



11/05/2017

सूची क्र.2

दुय्यम निबंधक : गहू दु.नि. वमई 2

दस्त क्रमांक : 3681/2017

नोंदणी :

Regn 63m

गावाचे नाव : 1) डोंगरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3256500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2985000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे डोंगरे, स नं 1ए (467), हि नं 1/1/2, विभाग 5, सदनिका क्र 102, पहिला मजला, विआन क्लासिक, वि नं 3, क्षेत्र 51.93 चौ मी कारपेट, पार्कींग नं 4((Survey Number : 1ए(467), हि नं 1/1/2 ;)) 1) 51.93 चौ.मीटर
(5) क्षेत्रफळ	
(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.मुनीसुब्रत असोसिएटस् तर्फे भागिदार रॉकी टी जैन -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: किंगस्टन टॉवर, ब्लॉक नं: -, रोड नं: 100 फिट रोड, विरार प, ता वमई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AAUFM9272C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-योगिता अरोरा -- वय:-44; पत्ता:-सी 4, -, भामशाह अपार्ट, -, भंडारवाडा, चिंचोली बंदर रोड, राम नगर, मालाड प, मुंबई, ंआळाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400097 पॅन नं:-AJYPA9431A
(9) दस्तऐवज करून दिल्याचा दिनांक	11/05/2017
(10) दस्त नोंदणी केल्याचा दिनांक	11/05/2017
(11) अनुक्रमांक, खंड व पृष्ठ	3681/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	195400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक
वसई क्र.-२ (विरार)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन

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



CHALLAN
MTR Form Number-6

GRN	MH001240713201718E	BARCODE	[Barcode]				Date	11/05/2017-11:18:01	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	वसई-२					
Location	THANE			Full Name	दस्त क्र. ३६० / २०१७					
Year	2017-2018 One Time			Flat/Block No.	3 / 48					
Account Head Details		Amount In Rs.	Premises/Building							
0030046401	Stamp Duty	195400.00	Road/Street							
0030063301	Registration Fee	30000.00	VIAAN CLASSIC BLDG NO 3							
			Area/Locality				DONGARE			
			Town/City/District							
			PIN				4 0 1 3 0 3			
			Remarks (If Any)							
			PAN2=AAUFM9272C--SecondPartyName=MUNISUVRAT							
			ASSOCIATES-CA=3256500							
Total		2,25,400.00	Amount In	Two Lakh Twenty Five Thousand Four Hundred Rupees						
			Words	Only						
Payment Details			FOR USE IN RECEIVING BANK							
IDBI BANK			Bank CIN	Ref. No.	69103332017051110832		123255872			
Cheque-DD Details			Date				11/05/2017-11:18:33			
Cheque/DD No.			Bank-Branch				IDBI BANK			
Name of Bank			Scroll No. , Date				Not Verified with Scroll			
Name of Branch										

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

वसई-२

स.क्र. ३६७ / २०१७

१ / ५४

Valuation ID	2017051172		मल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		
मल्यांकनाचे वर्ष	2017		FORM 2017051172 (A)		
जिल्हा	पालघर				
मूल्य विभाग	तालुका वसई				
उप मूल्य विभाग	S-ऑगरी क्रमांक 2 मूल्यदर विभाग ई				
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation		सर्व्हे नंबर / न भू क्रमांक	सर्व्हे नंबर=1	
वार्षिक मूल्य दर तक्त्यानुसार	मूल्यदर रु.				
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
14000	47900	55800	65800	55800	
बांधीव क्षेत्राची माहिती					
निळकतीचे क्षेत्र-	62.316 चौ. मीटर	निळकतीचा वापर-	निवासी सदनिका	निळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	I-आर सी सी	निळकतीचे वय	0 TO 2 वर्षे	मूल्यदर बांधकामाचा दर-	Rs 47900/-
उद्दवाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		
घसा-यानुसार निळकतीचा प्रति चौ मीटर मूल्यदर		= वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ			
		= (47900 * (100 / 100)) * 100 / 100			
		= Rs 47900/-			
A) मुख्य निळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * निळकतीचे क्षेत्र			
		= 47900 * 62.316			
		= Rs.2984936.4/-			
एकत्रित अंतिम मूल्य		= मुख्य निळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बहिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जमिनेचे मूल्य			
		= A + B + C + D + E + F + G + H			
		= 2984936.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.2984936.4/-			

17. देय मुद्रांक शुल्क :- 1,95,400/-

18. भरलेले मुद्रांक शुल्क :- 1,95,400/-

18. देय नोंदणी फी :- 30,000/-

लिपिक



सह मुख्य निबंधक
वसई क्र.-२ (विरार)

प्रतिज्ञा / घोषणापत्र

मी/आम्ही

१) श्री/श्रीमती. (श्रीमती. सरोज)

२) श्री/श्रीमती.

३) श्री/श्रीमती.

सत्य प्रतिज्ञेवर कथन करितो की, दस्तावेजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याने कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - १९०८ मधील असणा-या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच भातकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमचीच राहिल याची मी/आम्ही हमी देतो.

खरेदी घेणार (Purchaser)

- 1.
- 2.
- 3.

(Signature)

घोषणापत्र / शपथपत्र

खातील सही करणार अस घोंगित करतो की, सदर नोंदणीचा दस्त
नोंदणीद्वारे आम्ही जबाबदारी नुसार आम्ही दस्तनातील मिळकतीचे
मालिके/दोरस/हवामा हितसंबंधी कोणतीही बाबी (विषय) तसेच मिळकतीचे
मालकाने नेहून दिलेल्या व मुद्रांक वरधारक (P.A.holder) नेहून प्राप्त झालेले
आहेत. व जुलय महिन्यापर्यंत आम्ही ही रद्द झालेले आम्ही रद्द करणे
मुखत्यारपत्र अर्दीद्वारे आम्ही ही खाती देत आम्ही कोणतेच मिळकतीचे
इतर इक्व, कर्ज, बँक वोजे, तिगून वोंज व मुद्रांक धारकांनी घेतलेले
व्यवहारांच्या अधीन राहून आम्ही कोणतेच आर्थिक व्यवहारांचा कोणताही

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तनातील मध्ये कोणत्याही
फरकवपूकीद्वारे दुसरा थिक्की होत नाही असा आम्ही आ लेख शपथ घेतलेला
आहे. दस्तातील कोणत्याही मुद्रांक वरधारक हे रद्द असून जाणे आम्ही
स्वतः खात्री करुन जाणे जबाबदारी घेतून घेतले आहे. रद्द करणे शीतः नेहून
आलो. पूर्ण व्यवहार करणे कोणत्याही दस्तनात शीतः शीतः शीतः
स्वाक्ष'या घेण्यात आल्या कोणत्याही दस्तनात कोणत्याही मुद्रांक
कागदपत्रे हे रद्द आहेत तसेच कोणत्याही दस्तनात कोणत्याही मुद्रांक
न्यायालयाची अथवा शासनाचा मन्सहे नुसार कोणत्याही खाती देत आम्ही
सावावी आम्ही कोणत्याही सत्ताधार/वकील यांना कोणत्याही दस्तनाच्या
सल्ल्यानुसार आपल्या कार्यालयात दस्तनाचे नोंदणीसाठी सादर करण्यात येत
आहे.

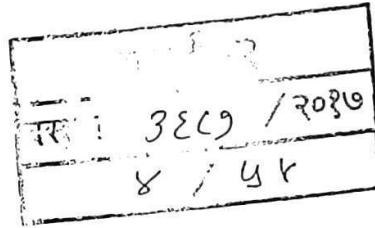
मिळकतीची मालकी तज्ज्ञांचे/दरदरे सही सक्षम तज्ज्ञी व भुर्गे
अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत. त्यामुळे नोंदणी
कार्याचा १९०८ चे कलम ४४ व वेळेयंकी मा. उच्च न्यायालयाने दिलेल्या
निर्णयानुसार दस्तामधील मिळकतीचे मालक/मुखत्यारपत्रक, कोणत्याही दस्तनात
व दस्ताती वैदयता तज्ज्ञांचे हे नोंदणी अधिकारी यांची जबाबदारी नाही. कोणत्याही
आम्हास जाणिव आहे.

तरी मिळकतीविषयी संदया होत असलेली फरकवपूक व कोणत्याही अथवा
पोलिस चौकीत दाखल होत असलेले गुन्हे हे माझ्या दस्तामधील मिळकती
विषयी होणार नाही. म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आम्ही
अधिकातर मी नोंदविण्यात आलेल्या व्यवहारात मुद्रांक वरधारक उद्भवकाळात मी
स्वतः व दस्तातील सर्व निमादक जबाबदार राहणार आम्ही. सल्लेख पत्र
सहीता १९६० मधील नमुद असलेल्या थिक्कीस पाहू राहणार आम्ही. कोणत्याही
मला/आम्हाला पूर्ण जाणिव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग
म्हणून जोडत आम्ही.

लिहून घेणार
[Signature]



लिहून घेणार
[Signature]



AGREEMENT FOR SALE



ARTICLES OF AGREEMENT made at Virar, this 11th day of MAY 2017 BETWEEN: **M/S. MUNISUVRAT ASSOCIATES**, a Partnership Firm, carrying on business of property development and building constructions, etc. having its principal place of business at- Kingston Tower, Opp. Viva College, 100 feet Road, Virar-(W), Tal. Vasai, Dist. Palghar, hereinafter referred to as "**THE DEVELOPERS**" (which expression shall unless it is repugnant to the context or meaning thereof is deemed to mean and for the time being of the said Firm **M/S. MUNISUVRAT ASSOCIATES**, include their survivors and heirs, executor, administrators and permitted assigns of the last survivors of the **ONE PART**).

Yogesh

M/S

वसई-२
दस्त क्र. ३६८७ / २०१७
५/५८

A N D

MR/MRS/MISS. Yogita Arora Age 44
 MR/MRS/MISS. _____ Age _____
 residing at- c/4, Bhamshah Apartment, Bhandarwada,
Chincholi Bandar Road, Ram Nagar, Malad (W).
 hereinafter called "THE PURCHASER/S" (which expression shall unless it
 be repugnant to the context or meaning thereof be deemed to include
 his/her/their heirs, executors, administrators and assigns) of the
OTHER PART.

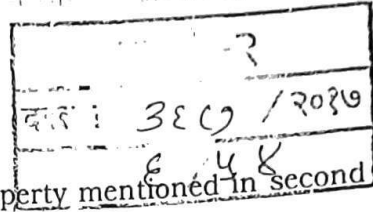
WHEREAS:

1) WHEREAS M/S. PALGHAR LAND DEVELOPMENT CORPORATION
 (hereinafter referred to as **the Said Owners** for brevity's sake) is seized
 and possessed of well and sufficiently entitled to all that property
 situated at Village - Dongare, of Tal. Vasai, Dist. Palghar, which is more
 particularly described in schedule written (herein under & hereafter
 referred as the **Said** property for brevity's sake) as absolute owners.

2) **AND WHEREAS** the M/s. Jay Jeevdani Enterprises, through its
 proprietor, **MR. SHANTARAM DAMODAR PATIL**, (therein called "The
VENDOR") has purchased F.S.I. admeasuring 24111.80 sq. ft.
 approximately (i.e. 2240.04 Sq. mtrs.) in respect of Building No. 3 out of
 said property as per proposed layout plan (which F.S.I. includes
 staircase, lift & lobby area, ota area, in front of shops & ota to the flats
 on ground floor and balcony area on the upper floors in respect of the
 residential plus commercial building types which is more particularly
 described in the Second Schedule written hereunder) of the Properties
 described in the first schedule hereinafter written from M/s. Palghar
 Land Development Corporation, through its proprietor Housing
 Development and Improvement India Ltd. through Its Director Mr.
 Rakesh Kumar Wadhawan by a Confirmation Deed dated 27/07/2011,
 Registrar with the Sub- Registrar of Registration Vasai II under serial
 Number 9132/2011 Dated 27th July 2011 and the said M/s. Palghar
 Land Development Corporation, through its proprietor Housing
 Development and Improvement India Ltd. have also conferred all

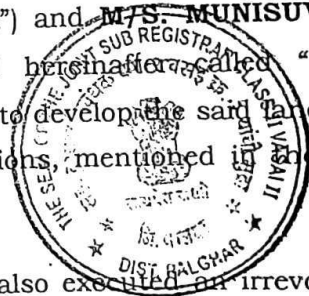
Yogita

Patil



development rights in respect of the said property mentioned in second Schedule by the Power of Attorney dated 27/07/2011 in favour of the M/s. Jay Jeevdani Enterprises, therein said agreement dated 27/07/2011.

- 3) AND WHEREAS by a Rectification Deed dated- 11/05/2012, Registrar with the Sub- Registrar of Registration Vasai II under serial Number 4802/2011 Dated 11/05/2012, entered into by and between M/s. Palghar Land Development Corporation, and M/s. Jay Jeevdani Enterprises, through its proprietor, MR. SHANTARAM DAMODAR PATIL, rectify the said change in the said development Agreement dated- 27/07/2011, Registrar with the Sub- Registrar of Registration Vasai II under serial Number 9132/2011 Dated 27th July 2011, it is hereby agreed and declared between the owners and the Vendor that, notwithstanding anything stated to the contrary in the said Development Agreement, the actual F.S.I Purchased by the said Developer is 24111.80 Sq.ft and shall be and are hereby incorporated in place of the said deleted figures "25300" Sq.ft.
- 4) AND WHEREAS by a Development Agreement dated 12/06/2012, with the Sub-Registrar at Vasai No. II (Virar) under Serial No. 05810/2012, dated 12/06/2012, entered into by and between M/s. Jay Jeevdani Enterprises, (therein called "The VENDOR") and ~~M/S. MUNISUVRAT ASSOCIATES~~, a Partnership Firm, and hereinafter called "The Developers" the said builders have agreed to develop the said land and part of Building on the Term and Conditions, mentioned in the said agreement.
- 5) The said M/s. Jay Jeevdani Enterprises, also executed an irrevocable Power of Attorney in favour of MR. ROCKY T. JAIN, the partner of M/S. MUNISUVRAT ASSOCIATES, dated 12/06/2012, which is registered on 12/06/2012, under document No. 05811/2012, with the office of sub-registrar of Vasai - II.
- 6) The Collector Palghar by its order No. Rev/D-I//T-IX/NAP/S R-130/2007 dated 25th January 2008, has granted the permission to the said land to Non-Agricultural (N. A.) use (copy of the said N. A. permission.



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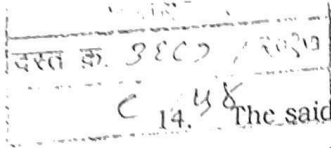
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The City and Industrial Development Corporation of Maharashtra Ltd., have granted the Commencement Certificate for the proposed Residential/Residential with Shop line Building vide its letter bearing No. CIDCO/VVSR/CC/BP-4500/W/5036 dated 6/10/2009 AND thereafter the said CIDCO plan is amended by Vasai-Virar City Municipal Corporation (hereinafter referred to as "the VVCMC") its order bearing No. VVCMC/TP/RDP/VP-0805/116/2011-12, dated 21/10/2011.

- 8) The Developers have evolved a scheme for development of the Said Land and setting up and constructing a Residential / Cum-Commercial Building/Complex thereon (hereinafter referred to as "the Project") to be known as "VIAAN CLASSIC" to be undertaken in a phase Wise manner which involves (i) construction of residential Buildings (comprising of offices, shop, car parks) on the Land through utilization of the full potential of the Land through utilization of the existing, new and additional F.S.I. and Compensatory F.S.I. and Transferable Development Rights (hereinafter referred collectively to as "FSI/TDR") which may be applicable/permmissible/available in respect of the entire Land from time to time in accordance with the sanctioned Plan, as may be modified from time to time and the Commencement Certificates and further Commencement Certificates to be issued by VVCMC, from time to time (ii) sale of areas in the buildings to be constructed on the Land on what is popularly known as "Ownership Basis" under the provisions of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and/or letting out the built-up areas to lessees and/or licensees, and franchisees to carry on any lawful businesses for such consideration and on such terms and conditions as may be decided by the Developers (iii) the development and /or surrender of buildable and/or non-buildable reservations on the said Land and to utilize the benefits arising thereupon in such manner as the Developers deems fit and proper; (iv) the development of the Infrastructure and Common Amenities and Facilities on the said Land. (v) other disposal and transfer of Portions of the said Land in such manner and on such terms and conditions as may be determined by the Developers and, (vi) undertaking all related and incidental activities the following:-

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The said Developers confirm that the Development Agreement & the said Power of Attorney are legal, valid and subsisting.

15. In the premises aforesaid the Developers are absolutely seized and possessed of and/or otherwise well and are sufficiently entitled to the said property and have power to develop the said land.
16. The Developers is now constructing Residential and Commercial Building/ complex on the said land with right to sell the Shops/ flats on what in known as "Ownership Basis" as per the sanctioned plans stated hereinabove with such variations and modifications which may be permitted and which the Builders may consider necessary and desirable hereinafter.
17. The purchaser has taken inspection of the Title Deeds, documents, papers, sanctioned plans & title certificate recited hereinabove & has acquainted & satisfied herself/himself with all terms & conditions & covenants contained therein & also other documents such as lay out scheme referred to herein and the plans, designs, specifications of the said Building proposed to be constructed and/or under construction.
18. The Developers has supplied to the purchaser such other documents mentioned in the Rule of Maharashtra Flat Ownership Rules 1964 (hereinafter called ("The said Rules") as demanded by purchaser. The Builder is entering into separate Agreement similar to this Agreement with such modifications & variations as may be necessary with various persons in respect of the other flats/shops & other rights in the said Building and the said land.
19. The purchaser has agreed to acquire **Flat / Shop No. 102**, on the First Floor, in Wing area admeasuring 559 Sq.ft i.e 51.93 Sq.mt. carpet (i.e. Sq.Ft. Salable) in the building proposed to be named as "**VIAAN CLASSIC**" Bldg. No.3, being constructed on the said land (more particularly described in the schedule "B" herein under written & hereinafter referred to as the said Flat / Shop for brevity's sake) with full notice and knowledge of the several facts covenants on the terms and conditions hereinafter appearing.

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4. The Purchaser/s hereby agree/s and undertake/s to pay to the Developer the Consideration being Rs. 32,56,500 /- (Rupees Thirty Two lakhs fifty six Thousand Five Hundred Only Only) in the following installments, time being of essence :-

- a) Rs. 6,51,300 /- (20% as an earnest / booking money)
- b) Rs. 3,25,650 /- (10% on or before completion of plinth.)
- c) Rs. 1,62,825 /- (5% on or before completion of First Slab.)
- d) Rs. 1,62,825 /- (5% on or before completion of Second Slab.)
- e) Rs. 1,62,825 /- (5% on or before completion of Third Slab.)
- f) Rs. 1,62,825 /- (5% on or before completion of Fourth Slab.)
- g) Rs. 1,62,825 /- (5% on or before completion of Fifth Slab.)
- h) Rs. 1,62,825 /- (5% on or before completion of Sixth Slab.)
- i) Rs. 1,62,825 /- (5% on or before completion of Seventh Slab.)
- j) Rs. 1,62,825 /- (5% on or before completion of Terrace Slab),
- k) Rs. 2,27,955 /- (7% on or before completion of Brick Work),
- l) Rs. 1,30,260 /- (4% on or before completion of Internal plaster),
- m) Rs. 1,30,260 /- (4% on or before completion of External plaster),
- n) Rs. 3,25,650 /- (10% on or before completion of Plumbing & Tiling)
- o) Rs. 1,62,825 /- (5% on or before completion of the building and before or immediately on offering of Possession of the said Flat)



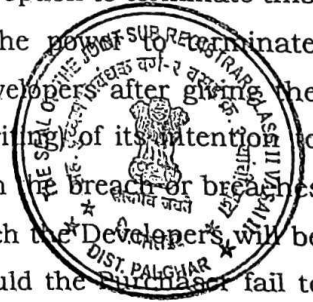
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The cheques for the purchase price installments payable under this clause shall be drawn by the Purchaser/s in favour of **M/S. MUNISUVRAT ASSOCIATES**, and be delivered by the Purchaser to the Developer.

5. The Purchaser/s shall pay the amounts as aforesaid on the due dates without fail and without any delay or default, time for payment of each of the aforesaid installment being of the essence of the contract. The Developer will forward to the Purchaser/s intimation of the Developer having carried out the aforesaid work at the address recorded in this Agreement and the Purchaser will be bound to pay the amount of installment within eight days of the Developer dispatching such intimation under Certificate of Posting or by Courier. The Developer will keep the Certificate of Project Architects confirming that the Developer has completed item/s of work/s mentioned therein and the Certificate will be open for inspection by the Purchaser at the site office recorded in these presents. The Certificate shall be final and binding upon the Purchaser. It is further agreed that upon the Purchaser committing default in payment of any of the installments of the purchase price or of any other amounts under these presents on their respective due dates (including his/her/their proportionate share of taxes, rates, cesses, other charges, betterment charges, development charges and all other outgoings) the Developers shall be entitled at its option to terminate this Agreement PROVIDED AND ALWAYS THAT the power to terminate herein contained shall be exercised by the Developer after giving the Purchaser 15 (Fifteen) days prior notice (in writing) of its intention to terminate this Agreement and specifying therein the breach or breaches of the terms and conditions on account of which the Developers will be entitled to terminate this Agreement, and should the Purchaser fail to rectify the default/breach/ within the stipulated period of 15 (Fifteen) days from the date of receipt of such notice from the Developers. It is further agreed that upon termination of this Agreement as stated herein Developers shall forfeit the earnest money deposit and thereupon these presents shall stand cancelled and terminated and the Purchaser shall have no claim, right or other the earnest money or the Flat, the Developers



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shall refund the installments of the purchase price paid till then by the Purchaser to the Developers save and except the earnest money deposit. The Purchaser shall not claim any interest upon such amount/s so refunded upon such termination of this Agreement. The Developers shall be at liberty to dispose off and sell the said Flat to such person or persons at such price and on such conditions as the Developers may deem and think fit in its absolute discretion. The Purchaser also agrees that the payment and delivery of the said refund by Account Payee Cheque to the Purchaser at the address at the address given by the Purchaser in these presents, (Whether the Purchaser encashes the Cheque/s or not), shall be deemed to be a refund of the amounts so required to be refunded by the Developers.

6. Without prejudice to the Developers other rights under this Agreement and/or law, in the event the Developers their sole discretion opt to grant grace period to the extent of the period mentioned above in clause 4 as beyond the period mentioned above in clause 4 as they may deem fit and proper to the Purchaser for payment of the unpaid installment, the Purchaser shall be liable. And hereby agree to pay interest at the rate of 18% (Eighteen per cent) per annum on all amount remain unpaid for seven days or more after becoming due. and Payable by the purchaser under this agreement;
7. The Purchaser hereby expressly consents to the redesigning or relocation or shifting of any flat/shop, parking space, building/s or the recreation area or internal roads. Path-ways and passages and such other area or areas which the Developers may desire to realign and redesign or shift in the Layout.
8. The Purchaser has agreed to acquire the said Flat after thorough enquiries and inspection of the said Avenue. The Purchaser has inspected the original Title Certificate dated 25th March 2011 issued by MR. K.B. KUMARE, Advocated and is satisfied with the same. The Purchaser hereby undertakes not to raise any objection and/or requisitions to the right and title of the said Avenue or the said Land and the development thereof.

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9. (a) The possession of the said Flat shall be delivered by the Developer to the Purchaser on or before December Two Thousand Fourteen to provisions of sub-clause (b), (c),(d) and (e),(f) hereto.
- (b) The purchaser shall be entitled to possession on the said Flat only if the Purchaser duly observes and of follows all the obligations and stipulation contained this Agreement and shall have duly paid all the installment of the installments of the Consideration and other charges payable by Purchaser under this Agreement.
- (c) Before taking possession of the said flat and thereafter whenever required by the Developers, the purchaser/s shall sign and deliver to the Developers (i) all Writings and papers as may be necessary including letters of posse ion and for electric meter, transfer forms, affidavits and other papers for formation and registration of the proposed Society. (ii) a specific Undertaking that the Purchaser will not obstruct. hinder or interfere with the continuance or resumption of development of the remaining Portions of the said Avenue or with the development of the remaining Land, the Infrastructure and the Amenity Plots as envisaged under the Scheme of Development; (iii) the Purchaser/s shall pay to the Developers all the charges and/or deposits payable to the concerned authorities or deposits for water connection and electricity charges which may become payable in respect of the said Flat or the same shall be reimbursed to the Developers by the Purchaser/s and (iv) the Purchaser shall also pay proportionate share in respect of all payments made/or required to be made, by way of betterment charges, contributions, Municipal Taxes, Property Taxes and any other taxes in respect of the said Building under construction, rates, cesses, charges and any other levies demanded by other statutory bodies/authorities and shall not raise any objection in respect thereof;
- (d) Notwithstanding anything contained in this Agreement, the Developers shall not incur any liability if they are unable to complete the Building and to deliver possession of the said Flat by the aforesaid date, owing to events of force majored and act beyond the reasonable control of the Developer including non-availability of steel and/or cement or other building materials or water supply or electric power or



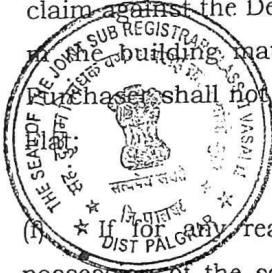
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notification of the Government and/or any notice order, rule or authority or financial condition of the Developers, any strike, lock-out, band or other like cause or any force major or vis major of procedural delay in obtaining the Amended Plan/Further CC/Occupation Certificate/the Building Completion Certificate/s from VVCMC or any other authorities or for any other reason beyond the control of the Developers. It is agreed that in any other reason beyond the control of the Developers. It is agreed that in any of the aforesaid events the Developers shall be entitled to appropriate extension of the aforesaid events the Developers shall be entitled to appropriate extension of time for delivery of possession of the said Flat.

(e) Upon taking possession of the said Flat and thereafter, the Purchaser/s shall be exulted to use and occupy the said Flat for the purpose for which it was barged to be purchased, but without having claim against the Developers as to specification, amenities or any defect in the building material used in construction of the said Flat. The Purchaser shall not be entitled to and shall not change the user of the



(f) If for any reason the Developers are unable or fails to give possession of the said flat to the Purchaser by the date specified in clause 9 (a) above, or within any further date or dates as may be mutually agreed to by and between the parties hereto, then in such case, the Purchaser shall be entitled to give notice to the Developers terminating the Agreement, in which event the Developers shall refund to the Purchaser the aforesaid amount of deposit and the further amount, if any, that may have been received by the Developers from the Purchaser as installments in towards the Consideration save and except the Earnest Money in respect of the said Flat as we;; as simple interest on such amounts at the rate of 9% (nine percent) per annum from the date of receipt till repayment. The Developers shall also pay to the Purchaser a sum of Rs.500/- (Rupees Five Hundred Only) as quantified liquidated damages in respect of such termination. On termination of this Agreement by the Purchaser, neither party shall have any other claim against the other in respect of the said Flat or arising out of this

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agreement and the by the Purchaser, neither party shall be at liberty to sell and dispose off the said Flat to my other person at such price and upon such terms and conditions as the Developers may deem fit and without any reference or recourse or notice whatsoever to the Purchaser/s.

10. Commencing a week after notice is given by the Developer to the purchaser that the said Flat is ready for use, the Purchaser shall be liable to bear and pay all applicable taxes (including but not limited to **Service Tax, VAT, GST** any other future levies/taxes) and charges for electricity and other service charges and the outgoings payable in respect of the said Flat (including the property taxes assessed or non-assessed) mentioned in clause 12 hereof. The Purchaser agrees and binds themselves/himself/herself to pay regularly every month, by the 5th of each month to the Developer until the Lease of the Avenue and or portion of Avenue and the said Building thereon is executed in favor of the Co-operative Society/ies and or Organizations by the Developers the proportionate share that may be decided by the Developers for (a) Insurance Premium, (b) all taxes due to statutory bodies/authorities that may from time to time be levee against the Avenue of Portion of the Avenue and/or the said Building including water taxes and water charges and (c) outgoings for the provisional maintenance and management of the said Building including the said Flat and the amenities, common lights and other outgoings and maintenance charges for watchman, sweeper and maintenance charges such as collection charges, charges for watchman, sweeper and maintenance of accounts, incurred in connection with the said Avenue or portion of the Avenue and the said Building;
11. The Developer may complete any one building or any wing and part portion of the floor of building and obtain part occupation certificate thereof and give possession of Flat and/or shop therein to the purchasers of such flats/shop and the Purchaser/s hereby gives his/her/their specific consent to the same. Even after the Purchaser takes possession of the said consent to the same. Even after the Purchaser takes possession to the said Flat in such part completed wing, part portion or floor or otherwise, the Developer and/or its Agents



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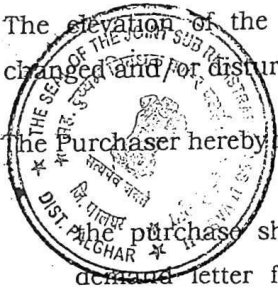
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contractors shall be entitled to continue the remaining work including further and additional construction work of building/s or wing or any part thereof on the said Building and/or the said Avenue or the portion of the Avenue. The Purchaser, shall to Protest, object to or obstruct the execution of such Work or to any compensation and/or damage and/or claim and/or to complain for any inconvenience and/or nuisance which may be caused to him/her/them/it or any other person;

12. The Purchaser shall not use the said Flat for any other purposes other than as private residence and the said car-parking space/ garage of parking a motor vehicle and the Purchaser shall not use or cause to be used the said Flat or any part thereof for any immoral or illegal purpose or in a manner which may be or is likely to cause nuisance or annoyance to the occupiers of other Flats and other building or to the Developers or Occupiers of the neighboring buildings on the Land. The Purchaser shall not undertake any structural changes in the said Flat and shall be entitled to only do the necessary interior work and repairs. The elevation of the said Flat and the said Building shall not be changed and/or disturbed by the Purchaser;

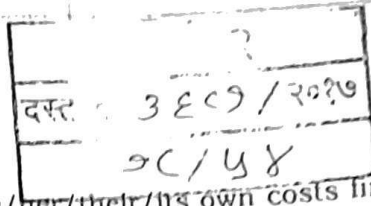
13. The Purchaser hereby further covenants with the Developers that:-

- i. the purchase shall within 8 (eight) days of the receipt of the demand letter from the Developer maintain the said Flat at his/her/their own cost in a good condition and shall not do or suffer to be done anything in or to the said Flat and/or common passages, or the compound which may be against the Rules or Bye-Laws of the Municipality or VVCMC or any other Government Body and shall also comply with the orders passed by the Government of Maharashtra and other authorities under the provisions of Law;
- ii. the Purchaser shall maintain the said Flat, in the same form as the Developer constructs it and shall not at any time affect/alter the elevations in any manner whatsoever or alter the size and position of any of the windows of the said Flat without the prior consent in writing from the Developer and or the concerned authorities;

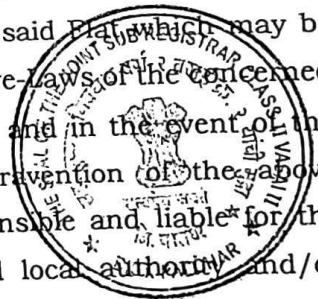


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- iii. the Purchase shall, if required, at his/her/their/its own costs fit the external grills to the windows of the design, size, material and color as stipulated by the Developer and which shall be uniform for all the other purchasers and shall fit it them at the position and location as stipulate by the Developer;
- iv. the Developers shall be at liberty to sell assign, transfer or otherwise deal with the right, title and interest in the said Land and/or in the building/s to be constructed thereon and also the flats/shop/parking and other space and other premises entirely at their own discretion and upon such terms and conditions that the Developers shall deem fit and proper and the Purchase will not be entitle d to object to the same;
- v. not store in the said Flat any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage any part of the Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the stair-cases, common passages or any other structure of the Building and in case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach and damages;
- vi. not to do or suffer to be done anything in or to the Building in which the said Flat is situated or in the said Flat which may be against the Rules and Regulations and Bye-Laws of the concerned local authority or other public authority and in the event of the Purchase committing any act in contravention of the above provision, the Purchaser shall be responsible and liable* for the consequences thereof to the concerned local authority and/or other public authority;
- vii. not to demolish or cause to be demolished the said Flat or any part thereof nor time make or causer to be made any addition or alteration of whatever nature in or to the said Flat or any part thereof nor any alteration in which the elevation and outside



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colour scheme of the Building is affected and keep the portion, sewers, drains, pipes in the said Flat and appurtenances thereto in good tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the Building in which the said Flat are situate and not to chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural chambers in the said Flat without the prior written permission of the Developer and the Society or any other Organization or the concerned local authorities and/or any other public bodies;

viii. not to do or permit to be done any thing which may render void or void able any isocratic of the Building in which the said Flat are situate or any part thereof on whereby any increase in the premium shall become payable in respect of the insurance;

ix. not to throw dirt, rubbish rags garbage or other refuse or permit the same to be thrown from the said Flat into the compound or the said avenue and/or the Land or the adjacent Buildings or open spaces and the Building;

pay within 8 (eight) days of demand, his/her/their/its share of security deposit/maintenance or any other charges as denuded by the Developer;



xi. the purchaser shall observe and perform all the Rules and Regulation and Bye-Laws for the time being of the concerned local authority and of the Government and other public borsht in matter of use and enjoyment of the Flat; and

xii. the purchasers shall not at any time cause or permit public or private nuisance in or upon the said Flat or the said Building or the said Avenue, and/or any portion thereof, open spaces and/or the Land or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the Developers or to the occupants of the neighboring Building;

14. Nothing contained in these presents is intended to be nor shall be construed to be grant, demise or assignment in law of the said Flat or

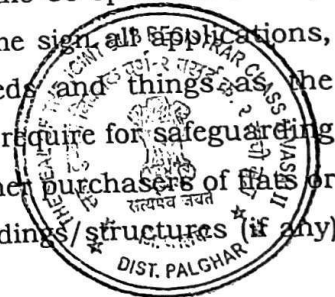
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the said Avenue or the said Land, hereditaments ~~and premises of any~~ part thereof or of the said Buildings thereon or any part thereof. The purchaser shall have no claim whatsoever except in respect of the said Flat hereby agreed to be acquired. All other open spaces, unclothed flats, shops and parking spaces etc. in the said Building or in any other buildings/structures(if any), and the said Avenue, shall remain the property of the Developers until the said Avenue and the said Building and other buildings upon the said Avenue are demised under a Lease in perpetuity to the Societies and Organizations as herein mentioned, and entirely subject to the rights of the Developers under such Lease;

15. The Purchaser shall not let, sub-let, sell, transfer, assign or part with his/her/their/its interest under or benefit of this Agreement or part with possession of the said Flat until the Lease in perpetuity in respect of the Avenue and or the portion of the said Avenue is executed and until all the dues payable by him/her/them/it under this agreement are fully paid up, and only if the Purchaser has not in breach and/or non-observance of any of the terms and/or conditions of this Agreement. The Purchaser shall always obtain the previous consent of Developer in writing;
16. The purchaser and the persons to whom the said Flat (with the prior written permission of the Developer) are let, sub-let, transferred, assigned, given possession of, shall observe and perform all the Bye-Laws and/or the Rules and Regulations which the Co-operative Society or any other Organization and from time to time sign all applications, papers and documents and do all acts, deeds and things as the Developer and/or the Co-operative Society may require for safeguarding the interests of the Developers and/or of the other purchasers of flats or shops in the said Building and any other buildings/structures (if any) upon the said Avenue;
17. The Purchaser hereby agrees and undertakes to be a member of the Co-operative Society or any other Organization to be formed in the manner herein appearing and execute all applications for formation and the registration of the Co-operative Society or any other Papers and documents necessary for becoming a member including the Bye-Laws of the proposed Society or any other Organization to be duly filled in, sing



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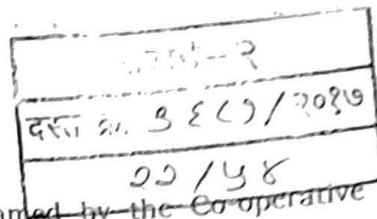
the same to the Developer to the Purchaser and to do all acts, deeds, matters and things as may be necessary for safeguarding the interest of the Developers and of the other purchasers of the other flats, shops, parking and other spaces in the Building and/or the said Avenue or any portion thereof. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft Bye-Laws as may be required by the Registrar of Co-operative Society or any other competent authority;

18. It is expressly agreed that the Developers shall always have a right and be entitle, even after the execution of the Lease in perpetuity in respect of the said Avenue and or the portion of the said Avenue and the building s constructed thereon in favor of the Co-operative Society, to put hoardings on the said Avenue or any parts thereon including on the terrace and on the parapet wall of the said Building and the said hoardings may be illuminated or comprising of neon sign and for that purpose Developers are fully entitled to and authorized to construct or allow temporary or permanent construction or erection for installation either on the exterior of the said buildings or on the said Avenue as the case may be. It is expressly agreed that Developers shall be entitled to set up any person/s hoarding rights (including rights to put-up hoarding in the compound and on the Terraces) of buildings within the said Avenue as the case may be. It is expressly agreed that Developers will be entitled to use and allow third parties to use any part of the Building and to use the said Avenue for installation of cables, satellite, communication equipment, cellular telephone equipment radio turnkey equipment wireless equipment etc. The Purchaser and/or the Co-operative Society agree not to object or dispute the same. It is expressly agreed between the parties hereto that the Developers are entitled to transfer, assign and/or deal with or dispose off its rights under this clause t any person or person;

19. The Purchaser along with other who take or have taken the other flats or shops in the said building shall form themselves into a Co-operative Society under the Maharashtra Co-operative Societies Act, 1960 and the right of the purchasers as the purchaser of the flat or shop will be recognized and regulated by the provisions of the said Co-operative

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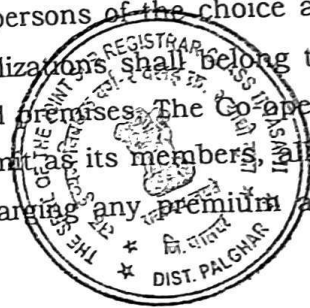
Society and the Rules and Regulations framed by the Co-operative Society but subject to the terms of this Agreement notwithstanding the formation of the Co-operative Society or the execution of the Lease in perpetuity in favor of Co-operative Societies and Organizations including such operative Society;

20. In the event of the Co-operative Society being formed and registered before the sale and disposal by the Developers, of all the flats and shops respective built-up areas in the areas in the said Building and any other buildings/structures (if any) contracted/to be constructed upon the said Avenue, the power and authority of the Co-operative Society or any other Organization so formed or of the purchasers of the other flats and shops in the said Building and any other building structures constructed/to be constructed upon the said Avenue shall be subject to the overall authority and control of the Developers in respect of matters concerning the said Building and any other buildings/structures constructed/to be constructed upon the said Avenue the construction and completion thereof and all amenities preening to the same, and in particular the Developer, shall have the absolute authorize and control as regard their respective unsold premises and the disposal thereof. The Developers shall be liable to pay only they Municipal taxes at actual in respect of the unsold Flats, then held by them respectively. In case the Deed of Lease is executed in favor of the Co-operative Societies or any other Orgnisations before the disposal and allotment by the Developers of its unsold flats and shops, the Developers shall join in the developer/members in respect of their reactive unsold premises and as and when such premises are sold to the persons of the choice at the discretion of the Developers the entire realizations shall belong to the Developers alone in respect of these unsold premises. The Co-operative Society or another Organizations shall admit as its members, all such purchasers of such premises, without charging any premium and/or transfer fees or any other amounts;

21. The Developers advocates shall prepare all documents to be executed in pursuance of this Agreement as also the Bye-laws in connection with the formation, registration and/ or incorporation of the Co-operative Society or any other Organization. All costs, charges and other expenses

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in connection with the preparation and execution of the Lease and other documents and formation and registration of the Co-operative Society or any other Organization shall be borne, shared and paid by all the purchasers of flats and shops in the buildings in proportion to the respective carpet area of their respective flat and shop and/or paid by such Co-operative Society or any other Organization;

22. The full ad-valorem stamp duty in accordance with the Bombay Stamp Act, 1958 and the full registration charges in accordance with the Indian Registration Act, 1908, of and incidental to this Agreement shall be borne and paid by the Purchaser alone. The Purchaser will lodge this Agreement for registration with the concerned Office of the Sub-Registrar of Assurances latest within 4(Four) months from the date of its execution and the Developers or their agents will attend the Sub-Registry and admit execution thereof, upon and after the purchaser informs the Developers of the number under which it has been lodged for registration;

23. Non-refundable deposits that may be demanded by or paid to the WCCMC and/or concerned authorities for the purposes of sanctioning the Plans and/or issuing the Commencement certificate and for giving water connection and for any other purpose to the said building shall be payable by all the purchasers of the said Building in proportion to the carpet area of their respective flats area, shop, the amount of the same to be determined by Developer. The Purchaser agree to pay to Developer within eight days of demand, such proportionate share of the Purchaser of such deposit;

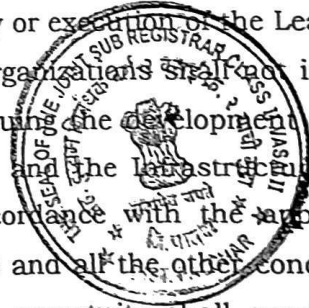
24. If at any time any further tax and/or charges, and/or betterment charges or other levy are charged, levied or sought to be recovered by WCCMC, Government and/or any other public authority in respect of the avenue or any portion thereof and/or the Building and/or the approval of construction or occupation thereof the same shall be borne and paid by all the purchasers in proportion to the respective carpet area of their respective flats and shops;

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25. The Purchaser shall permit the Developers ~~and its surveyors and~~ agents, with or without workmen and other at all reasonable times to enter into and upon condition thereof (and the Purchaser shall make good, within three months of the Developer giving a notice, all defects, decays and worked of repairs of which such notice in writing shall be given by the Developer to the Purchaser) and also for the purpose of repairing any part of the Building and for the purpose of making , repainting, maintaining, rebuilding, cleaning, lighting and keeping in order and condition all service, drains, pipes, cables, water courses, gutters, wires, partition, walls or structure or other convenience belonging to serving or used for the said building, or the said Avenue, and also for the purpose of laying, maintaining, repairing and testing drainage and water pipes and electric wires and cables within the said avenue and for similar other purposes and for all other purposes contemplated by this agreement;
26. All amount and/or deposits payable by the Purchaser under these presents shall be by claques drawn by the Purchaser in favor of **M/S. MUNISUVRAT ASSOCIATES**, and be delivered to the Developer at the appropriate time stipulated in these presents;
27. The Purchaser has been informed in course of the negotiations for purchase of the said Flat that the Developers shall in accordance with the Scheme for Development as may be modified from time to time develop the Land in Phases including constructing and setting up of the Infrastructure and Common Amenities and facilities. The Agreement to purchase the said Flat or the delivery of the said Flat to the Purchaser or the formation of the Co-operative Society or execution of the Lease in perpetuity in favor of the Societies and Organizations shall not in any event prevent the Developers, from continuing the development of the Land and to construct buildings thereon and the Infrastructure and Common Amenities and Facilities in accordance with the approvals obtained and to be obtained from VVCMC and all the other concerned authorities and that further the Lease in perpetuity shall specifically contain the appropriate rights, powers, authorities in favor of the Developers in this behalf. The Co-operative Societies or Organizations when formed and registered shall fully co-operate with Organizations when formed and registered shall fully co-operate with



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the Developers in the matter of implementation of the Scheme for Development and the development of the Land and Infrastructure and Common Amenities and Facilities without creating any obstruction, hindrance or interfere. It is anticipated that during the course of the said development there may be a temporary suspension/cessation of water, electricity or other Common Amenities and Facilities or the Societies and Organization. The Developers shall not be liable for any loss or damage or be subjected to any civil or criminal proceedings in this behalf;

28. The Purchaser shall not be entitled to the Club House or its user or any of the Common Amenities and Facilities in common with all purchasers of the flat and shop in buildings to be constructed on the Land until the Club House is construe and equipped as aforesaid and the Common Amenities and Facilities are constructed which the Purchaser is aware will be constructed in Phases. The Purchaser shall not hold the Developers liable or responsible for any delay in this behalf;

29. It is clearly understood and agreed by and between the parties hereto that the Developers shall have the unqualified and unfettered right to sell, or transfer, lease or give on license basis, assign or otherwise deal with or dispose of to anyone of their choice, the Terrace above the top floor of the said Building subject to necessary means of access to be permitted for the repair and maintenance of the Water Tanks and the Lift Machine. The purchaser/s of such Terrace shall be entitled to make use of the same for all purpose whatsoever as permissible by law. However, the purchaser shall not enclose or cover the said terrace without the Witten permission of the Co Owner and/or the Society, as the case may be and VVCMC;

30. It Is Also Understood And Agreed By Between The Parties Hereto:-

- a) that the terrace space in front of or adjacent to the flats or shops in the said Building, if any, shall belong exclusively to the respective purchasers of the said flat or shop if allotted by the Co Owner and such Terrace spaces are intended for the exclusive

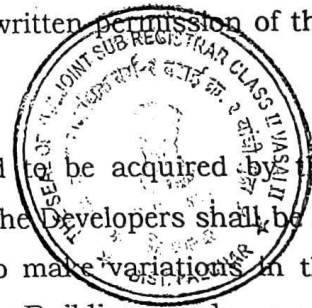
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use of the respective terrace flat or shop purchaser. The terrace shall not be enclosed by such purchaser till the permission in writing is obtained from the Co Owner and the concerned local authority and the Society as the case may be;

- b) That the Consideration purchase price mentioned hereinabove is purely on lump sum basis whatsoever shall be entertained at any time relating to the Consideration/ purchase price. The aggregate of the carpet area mentioned herein for flats and shops shall be used for determining the proportionate distribution amongst the various purchaser/s of any common expenses incurred or to be incurred on the Buildings and the said Avenue or any portion thereof;
- c) That irrespective of disputes if any, which arise between the Purchaser and the Developers and/or the said Co-operative Society or any other Organization all amounts, contributions and deposits including amounts payable by the Purchaser to the Co-Owners under this Agreement to Developers and shall not be withheld by the Purchaser for any reason whatsoever;
31. That the Society shall be known as **"VIAAN CLASSIC"** Co-operative Housing, and the name of the Society and the name of the Complex shall not be changed at any time without the written permission of the Developers;
32. So long as the area of the said Flat (agreed to be acquired by the Purchaser from the Developer) is not altered, the Developers shall be at liberty and are hereby expressly permitted to make variations in the Layout of the said Avenue or elevation of the Building, garden space and/or varying the location of the access of the building, garden space and /or varying the location of the access of the building/s of the said Avenue as the Developers may consider feasible, convenient or advisable. The Purchaser expressly hereby consents to all such variations and changes;
33. Notwithstanding anything contained to the contrary or the execution of the Ownership Agreement in favor of the Purchaser or the Purchaser or the formation of a Co-operative Society or other Organization of the Purchaser of and other Premises in the Building or the execution and



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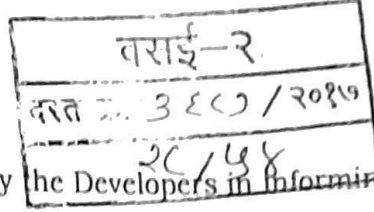
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दस्त क्र. ३६८ / २०१७
२६/५४

these presenting of the Indenter of Lease in perpetuity as envisaged under Organizations and management and maintenance of the Buildings berg delivered to the society/ ies or the Co-operative Societies or the pending formation of the Society, the purchasers or the Ad-hoc Body the Organisation of the Ad-hoc Body shall not acquire or deemed to acquire any right, title or interest or claim or demand in or to the FSI or TDR as may be permissible or available as a result of change in government policy or D.C. Regulations or other applicable laws effected or made prior to the execution of the execution of the Deed of Conveyance of the reversionary rights of the Developers in the Land and the right to such FSI/balance FSI or additional or new FSI or TDR shall always belong to the Developers to the exclusion of any Society/ies or Organisation and the Developers alone shall be entitled to such FSI/balance FSI or additional or new FSI or TDR and to exploit the same in the construction of Buildings on any undermined Portion of the Land or in the construction of additional floors or buildings already constructed or under construction and to continue or commence the construction of the buildings through utilization of such FSI/TDR even after the formation of the Society and execution and registration of Deed of Conveyance in favor of the Apex Body.

34. The Purchaser has been informed that the entire Land bears one Survey Number and has not been sub-divided. The Purchaser will, therefore, not claim/demand subdivision of the portion of the Land to be leased to the Co-operative Society in accordance with these presents. It is further agreed that in view of the fact that some of the approvals obtained and to be obtained will be in respect of the development on the entire Land, the Purchaser and the Co-operative Society when formed will not commit any breach or default which will result in the validity of the approvals obtained and to be obtained being vitiated or the approvals being revoked;
35. Notwithstanding anything contained in this Agreement or any other documents to be executed in future in respect of the said Flat, the Developers shall always have a first charge on the said Flat agreed to be acquired by the Purchaser for recovery of the pay by the Purchaser under this Agreement or other wise;

just.





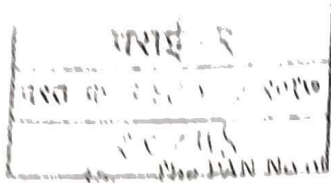
36. Any delay tolerated or indulgence shown by the Developers in informing the terms or this agreement or any forbearance time to the Purchaser by the Developers shall not be construed as a waiver on the part of the Developers of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Developers;
37. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act. 1963 and the Maharashtra Ownership Flat (Regulation of the Promotion of Construction etc.) Rules, 1964 and any other provisions of law applicable thereto;
38. Notwithstanding anything stated to the contrary in these presents, it is hereby agreed that the Purchaser shall in all matters relating to or arising out of the provisions of these presents, correspond and deal with the Developer as a Promoter except as to the title of the Developers and /or the execution of Leases in favor of the Co-operative Society or the execution of the Deed of Conveyance of the Developers reversionary rights in favor of the Apex Body.
39. All letter, intimations and communications sent by the Purchaser in all matters concerning these presents shall be addressed and mailed to the Developer at the address recorded in these presents and all notices to be served upon the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser by prepaid post, under Certificate of Posting or by Courier or e-mail at his/her/their/its address specified on the first page of this Agreement/as specified below;

c/4, Bhamshah Apartment, Bhandarwada, Chincholi
Bandar Road, Ram Nagar, Malad (W).

Any change in address shall be forthwith notified by the Purchaser to the Developer by registered A.D. In the event that the Purchaser fails and/or defaults in notifying to the Developer the changed address, service of notices, letter, communications, the last notified address shall deem to be good service to the Purchaser by the Developers.

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The PAN No. of the Developer is : AAHPMO2720
The PAN No. of the Purchaser is : KAYPIA4131A

SCHEDULE "A"

THE FIRST SCHEDULE ABOVE REFERRED TO :

All those pieces and parcels of P.S.L. admeasuring in aggregate 2349.78 square meters or thereabout out of the lands bearing Survey Nos. 1A(467), Hissa No. 1/1/2, area admeasuring 14100.00 sq.mtrs., Survey Nos. 1A(467), Hissa No. 1/1/2, area admeasuring 10600.00 sq.mtrs., lying and situated at village Dongare, Taluka Vasal, District Palghar.

SCHEDULE 'B'

THE SCHEDULE ABOVE REFERRED TO FLAT/SHOP

Flat / Shop No. 102, on the First Floor, in Wing area admeasuring 51.93 Sq. ft. i.e. 51.93 Sq. mt. carpet in the building proposed to be constructed as "VIAAN CLASSIC" Bldg. No.3, constructed on lands bearing Survey Nos. 1A(467), Hissa No. 1/1/2, area admeasuring 14100.00 sq.mtrs., Survey Nos. 1A(467), Hissa No. 1/1/2, area admeasuring 10600.00 sq.mtrs., lying and situated at village Dongare, Taluka Vasal, District Palghar, in the area of sub-registrar at vasal.

SCHEDULE 'C'

THE SCHEDULE ABOVE REFERRED TO FIXTURES & FITTINGS

- Vitrified tile flooring in the entire flat.
- Granite Kitchen Platform with S.S. Sink.
- Kitchen Trolley
- Pop false ceiling in living room.
- Full Tiles in bathroom, & toilets.
- Powder coated aluminum sliding windows.
- Premium quality sanitary ware.
- Concealed Copper wiring for all essential point.
- Generator back up for lift & common area.
- Landscaped Garden.

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

SIGNED AND DELIVERED by the)
With in named "THE DEVELOPERS")
M/S. MUNISUVRAT ASSOCIATES,)
a Partnership firm, through its Partner)
MR. Rocky T. Jain)
In the presence



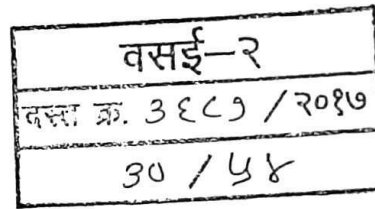
Rocky T. Jain



WITNESSES:-

1. *[Signature]*

2. *[Signature]*



SIGNED AND DELIVERED by the)
Within named "THE PURCHASER/S)
MR/MRS/MISS Yogita Arora)
MR/MRS/MISS _____)
In the presence of.....)



Yogita Arora

WITNESSES:-

1. *[Signature]*

2. *[Signature]*





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३७ / ५४

: RECEIPT :

Received of and from the Purchaser/s the sum of Rs. 14,56,500/-
 (Rupees Fourteen lacs fifty six thousand five Hundred
only Only) as stated in the table hereunder, as and way of
 earnest money.

WITNESSES: -

1. 
2. 

We say We have Received



DEVELOPERS



RANJAN H. PATIL

ADVOCATE B.A.LL.B
FLAT NO. B/201, SALVIHUTI CO.OP.HSG.SOC.LTD, NEAR RAILWAY STATION, NALLASOPARA (E), Pin- 401 309

Date :- 1/09/2012

TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

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32/18

I, HEREBY CERTIFY THAT I have investigated the title of property of Land bearing Survey no. 467 (Old), 1/A (New), Hissa No. 1/1/2, admeasuring 14100.00 sq,mtrs, Assess 3.62 Paisa, lying being and situated at Village - Dongare, Tal- vasai, Dis- Thane, The above mention property is hereinafter referred to as the "said property " The said property is owned by M/S. PALGHAR LAND DEVELOPMENT CORPORATION,

The said property is being developed by M/S. MUNISUVRAT ASSOCIATES, and have perused the title deeds and certify that their title deeds to the said 7/12 shown to me is Clear marketable and free from all encumbrance, charges and claims.

That the 7/12 to the said land is clear, marketable and free from all encumbrances and doubts.

I HEREBY CERTIFY THAT I HAVE EXAMINED THE 7/12 GIVEN BY M/S. MUNISUVRAT ASSOCIATES, TO ME OF THE ABOVE SAID PROPERTY BELONGING TO M/S. PALGHAR LAND DEVELOPMENT CORPORATION, AND IN MY OPINION THE 7/12 OF THIS PROPERTY IS MARKETABLE AND FREE FROM ALL ENCUMBERANCES, CHARGES, LIABILITIES AND ANY KIND WHATSOEVER AND REASONABLE DOUBTS AND THAT THE SAID PROPERTY IS FREE AND MARKETABLE.

DATED 1 DAY OF SEP 2012

Ranjan H. Patil
ADV. RANJAN H. PATIL
RANJAN HASHA PATIL
ADVOCATE

Shop No.2 Kunti Sadan
Veer Savarkar Marg
Vnar (E) 401309

Ranjan H. Patil



RANJAN H. PATIL

ADVOCATE B.A.LL.B

FLAT NO. B/201, SAT VIRBHUTI CO.OP.HSG.SOC.LTD, NEAR RAILWAY STATION, NALLASOPARA (E), Pin- 401 309

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Date :- 1/09/2012

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33/48

TITLE CLEARANCE CERTIFICATE & SEARCH REPORT

I have investigated the title of the land bearing Survey no. 467 (Old), 1/A (New), Hissa No. 1/1/2, admeasuring 14100.00 sq.mtrs, Assess 3.62 Paisa, lying being and situated at Village - Dongare, Tal-vasai, Dis- Thane, The above mention property is hereinafter referred to as the "said property " The said property is owned by M/S. PALGHAR LAND DEVELOPMENT CORPORATION,

I have taken Search of the Said Property from the Office of Sub-Registrar Vasai for the year from 1982 to 2012, i.e. for 30 years.

The findings are as follows :-

<u>Year</u>		<u>Finding</u>
1982		Nil
1983		Nil
1984		Nil
1985		Nil
1986		Nil
1987		Nil
1988		Nil
1989		Nil
1990		Nil
1991		Nil
1992		Nil
1993		Nil



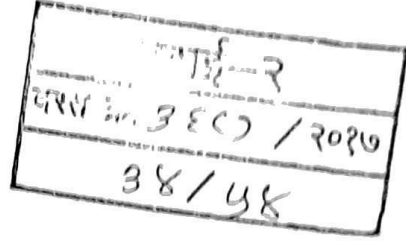
Ranjana Patil

RANJAN H. PATIL

ADVOCATE B.A.LL.B

FLAT NO. B/201, SAI VIBHUTI CO.OP.HSG.SOC.LTD, NEAR RAILWAY STATION, NALLASOPARA (E), Pin- 401 309

1994		Nil
1995		Nil
1996		Nil
1997		Nil
1998		Nil
1999		Nil
2000		Nil
2001		Nil
2002		Nil
2003		Nil
2004		Nil
2005		Nil
2006		Nil
2007		Entry
2008		Nil
2009		Nil
2010		Nil
2011		Entry
2012		Entry



I have also gone through the title Deed, regarding the said properties.
And I have also gone through the search report as provided by the
search clerk, for the year from the year 1982 to 2012.

R. H. Patil



RANJAN H. PATIL

ADVOCATE B.A.LL.B

FLAT NO. B/201 SAI VIBHUTI CO. OP. HSG. SOC. LTD. NEAR RAILWAY STATION, NALLASOPARA (E), Pin- 401 309

दस्ता क्र. ३६८ / २०११

३५/५४

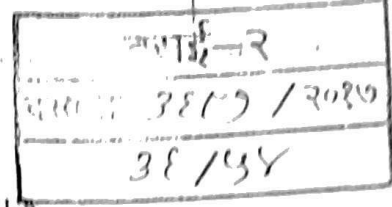
Date :- 1/09/2012

- 1) Shri. Harishchandra Budhya Patil & Others was the owner of land bearing Survey no. 467 (Old), 1/A (New), Hissa No. 1/1/2, admeasuring 14100.00 sq,mtrs, Assess 3.62 Paisa, lying being and situated at Village - Dongare, Tal- vasai, Dis- Thane, Tal - Vasai, Dist- Thane. within the area of Sub-Registrar at Vasai.
- 2) The Said Owner Shri. Harishchandra Budhya Patil & Others sold the land bearing Survey no. 467 (Old), 1/A (New), Hissa No. 1/1/2, admeasuring 14100.00 sq,mtrs, Assess 3.62 Paisa, lying being and situated at Village - Dongare, to M/S. PALGHAR LAND DEVELOPMENT CORPORATION, vido Deed of Conveyance dated- 17/10/2007, under registration bearing No. 12917/07.
- 3) M/S. JAI JEEVDANI ENTERPRISES, has purchased F.S.I. admeasuring 24111.80 sq. ft. approximately (i.e. 2240.04 Sq. mtrs.) in respect of Building No. 3 out of Survey no. 467 (Old), 1/A (New), Hissa No. 1/1/2, admeasuring 14100.00 sq,mtrs, Assess 3.62 Paisa, lying being and situated at Village - Dongare, Tal- vasai, Dis- Thane, from the owner M/S. PALGHAR LAND DEVELOPMENT CORPCRATION, vide development Agreement dated- 27/07/2011, with the Sub-Registrar at Vasai No. II (Virar) under Serial No. 9132/2011.

Ranjan H. Patil



RANJAN H. PATIL



ADVOCATE B.A.L.L.B

FLAT NO. B/201, SAI VIBHUTI CO.OP.HSG.SOC.LTD, NEAR RAILWAY STATION, NALLASOPARA (E), PIN- 401 309

Date :- 1/09/2012

- 4) M/S. MUNISUVRAT ASSOCIATES, a Partnership Firm, purchased F.S.I. admeasuring 24111.80 sq. ft. approximately (i.e. 2240.04 Sq. mtrs.) in respect of Building No. 3 out of Survey no. 467 (Old), 1/A (New), Hissa No. 1/1/2, admeasuring 14100.00 sq,mtrs, Assess 3.62 Paisa, lying being and situated at Village - Dongare, Tal-vasai, Dis- Thane, from the M/S. JAI JEEVDANI ENTERPRISES, vide development Agreement dated- 12/06/2012, with the Sub-Registrar at Vasai No. II (Virar) under Serial No. 5810/2012, dated- 12/06/2012.
- 5) The said M/S. JAI JEEVDANI ENTERPRISES, also executed an irrevocable Power of Attorney in favour of M/S. MUNISUVRAT ASSOCIATES, dated 12/06/2012, which is registered on 12/06/2012, under document No. 5811/2012, with the office of sub-registrar of Vasai - II.
- 6) During the relevant year I have not found any registered encumbrance on the said property. Therefore on the basis of 7/12 extract, Title Deed, Mutation entries, and search of provided by the search clerk, I am of the opinion that the title of the said property Land bearing Survey no. 467 (Old), 1/A (New), Hissa No. 1/1/2, admeasuring 14100.00 sq,mtrs, Assess 3.62 Paisa, lying being and situated at Village - Dongare, Tal-vasai, Dis- Thane, is clear marketable and free from any registered encumbrance.

DATED 1 DAY OF SEP 2012

Handwritten signature/initials

Handwritten signature/initials

ADV. RANJAN H. PATIL
RANJAN KASHA PATIL
ADVOCATE

Shop No.2 Kurai Sadan
Veer Saankhe Maro
Vira (E) 401 309



वसई - २
दस्ता क्र. ३६० / २०१७
३६ / ५४

वसई - २
५८७० / २०१२
२६१२

तहसिल नं. ४६६० वि. धणे गांव नमुना सात (अधिकार अभिलेख पत्रक)
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे)
जोडारे नियम १९७१ - यांतील नियम ३, ५, ६ आणि ७) तहसिल : वसई

क्र.	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवटदाराचे नांव				खाले क्रमांक				
१	१/२/२		१९५७	२००६	१९३७	१	१९७३	२००६	४७६	कूळाचे नांव	
वैधानिक नांव			मे. पालघर लॅंड डेव्ह. कार्पोरेशन प्रोप. सोसिंग डेव्ह. अँड इन्व्हेस्टमेंट कंपनी लि. राकेश कुमार के. वधावन इतर अधिकार - तुकडा				१९००	५९३.९	५९३.९	६००	
क्षेत्रीय क्षेत्र	हेक्टर	आर	प्रति								
गो.मि.			घोरस	मिटर							
६००	१	६६०									
एकूण	१	६६०									
वसाय (लागवडी योग्य नसलेले)	०	२६०									
वर्ग (अ)											
वर्ग (ब)											
एकूण	०	२६०									
आकारणी	रुपये	पैस									
४	००										



वसई - २
२२३२ / २० ११
२२१०६

गांव नमुना बारा (पिकांची नोंदवही)
(महाराष्ट्र अधिकार अभिलेख व नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यांतील नियम ३९)
पिकाखाली क्षेत्राचा तपशील

हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमिन स्वरूप क्षेत्र	जल सिंचित	अजल सिंचित	जमिन क्षेत्राचे नाव	शे
२	३	४	५	६	७	८	९	१०	११	हे.आर. संयुक्त जयवती लि. धणे	१२	१३	१४	१६

सल यरहुकूम खरी नक्कल)

दिनांक :

(Handwritten signature)

23 OCT 2018

तलाठी सपना नारिणी,
तहसिल - वसई, वि. धणे

दस्ता क्र. 3000/2010
30/58

वसई - २
५७०/२०१२
२०१२

वसई - ३
२१३२/२०१९
२३/०६

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जुना सर्वे नं. ४६० गांव नमुना सात (अधिकार अभिलेख पत्रक)
गाव - डोंगरे (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यातील नियम ३, ५, ६ आणि ७)

तहसील : वसई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूघाणा पध्दती	भोगवटादाराचे नांव	खाते क्रमांक :
१२३-१	१११/२		५३०७ ८१२ ११३० ७००२ ७ ७७६६ ७४५५ ६४१९	क्रमाचे नांव :
शेतापे स्थानिक नांव:			१८०२	
जागवही योग्य क्षेत्र	हेक्टर	आर	प्रति	
	चौस मिटर			
	१	४१	०	
एकूण	१	४१	०	
पोटखराबा (लागवही)				
योग्य नसलेले				
वर्म (अ)				
वर्म (ब)				
एकूण				
आकारणी जुटी किंवा विशेष आकारणी	रुपये	पैसे		
	३	६२		

भोगवटादाराचे नांव: श्री. राजेंद्रराजुमार के. वधावन
इतर अधिकार: ६६२

सीमा आणि भूमापन चिन्हे:



गाव नमुना १२ (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१)

चाई	पिकांखालील क्षेत्र										पहिले व विकास निष्पत्ती अशा नमितीच्या तपसिली	जमीन कसणाऱ्याचे नांव																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्मळ पिकाचे क्षेत्र																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
	मिश्रपिकांचा सक्तांक	जलासिंचन	जानाव सिंचन	पिकाचे नांव	जलासिंचन	अजल सिंचन	पिकाचे नांव	जलासिंचन	अजल सिंचन	पिकाचे नांव																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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वसई-२
दस्त क्र. ३६७ / २०१७
३८ / ४४

क्र. महसूल/क-१/टे-९/एनएपी/एसआर-४०/२०१०
जिल्हाधिकारी कार्यालय ठाणे
दिनांक - 20 JUL 2010

ANNEX B

वसई - २

९३२ / २०१९

वाचते :-

१. मे.पालघर लॅण्ड डेव्हलपमेंट काॅर्पोरेशनचे तर्फे प्रोप्रायटर मे. हौसिंग डेव्हलपमेंट चे डायरेक्टर श्री. राकेशकुमार कुलदिपसिंग वधावन रा. धिरज अर्मा, ९ वा मजला, अनंत कर्णेकर मार्ग, स्टेशन रोड, वांद्रा पूर्व, मुंबई-४०००५१ यांचा दि १०/११/२००९ रोजीचा अर्ज
२. शहर व औद्योगिक विकास महानंडळ (महाराष्ट्र) नयादित वसई-विरार उपप्रदेश सिडको वसई, यांचेकडील दाखल: क्र.सिडको/की.पी.एसआर/सी.सी/बी.पी.- ४५००/ डब्ल्यू/ ५०३७ दिनांक ६/१०/२००९
३. तहसिलदार वसई यांचेकडील पत्र क्रमांक जमिनवाव/एनएपी/एसआर-२२/२०१० दिनांक २५/०२/२०१०
४. विशेष भूसंपादन अधिकारी उल्हासखोरे प्रकल्प ठाणे यांचेकडील पत्र दि.१५/६/२०१०
५. विशेष भूसंपादन अधिकारी, मेट्रो सेंटर -३ यांचेकडील पत्र दि. ११/६/२०१०
६. विशेष भूसंपादन अधिकारी, लघू पाटबंधारे ठाणे यांचेकडील पत्र दि.१६/६/२०१०
७. विशेष भूसंपादन अधिकारी, लघू पाटबंधारे, ५वा मजला ठाणे यांचेकडील पत्र दि.१४/६/२०१०
८. भूमी संवपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचेकडील पत्र दि.८/६/२०१०
९. उप विभागीय अधिकारी भिवंडी विभाग भिवंडी यांचेकडील पत्र दि.१७/६/२०१०
१०. इकडील कार्यालयाने दिनांक १५/०२/२०१० रोजीचे ' महाराष्ट्र जनमुद्रा ' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा
११. अर्जदार यांनी सादर केलेले इमीपत्र दिनांक १२/१२/२००९
१२. इकडील कार्यालयीन आदेश क्र.महसूल/कक्ष-१/टे-९/एनएपी/एसआर-१३०/२००७ दि.२५/१/२००८ व मुदतवाढ दि. २८/७/२०१०



दिनांक :-

ज्या अर्थी मे.पालघर लॅण्ड डेव्हलपमेंट काॅर्पोरेशनचे तर्फे प्रोप्रायटर मे. हौसिंग डेव्हलपमेंट अँड इन्व्हेस्टमेंट चे डायरेक्टर श्री. राकेशकुमार कुलदिपसिंग वधावन रा. धिरज अर्मा, ९ वा मजला, अनंत कर्णेकर मार्ग, स्टेशन रोड, वांद्रा पूर्व, मुंबई-४०००५१, यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील रत्नेकोट डोंगरे, वाणील सेक्टर * १अ (१६७७०/१२) पैकी क्षेत्र १४१००-०० चौ.मी. जागेच्या डोंगरेतीचे बांधकाम नकाशास रहिवास व वाणिज्य क्षेत्र ३३,७००-०० चौ.मी. विनंती अर्ज केलेला आहे.

ज्या अर्थी मे.पालघर लॅण्ड डेव्हलपमेंट काॅर्पोरेशनचे तर्फे प्रोप्रायटर मे. हौसिंग डेव्हलपमेंट अँड इन्व्हेस्टमेंट चे डायरेक्टर श्री. राकेशकुमार कुलदिपसिंग वधावन रा. धिरज अर्मा, ९ वा मजला, अनंत कर्णेकर मार्ग, स्टेशन रोड, वांद्रा पूर्व, मुंबई-४०००५१, यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील रत्नेकोट डोंगरे, वाणील सेक्टर * १अ (१६७७०/१२) पैकी क्षेत्र १४१००-०० चौ.मी. जागेच्या डोंगरेतीचे बांधकाम नकाशास रहिवास व वाणिज्य क्षेत्र ३३,७००-०० चौ.मी. विनंती अर्ज केलेला आहे.

ज्या अर्थी मोजे-डोंगरे ता.वसई येथील स.नं. १अ-७/१/३ (जुना स.नं.४६७) व इतर १२५ स.नं. क्षेत्र २,१२,०३० चौ.मी. क्षेत्रास रहिवास व वाणिज्य या विगारशेतकी प्रयोजनार्थ परवानगी इकडील कार्यालयीन आदेश क्र.महसूल/कक्ष-१/टे-९/एनएपी/एसआर-१३०/२००७ दि. २५/१/२००८ अन्वये देण्यात आलेली आहे. तदनंतर सदर आदेशास इकडील कार्यालयाकडील वर्षाकरिता दि.२८/७/२०१० पर्यंत मुदतवाढ देण्यात आलेली आहे. त्या अनुषंगाने अर्जदार यांनी सदर आदेशामधील क्षेत्रापैकी नोजे-डोंगरे ता.वसई येथील स.नं. १अ १/१/२५ (जुना स.नं.४६७) क्षेत्र १९६००-०० चौ.मी. व स.नं. १अ १/१/२५ (जुना स.नं.४६७) क्षेत्र १९६००-०० चौ.मी. असे तक्रार/ हरकत या कार्यालयास प्राप्त झालेली नाही.

ज्या अर्थी मोजे-डोंगरे ता.वसई येथील स.नं. १अ-७/१/३ (जुना स.नं.४६७) व इतर १२५ स.नं. क्षेत्र २,१२,०३० चौ.मी. क्षेत्रास रहिवास व वाणिज्य या विगारशेतकी प्रयोजनार्थ परवानगी इकडील कार्यालयीन आदेश क्र.महसूल/कक्ष-१/टे-९/एनएपी/एसआर-१३०/२००७ दि. २५/१/२००८ अन्वये देण्यात आलेली आहे. तदनंतर सदर आदेशास इकडील कार्यालयाकडील वर्षाकरिता दि.२८/७/२०१० पर्यंत मुदतवाढ देण्यात आलेली आहे. त्या अनुषंगाने अर्जदार यांनी सदर आदेशामधील क्षेत्रापैकी नोजे-डोंगरे ता.वसई येथील स.नं. १अ १/१/२५ (जुना स.नं.४६७) क्षेत्र १९६००-०० चौ.मी. व स.नं. १अ १/१/२५ (जुना स.नं.४६७) क्षेत्र १९६००-०० चौ.मी. असे

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२०११



वसई-२
दस्त क्र. ३३८१/२०१७

क.महसुल/क-१/टे-२/एनएपी/एसआर-४०/२०१० 3

हे सिडको मंजूर नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू

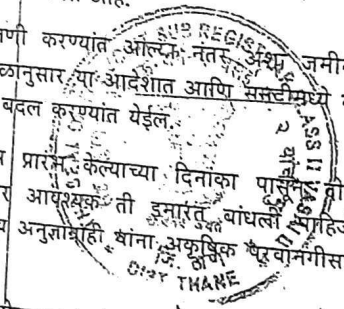
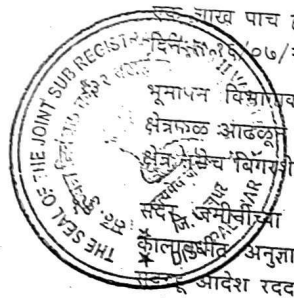
७ प्रस्तावित इमारत क्वा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) सिडको यांची असे बांधकाम करण्या विषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तींवर बंधनकारक असेल.

८ अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या सिडको मंजूर नकाशात दर्शविल्या प्रमाणे समाप्तिक मोठे अंतर (ओपन मार्जिनल डिस्टेंस) सोडले पाहिजे.

९ या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. नंतर वेळोवेळा असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी आपोआप रद्द झाली असल्याचे वेईल.

१० अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास सुरुवात पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत वसई तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास अशा अनुज्ञाग्राही व्यक्तीने

११ अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीने परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास आरंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ. मी. मध्ये रुपये ६००० या दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पुढीलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विनशेती आकार देणे बंधनकारक झाले असेल अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याप्रसंगी निराळ्या दराने बिगरशेतकी आकारणीच्या इनीची मुदत अजून समाप्त व्हायचाची आहे ही गोष्ट विचारात घेण्यांत येणार नाही.



१२ प्रस्तावित जमीनीची अतितातडीची मोजणी फी रक्कम रुपये १,०५,०००/- (अक्षरी रुपये साख पाच हजार मात्र) चलन क्र. ३३८/२०१० (भारतीय स्टेट बँक चलन क्र ७९४) दिनांका ०७/२०१० अन्वये शासन जमा केली आहे.

१३ भूनापन विभागाकडून जमीनीची मोजणी करण्यांत आलेल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सध्याच्या नमूद केलेले क्षेत्राच्या बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४ जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून तीन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आरंभ करणेची इमारत बांधली पाहिजे. अन्यथा आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५ पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोवरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६ अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्पष्टता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७ जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व

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2017

सुरुवात - २
२९३२/२०१७
१७/०६
समाप्तिक - २
समाप्तिक
२८/०६

हसूल क्र. १/२-१/एनएपी/एसआर-४०/२०१० 3
नकाशा दर्शविलेला मजल्या देखा जास्त मजल्याचे अस्त

अन्वयात) त्यांच्या बांधकामास सुरुवात
नेने) सिडको यांचे असे बांधकाम करण्या दिवसाची
या बांधकामावर बंधनकारक असेल.
सिडको मंदूर नकाशात दर्शविल्या
नेने) सोडले पाहिजे.

वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा
पर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी
कोल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने
नी आपोआप रद्द झाली असल्याचे समजावण्यात
येणे आवश्यक आहे.

शेतकी प्रयोजनास वापर करणारी जमीन
दिनांकाने त्याने अशा जमीनीच्या वापरात बदल
करण महिन्याच्या आत तलाठ्या मार्फत यसेई
नेने करण्यात येऊन तर महाराष्ट्र जमीन महसुल
नियम १९६९ मधील नियम ६

अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे देण्यात आली
करण्याच्या दिनांकापासून सवरा अनुज्ञाग्राहीने
यांच्या बांधकामावर शेतकी आकारणी
पुढील प्रमाणे अथवा त्यानंतर अंमलात
जमीनीच्या वापरात कोणत्याही
निष्ठाच्या दराने विंगारशेतकी आकारणीच्या
गोष्ट विचारात घेण्यात येणार नाही.

रक्कम रुपये १,०५,०००/- (अक्षरी रुपये
२०१० (भारतीय स्टेट बँक चलन क्र ७९४)

जमीनीचे जितके
आदेशात आणि यामध्ये नमूद केलेले
घ्यात घेतले.

लेल्या दिनांका पासून तीन वर्षांच्या
काळी इतर बांधकामे पाहिजे. अन्यथा
ही बांधकामे अकारणीपणे जमीनीसाठी नव्याने

लेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही
बदल करू नये. मात्र अशी भर
ग-यांची परवानगी घेतली असेल आणि
तले असतील तर ती गोष्ट वेगळी.
ता य वाण निर्माण होणार नाही अशा
सुरव्यवस्था य सांठपाण्याचा नियम

दिनांका पासून एक महिन्याच्या
मूल (जमीनीच्या वापरात बदल य
2017

२९३२/२०११
१०७६

५८०/२०१०
२८१२



३८०/२०१०
४२/५४

क्र. महसूल/क-१/२-१/एनएपी/एसआर-४०/२०१०
विंगारशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मज्जे दिलेल्या नमूद
सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ या आदेशात आणि सनदी मध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे
व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही
शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिकारी यांच्या
करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा अनुज्ञाग्राही व्यक्ती
राहू देण्याचा अधिकार असेल.

१८ब वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तत्त्वावरील
कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा उभे करणे सुरु
इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर यिनिर्दिष्ट मुदतीच्या आंत
अशा रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी
ठाण्याच्या जिल्हाधिकारी-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या
जिल्हाधिकार्याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरदल
करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला दखर्च अनुज्ञाग्राही व्यक्तीकडून
जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९ दिलेली ही परवानगी मुंबई कुळबहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र
ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम १९५४ च्या वेळी अंमलात
असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उल्लंघन करण्यास बंधनकारक नसून संघेची
बाबतीत लागू होतील. त्या उपबंधाच्या अधिनियम असेल.

२० प्रस्तावित जमिनीच्या विंगारशेतकी आकारणीच्या पाचपट रकम रु. १,०५,०००/- (अक्षरी रु.
वीस हजार चारशे सत्याहत्तर मात्र) रकमेत कर देण्यास तयार म्हणून चलन क्र.
४०९/२०१० (भारतीय स्टेट बँक चलन क्र. ७९४) अन्वये सरकार
जमा केली आहे.

२२ अनुज्ञाग्राही यांनी सिडको यांचे कडील मंदूर नकाशावर नमूद बांधकामे केले पाहिजे. मात्र
सिडको व महसूल खात्याचे पूर्ण परवानगीशिवाय कोणत्याही बदल करू नये व विंगार
२३ अनुज्ञाग्राही यांनी सिडको कडील बांधकामे केलेली व्यतिरिक्त हादा बांधकामे केल्यास विंगार
बांधकामा मध्ये बदल करून जादा चढाईसह मंदूर नकाशास अनुज्ञाग्राही हे महाराष्ट्र
प्रादेशिक नगररचना अधिनियम १९६६ चे कलम २११ अन्वये विजेदारी स्वरूपाचा मुद्दा
दाखल करण्यास पात्र रहातील व असे जादा बांधकामे दूर करण्यास पात्र राहिल.

२४ अनीपचारिक संदर्भाने तहसिलदार (रितीगट) ठाणे यांचेकडील पत्र क्रमांक रीतीगट/गौख/टे-
५/काचि-५१०८३/१० दिनांक २०/०६/२०१० अन्वये जोता क्षेत्रावर होणारे गौण खनिज
उत्खनन ११०३-८७ ब्रास यर होणारे स्थानांत यनाची रक्कम रु. २,२०,०००/- (अक्षरी रु.
दोन लाख बीस हजार आठशे मात्र) चलन क्र. १८७/२०१० (भारतीय स्टेट बँक शाखा
ठाणे चलन क्र --) दिनांक २०/०६/२०१० अन्वये मरणा केली आहेत.

२५ अधिप्यात सदरची जमिन भुसंपादनांत गेल्यास त्यावेळच्या आकृषिक दराने भरपाईची रक्कम
देणेश शासन जबाबदार राहणार नाही.



20/11/2017

20/11/2017

वसई-२

क्र.महसूल/क-१/टे-९/एनएपी/एसआर-४०/२०१० 5

दस्त क्र. ३६८ प्रश्नांकित जमीनीचे अकृषिक परवानगीतील सर्व नंबरच्या जमीनीबाबत जमीनमालक व कुळे यांचे मसुकी हक्काबाबत तसेच कुळमुखत्यार पत्रासंबंधी भविष्यात वाद निर्माण झाल्यास त्याबाबतची सर्वस्वी जबाबदारी अनुज्ञाग्राही यांची राहिल.

२७ असो. प्लॅनर सिडको वसई यांचे दिनांक ६/१०/२००९ चे परवानगी मधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.

सही/-

(ए. एल. ज-हाड)

जिल्हाधिकारी कार्यालय

वसई - २

२९३२/२०१९

३०१०६

वसई - २

२९०/२०१२

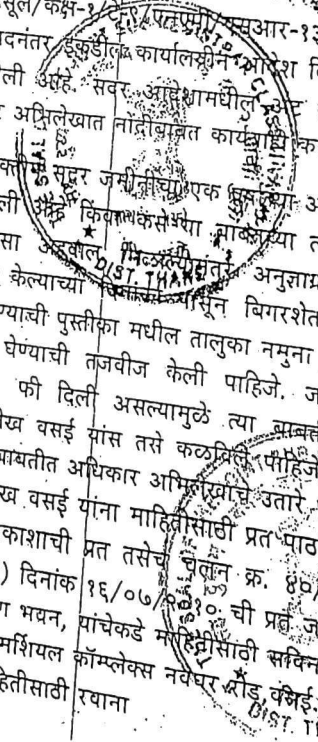
३०१०६

प्रति,
मे.पालघर लॅण्ड डेव्हलपमेंट कांर्पोरेशनचे तर्फे
प्रोप्रायटर होसिंग डेव्हलपमेंट अॅन्ड इन्फ्रामॅन्ट
डायरेक्टर राकेशकुमार कुलदिपसिंग वधावन
सा. धिरज अर्णा, ९ वा मजला, अनंत कणेकर मार्ग,
स्टेशन रोड, बांद्रा पूर्व, मुंबई-४०००५१.

प्रत- तहसिलदार वसई यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी
२/- मौजे-डोंगरे ता.वसई येथील स.नं. १अ ४/१/३ (जुना स.नं.४६७) व इतर १२५
स.नं. क्षेत्र २,१२,०३० चौ.मी. क्षेत्रास राहीवास व याणिज्य या विंगरशेतकी प्रयोजनार्थ परवानगी
झकडील कार्यालयीन आदेश क्र.महसूल/कक्ष-१/२९/२००७/एसआर-१३०/२००७ दि. २५/१/२००८
अन्वये देण्यांत आलेली आहे. व तदनंतर झकडील कार्यालयीन आदेश दि.२८/७/२००८ अन्वये दोन
वर्षांकरिता मुदतवाढ देण्यात आलेली आहे. सवर आदेशामधील क्र.६ व ३६ मधील अटीचे
अवलोकन करुन त्यानुसार अधिकार अभिलेखात नोंद घ्यावत कार्यवाही करावी.

३/- अनुज्ञाग्राही व्यक्तीस सडर जमीनीच्या एक हिस्सा आंत विंगरशेतकी प्रयोजनार्थ
वापर करण्यास सुरुवात केली आहे. कियतकसेध्या माळ्याच्या त्याच्या अहवालावर त्याने
लक्ष ठेवले पाहिजे असा अहवाल मिळविल्यामुळे अनुज्ञाग्राही व्यक्तीकडून त्याने
विंगरशेतकी वापरास प्रारंभ केल्याच्या विषयासून विंगरशेतकी आकारणीची रक्कम
वसूल करण्या करिता नोंद घेण्याची पुस्तिका मधील तालुका नमुना नं. २ व ग्राम नमुना नं.२
यामध्ये आवश्यक ती नोंद घेण्याची तजवीज केली पाहिजे. जमीन ताब्यात असलेल्या
व्यक्तीस जमीनीची मोजणी फी दिली असल्यामुळे त्या व्यक्तीस सडर तहसिलदाराने
तालुका निरीक्षक भूमी अभिलेख वसई यांस तसे कळविले पाहिजे आणि त्यासोबत मंजूर
नकाशे व संबंधित जमीनीच्या बाबतीत अधिकार अभिलेखाचे उतार पाठविले पाहिजेत.
प्रत:- तालुका निरीक्षक भूमी अभिलेख वसई यांना माहितीसाठी प्रत पाठविण्यांत येत आहे.

२/- सोबत मंजूर नकाशाची प्रत तसेच चालन क्र. ४०/२०१० (प्रारंभिक स्टेट
बँक शाखा ठाणे चलन क्र.७९४) दिनांक १६/०७/२०१० ची प्रत जोडली आहे.
प्रत :- मा.आयुक्त,कोकण विभाग,कोकण भवन, यांचेकडे माहितीसाठी सविनयभाषाद्वारे.
प्रत :- असो. प्लॅनर सिडको, अचिका कर्मशायल कॉम्प्लेक्स नवघर रोड, वसई-२, २०
प्रत :- तलाठी सजा नारिंगी यांचेकडे माहितीसाठी रवाना
प्रत :- कार्यालयीन संचिका



2017/110
जिल्हाधिकारी ठाणे करीता

वसई-२
 दस्त क्र. ३६८७/२०१७
 ४४/५४ वसई-२
 ५८७०/२०१२
 २७/१०६

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



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

जा.क्र. : व.वि.रा.म/नर/मुळाप/३६/२०११-१२
 दिनांक : २१/१०/२०११

VVCMC/TP/RDP/VP-0805/11६/२.०११-१२

21/10/2011

To,
 Shri. Rakeshkumar K. Wadhawan
 M/s. Palghar Land Development Corporation
 through Proprietor of Housing Development &
 Improvement of India Ltd.
 9th Floor, Dhiraj Arma, Anant Kanekar Marg,
 Bandra (E),
MUMBAT : 400 051.

Sub: Revised Layout Plan for the proposed Residential / Residential with Shopline Buildings Type Bldg. No. 1 (Wing A,B & C), Bldg. No. 2 (Wing A,B,C & D), Bldg. No. 3, A2-6, A2-7, A2-8, A2-10, A2-11, B1-9 on land bearing S. No. 1A/(467), H. No. 1/1/2 Pt & 1A/(467), H. No. 1/1/2 of Village Dongre, Tal. : Vasai, Dist. : Thane.

- Ref:
- 1) N.A. Orders from Collector vide N.A. Order No. REV/D-1/T-9/NAP/SR-130/2007 dated 25/01/2008.
 - 2) TILR M.R. No.2539/09 dated 27/02/2009 for measurement.
 - 3) Assurance letter from Virar Municipal Council vide letter dated 01/01/2008 for portable water supply.
 - 4) NOC from Virar Municipal Council vide letter dated 31/12/2007 for construction.
 - 5) Commencement Certificate No.CIDCO/VVSR/CC/BP-4500/W/5037 dated 06/10/2009.
 - 6) Your Architect's letter dated 11/10/2011.

Sir / Madam,
 Revised Development Permission is hereby granted for the proposed Residential with Shopline Buildings under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah.XXVII of 1966) to Shri Rakeshkumar K. Wadhawan Palghar Land Development Corporation through Proprietor of Housing Development & Improvement of India Ltd..

The drawing shall be read with the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-4500/W/5037 dated 06/10/2009. The details of the building are given below:

1. Name of assessee: Owner / P. A. Holder

Shri Rakeshkumar K. Wadhawan
 M/s. Palghar Land Development Corporation through Proprietor of Housing Development & Improvement of India Ltd.



(Handwritten signature)

वसई-२
 वस्त क्र. ३६(८) / २०१७
 ४५/४५४

वसई - २
 ५८९० / २०१२
 २२१०६

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 त. वसई, जि. ठाणे, पिन ४०१३०५.



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

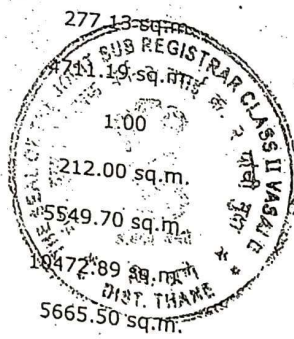
जा.क्र. : व.वि.श.प. ११६/१९६/२०११-१२
 दिनांक : २९/१०/२०११

.... 2

VVCMC/TP/RDP/ VP-0805/114/2011-12

21/10/2011

2. Location	:	S. No. 1A/(467), H. No. 1/1/2 Pt & 1A/(467), H. No. 1/1/2 of Village Dongre
3. Land Use (Predominant)	:	Resi/Resi with shopline.
4. Gross plot area	:	33700.00 sq.m.
5. D. P. Road Area	:	13768.15 sq.m.
6. Channel Area	:	3670.59 sq.m.
7. D. P. Reservation Area	:	5053.18 sq.m.
8. Balance Area of the (R Zone + G Zone) Plot	:	11208.08 sq.m.
9. R. Zone Area	:	5542.58 sq.m.
10. R. Zone 15% R. G.	:	831.39 sq.m.
11. R. Zone 5% CFC	:	277.13 sq.m.
12. Net Area of R Zone	:	4765.19 sq.m.
13. FSI Permissible	:	1.00
14. Add Land Polling 4.5%	:	212.00 sq.m.
15. Add D. P. Road 75%	:	5549.70 sq.m.
16. Total Permissible Area of (R Zone)	:	10472.89 sq.m.
17. Green Zone Area	:	5665.50 sq.m.
18. Less 15% R.G. (G Zone)	:	849.83 sq.m.
19. Less 5% CFC (G Zone)	:	283.28 sq.m.
20. Net Area (G Zone)	:	4532.39 sq.m.



[Handwritten signature]

वसई-२

दस्त क्र. ३६८७/२०१७

५६/५४ वसई - २

५८३०/२०१२

२३/१०

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



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

जा.क्र. : व.वि.स.म/अ/मुवा/५/११६/२५११-१८
दिनांक : २१/१०/२०११

... 3 ...

VVCMC/TP/RDP/ VP-0805/116/2011-12

21/10/2011

- 21. FSI Permissible (G Zone) : 0.30
- 22. Net Permissible Area of (G Zone) : 1359.72 sq.m.
- 23. Total Permissible Area for G Zone & R Zone : 11832.61 sq.m.
- 24. Total Proposed BUA (Now proposed+previous approved): 9999.05 + 1230.27 =11229.32 Sq.m.
- 25. Balance Area : 603.29 sq.m.

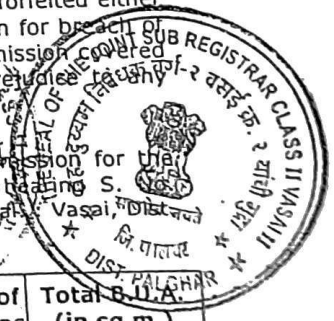
This Commencement Certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per section 44 of MR & TP Act, 1966 and Clause 2.4.2 & 2.6.9 of Sanctioned D. C. Regulations-2001).

The amount of Rs. 95,000 (Ninety Five Thousand Only) deposited vide Challan No. 22929 dated 08/08/2009 with CIDCO and Rs. 83,200 (Eighty Three Thousand Two Hundred only) deposited vide Receipt No. 151207 dated 20/10/2011 with VVCMC as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulations & Conditions attached to the permission issued by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential / Residential with Shopline Buildings on land bearing S. 1A/(467), H. No. 1/1/2 Pt & 1A/(467), H. No. 1/1/2 of Village Dongre, Vasai, Dist. Palghar : Thane. as per the following details :

AREA SUMMARY (NOW PROPOSED)

Sr. No.	Predominant Use	Bldg. Type	No. of Floors	BUA per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential with Shopline	1 (Wing A,B & C)	S/G+7	4816.31	01	102	15	4816.31
2.	Residential with Shopline	2 (Wing A,B,C & D)	S/G+5Pt	3494.67	01	91	Nil	3494.67
3.	Residential	3	S/G+7	1688.07	01	42	08	1688.07
Total					03	235	23	9999.05



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वसई-२
दस्ता क्र. ३६७ / २०१७
४७ / ५४

वसई - २
५६७० / २०१२
२४१६

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



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

जा.क्र. : व.वि.श.म./अथ/सु/०/०
दिनांक :

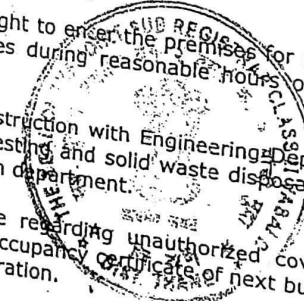
.... 4

VVCMC/TP/RDP/ VP-0805/116/2011-12

2/10/2011

The Revised Development Permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificates granted vide this office letter No. CIDCO/VVSR/CC/BP-4500/W/5037 dated 06/10/2009. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This amended plan is valid for one year from the date of issue of Commencement Certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of non-bio degradable & bio- degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection and with prior notice.
- 6) You shall submit detailed proposal in construction with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) You shall develop the site as per Engineering Report before applying for Occupancy Certificate.
- 9) All Development Charges for Building Type Bldg. No. 1 (Wing A,B & C), Bldg. No. 2 (Wing A,B,C & D) & Bldg. No. 3 fully paid as per new rates.



वसई-२
दस्त क्र. ३६८७/२०१७
४८/५४

वसई - २
५७७/२०१७
२५/१०

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



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

जा.क्र. : व.वि.रा.म/नगर/मुठाणे/१९६/२०१७-१८
दिनांक : २१/१०/२०१७

.... 5

21/10/2011

VVCMC/TP/RDP/VP-0805/116/2011-12

- 10) You shall obtain NOC from chief Fire Officer, before applying for the Plinth Completion Certificate.
- 11) You shall developed the road before O.C. of next building.
- 12) You shall obtain separate 7/12 extract for D.P. road & Gift Deed the name of vasai virar city municipal corporation within two months.
- 13) You are responsible for the disputes that may arise due to title / access matter. VVCMC is not responsible for any such disputes.

CERTIFIED TRUE COPY

[Handwritten signature]



Yours faithfully,

[Handwritten signature]
Dy. Director of Town Planning,
Vasai-Virar City Municipal Corporation.

- 2) Dy. Commissioner, U.C.D.
Vasai-Virar City Municipal Corporation.

३/११
२



वसई-२
 दस्त क्र. ३६७ / २०१७
 ४८/५४

B/DG NO. 3
 वसई - २

३/१०/२०१७
 ४८/५४

F.S.I. AREA STATEMENT

BLDG.	FLOOR	BUILTUP AREA	BALCONY AREA	STAIRCASE AREA	TOTAL AREA
3	S/G+7	180.67 (COMM.) 1527.40 (RESI.)	149.94 sqm	278.32 sqm	2116.33 sqm



FORM II

CONTENTS OF SHEET

GROUND FLOOR & TYPICAL FLOOR PLAN, ELEVATION, SECTION ETC.

STAMP OF DATE OF RECEIPT OF PLANS
 Approved as amended in subject to the conditions mentioned in this order letter No. VV/MC/TP/ED/PLP-0805/116/2011-12 dated 21/10/2011
 Deputy Director Town Planning
 Vasai-Virar City Municipal Corporation
 Vasai-Virar (E)

STAMP OF APPROVAL OF PLANS
 The amended plan duly approved here with, succeeded as all the earlier approved plans

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL WITH SHOPPING BUILDING
 ON LAND BEARING S.NO. 1A, H.S. NO. 1/1/1/2, S.NO. 2A, H.S. NO. 1/1/2
 VILLAGE DONGRE TAL. VASAI DIST. THANE

NAME OF OWNER
 SHRI R. K. WADHAWAN

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	AMD. NO.
10/10/2011			AS SHOWN	SUNIL	/2011

NORTH LINE

SIGNATURE NAME AND ADDRESS OF ARCHITECT



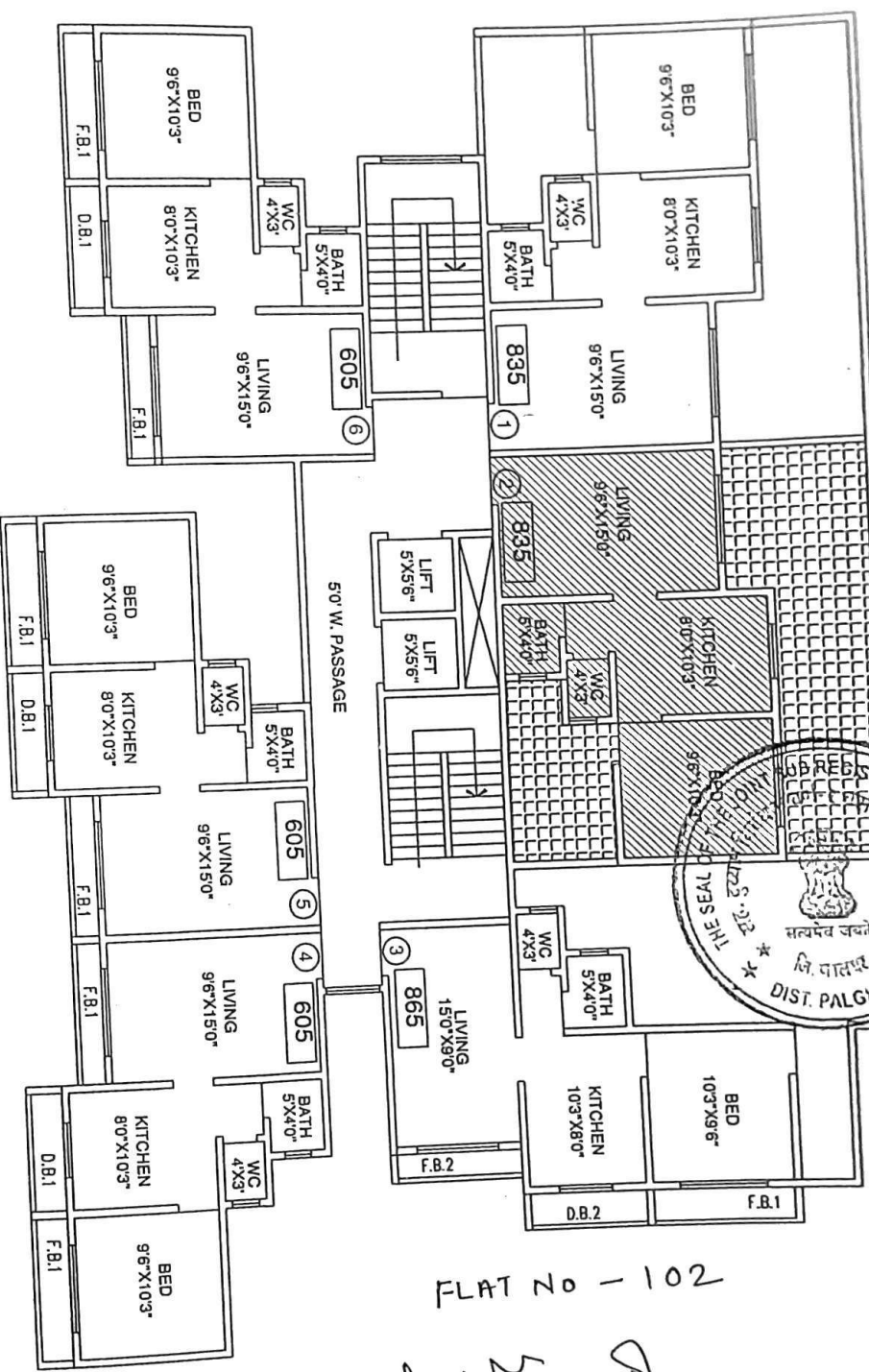
SHAH GATTANI CONSULTANTS
 ARCHITECTS & ENGINEERS

103, LUCKY PALACE, STATION ROAD, VASAI (WEST)
 TEL. NO. VASAI-0260-2350001/02, MUMBAI-2569-3688, 2389-2798

DONGRE MAHESH PATIL

Handwritten signature/initials.

वसई-२
 दस्ता क्र ३६१७ / २०१७
 ५०/५%



FIRST FLOOR PLAN

VIAAN CLASSIC

BUILDERS & DEVELOPERS
 M/S MUNISUVRAT ASSOCIATES
 Ground Floor, Kingston Tower,
 Opp. Viva College, Vihar (West)
 Phone: 9850444200, 9323325334

SHAH GATTANI CONSULTANTS
 ARCHITECT & ENGINEERS

109, LUCKY PALACE, STATION ROAD VASAI (W)
 95-250-2350001/2350002 FAX : 2350003

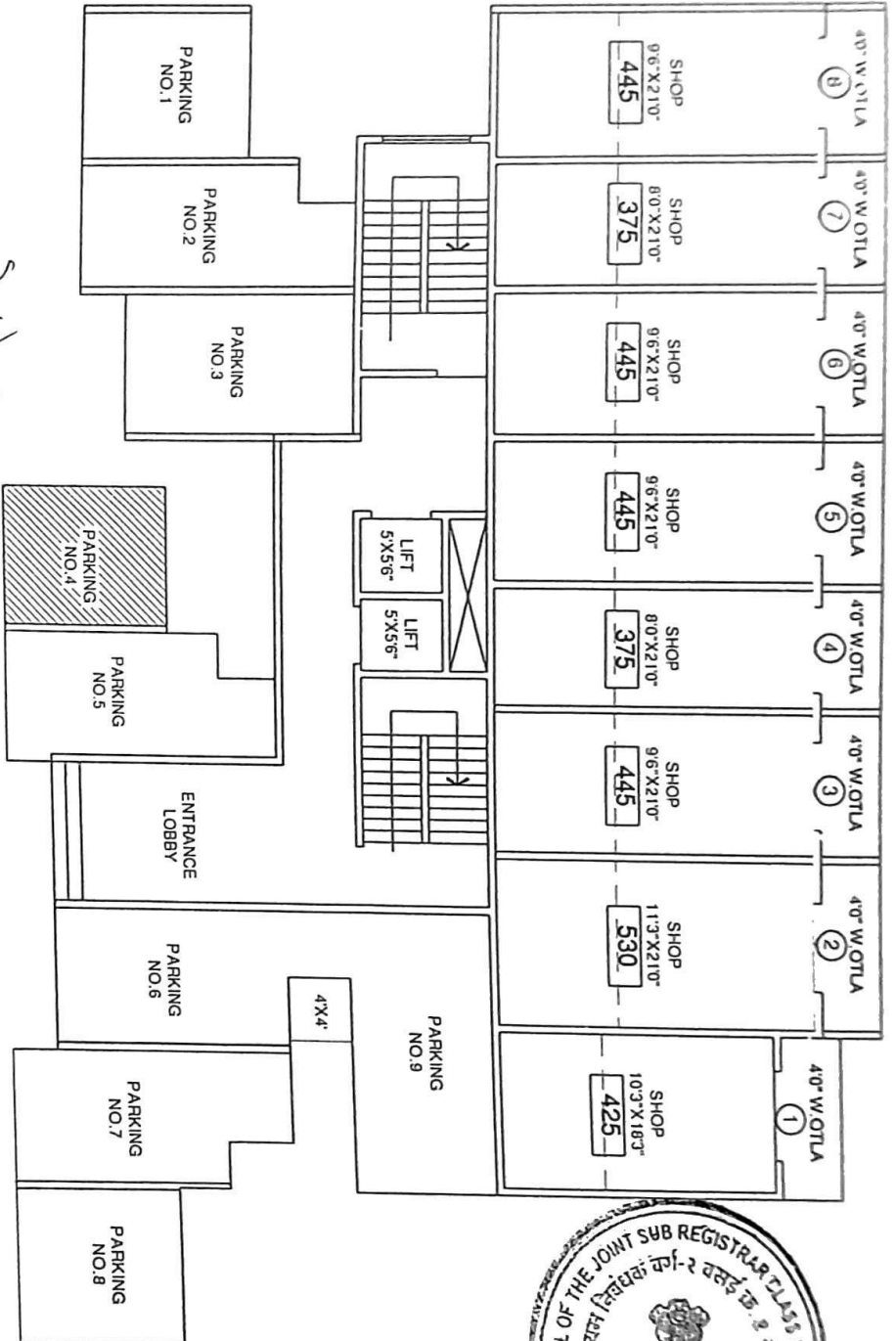
FLAT No - 102
Plan



BLDG NO.3

दस्तावेज-२
 दस्ता क्र. ३८८९ / २०१७
 ५०/५४

BLDG NO.3



Handwritten signature
 PARKING PLAN

BUILDERS & DEVELOPERS
 M/S MUNISUVRAT ASSOCIATES
 Ground Floor, Kingsion Tower,
 Opp. Viva College, Virar (West)
 Phone: 9850444200, 9323325394

VIAAN CLASSIC

SHAH GATTANI CONSULTANTS
 ARCHITECT & ENGINEERS
 103, LUCKY PALACE, STATION, ROAD VASAI (W)
 95-250-2350001/2350002 FAX : 2350003



वसई-२
दस्त क्र. ३६८ / २०१७
५२/५४





11/05/2017 12 16:39 PM

दस्त गोपबारा भाग-2

पगड 45/98
दस्त क्रमांक: 3681/2017

दस्त क्रमांक : वसई/3681/2017
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: योगिता अरोरा - - पत्ता: सी 4, -, भामशाह अपार्ट, -, भंडारवाडा, चिंचोली बंदर रोड, राम नगर, मालाड प, मुंबई, ंआळाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AJYPA9431A	लिहून घेणार वय :- 44 स्वाधरी		
2	नाव: मे. मुनीसुब्रत असोसिएटस् तर्फे भागिदार रॉकी टी जैन - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: किंगस्टन टॉवर, ब्लॉक नं: -, रोड नं: 100 फिट रोड, विरार प, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पॅन नंबर: AAUFM9272C	लिहून देणार वय :- 34 स्वाधरी:		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ: 11 / 05 / 2017 12 : 14 : 09 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: हुसमुख देदीया - - वय: 54 पत्ता: 22/002, युनीटिक वेस्ट एण्ड, विरार प पिन कोड: 401303	स्वाधरी		
2	नाव: अलका विश्वकर्मा - - वय: 53 पत्ता: सी 4, भामशाह अपार्ट, मालाड प, मुंबई पिन कोड: 400097	स्वाधरी		

शिक्का क्र.4 ची वेळ: 11 / 05 / 2017 12 : 14 : 59 PM

शिक्का क्र.5 ची वेळ: 11 / 05 / 2017 12 : 15 : 28 PM नोंदणी पुस्तक 1 मध्ये

वसई क्र.-२ (विरार)

Epayment Details.

sr.	Epayment Number	Defacement Number
1	MH001240713201718E	00C0733841201718

3681 /2017

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अप्रामाण्य करण्यत येते की, या दस्तास एवज
असून, त्यास पुस्तक क्रमांक १ वे ३६८१

११/५/२०१७

वसई क्र.-२ (विरार)

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



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

जा.क्र. : व.वि.श.म.
दिनांक :
Dt. 26/12/2016.

VVCMC/TP/OC/VP-0805/54/2016-17

To,
Shri. Rakeshkumar K. Wadhawan
M/s. Palghar Land Development Corporation
Through Proprietor of Housing Development &
Improvement of India Ltd., 9th Floor, Dhiraj Arma,
Anant Kanekar Marg, Bandra (E)
MUMBAI- 400 051.

Sub: Grant of Occupancy Certificate for the Residential with Shopline Building No.3(Still+Gr.+7) on land bearing S.No. 1A/(467), H.No.1/1/2 Pt & 1A/ (467), H.No.1/1/2 of Village-Dongre, Taluka-Vasai, Dist, Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-4500/W/5037 dated 06/10/2009.
- 2) Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0805/116/2011-12 dated 21/10/2011
- 3) Revised Development Permission vide letter dated 06/02/2013, Dtd.22/05/2013 dtd. 09/10/2014.
- 4) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0805/0277/2014-15 dated 27/01/2015.
- 5) Receipt No.20915 Dt. 10/06/2016 from Vasai Virar City Municipal Corporation for potable water supply.
- 6) Development completion certificate dt. 21/05/2016 from the Architect.
- 7) Structural stability certificate from your Structural Engineer vide letter dated 17/10/2015.
- 8) Plumbing certificate dated 21/05/2016.
- 9) NOC from Chief Fire Officer Dtd. 03/05/2016.
- 10) NOC from Lift Inspector Dtd.08/12/2015.
- 11) NOC from Tree Plantation Department of VVCMC Dtd.06/02/2016.
- 12) Letter from Rain Water Harvesting Consultant Dtd.16/05/2016.
- 13) Your Architect's letter dated 23/05/2016.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the Residential with Shopline Building No.3(Still+Gr.+7) on land bearing S.No. 1A/(467), H.No.1/1/2 Pt & 1A/ (467), H.No.1/1/2 of Village-Dongre, Taluka-Vasai, Dist, Palghar, along with as built drawings.

Contd.....2....

For Viaan Classic Co-op. Hsg. Soc. Ltd.

Chairman

Secretary

Treasurer.



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



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

जा.क्र. : व.वि.श.म.
दिनांक :
Dt. 26/12/2016.

VCMC/TP/OC/VP-0805/54/2016-17

: 2 :

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



(Issued and Approved by the Commissioner)

Yours faithfully,

Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation

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

- 1) M/s. Shah Gattani Consultants
103, Lucky Palace, Station Road,
Vasai Road (W), Tal. Vasai.
DIST: PALGHAR
- 2) Asst. Commissioner
Ward Office.....
Vasai Virar City Municipal Corporation
- 3) Tax superintendent
Ward Office.....
Vasai Virar City Municipal Corporation

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



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

जा.क्र. : व.वि.श.म.
दिनांक :
Dt. 26/12/2016.

VVCMC/TP/OC/VP-0805/54/2016-17

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential with Shopline Building No.3(Stilt+Gr.+7) with Built Up Area 1688.07 Sq.m. on land bearing S.No. 1A/(467), H.No.1/1/2 Pt & 1A/ (467), H.No.1/1/2 of Village-Dongre, Taluka-Vasai, Dist, Palghar completed under the supervision of M/s. Shah Gattani Consultants, Architect (License/Registration No. CA/81/6322) and has been inspected on 25/10/2016 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-4500/W/5037 dated 06/10/2009 issued by the CIDCO & Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0805/116/2011-12 dated 21/10/2011, Revised Development Permission vide letter dated 06/02/2013, Dtd.22/05/2013 dtd. 09/10/2014 & Revised Development Permission vide letter No. VVCMC/TP/RDP/VP-0805/0277/2014-15 dated 27/01/2015 issued by VVCMC and permitted to be occupied subject to the following conditions :-

M. S. S.

No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.



You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice

Contd.....2....