, more particularly described in the first scheduled hereunder written, (hereinafter referred to as "the said property") for the sake of brevity.

Commencement Certificate to the Planning Authority for construction of the Residential with Shopline building on the larger land which was duly sanctioned by the Planning Authority Commencement Certificate no. VVCMC/TP/CC/VP-3128/0367 Dated 20/03/2014 by Vasai Virar City Municipal Corporation.

c) The said land has been converted into N.A. by the office of Collector, Thane, has vide its order bearing No. MEHUSAL/K-1/T-9/NAP/SR-264/87, dated 28/11/1988.





- d) By Development Agreement dated 21/12/2016 and registered in the office of Sub-Registrar Vasai No. V (Virar), at Serial No.6527/2016, dated 21/12/2016, Mr. Suresh Poonamchand Jain (therein called "The Owners") of the First Part and M/s. Jay Builders & Developers of the Second Part, the said Suresh Poonamchand Jain have granted the development rights in respect of the said land to M/S. Jay Builders & Developers Through Its Proprietor MR. RAJENDRA SATYANARAYAN SAHU, on the terms and conditions mentioned in the said agreement.
- e) The aforesaid Owners had given peaceful vacate possession of the said land to the Builders herein to construct the building thereon.
- f) The builders have engaged the service to M/S. EN-CON registered with the council of Architect and as a Structural Engine for preparation of the structural drawing of the building/s and the building/s and the builder accepts the professional supervision of the Architect and Structural Engineer till the completion of the building/s.
- g) The flat purchaser/s demanded inspection of documents from the Builders have given the same to the flat Purchaser/s of all the documents of tile relating to the said land, the Developers agreement and the plans, designs and specifications prepared by the builders, Architect M/S. EN-CON and of such other document as specified under Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter for the sake of brevity it may be referred as "The Said Act") and the rules made there under such specification has been duly given to and taken by the Purchaser/s, the Purchaser/s has/have also satisfied himself/herself/themselves about the same.
- h) The Builders have supplied to the Purchaser/s such of the documents as are mentioned in the Rule 4 of Maharashtra Ownership Flats, Rules 1964 as demanded by the Purchaser/s.

**NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-**

- 1) The Builders shall construct the said plot of land more particularly described in the Schedule 'A' herein under written in accordance with the concerned local authority and which have been seen and approved by the Flat Purchaser/s with only such variations and modifications as concerned local authority/s / Government to be made in them or any of them.

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*Rajendra*

*Rajendra*



२४६६ ३  
 १७ अक्टूबर २०१२  
 २/४६

(4)

2) The Flat purchaser/s hereby agrees to purchaser from the builder and Builder hereby agrees to sell to the flat Purchaser/s one flat bearing no. 504 of Built Up/saleable admeasuring 46.51 square feet i.e. 46.51 square meters Built Up/saleable area, (which inclusive of the area of balconies), on 5<sup>th</sup> floor in E Wing shown in the floor plan in the complex known as "JAY HERITAGE" (hereinafter referred to as "The Said Flat") for the price Rs. 19,00,000/- (RUPEES. Nineteen Lakh only) Only) including the price of the common area and facilities appurtenant to the premises, the nature, the extent and description of the common facilities which are more particularly described in Schedule 'B' hereunder.

3) The said consideration of Rs. 19,00,000/- (Rupees Nineteen Lakh only) shall payable in the following manner:-

- a) 1,60,000/- of the agreed price on booking of the flat/shop,
- b) \_\_\_\_\_ of the agreed price on the completion of plinth,
- c) \_\_\_\_\_ of the agreed price on the completion of 1<sup>st</sup> slab,
- d) \_\_\_\_\_ of the agreed price on the completion of 2<sup>nd</sup> slab,
- e) \_\_\_\_\_ of the agreed price on the completion of 3<sup>rd</sup> slab,
- f) \_\_\_\_\_ of the agreed price on the completion of 4<sup>th</sup> slab,
- g) \_\_\_\_\_ of the agreed price on the completion of 5<sup>th</sup> slab,
- h) \_\_\_\_\_ of the agreed price on the completion of 6<sup>th</sup> slab,
- i) \_\_\_\_\_ of the agreed price on the completion of 7<sup>th</sup> slab,
- j) \_\_\_\_\_ of the agreed price on the completion of 8<sup>th</sup> slab,
- k) \_\_\_\_\_ of the agreed price on the completion of brick work.
- l) \_\_\_\_\_ of the agreed price on the completion of plaster.
- m) \_\_\_\_\_ of the agreed price on the completion of flooring.
- n) 17,40,000/- of the agreed price on the completion of said flat.



4) The Builder hereby agrees to observe perform and comply with the terms, conditions and stipulation and restriction, if any, which have been imposed by the concerned local authority at the time of

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प्लान नं. २  
प्लान नं. ५२३६२/१०१०  
१०/७६

sanctioning the said plans or thereafter and shall, before handing over possession of the flat Purchaser/s obtained from the concerned local body occupation and/or completion certificate in respect of the said flat.

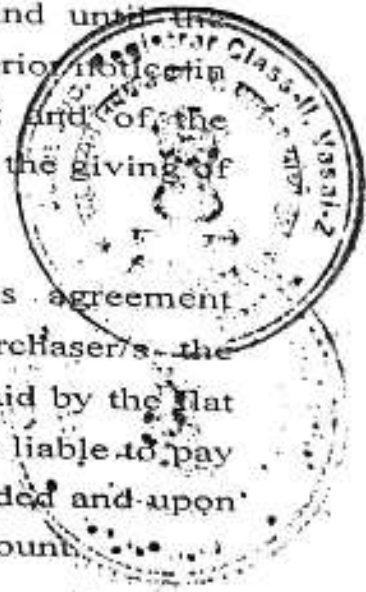
5) The Builder hereby declared that the floor space index available in respect of the said land is \_\_\_\_\_ square meters only and that no part of the said floor space index has been utilized by the Builder elsewhere for any purpose whatsoever.

6) The flat Purchaser/s agrees to pay the builders interest at 18% p.a. on all the amount which will become due and payable by the flat Purchaser/s to the Builders under the terms and conditions of this agreement from the date of said amount is payable by the flat Purchaser/s to the Builders.

7) On the flat Purchaser/s committing default in payment on due date of any amount due and payable by the flat Purchaser/s to the Builders under the Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoing) and on the flat Purchaser/s committing breach of any of the terms and conditions herein contained, the Builders shall be entitled to terminate this agreement in their own opinion.

PROVIDED always that the power of termination herein before contained shall not be exercised by the Builder unless and until the Builders shall have given to the flat Purchaser/s 15 days prior written notice of their intention to terminate this agreement and of the specific breach or breaches within a reasonable time after the giving of such notice.

PROVIDED further that upon termination of this agreement aforesaid, the Builders shall refund to the flat Purchaser/s the installment of sale price of which may still have been paid by the flat Purchaser/s to the builders, but the Builders shall not be liable to pay the flat Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount.



8) The fixture, fitting and amenities to be provided by the Builders in the said flat and the said building are those that are set out in the agreement.

9) The Builders shall give possession of the premises to the flat Purchaser/s on or before \_\_\_\_\_, if the Builders fails or neglects to give possession of the flat Purchaser/s on account of reasons beyond their control and of their agents as per the provision of section

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*[Handwritten signature]*

*[Handwritten signature]*

वर्ग क्र. ३  
दस्तावेज क्र. ११८२/१९०२०  
११, १८

(13)

29) The Purchaser/s hereby agrees that in the event of any amount by way of premium or the security deposit is payable to the Municipal Corporation or the State Government or CIDCO or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax payable of a similar nature becoming payable by the same shall be paid by the Purchaser/s to the builders in proportion to the area of the said premises and in determining such amount, the discretion of the builders shall be conclusive and binding upon the builder.

30) The Purchaser/s shall not decorate the exertion of the said premises otherwise than in a manner agreed to with the builders under this agreement.

31) This agreement shall always be subject other provision of Maharashtra Co-operative Societies Act, 1960 with rules made there under also the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, sale, Management and Transfer) Act, 1963.

**SCHEDULE 'A' ABOVE REFERRED TO :-**

ALL THAT Piece and parcel of N. A. land bearing survey No. 37, Hissa No. 1, Plot No. 16, admeasuring H.R.1386 Sq.mtrs, assessed at Rs. 368.68 paise and Plot no.17, admeasuring H.R. 1350 Sq.mtrs, assessed at Rs. 359.10 paise lying being and situate at Village Sopara, Taluka Vasai, District Palghar with the area of Sub-Registrar Assurance at Vasai.



**SCHEDULE 'B' ABOVE REFERRED TO :-**

Flat/shop Bearing No. 504 of Built Up/saleable admeasuring square feet i.e. 46.51 square meters Built Up/saleable area, (which is inclusive of the area of balconies), on 5<sup>th</sup> floor in E... wing as shown in the floor plan in the complex know as "JAY HERITAGE", constructed of N. A. land bearing survey No. 37, Hissa No. 1, Plot No. 16, admeasuring H.R.1386 Sq.mtrs, assessed at Rs. 368.68 paise and Plot no.17, admeasuring H.R. 1350 Sq.mtrs, assessed at Rs. 359.10 paise, lying being and situate at Village Sopara, Taluka Vasai, District Palghar with the area of Sub-Registrar of Assurance at Vasai.

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 २९ १४६



दुरधनी : +91 22-2548/02/03/02/02/04  
 फोन : +91-22-2548  
 ई-मेल : vcc@virarcorporation@yahoo.com

जा.क्र. : म.वि.श.म./प.स./  
 दिनांक :

मुख्य कार्यालय, विरार  
 विरार (पूर्व),  
 नं. वि. वाणे, विन ५०१ ३०५.

VCMC/TP/OC/VP-5849/12AG/2017-18

19/01/2017

### OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential with Shopline Building on land bearing S. No. 37, Plot No. 16/17, of Village - Sopara, Taluka - Vasai, Dist. - Palghar completed under the supervision of M/s. EN-CON Architect ( License/ Registration No. CA/80/4688 ) and has been inspected on 07/12/2016 and I declare the Development has been carried out in accordance with Regulations and the Conditions stipulated in the Commencement Certificate No. VCMC/TP/CC/VP-3128/0367 dated 28/03/2014.



- 1) No physical possession to the residents shall be handed over by the applicants developers/owners unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
- 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 improvements, 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, channelization of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the Occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the



*Amoy's*



14/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई २

दस्त क्रमांक : 2362/2020

नोंदणी :

Regn:63m

गावाचे नाव : सोपारा

|   |  |
|---|--|
| (1)बिलेखाचा प्रकार  | करारनामा   |
| (2)मोबदला   | 1900000  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 1900000  |
| (4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: सदनिका क्र. 504,ई विंग,पाचवा मजला,जय हेरीटेज,सोपारा,नालासोपारा वेस्ट. ( Survey Number : 37 हिस्ता नं. 1,2   |
| (5) क्षेत्रफळ   | 1) 46.51 चौ.मीटर   |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे जय बिल्डर्स अँड डेव्हलपर्स र्फे प्रो प्रा राजेंद्र एस साह -- वय:-32; पत्ता:-प्लॉट नं. नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं.9, जय हेरीटेज, पाटणकर पार्क, नालासोपारा, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-GNHPS1099R |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-राजु माजी वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड रूम नं.B, गुलाम मोहम्मद चाळ नं 1, इतकम टॅक्स कॉलोनी रोड, मेघवाडी, जोगेश्वरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-BGGPM1708J                |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 14/02/2020   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 14/02/2020   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 2362/2020  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 114000   |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 19000  |
| (14)शेरा  |  |

  
 सह. दुय्यम निबंधक वर्ग-२  
 वसई क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

# JAY BUILDERS & DEVELOPERS



To,  
The Manager,  
The Cosmos Co-Op. Bank Ltd. Pune  
Dahisar East Branch,

Date: - 15-06-2021

Sub. : No Objection Certificate for lien Creation in favour of the bank.

Sir/Madam,

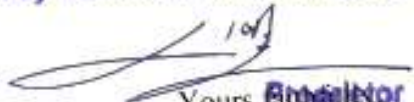
With reference to you're the above mention subject, I hereby confirm that  
**Mr. Raju Akhil Maji** is the rightful owner of the **Flat no. E-504 Jay Heritage, Chakradhar  
Nagar, Off. Patankar Road, Nallasopara West, Palghar, Thane - 401209.**

The said Flat is free from all encumbrances & there are no dues pending against the said Flat. I  
have not any objection for mortgaging the said Flat in your favour.

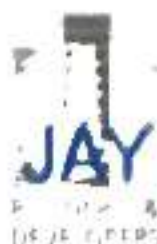
I have created a lien on the said Flats in favour of **The Cosmos Co-operative Bank Ltd.**

**Pune, Branch** in our records. I hereby confirm the lien created on the said Flat **Mr. Raju Akhil  
Maji** With our bank.

Thanking you,  
For Jay Builders and Developers

  
Yours faithfully  
Representative

# JAY BUILDERS & DEVELOPERS



31/2/2021

To  
The Manager,  
The Cosmos Co-op Bank Ltd.  
Dahisar East Branch

Sub: NOC to mortgage.

Sir/Madam,

We confirm that we have sold the **Flat No. E-504, 5<sup>th</sup> Floor, Jay Heritage, Building,** Hanuman Nagar, Nallasopara West Dist-Palghar TO **MR. RAJU AKHIL MAJI** It has already purchase the said **Flat No. E-504** for the total consideration of **Rs. 1900000** under agreement dtd: **14/02/2020**.

The above agreement has been lodged for registration under sr no. 2362-2020 of year 2020 on 14/02/2020 with sub-registrar of Assurance Act, Vasai-2

We further state as follows:

- We have obtained necessary permission/ approvals/ sanctions for construction of the said building from the concerned competent authority.
- The construction of building and of the flat is carried out in accordance with the approved plans.
- We have **NO OBJECTION** to mortgaging the said to **The Cosmos Co-op Bank Ltd, Dahisar East Branch**, as security for a loan agreed to be obtained for the purpose of purchasing the said flat.

I/We further confirm that the Flat which is the subject matter of the letter is free from any encumbrance and the title of the land is clear and marketable.

We agree to accept **The Cosmos Co-op Bank Ltd, Dahisar East Branch** as nominee of **MR. RAJU AKHIL MAJI** and we note not to change the same without the written consent of the Bank.

Currently this Property is mortgage with Magma Housing Finance Ltd.

Yours Faithfully,

For Jay Builders and Developers

  
Proprietor