

AGREEMENT FOR SALE

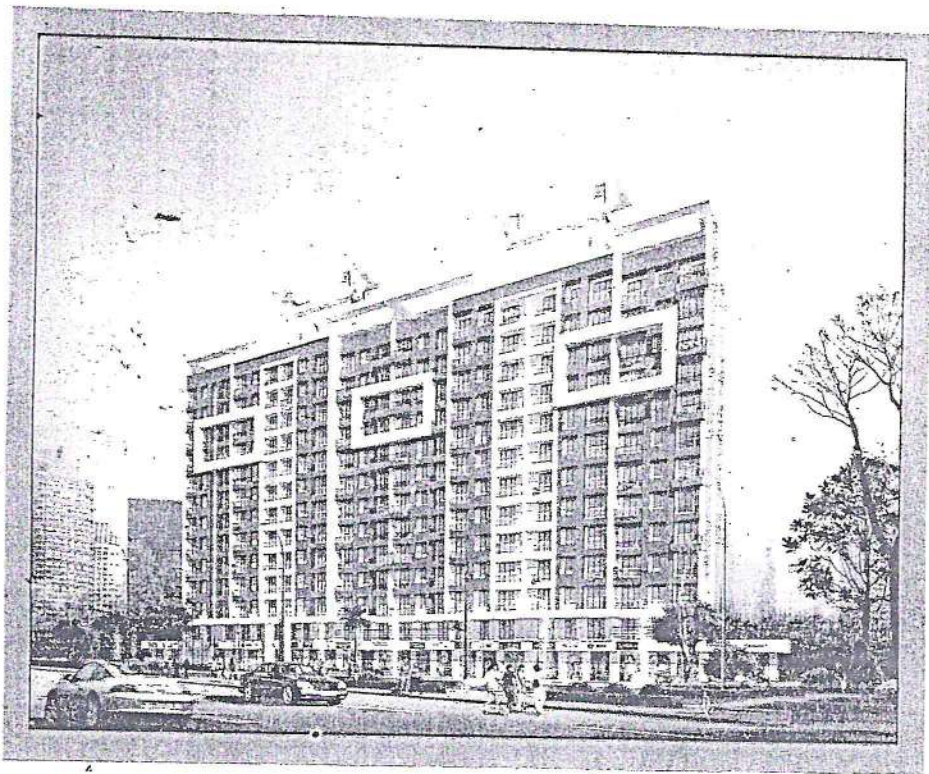
OF

FLAT NO. _____ ON _____ FLOOR _____ WING

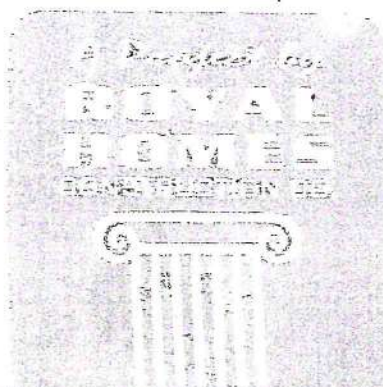
IN



ROYAL PLAZA



Survey No. 200, Next to Yashwant Gaurav, Nilemore,
Taluka Vasai, Nallasopara (West).



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533/3281

पावती

Original/Duplicate

Tuesday, June 28, 2016

नोंदणी क्र. :39म

6:21 PM

Regn.:39M

पावती क्र.: 4101 दिनांक: 28/06/2016

गावाचे नाव: निळैमोरे

दस्तऐवजाचा अनुक्रमांक: वसई4-3281-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुनिल दरोगा सिंह - -

नोंदणी फी

रु. 16550.00

दस्त हाताळणी फी

रु. 1860.00

पुढांची संख्या: 93

एकूण:

रु. 18410.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

6:39 PM ह्या वेळेस मिळेल.

Joint S R Vasai-4

सह दुय्यम निबंधक वग-२

वसई क्र. ४

बाजार मूल्य: रु.1655000/-

मोबदला रु.1289600/-

भरलेले मुद्रांक शुल्क : रु. 99300/-

1) देयकाचा प्रकार: eChallan रकम: रु.16550/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002223580201617E दिनांक: 28/06/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 1860/-

Sunil Singh

वसई - ४

दस्त क्रमांक 3209 / 2016

9 / 23

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुल्यांकल अहवाल सन 2016

स्ताचा प्रकार : परशरवाहा अनुच्छेद क्रमांक 29(ब)
 दादरकल्याचे नांव : स्मृजित देशेगा सिंह व इतर एक
 गाव/तालुका : वसई 4. गावाचे नांव : जिल्हा
 गारभुमापन क्रमांक/सर्व्हे क./अंतिम मुखंड क्रमांक : 200
 मूल्य दरविभाग (झोन) : उपविभाग 10
 मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक / 42,000/-
 दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफल : 39.39 कारपेट/बिल्टअप/सुपर बिल्टअप/चौ. मीटर/फुट.
 कारपार्किंग : विशेश रचणी : — पोटमाळा : —
 मजला क्रमांक : — उदवाहन सुविधा : —आहे/नाही
 बांधकाम वर्षे : — घसारा : —
 2. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
 3. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : — ज्यान्वये दिलेली घट/ वाढ
 4. निर्धारित केलेले बाजारमूल्य : 16,55,000/-
 5. दस्तामध्ये दर्शविलेला मोबदला : 12,89,600/-
 6. देय मुद्रांक शुल्क : 99,300/- 18. भरलेले मुद्रांक शुल्क : 99,300/-
 7. देय नोंदणी फी : 16,550/-

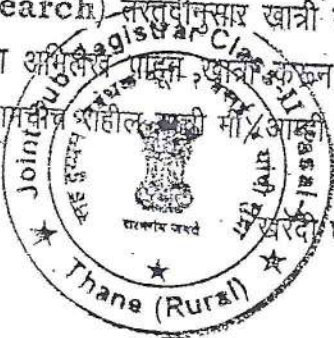
लिपीक


 सह दुय्यम निबंधक.

प्रतिज्ञा/घोषणापत्र

मी/आम्ही
 १) श्री/श्रीमती. स्मृजित देशेगा सिंह
 २) श्री/श्रीमती. निलम स्मृजित सिंह
 ३) श्री/श्रीमती. —

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली ही यापुर्वी खरेदी देणाऱ्याने कोठेही विकी, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - १९०८ मधील असाणान्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अधिकृत पाहिले जाऊन घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आम्हीच राहिले तरी मी/आम्ही हमी देतो.



खरेदी देणार (Purchaser)

1. Smriti Singh2. Nilam Smriti Singh

3.

वसई - ४
दस्त क्रमांक 3209/2016
2123

GRN
Depe
Type
Office
Local
Year
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00300
Total
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Cheque
Name c
Name c
Mobile





CHALLAN
MTR Form Number-6

वसई - ४
दस्त क्रमांक 329 / 2016
3 / 23

DEFACED FOR RS: 115850.00

GRN	MH00223550201675	BARCODE	[Barcode]			DATE	28/06/2016	FORM ID	25.2		
Department	VS3_VASAI NO 3 JOINT SUB REGISTRAR	AMOUNT	16550.00	Fifty Rupees Only		USER	IGR543(VSI4)				
Type of Payment	Stamp Duty	Registration Fee	99300.00	Fifty Rupees Only		Payer Details					
Sr.No.	0001340888201617	Registration Fee	16550.00	Fifty Rupees Only		TAX ID (If Any)					
(Amt.in words - One Lakh Fifteen Thousand Eight Hundred				Fifty Rupees Only)		PAN No. (If Applicable)	DUOPS9798L				
Office Name	VS3_VASAI NO 3 JOINT SUB REGISTRAR			Full Name		SUNIL D SINGH					
Location	THANE			Flat/Block No.		B 306 ROYAL PLAZA					
Year	2016-2017 One Time			Premises/Building							
Account Head Details			Amount In Rs.	Road/Street		NILEMORE					
0030046401	Stamp Duty		99300.00	Area/Locality		NALLASOPARA					
0030063301	Registration Fee		16550.00	Town/City/District							
				PIN		4	0	1	2	0	3
				Remarks (If Any)		PAN2=AANFR8814L~SecondPartyName=ROY AL HOMES CONSTRUCTION CO~					
Total			115850.00	Amount In Words		One Lakh Fifteen Thousand Eight Hundred Fifty Rupees Only					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	REF No.	69103332016062815444	93405858				
Cheque/DD No				Date		28/06/2016-17:06:08					
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available



वसई - ४
दस्त क्रमांक 3219 28/06/2016
१-२३

CHALLAN
MTR Form Number-6

GRN	MH002223580201617E	BARCODE	[Barcode]				Date	28/06/2016-17:03:54	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR			PAN No. (If Applicable)	DUOPS9798L					
Location	THANE			Full Name	SUNIL D SINGH					
Year	2016-2017 One Time			Flat/Block No.	B 306 ROYAL PLAZA					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	99300.00		Road/Street	NILEMORE					
0030063301	Registration Fee	16550.00		Area/Locality	NALLASOPARA					
				Town/City/District						
				PIN	4	0	1	2	0	3
				Remarks (If Any)	PAN2=AANFR8814L~SecondPartyName=ROY AL HOMES CONSTRUCTION CO~					
				Amount In Words	One Lakh Fifteen Thousand Eight Hundred Fifty Rupees Only					
Total			115850.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	REF No.	69103332016062815444	93405858			
Cheque/DD No				Date	28/06/2016-17:06:08					
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Mobile No. : Not Available



वसई - ४
दस्ता क्रमांक ३२-७-२०१६
५ १२३

ID 252

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1e=ROY

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AGREEMENT FOR SALE
(ROYAL PLAZA)

ARTICLES OF AGREEMENT is made entered into at Nalasopara on this 28th Day of June 2016 BY & BETWEEN M/S. ROYAL HOMES CONSTRUCTION CO. through its partner Mr. Abuzar Abdul Hafiz Shaikh and having office at G/106, Patankar Park, Station Road, Nalasopara (West), Tal. Vasai Disti. Palghar , hereinafter called "THE BUILDER" (Which expression shall unless it be repugnant to the Context or meaning thereof be deemed to firm and survivors of the said firm and their respective heirs, executors, administrators and assigns of the ONE PART).

A N D

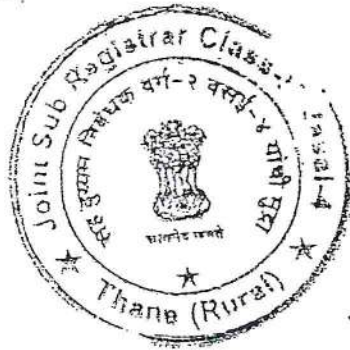
Abuzar Shaikh
/

Sumal Simpa

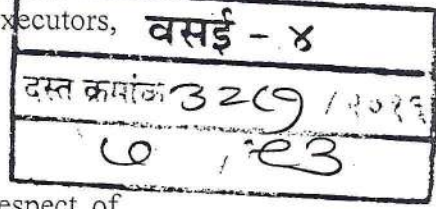
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वसई - ४
दस्तावेज क्रमांक ३२७ / २०१६
६ १९३



MR. Sunil Daroga Singh & MRS. Neelam Sunil Singh resident of Room no. 3 , Vishwakarma Chawl , Vilalpada ,Malji Patil, Nallasopara(e) , Umele, Tal. Vasai, Disti. Palghar, 401202 ;hereinafter called the "PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the SECOND PART:



WHEREAS:

a) WHEREAS Mr. Nitin V. Thorve was owner in respect of land bearing Survey No.200, admeasuring H.R.0.27.8, assessed for Rs.01.37Paise and lying being and situate at village Nilemore, Tal. Vasai, Distt. Thane.

b) WHEREAS Mr. Nitin V. Thorve have executed registered conveyance of the above land bearing Survey No.200, admeasuring 2780Sq. Meters assessed for Rs.01.37Paise situate at village Nilemore, Tal. Vasai, Dist. Thane dated 12.09.2013 in respect of the said land along with sanctioned development permission by Vasai Virar City Municipal Corporation (VVCMC) in favour of builder M/s. Royal Homes Construction Company.

c) WHEREAS the Conveyance dated 12.09.2013 is duly registered with Sub-Registrar of Assurance Vasai bearing Registration No.Vasai-05-3509/2013 dated 12.09.2013 in favour of present builder M/s. Royal Homes Constructions Company.

d) WHEREAS the Hon'ble Collector Thane have already granted Non-Agriculture use of the said land for residential & commercial purpose vide order No. Revenue/C-1/D-9/NAP/SR-96/2010 Dated 07.09.2010 issued by Collector Thane.

e) WHEREAS the development permission is granted to construct the residential with shophline building on the said land by Vasai Virar Shahar Mahanagarpalika Vide its order bearing VVCMC/TP/CC/VP-0590/2183 Dated 31.01.2012 & revised plan was granted by letter VVCMC/TP/RDP/VP-0590/0168/2012-13 Dated 15.01.2013 in the name of owner Mr. Nitin V. Thorve.

f) WHEREAS the commencement certificate as required under Section 45 of the Maharashtra Regional and Town Planning Act.1966 is also granted by the planning authority Vasai Virar City Municipal Corporation, Vide its letter No. VVCMC/TP/CC/VP-0590/2183 Dated 31.01.2012.

g) WHEREAS builder alone has the sole and exclusive right to sell the FLAT in the building being constructed by builder on the said land and to enter into agreements with the various



(Handwritten signature)
2/1/2013

(Handwritten signature)
Sunil Singh

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दस्ता क्रमांक 3269 12016
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purchaser/s of the Flat and to receive the sale price thereof.

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दस्त क्रमांक 3209 / 2016
१२३

h) WHEREAS the Flat purchaser demanded from the builder and builder has given inspection to the Flat purchaser/s of all the documents of title relating to the said land, the said order, plans, designs and specifications prepared by the builder's Architect M/s. Himesh Gupta & Associates and such other documents as specified under the Maharashtra Ownership Flat (Regulation of the promotion of Construction, sale, Management and transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under, such inspection has duly given to and taken by the purchaser/s. The purchaser/s has/have also satisfied himself/herself/themselves about the same.

i) WHEREAS the builder has got approved from the concerned local authority Municipal Corporation the plans, the specifications, elevations, section and detail of the said building.

j) WHEREAS the builder has accordingly commenced construction of multi storied building in the name of ROYAL PLAZA accordance with the said plan & specification.

k) The builder are entering in to several agreement similar to this agreement with several parties who may agree to take and acquire premises in the said plot on ownership basis except and subject to such modification as may be necessary or considerable, desirable or proper by the builder that the purchaser of the other premises in the said plot of land shall form a co-operative housing society and the said plot be conveyed as herein provided.

l) WHEREAS the builder have supplied to the purchaser/s such of the documents as mentioned in rule 4 of the Maharashtra Ownership Flat, rules 1964, as demanded by the purchaser/s.

m) WHEREAS the Flat purchaser applied to the builder for allotment of the Flat bearing No. 306 B Wing , on 3rd Floor, admeasuring area 39.39 Sqmt. Build-Up , in building known as ROYAL PLAZA for total consideration of Rs.12,89,600/- (Rupees Twelve Lakh Eightee Nine Thousand Six Hundred Only).

NOW, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) The builder shall construct the said building on the said plot of land in accordance with the plans, designs specifications approved by the VVCMC and which has been seen and approved by the Flat purchaser/s with only such variations and modifications as the builder may consider necessary or as may

(Signature)

Symul Simoh
नील शर्मा



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दस्तावेज क्र. 3269 / 2016
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be required by the concerned local authority/the Government to be made in the them or any of them.

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दस्तावेज क्रमांक ३२९/२०२३

११/१३

2) The Flat purchaser hereby agrees to purchase from the builder and builder hereby agrees to sell to Flat purchaser Flat No. 306 B Wing , on 3rd Floor, admeasuring area 39.39 Sq. Meters Built Up, in (which is inclusive area of balconies) as shown in the floor plan thereof hereto annexed and marked Annexure in the building known as "ROYAL PLAZA" (hereinafter referred to as "The FLAT for the price of Rs.12,89,600/- (Rupees Twelve Lakh Eaigtee Nine Thousand Six Hundred Only). including price of common area and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the second schedule hereunder written & purchaser will pay separately for electric meter, water charged and society charges

3) The said consideration of Rs.12,89,600/- (Rupees Twelve Lakh Eaigtee Nine Thousand Six Hundred Only).shall payable in the following manner:-

- Rs. 2, 58, 000/- on booking of the flat.
- Rs.1, 93, 500/- on or before completion of plinth.
- Rs.1,05000/- on or before every slab for six slab.
- Rs.95,000/ on or before completion of brick work.
- Rs. 75,000/- on or before completion of plaster work.
- Rs.38,100/-remaining at the time of possession.

b) That if purchaser fails to pay in time in that condition builder has right to cancel this agreement by giving 15days prior written demand notice & thereafter this agreement will deemed to be cancelled and not required to execute cancellation deed and/or builder will have right to get one side cancellation and sale the said Flat to third party and amount paid till that date will be returned after deduction of damage.

4) The builder hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority as the time of sanctioning the said plans or hereafter and shall, before handing over possession of the Flat to the Flat purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the Flat.

5) The builders hereby declares that the floor space index available in respect of the said land is 2780 Sq. meters only and that no part of the said floor space index has been utilized by builders elsewhere for any purpose whatsoever and builder have right to use TDR and, balance FSI of Road etc. if they get in future on this building as per their choice.

(Signature)
2/1/23

Sumit Simran

जीलेश शिंदे



वसई - ४
दस्ता क्रमांक ४२८९/२०१६
१२/२३



6) The Flat purchaser agrees to pay to the builder interest at 18% per annum on all the amount which becomes due and payable by the Flat to the builder under the terms of this agreement from the date of the said amount is payable by the Flat purchaser/s to the builders and if purchaser committing default in payment on due date of any amount due and payable by the Flat purchaser to the builder under this agreement (including his/her proportionate share of the taxes levied by concerned authority and other outgoing) and on the Flat purchaser committing breach of any of the terms and conditions herein contained the builder shall be entitled at his /her own option to terminate this agreement.

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 3269 / 2025
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PROVIDED always that the power of termination herein before contained shall not exercise by the builders unless and until the builders shall have given to the Flat purchaser/s fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intention to terminate the agreement and default shall have been made by the Flat purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

PROVIDED further that upon termination of this agreement as aforesaid, the builder shall refund to the Flat purchaser/s the installments of sale price of the Flat after deduction of damage caused to builder which may till have been paid by the Flat purchaser/s to the builder but the builder shall not be liable to pay the Flat purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the builder, the builder shall be at liberty to dispose of or sell the said Flat to such person and at such price as the builder may in their absolute discretion think fit.

7) The fixtures, fittings and amenities to be provided by the builders in the premises in the said buildings are those that are set out in Annexure '____' annexed hereto.

8) The said building is expected to be completed and possession of the said units is expected to be delivered by _____ on obtaining the occupation certificate unless prevented by or due to any act of god or force major reasons or Riots or labour trouble or any litigation or supply of goods material required for the construction of work & completion of the said building or an trouble from the contractor side or any objection of the municipal or other authorities or for any other reason or circumstance whatsoever, which substantially effects or alters, the time herein contained or which are beyond the builder's control or in such an event, the time for completion of the buildings and delivery of the possession of the said unit shall automatically be extended for such further period or periods of time as the Architects of the builders may determine. In any case the purchaser/s shall not be

Aswini (BAB)

Sumil Singh



नमि रं श्री

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entitled to claim any damages or otherwise on account of delay or default, in giving possession of the said unit.

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दस्त क्रमांक 3209/2016
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9) The builders shall be entitled to a reasonable extension of time for keeping the said unit ready for occupation on the aforesaid date if the completion of building in which the said units are to be situated is delayed on account of:

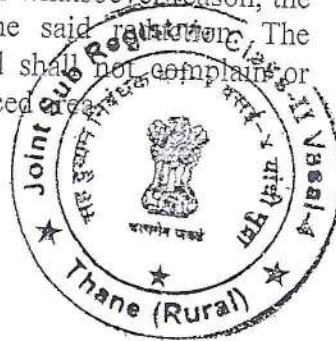
- Non -availability of steel, cement, other building material, water or electricity supply.
- Any notice, order, rules, notification of the government and/or other public or competent authority or.
- Changes in any rules regulation, bye-laws of various statutory bodies and authorities affecting the development and the project or
- War, civil commotion or acts of god.
- Any Notice, order, Rule, notification of the government and/or other public or competent authority, court or tribunal any Quasi-Judicial body or authority;
- Delay in getting Occupation certificate, completion certificate and permissions from concerned authorities.
- Non-payment and/or delay in payment by the purchaser/s of the balance amount of the agreed consideration, as payable in instalment on the due dates as started hereinabove to the Developers/Builders.

10) The builder shall have the right to give for the purpose of advertising open space in the said property including on the terrace and side walls either by putting up support and/or by using the compound walls for the purpose on such terms and conditions as the builder may desire. The said right shall continue to subsist even after the portion of the said property is transferred to the society or to the limited or similar organization as the case may be and the said right shall also be incorporated in the final deed of conveyance/assignment/ lease. The purchaser / sherein shall not be entitled to object to the same for any reason whatsoever and shall also allow the Builder their agent servants etc. to enter into the portion of the said property for the purpose of putting and /or removing such advertisement.

11) The purchaser agrees and accepts that if carpet area of the premises is found to be less up to 2% for whatsoever reason, the purchaser/s shall not complain for the said reason. The purchaser will accept reduced area and shall not complain or demand any compensation for such reduced area.

43/11/2016

Sumit Singh



नीलमती

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सत क्रमांक 329/२०१६
१६/६३



12) The purchaser/s shall be liable to pay and bear all taxes such as sale tax VAT, Service tax, Excise duty, etc. which may be imposed by the state and or central governments from time to time.

वसई - ४
दस्त क्रमांक ३२९ / २०११

13) The Flat purchaser/s shall take possession of the Flat within seven days of the builders giving written notice to the Flat purchaser/s intimating that the said Flats are ready for use and occupation.

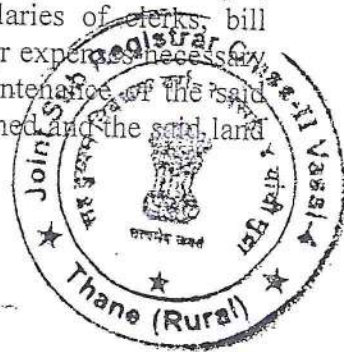
१० / १३

14) The Flat purchaser/s shall use the Flat or any part thereof to permit the same to be used only for purpose of residence.

15) The Flat purchaser/s along with other purchaser/s of Flat in the buildings shall join in forming and registering the society. The Flat purchaser/s will also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society and for becoming a member, including the bye-laws of the proposed society and fulfil and sign and returns to the builders within seven days of the same being forwarded by the builders to the Flat purchaser/s. So as to enable builders to register the organization of the Flat purchaser/s under section 10 of the said act within the time limit prescribed by rule 8 of the Maharashtra ownership Flat (Regulation of the promotion of Construction, Sale, Management and Transfer), Rules 1964. No objection shall be taken by the Flat purchaser/s if any, charges or modifications are made in draft bye-laws or the article of association, as may be required by the memorandum and/or registrar of co-operative societies or the registrar of companies, as the case may be, or any other competent authority.

16) Unless it is otherwise agreed to by and between the parties hereto the Builder shall, within four months of registration of the society, as aforesaid cause to be transferred to the society all right, title and interest of the owners in the aliquot part of the said land (or to the extent as may be permitted by the authorities) and the said Building in favour of such society, as the case may be such conveyance /assignment of lease shall in keeping with the terms and provisions of this agreement.

17) Commencing a week notice in writing is given by the Builder to the Flat purchaser/s that the Flat is ready for use and occupation, the Flat purchaser/s shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area at the Flats) of out goings in respect of the said land and building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, watchman, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the society is formed and the said land



Sumil (B)

Sumil Simla

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९८ / १२३



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and buildings transferred to it, the Flat purchaser/s shall pay to the builders such proportionate share of out goings as may be determined. The Flat purchaser's share is so date remind, the Flat purchaser/s shall pay to the builders provisional monthly contribution of Rs. _____/-per month towards the out goings. The amount so paid by the Flat purchaser/s to the builders shall not carry any interest and remain with the builders until a conveyance/assignment of lease executed in favour of the society as aforesaid subject to the provision of section 6 of the said act, on such conveyance/assignment of lease being executed, the aforesaid deposit (less deduction provided for this agreement) shall be paid over by the builders to the society as the case may be. The Flat purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of out goings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

18) The Flat purchaser/s shall on or before delivery of possession of the said premises keep deposited with the builders the following amounts:

- i) Rs. _____/- for legal charges.
 - ii) Rs. _____/- for share money, application entrance fee of society.
 - iii) Rs. _____/-for formation and registration of the society.
 - iv) Rs. _____/-for promotion share of taxes and other charges.
 - v) Rs. _____/-for other charges.
- Total Rs.1,00,000/-

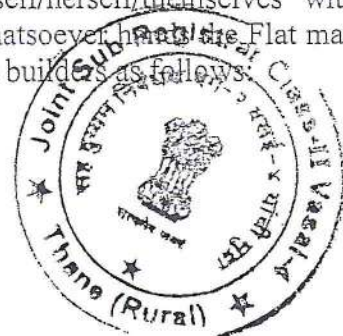
19) The builder shall utilize the sum of Rs.1,00,000/- paid by the purchaser/s to the builders for meeting all legal costs, charges and expenses, including professional costs of the attorney-at-law/advocates of the builders in connection with formation of the said society, preparing its rules, regulations and bye-laws and the costs of preparing and engrossing this agreement and the conveyance or assignment of lease.

20) At the time of registration of the Flat purchaser/s shall pay to the builder the Flat purchaser's share of stamp duty and registration charges payable, if any, by the said society on the conveyance or lease or any documents or instrument of transfer in respect of the said land and the buildings to be executed in favour of the society.

21) The Flat purchaser/s or himself/herself/themselves with intention to bring all persons into whatsoever flats the Flat may come, doth hereby covenant with the builders as follows:

(Signature)

Sumil Singh



(Signature)

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a) To maintain the Flat purchaser's own costs any tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffered to be done anything in or to the buildings in which the Flat is situated, staircase or any passages which may be against the rule, regulations or bye-laws or concerned local or any other authority or change/alter to make addition in or to the buildings in which the Flat is situated the Flat itself or any part thereof.

b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structures of the buildings in which the Flat is situated or storing of which good is objected to by the concerned local authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which Flat is situated, including entrance of the building in which the Flat situated, or the Flat on account of negligence or default of the Flat purchaser/s in this behalf, the Flat purchaser/s shall be liable for consequences of the breach.

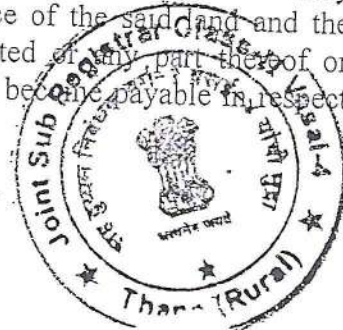
c) To carry at his own cost all internal repairs to the said Flat and maintain the Flat in the same conditions, state and order in which it was delivered by the builders to the Flat purchaser/s and shall not do or suffering to be done anything in or to the buildings in which the Flat is situated or the Flat which may give the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Flat purchaser/s committing any act the contravention of the above provision, the Flat purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alternation of whatsoever nature in or to the Flat or any part thereof, nor any alternation in the elevation and outside colour scheme of the buildings in which the Flat is situated and shall keep the portion, sewers, drains pipes in the Flat and appurtenances thereof in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the buildings in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or R.C.C. pardis or other structural members in the Flat without the prior written permission of the builders on/or the society.

e) Not to do or permit to be done any act or thing which may render void or violable any insurance of the said land and the buildings in which the Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

(30/1/2013)

S.M.M. Singh



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f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown to from the said Flat in the compound or any portion of the said land and the buildings in which the Flat is situated.

g) Pay to the builder within seven days of demanded by the builder, their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the buildings in which the Flat is situated.

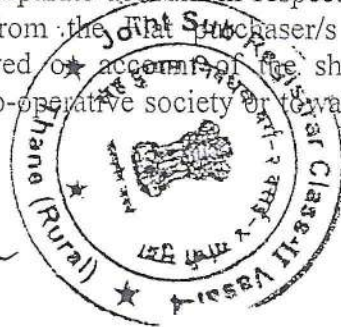
h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority, on account of change of user of the Flat by the Flat purchaser/s viz. User for any purposes other than for residential purpose.

i) The Flat purchaser/s shall not let, sub-let, transfer, assign or part with Flat purchaser's interest or benefit factor of this agreement or part with the possession of the Flat until all the dues payable by the Flat purchaser/s to the builders under this agreement are fully paid up and only if the Flat purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Flat purchaser/s has/have intimated in writing to the builders.

j) The Flat purchaser/s shall observe and perform all the rules and regulations which the society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said buildings and the Flats therein and for the observance and performance of the said buildings rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Flat purchaser/s shall also observe and perform all the stipulation and conditions laid down by the society regarding the occupation and use of the Flat in the buildings and shall pay and contribute regularly and punctually towards the taxes, expenses or other out goings in accordance with the terms of this agreement.

k) Till a conveyance of buildings in which Flat is situated is executed the Flat purchaser/s shall permit the builders and their surveyors and agents, with or without workmen and other, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

22) The Builder shall maintain a separate account in respect of sums received by the builders from the Flat purchaser/s as advance or deposits, sums received on account of the share capital for the Promotion of the co-operative society or towards



(3/11/16)

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the out goings, legal charges and shall utilize the amount for the purpose for which they have been received.

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23) Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flats or of the said plot and buildings or any part thereof. The Flat purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, staircases, recreation spaces, etc. will remain the property of the builders until the said land and buildings is transferred to the society as herein above mentioned.

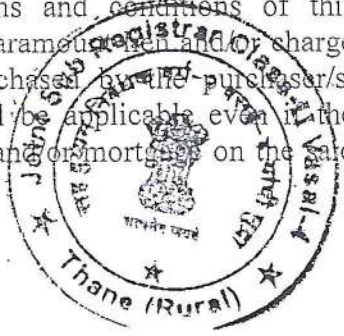
24) The Builder may complete the said building or any part thereof or floor and obtain part occupation certificate thereof and give possession of premises therein to the acquirers of such unit and the purchaser/s herein shall have no right to object to the same and will not object to the same and purchaser/s hereby gives his specific consent to the same. If the purchaser takes possession of premises in such part complete and /or floor or otherwise the builder and/or its agents or contractors shall be entitled to carry on the remaining work including further and additional construction work of in the said property including the building in which the said unit is situated. The purchaser/s hereby grants full right to the builders to construct additional floors or structures in the manner the builder deem fit including by availing full benefits of the FSI/development right presently available or shall be made available in future in and over the said property in the manner the builder deem fit. The purchaser is aware that such construction will cause inconvenience to the purchaser/s and agrees and assures to the builder that the Purchaser/s shall not protest, object to or obstruct the execution of such work nor the purchaser/s shall be entitled 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 or any other person/s. the purchaser shall co-operate with builder in further construction at the said property. The builder is liberty to amend and /or modify the plans.

25) In so far as it does not in any way prejudicially affects the right of the purchaser in respect of the said unit the builder shall be liberty to sell, assign, transfer otherwise deal with their rights and interest in the said property or buildings to be constructed thereon. Provided that in such event, the purchaser/s herein and/or assign/s of the builder shall continue to be bound in all respects by the terms and conditions as set out in this agreement.

26) The builder shall in respect of any amount remaining unpaid by the purchaser/s under the terms and conditions of this agreement, shall have the first and paramount charge and/or charge on the said unit agreed to be purchased by the purchaser/s, provided further that the same shall be applicable even if the purchaser/s while creating a charge and/or mortgage on the said

(Signature)

Sumil Simal



(Signature)

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unit has/have a priority over the charge of the bank and/or financial institution, as the case may be.

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27) In the event of the society being formed and registered before the sale and disposal be the Builder of all the premises and other space, gardens, terraces, compounds and car parking space in the said building and in the compound, the power and authority of the society formed or of the premises holders and the purchaser and units and other spaces and car parking spaces shall be subject to the overall authority and control the builder in respect of any of the matters concerning the said building the construction and completion thereof and all amenities pertaining to the same and in particular the Builder shall have absolute authority and control as regards the unsold premises, stilt, terraces, compounds, other spaces, hoarding and car parking spaces and the disposal thereof. The builders shall be liable to pay only the municipal taxed at actual in respect of the unsold of the premises, hoarding spaces and/or car parking spaces terraces. In case of the conveyance/Assignment/Lease is executed in favour of the Co-operative Society before the disposal by the Builder of all the premises, then and in such an event, the Builder shall join in as the Member in respect of such unsold premises and when such premises are sold to the persons of the choice and at the discretion of the Builder, the co-operative society shall admit as members the purchaser of such premises without charging any premium or any other extra payment and they shall have the same rights, benefits and subject to the same obligations those of the other purchaser/s without any reservation or conditions or any other payments save and except normal Entrance fee, share money and other Money paid by all purchaser/s at the time of formation.

28) The Builder have informed the purchaser/s, which the purchaser/s hereby agree and confirm that after giving the possession of various units, to the purchaser/s thereof, the builders shall be liable to pay only Municipal taxes after deducting the vacancy allowances, in respect of unsold and/or un-allotted Flats and other Units. The purchaser/s and/or the organization which may be formed amongst various unit holder of the purchaser/s shall not call upon the builders to pay maintenance and any other charges in respect of the said unit. It is further agreed that the builders shall pay directly, Municipal taxes of the said unit to the concerned authority provided there is a separate Assessment or otherwise, the purchaser/s and/or the Ad-hoc Committee of the common organization when thus receive bills of municipal taxes of the entire building and/or units, as the case may be, shall intimate in writing, to the Developers/Builders requesting them to pay Municipal taxes after deducting the vacancy allowances, the said unsold Flat and other units which shall be paid by the developer.

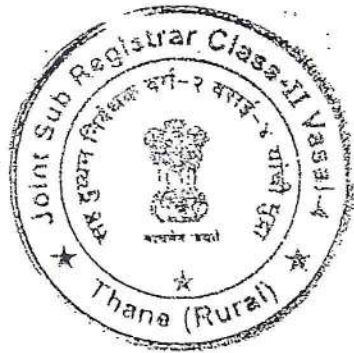
(Builder/SB)

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29) In the event of the builders deciding to retain the units of them then they shall be entitled to let out or lease the units to prospective parties without any consent from the proposed Co-op. Society Ltd. etc, as the case may be. It is further agreed that neither of the unit holders/or owners of the said building shall be liable to pay any amount to the society in the event of their unit being let out on leave and license or allot lease to the prospective bona fide reputed parties.

30) Any delay tolerated or indulgence shown by the builders in enforcing the terms of this agreement or any forbearance or giving of time to the Flat purchaser/s by the builders shall not be construed as a waiver on the part of the builders of any breach or non-compliance of any of the terms and conditions of this agreement by Flat purchaser/s nor shall the same in any manner prejudice the right of the builders.

31) That the purchaser or society will not object for right of way from the building going on the land of builder situate behind the society building.

32) The Flat purchaser/s and/or builder the builders shall present this agreement as well as the conveyance/ assignment of lease at the proper registration office of registration within the time limit prescribed by the registration act and the builders will attend such office and admit execution thereof.

33) All notices to be served on the Flat purchaser/s as contemplated by this agreement shall be deemed to have been duly served, if sent, to the Flat purchaser/s, by registered post A.D./Under certificate of posting at his/her/their address specified below: viz.

MR. Sunil D Singh & Neelam S Singh
Room No. 3 , Vishwakarma Chawl, Vilal pada ,Malji Patil,
Nalasopara (e) , Umele, Tal. Vasai, Distric. Palghar, 401202

34) It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace Flat in the said buildings, if any, shall belong exclusively to the respective purchaser/s of the terrace Flat and such terrace space are intended for the exclusive use of the respective terrace Flat purchaser/s. The said terrace shall not be enclosed by the Flat purchaser/s till the permission in writing is obtained from the concerned local authority and the builders of the society.

(Sunil D Singh)

Sunil D Singh



नीलम सिंह

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दस्त क्रमांक ३२८९ / २०१६
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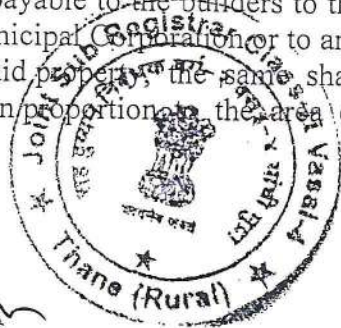


35) It is also agreed between the builders and purchaser/s that in case of additional F.S.I. is granted or construction of additional floor or floors is allowed then the builders are entitled to construct and dispose of the said additional construction and the builders have reserved the right to construct the same additional construction mentioned above and dispose the same. The necessary covenant in the deed of conveyance to be executed in favour of Co-operative Housing Society shall be incorporated.

36) It is agreed that the builders shall be entitled without affecting the rights of the purchaser/s to the said premises including the area thereof, to revise the buildings plans in respect of the said buildings and to utilize the total F.S.I. and the development rights available in respect of the said property by suitably modifying the buildings plans in respect of the said premises as the builders may desire and the purchaser/s hereby irrevocably consents to the right of the builders to revise and modify the buildings plans in respect of the said premises from time to time.

37) In the event of any society being formed and registered before the sale and disposal by the builders of all the premises, the powers and the authority of the society or condominium of Apartment so formed or the purchaser/s and others holders of the premises shall be subject to the overall authority and control of the builders in respect of all the matters concerning the said buildings and in particular the builders shall have absolute authority and control as regards the unsold premises and the disposal thereof. PROVIDED AND ALWAYS the purchaser/s hereby agrees and confirms that in the event of the said society and/or condominium of Apartment being formed earlier than the builders dealing with or disposing off the said buildings on the said property then and in that event any allot or purchaser/s of premises from the builder/s shall be admitted to such co-operative society of condominium of Apartment on being called upon by the builders without payment of any premium or any additional charges save and except for the share money and entrance fee and such allottee purchaser/s to transferee thereof shall not be discriminated or treated prejudicially by such co-operative society, limited company or condominium or Apartment as the case may be.

38) The purchaser/s hereby agrees that in the event of any amount towards development charges or betterment charges or of a similar nature becoming due and payable to the builders to the Government or Vasai Virar City Municipal Corporation or to any other public body in respect of the said property, the same shall be reimbursed by the purchaser/s in proportion to the area of his/her/their Flat.



(30/11/2011)

Sumit Singh

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39) The purchaser/s shall not decorate the exterior or premises otherwise than in a manner agreed to with the builders under this agreement.



40) The purchaser/s hereby agrees that in the event of any amount by way of premium or security deposit is payable to the Municipality or the state Government or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payment of a similar nature becoming payable by the builders in proportion to the area of the said premises and in determining such amount, the discretion of the builders shall be conclusive and binding upon the purchaser/s.

41) The agreement shall always be subject to the provision of Maharashtra Co-operative Society Act, 1960 with rules made there under and also the Maharashtra ownership Flat (Regulation of the promotions of construction, sales management and transfer Act, 1963).

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of N. A. land bearing Survey No.200, admeasuring H.R.0.27.8 that is equivalent 2780 Sq. meters, lying being and situate at Village Nilemore, Taluka Vasai District Thane, within the limits of Vasai Virar Shahar Mahanagarpalika and jurisdiction of Sub-Registrar Vasai(3) Nallasopara and Registration District Thane.

SCHEDULE "B" ABOVE REFERRED TO

ALL THAT PEACE AND PARCEL OF Flat No. 306 B Wing , on 3rd Floor, admeasuring area 39.39 Sq. Meters Built Up in Building known as "ROYAL PLAZA" constructed on N.A. land bearing Survey No.200, admeasuring 2780 Sq. meter, lying being and situate at Village Nilemore, Taluka Vasai District Thane, within the limits of Vasai Virar Shahar Mahanagarpalika and within jurisdiction of Sub-Registrar Vasai 3 Nallasopara and Registration District Thane.

As per 306B



34/09/2016
- श्री. व. व. व.

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SCHEDULE "C" ABOVE REFERRED TO

This is to certify that I have investigated the title of land bearing Survey No.200, admeasuring 2780 sq. meters lying, being and situate at Revenue Village Nilemore, Taluka Vasai District Thane, belong to M/s Royal Homes Constructions Company and the title of the said land is clear, marketable and free from all encumbrances.

Mr. Arun S. Singh
Advocate

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the
Within named "THE BUILDER"

M/S.ROYAL HOMES CONSTRUCTION Co.
through its partner

Mr. Abuzar Abdul Hafiz Shaikh

In the presence of-----

1. शम्भुजी शंकरजी

2. युनायि कुमारी

SIGNED AND DELIVERED by

The within named "PURCHASER"

Mr. Sunil D Singh

Mrs. Neelam S Singh

In the presence of-----

1) शम्भुजी शंकरजी

2) युनायि कुमारी



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RECEIPT

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3.6.16

RECEIVED the day and year first herein above written of and from the within named purchaser/s the sum of Rs.3,71,000/- (Rupees Three Lakh Seventy One Thousand Only) as cheque as under:-

Cheque	Amount	Date	Bank
000015	21,000/-	27.02.2015	BANK OF INDIA
000018	1,00,000/-	22.03.2015	BANK OF INDIA
093885	1,00,000/-	26.05.2015	AXIS BANK
093886	50,000/-	05/10/2015	AXIS BANK
093887	1,00,000/-	27/12/2015	AXIS BANK

Cheque subject to realization.

WITNESSES:

WE SAY RECEIVED,
Rs. 3,71,000/-

1) रतनाचिन्मय प्रसाद

2) यशवंत (A)

(Sunny)

M/s.Royal Homes Constructions Company
BUILDER



दस्त क्रमांक 829 / 2016

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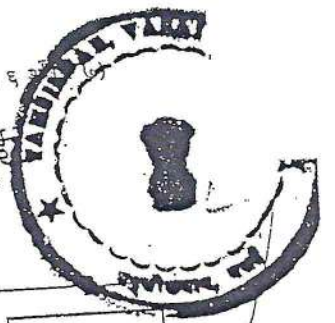
गाव नमुना सात
 (अधिकार अनिलेख पत्रक)

(महासद. जमीन महसूल अधिकार अनिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1969 यातील नियम 3, 4, 5 व 6)

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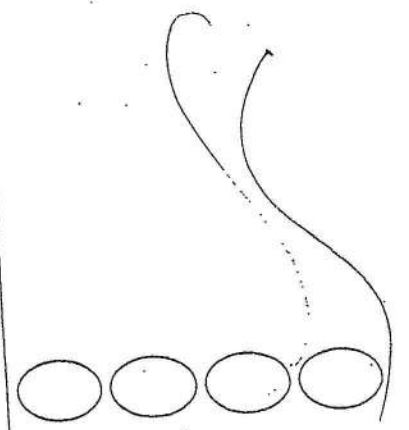
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मितीव न्ही प्रारब्ध
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 ए. पी. / एस्. डाट. ए। 2090
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सीमा आणि भूमापन चिन्हे

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दस्त क्रमांक 3269 / 2018
80/23

गाव नमुना बारा (पिकांची नोंदवही)

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

2090
2099

2090
2099

पिकाच्यातील क्षेत्रांचा तपशील														जल सिंचनाच साधन	जमीन करणाराचे नाव
मिश्र पिकाच्यातील क्षेत्र								निर्मळ पिकाच्यातील क्षेत्र							
वर्ष	हंगाम	पिकाचा सवत क्रमांक	जल सिंचित	अजल सिंचित	घटक निरुध्द व प्रत्येका-च्यातील क्षेत्र			पिकाच नाव	जल सिंचित	अजल सिंचित	खरप	क्षेत्र			
1	2	3	4	5	6	7	8	9	10	11	12	13	14		
			हं. आ.	हं. आ.		हं. आ.	हं. आ.		हं. आ.	हं. आ.		हं. आ.			
18E								ओस	0-26-1				स्वतः		
11E6								ओस	0-26-2				स्वतः		
61E2								ओस	0-26-2				स्वतः		
51/83								ओस	0-26-2				स्वतः		
3/2000								ओस	0-26-5				स्वतः		
2000/2009								ओस	0-26-5				स्वतः		
2009								ओस	0-26-5				स्वतः		
2002								ओस	0-26-5				स्वतः		
2002								ओस	0-26-5				स्वतः		
2002								ओस	0-26-5				स्वतः		
2002								ओस	0-26-5				स्वतः		
2002								ओस	0-26-5				स्वतः		
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2002								ओस	0-26-5				स्वतः		
2002								ओस	0-26-5				स्वतः		
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2002								ओस	0-26-5				स्वतः		
2002								ओस	0-26-5				स्वतः		
2002								ओस	0-26-5				स्वतः		
2002								ओस	0-26-5				स्वतः		

अस्सल वरहुकुम खरी नक्कल रुजू

24 OCT 2013

गाव नमुना साल
(अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महयुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६)



तालुका

श्री हेम

प्र. वसा

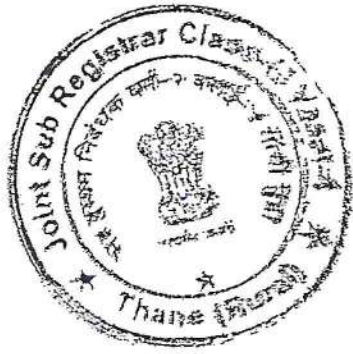
वालका

वसा

वसई - ४
दस्त क्रमांक 3269 / 2016
82/123

Flat No.

Ref.:



Arun S. Singh

WODIIE : 9022004390

B.A.LL.B

ADVOCATE HIGH COURT

Flat No.2, New Avishkar C.H.S., Behind Sajawat Complex, Achole Road, Nallasopara (E), Tal. Vasai, Dist. Thane - 401 209.

Ref.:

Date : 25-10-2013

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

RE:-Title certificate in respect of land bearing Survey No.200, admeasuring 2780 Sq.Meters, assessed Rs.01:37 Paise and situate at and lying being at village Nilemore, Tal. Vasai, Distt. Thane, within the jurisdiction of Sub-Registrar Vasai-3 Nallasopara (herein after referred to as the SAID PROPERTY for brevity's sake).

OWNER:...M/s. Royal Homes Construction Company.

THIS IS TO CERTIFY THAT I have taken search in the office of the Sub-Registrar Vasai, Virar and Nallasopara for the period of 06 years from 2008 to 2013 vide application No.6989/2013 dated 25/10/2013 and I have also investigated the title of owners to the said land and I HEREBY CERTIFY that it seems that the title of owner to the said land is clear, marketable and free from all encumbrances.

This title certificate is subject to torn, mutilated records and available and non available records of index II books lying with Sub-Registrar office.

Sd/

Asi Singh

ARUN S. SINGH

Advocate B.A.LL.B.

Advocate High Court

Flat No. 2, New Avishkar Co-op. Hsg. Soc.
Behind Sajawat Complex, Achole Road,
Nallasopara (E), Tal. Vasai, Dist. Thane.



वसई - 5
दस्त क्रमांक 329/२०००
४४/२३

at No.2

ef.:



Arun S. Singh

B.A.LL.B

ADVOCATE HIGH COURT

No.2, New Aavishkar C.H.S., Behind Sajawat Complex, Achole Road, Nallasopara (E), Tal. Vasai, Dist. Thane - 401 209.

Date : 25-10-2013

वसई - ४

दस्त क्रमांक 3209 / 2013

४५ / १२३

SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

REF:-Search Report in respect of land bearing Survey No.200, admeasuring 2780 Sq.Meters, assessed Rs.01.37 Paise and situate at and lying being at village Nilemore, Tal. Vasai, Distt. Thane, within the jurisdiction of Sub-Registrar Vasai-3 Nallasopara (herein after referred to as the SAID PROPERTY for brevity's sake).

OWNER:....M/s. Royal Homes Construction Company.

THIS IS TO CERTIFY THAT I have taken search in the office of the Sub-Registrar Vasai, Virar and Nallasopara for the period of 06 years from 2008 to 2013 vide application No.6989/2013 dated 25/10/2013 and I have also investigated the title of owners to the said land and my finding are as under:-

YEAR	FINDING	
	Printed	Photo
2008	Nil	Paged Mixed
2009	Nil	Paged Mixed
2010	Nil	Mixed Photo
2011	Index not ready of Inspection	
2012	Index not ready of Inspection	
2013	Index not ready of Inspection	

And after perusal of mutation Entry No.1903 and conveyance deed that the M/s. Royal Homes Constructions Company through partner Mr. Abuzar Abudl Hafiz Shaikh have purchased the above said land from land owner Mr. Nitin V. Thorve vide conveyance dated 12.09.2013 bearing Registration No. Vasai5-3509-2013 dated 12.09.2013.

..2..



वसई - ३
दस्त क्रमांक 3269 / २०१३
४६ / २३

2

N.B. This search report is subject to torn, mutilated, mixed and available records and unready register for inspection.

*Barring these entries, there reveal no charge or encumbrances over the said property.

Sd/

Asirph

ARJUN G. SINGH

Advocate B.A. L.L.B.
Advocate High Court

Flat No 2, New Avishkar Co-op. Hsg. Soc.
Behind Sajawat Complex, Achole Road,
Nallasopara (E), Tal. Vasai, Dist. Thane.



7 SEP 2010

वसई - ४

दस्त क्रमांक ३२९ / २०१०

२६ / १९३

वाचले :-

१. श्री. नितीन व्ही. थोरवे रा. ठाकूर आर्केड, विरार (प) ता. वसई जि. ठाणे यांचा अर्ज दिनांक १९/०३/२०१०
२. असो. प्लॅनर, सिडको वसई यांचा बिनशेतीसाठी ना हरकत दाखला क्र सिडको/व्हीव्हीएसआर/बीपी/एनएनओसी-३८२/डब्ल्यू/१९३७ दिनांक २६/०२/२०१०
३. तहसिलदार वसई यांचेकडील पत्र क्रमांक/महसूल/जमिनबाब/एसआर-६७/२०१० दिनांक २३/०३/२०१०
४. भूसंपादन शाखेचे अनौपचारिक संदर्भ क्रमांक सामान्य/का-४/टे-३/भूसं/एसआर- दिनांक
५. अर्जदार यांनी सादर केलेले हमीपत्र दिनांक १०/०३/२०१०
६. इकडील कार्यालयाने दिनांक २३/०३/२०१० रोजीचे ' महाराष्ट्र जनमुद्रा ' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा

आदेश :-

ज्या अर्थी श्री. नितीन व्ही. थोरवे रा. ठाकूर आर्केड, विरार (प) ता. वसई जि. ठाणे यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे निळेमोरे येथील स.नं./हि.नं २०० क्षेत्र २७८०-०० चौ.मी. जागेचा रहिवास या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी, प्रस्तावित जमीनीस बिनशेती परवानी देण्याच्या संदर्भात दिनांक २३/०३/२०१० रोजीचे दैनिक ' महाराष्ट्र जनमुद्रा ' या वृत्तपत्रात जाहिरनामा प्रसिध्द करण्यात आला होता. सदर जाहिरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून ७ दिवसांचे मुदतीत एकही तक्रार/ हरकत या कार्यालयास प्राप्त झाली नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये त्यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करुन उक्त जिल्हाधिकारी याद्वारे श्री. नितीन व्ही. थोरवे यांना ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे निळेमोरे येथील स.नं./हि.नं २०० क्षेत्र २७८०-०० चौ.मी. क्षेत्राची रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून सिडकोकडील मंजूर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही

१. ३० मी. वाईड डी. पी. रोड रिझर्व्हेशन
२. आर. जी. १० टक्के

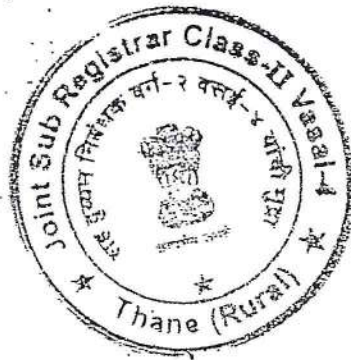
त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांच्या अधिन ठेवून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांस परवानगी देण्यांत आली असेल त्याच प्रयोजनार्थ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्या शिवाय इतर कोणताही वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.



(Handwritten signature)

वसई - ४
दस्त क्रमांक 325/2015
४८/१२३



वसई तहसिल
 दस्त क्रमांक १२७९ / २०१६
 ४६१३

- ३ अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे वसई तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही प्राप्त ठरेल अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ. मी. मागे रुपये ०-०४-० या दराने शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती आकार देणे बंधनकारक राहिल.अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याप्रसंगी निराळ्या दराने बिगरशेतकी आकारणीच्या हमीची मुदत अजून सभाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यांत येणार नाही.
- ४ अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
- ५ अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
- ६ या सोबत जोडलेल्या सिडकोने मंजूर केलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणेच जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ) प्रस्तावित बांधकाम हे सिडको मंजूर नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
- ७ प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) सिडको यांची असे बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
- ८ अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या सिडको मंजूर नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.
- ९ या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेतकी प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी आपोआप रद्द झाली असल्याचे समजण्यांत येईल.
- १० अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या यांच्या वसई तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही प्राप्त ठरेल अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ. मी. मागे रुपये ०-०४-० या दराने शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती आकार देणे बंधनकारक राहिल.अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याप्रसंगी निराळ्या दराने बिगरशेतकी आकारणीच्या हमीची मुदत अजून सभाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यांत येणार नाही.



(Signature)

वसई - ४
दस्ता क्रमांक 3269 / 2012
५० : २३



- १२ प्रस्तावित जमिनीची अतितातडीची मोजणी फी रक्कम रूपये १२,०००/- (अक्षरी रूपये बारा हजार मात्र) चलन क्र.४९८/२०१० (भारतीय स्टेट बँक चलन क्र १४३१०९६०/२९३) दिनांक १५/०९/२०१० अन्वये शासन जमा केली आहे.
- १३ भूमापन विभागाकडून जमिनीची मोजणी करण्यांत आल्या नंतर क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.
- १४ सदर जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्रीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
- १५ पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच 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 अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
- १७ जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमिनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
- १८अ या आदेशात आणि सनदी मध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
- १८ब वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिकाऱ्याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुल म्हणून वसूल करून घेण्याचा अधिकार असेल.
- १९ दिलेली ही परवानगी मुंबई कुळवट व जमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादींच्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधांच्या अंमलात असेल.
- २० प्रस्तावित जमिनीच्या बिगरशेतकी आकारणीच्या पाचपट रक्कम रु. ५५६/- (अक्षरी रु. पाचशे छपन्न मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून चलन क्र.५१६/२०१० (भारतीय स्टेट बँक चलन क्र १४३६८२०८/२९६) दिनांक १५/०९/२०१० अन्वये सरकार जमा केली आहे.

अशा जमिनीवर अर्ज केले
 दिनांक १२/११/२०१०
 ५९/१३



10/11/2010

वसई - ४
दस्ता क्रमांक 32 (9) / २०१६
५२ / २३



- २१ अनुज्ञाग्राही यांनी सिडको यांचे कडील मंजूर नकाशावरहुकुमच बांधकाम केले वसई - ४
त्यात सिडको व महसुल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करत नाही. **दस्ता क्रमांक ३२९/२०१६**
- २२ अनुज्ञाग्राही यांनी सिडको कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास
अगर बांधकामा मध्ये बदल करून जादा चटाईक्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे
महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी
स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास
पात्र राहिल.
- २३ अनौपचारिक संदर्भाने तहसिलदार (रेतीगट) ठाणे यांचेकडील पत्र क्रमांक रेतीगट/
गौख/टे-५/कावि-६४०८७ दिनांक १५/०९/२०१० अन्वये जोता क्षेत्रावर होणारे गौण
खनिज उत्खनन ५४० ब्रास वर होणारे स्वामीत्व धनाची रक्कम रु. १,०८,०२५/-
(अक्षरी रु.एक लाख आठ हजार पचवीस मात्र) चलन क्र. २८८/२०१० (भारतीय स्टेट
बँक शाखा ठाणे चलन क्र. ३४७) दिनांक १५/०९/२०१० अन्वये भरणा केले आहेत.
२४ असो. प्लॅनर सिडको वसई यांचे दिनांक २६/०२/२०१० चे परवानगी मधील सर्व शर्ती
अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.

सही/-

(ए. एल जन्हाड)

जिल्हाधिकारी ठाणे.

प्रति,

श्री. नितीन व्ही. थोरवे

रा. ठाकूर आर्केड, विरार (प)

ता. वसई जि. ठाणे

आदेश निर्गमित केले



जिल्हाधिकारी ठाणे करिता

१०/९/१०



वसई - ४
दस्त क्रमांक 329/२०:
५४ / १३.



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



VVCMC/TP/CC/VP-0590/ 2182

To,
Shri. Nitin V. Thorve,
Thakur Arcade,
Virar(W), Taluka Vasai,
DIST: THANE.

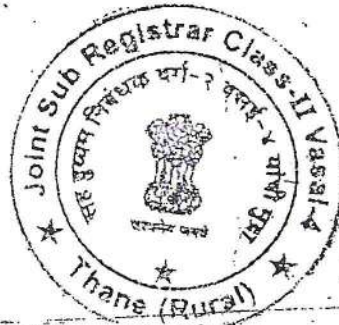
ASSESSMENT ORDER

Sub : **Development Permission for proposed Residential with shopline Building on land bearing S.No. 200 Of Village: Nilemore, Taluka: Vasai, Dist.: Thane.**

Ref : Your Licensed Engineer's letter dated 22/09/2011:

Sir/ Madam,

1)	Name of Assessee owner/ P.A. Holder	:	Shri. Nitin V. Thorve
2)	Location	:	Nilemore
3)	Land use (predominant)	:	Residential with shopline
4)	Gross Plot area (As per 7/12 extract)	:	2780.00 sq.m.
5)	Less: 30 M. wide D.P.Road reservation	:	15.521 sq.m.
6)	Net area of plot	:	2764.479 sq.m.
7)	R.G. at 10 % (Non-deductible)	:	276.448 sq.m.
8)	Net Plot Area	:	2764.479 sq.m.
9)	Permissible FSI	:	1.00
10)	Permissible Built Up Area	:	2764.479 sq.m.
11)	Proposed Built Up Area	:	2752.955 Sq.m.
12)	Area for Assessment :		
	a) On Land	:	
	Residential	:	2270.574 sq.m. X Rs.100/- = Rs. 2,27,057.40
	Commercial	:	493.905 sq.m. X Rs.200/- = Rs. 98,781.00
	b) On Built Up Area	:	
	Residential	:	2259.050 sq.m. X Rs.250/- = Rs. 5,64,762.50
	Commercial	:	493.905 sq.m. X Rs.500/- = Rs. 2,46,952.50
	c) on Construction free of FSI	:	
		:	1431.117 Sq.m.x Rs.250/- = Rs.3,57,779.25
		:	= Rs.14,95,332.65
13)	Total development charges	:	
14)	Paid Vide Receipt No.167708 & 167709 dtd.19/01/2012	:	= Rs. 15,00,000.00
15)	Balance development charges to be paid	:	= Rs. Nil
16)	Date of Assessment	:	: 19/01/2012



वसई - ४

दस्त क्रमांक 329/2012

44/EB

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

जा.क्र. : व.वि.श.म.

दिनांक :

31/01/2012

वसई - ४
दस्तावेज क्रमांक 3209/2024
५६/६३



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



वसई - ४
दस्त क्रमांक 329 / 2012
५०/८३

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

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-0590/ 2182

31/01/2012

- 17) Premium components given free FSI :
- a) Area under Balcony : 225.768 Sq.m x Rs.375 = Rs. 84,663.00
b) Area under Pocket Terrace: 130.702 sq.m. x Rs.225/- = Rs. 29,407.95
- 18) Total premium charges =Rs. 1,14,070.95
- 19) Premium paid vide Rcpt. No.167710 dtd.19/01/2012 =Rs. 1,15,000.00
- 20) Balance premium charges to be paid =Rs. Nil
- 21) As requested by you vide letter for balance payable amount, installment facility is hereby granted. The balance amount will attract 18 % interest till the date of payment. The Schedule of Payment is given below:

SCHEDULE OF PAYMENT

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



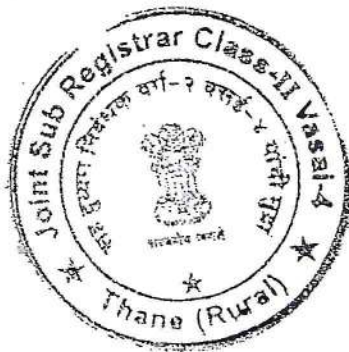
Yours faithfully,

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

- c.c..... to
1. M/S J.P. Mehta & Associates,
121-122, Ambika Commercial Complex
Vasai (E), Taluka - Vasai,
Dist-Thane.



वसई - ४
दस्ता क्रमांक 329 / 2019
य ए. ए. 3



वसई - ४

दस्त क्रमांक ३२७/२०१६

५६१६३

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.
दिनांक :

VVCMC/TP/CC/VP-0590/2183

३१/०१/२०१२

To,
Shri. Nitin V. Thorve,
Thakur Arcade,
Virar(W), Taluka Vasai,
DIST: THANE.

Sub : **Development Permission for proposed Residential with shopline Building on land bearing S.No. 200 Of Village: Nilemore, Taluka: Vasai, Dist.: Thane.**

- Ref: 1) NA NOC order No. CIDCO/VVSR/ BP/NANOC-382/W/5937 Dated 26/02/2010
2) N.A. order No. REV/C-1/D-9/NAP/SR-96/2010 dated 07/09/2010 issued by collector Thane.
3) TILR M.R. No. 2650/09 dated 16/04/2009.
3) Your Licensed Engineer's letter dated 22/09/2011.

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential with shopline Building under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Nitin V. Thorve,

It is conditions mentioned in the letter No. VVCMC/TP/CC/VP-0590/ dated/01/2012. The detail of the layout is given below:

- 1) Gross Plot area (As per 7/12 extract) : 2780.00 sq.m.
- 2) Less: 30 M. wide D.P.Road Reservation : 15.521 sq.m.
- 3) Net area of plot : 2764.479 sq.m.
- 4) R.G. at 10 % (Non-deductible) : 276.448 sq.m.
- 5) Net Plot Area : 2764.479 sq.m.
- 6) Permissible FSI : 1.00
- 7) Permissible Built Up Area : 2764.479 sq.m.
- 8) Proposed Built Up Area : 2752.955 Sq.m.
- 9) No. of Buildings : 1

The details of the building is given below

Bldg.No.	Wings	Predominant Use	No. of Floors	No. of Flats	No. of shops	Total B.U.A. (in Sq.m.)
1.	2	Residential with Shopline	G+5 (pt)	91	23	2752.955

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs.42000/- (Rupees Forty Two Thousand Only) deposited vide receipt No.167711 dated 19/01/2012 with VVCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.



वसई - ४
दस्त क्रमांक ३२९ / २०१६
६० / ६३



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



वसई - ४
दस्त क्रमांक ३२९/२०१६
६९/६३

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

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-0590/ 2183

31/01/2012

- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of VVCMC. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) 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 finalised by VVCMC.
- 7) You shall develop the road to the satisfaction of VVCMC applying before PCC. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for PCC.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall responsible for disputes occur due to access & title.
- 10) You shall provide Mosquito Proof treatment in order to avoid Mosquito Breeding to the satisfaction of VVCMC. Occupancy certificate will not be granted if Mosquito Treatment is not provided.
- 11) You shall submit Engineering Report before approaching this office for plinth completion Certificate.
- 12) You shall obtain NOC from CFO before approaching this office for plinth completion certificate.
- 13) You shall obtain lift NOC before approaching this office for Occupancy Certificate.

Yours faithfully,



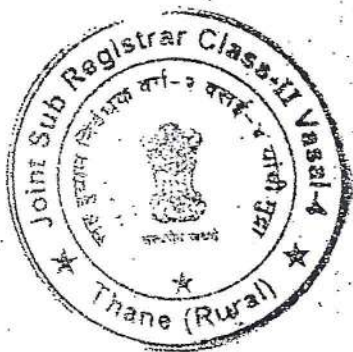
Deputy Director Town Planning
Vasai Virar City Municipal Corporation

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

1. M/S J.P. Mehta & Associates,
121-122, Ambika Commercial Complex
Vasai (E), Taluka - Vasai,
Dist-Thane.
2. Commissioner
Vasai Virar City Municipal Corporation.
3. Asst. Commissioner,UCD
Vasai Virar City Municipal Corporation
4. The Collector,
The Office of the Collector, Thane.
5. The Tahsildar
Office of the Tahasildar, Vasai.



वसई - ४
दस्त क्रमांक 329 / 2016
E2, E3



वसई - ४

दस्त क्रमांक ३२८९/२०१६

६३ / ६३

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.श.म.
दिनांक :

VVCMC/TP/CC/VP-0590/ 2183

31/01/2012

CONDITIONS FOR COMMENCEMENT CERTIFICATE

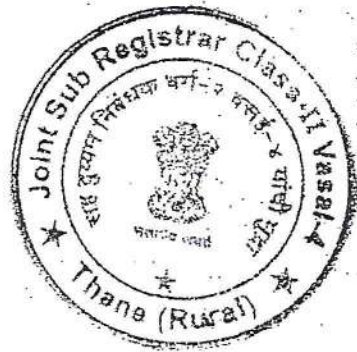
The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Municipal Corporation if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened.
 - c) The Commissioner, VVCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall :-
 - a) Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Municipal Corporation on completion upto the plinth level & obtained plinth completion certificate before the commencement of the further work.
 - c) Given written notice to the Municipal Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Municipal Corporation.
 - e) Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on dated 03/01/2011.

Contd.... 2.



वसई - ४
दस्त क्रमांक 326 / 2019
एच/एच



वसई - ४

दस्त क्रमांक 29 / 2016

84 / 23

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



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

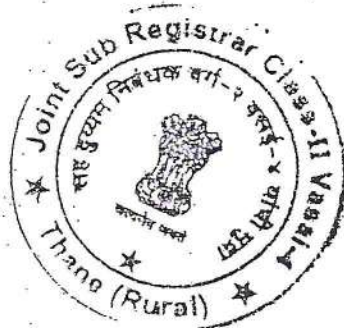
जा.क्र. : व.वि.श.म.

दिनांक :

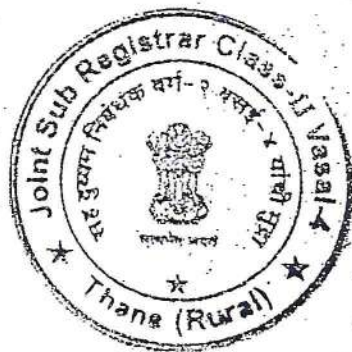
स्थापना : ३ जुलै २००९ 2

- g) Install a 'Display Board' on the conspicuous place on site indicating :-
- Name & address of owner /developers architect and contractor .
 - S.NO./CTS No. Ward No. Village Name along with description of its boundaries.
 - Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation.
 - FSI permitted.
 - No. of residential/commercial flats and shops with their areas.
 - Address where copies of detailed approved plans shall be available for inspection.
 - A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
3. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Municipal Corporation, if the occupancy is reported before grant of occupancy certificate the security deposit of the said building shall be forfeited.
9. This permission does not entitle you to develop the land which does not vest in you.

Contd.....: 3....



वसई - ४
दस्त क्रमांक 325 / 2026
६६ / ६३



वसई - ४

दस्तावेज क्रमांक ३२९ / २०१६

६० / ६३

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



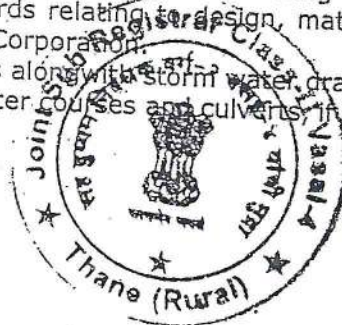
स्थापना : ३ जुलै २००३

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

जा.क्र. : व.वि.श.म.

दिनांक :

- 3.....
10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Municipal Corporation.
 11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation.
 12. The transfer of the property under reference can be defected only after the necessary approval from Municipal Corporation or occupancy certificate is obtained by the applicant before any such transfer.
 13. You shall provide at your own cost, the infrastructural facilities with the plot as stipulated by the Municipal Corporation (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to MUNICIPAL CORPORATION'S satisfaction.
 14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
 15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 176 & getting the building plans approved from various authorities.
 16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate will be granted only after verifying the provision of potable water to the occupier.
 17. The owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the Municipal Corporation (MUNICIPAL CORPORATION) for records the measurement plan certified by the DILR, Thane. The demarcation of approved layout on the site shall be carried out so as not to alter /reduce the dimensions and area of the roads, open space or other reservations the demarcated layout measurement plan certified by DILR shall be submitted before grant of occupancy certificate.
 18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Municipal Corporation.
 - a. Internal access roads along with storm water drains.
 - b) Channalisation of water courses and culverts, if any.



Contd..... 4.

बसई - ४
दस्ता प्रमाणांक ३१९ / २०८६
६८१२३



वसई - ४

दस्त क्रमांक ४२७/२०१६

६६१६३

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.
दिनांक :

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- c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
 - d) Arrangements for collection of solid waste.
 - e) All fire fighting requirement alongwith necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
19. The low-lying areas shall be filled as per formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.
 20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
 21. The owner shall submit to the Municipal Corporation the scheme of the development of 15% compulsory recreational space and develop it in accordance with the approved scheme
 22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Municipal Corporation.
 23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
 24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
 25. The owner shall observe all the rules in force regarding over head/under ground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the authority.
 26. No construction on sub-divided plots shall be allowed unless internal road and gutters are constructed to the satisfaction of the appropriate authority.
 27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
 28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.

Contd..... 5.



वसई - ४
दस्तावेज क्रमांक 3269 / 2013
60-1-23



वसई - ४

दस्त क्रमांक 3229/2016

69123

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



दूरध्वनी : ०२५०-२५२५१००/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

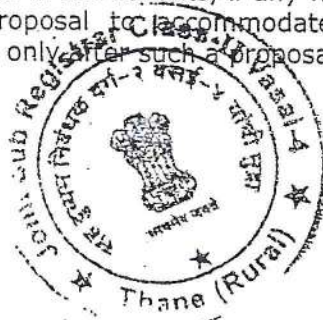
जा.क्र. : व.वि.श.म.

दिनांक :

..... 5

29. No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1966.
30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Municipal Corporation to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of camber).
35. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
36. Drinking water wells should be well built and well protected.
37. If the length of the proposed building exceeds 45 M, the expansion joints shall be provided at suitable places with suitable materials.
38. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
39. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
40. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.

Contd..... 6



वसई - ४
दस्तावेज क्रमांक 3269 / २०१६
U2, E3



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



वसई - ४
दस्ता क्रमांक ३२९/२०१६
७३/६३

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

जा.क्र. : व.वि.श.म.

दिनांक :

स्थापना : ३ जुलै २००३

.....6.....

VVCMC/TP/CC/VP-0590/ 2183

31 /01/2012

41. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in due course.
42. For the portion of the compound wall rounded off at the corner at roan junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.
43. This development permission enable you to construct upto plinth level only. For further construction plinth completion certificate has to be obtained from the office.
44. 36 Nos. of trees shall be planted on site.
45. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
46. Only one unit shall come up in each gala and no sub-division of gala for subletting or accommodating other unit shall be allowed.
47. You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department before applying for plinth completion certificate.
48. You shall submit detailed proposal for sewage treatment plant by way of package treatment plant recycling of water and solid waste disposal through composting vermiculture project before applying for plinth completion certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27th Aug, 2003.
49. Notwithstanding anything contained in the Development Control regulations, the Development Plan provisions or the approvals granted being granted to you; it shall be lawful on the part of the Municipal Corporation to impose new conditions for compliance as may be to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
50. You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by MUNICIPAL CORPORATION.



Deputy Director of Town planning
Vasai - Virar City Municipal Corporation

वसई - ४
दस्ता क्रमांक 3269 / 2016
७४ / २३

[Faint rectangular stamp or box]



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



वसाई - ४
दस्त क्रमांक 3219 / 2013
५५ / १२३

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

जा.क्र. : व.वि.श.म/न/मु/वि/०९६८/२०१२-१३
दिनांक : १५/०१/२०१३

VVCMC/TP/RDP/VP-0590/0168/2012-13

15/01/2013

To,
Mr. Nitin V. Thorve,
E/106, Patankar Park,
Station road, Nallasopara (W), Tal-Vasai,
DIST-THANE.

Sub: Revised Development Permission for proposed Residential with Shop/Inn Building on land bearing S.No.200 of Village: Nilemore Tal: Vasai Dist: Thane.

Ref: -

1. Commencement Certificate No.VVCMC/TP/CC/VP-0590/2183, dtd.31/01/2012.
2. Your Registered Engineer letter dated 08/10/2012.

Sir / Madam,
Revised Development Permission is hereby granted for the proposed Residential Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to. Mr. Nitin V. Thorve,

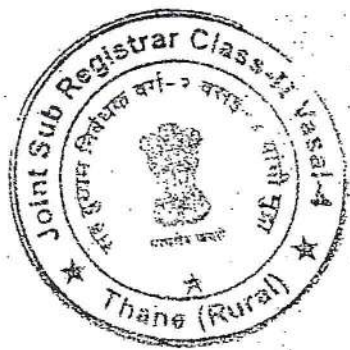
The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-0590/2183, dtd.31/01/2012. The details of the layout is given below :-

1	Name of assess owner/P.A.Holder	Mr. Nitin V. Thorve
2	Location	Village: Nilemore
3	Land use (predominant)	Residential with Shop/Inn B'dg.
4	Gross plot area (As per 7/12)	2780.00 sq.m
5	Deduction 30 mt wide D.P.Road	15.52 sq.m
6	Net Plot area (4-5)	2764.48 sq.m
7	10% R.G (Non deductable)	276.45 sq.m
8	Net plot area	2764.48 sq.m
9	Buildable Plot area	2764.48 sq.m
9	Permissible FSI	1.00
10	Permissible BUA	2764.48 sq.m
11	Proposed BUA	2762.62 sq.m

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of issue (As per Section 44 of M.R. & T.P Act, 1966 and Clause 2.42 & 2.5.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs. 4,900/- (Rupees Four Thousand Nine Hundred only) deposited vide Receipt No 44315 dated. 10/01/2013 with Vasai Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute

वसई - X
दस्तावेज क्रमांक 3269/2043
6C 1E3



वसई - ४

दस्त क्रमांक 8209/2013

69123

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 : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./अ.२./०५८/२०१३
दिनांक :

VVCMC/TP/PCC/ VP-0590/458/2012-13

Dt. 30/01/2013

To,
Shri. Nitin V. Thorve
E/106, Patankar Park,
Station Road,
Nallasopara, (W), Tal- Vasai,
DIST-THANE.

Sub: Grant of Plinth Completion Certificate for Residential with Shopline Building on land bearing S. No. 200 of Village - Nilemore, Taluka-Vasai, Dist -Thane.

- Ref: 1) Commencement Certificate No. VVCMC/TP/CC/ VP- 0590/2183 Dated 31/01/2012.
2) Revised Development Permission vide letter No. VVCMC/TP/RDP/VP- 0590/0168/2012-13 Dt. 15/01/2013.
3) Your Registered Engineer's letter dated 18/01/2013.

Sir/ Madam,

This has reference to your intimation letter dated 18/01/2013 from your Registered Engineer regarding completion of construction work upto Plinth level in Residential with Shopline Building on land bearing S. No. 200 of Village - Nilemore, Taluka-Vasai, Dist -Thane. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/ dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

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

Contd..... 2...



वसई - ४
दस्त क्रमांक 3209 / 2024
C21E3



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



वसई - ४
दस्ता क्रमांक 329 / 2013
८३ / १३

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

जा.क्र. : व.वि.श.म.
दिनांक :

Dt. 30/01/2013

VCMC/TP/PCC/ VP-0590/458/2012-13
- 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 the O.C.C. of the last building

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

You shall implement rain water harvesting scheme as per the notification dated 10 March 2005 at site and Submit Photographs of same and inform for verification of the same before applying for final occupancy certificate.

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

You shall provide dual pipe line system, one for cooking/ drinking and other for non potable purpose with separate overhead & U. G tank.

You shall provided all the flush tank in W.C/ toilets shall have dual valve system to regulate the flow of water.

You shall provide lay bay of 3.00 mt. width as per DCR-2001 for parking of vehicles

Yours faithfully,



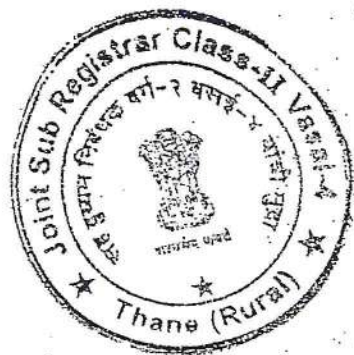
Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

C.C. to:

M/s. Himesh Gupta & Associates
105, Sai Charan above ICICI ATM Centre,
Vartak College Road,
Vasai (W), Tal. Vasai.



वसई - ४
दस्त क्रमांक 3269 / 2014
८४ / १३



SHEET NO : - 03/03 3RD, 5TH & 6TH VP NO - 590

STAMP OF APPROVAL OF PLAN

The amended plan duly approved herewith Supercedes all the earlier approved plans.

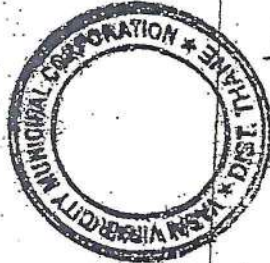
THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW

STAMP OF DATE OF RECEIPT OF PLAN

Approved as amended in Subject to the Conditions mentioned in this Office Order
 No. VVCMC/P/AMEND/BP
 VP 0590/0168/2012-13
 DATE 15/01/2013

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

Patel



वसई - ४
 दस्त क्रमांक 329 / 2012
 19/12

NO. = 1262.94 SQ.MT.

PERFORMA - II

LAYOUT PLAN, AREA DIAGRAM & CAL., CONTENTS OF SHEET BLOCK PLAN, PLOT DIA. & CALCULATION, LOCATION PLAN

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE GROUND AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

Himesh Gupta
 Registered Engineer VVCMC
 Reg.No.VVCMC/ENGR/08

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGG/SUPERVISOR OR ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESI. CUM SHOPLINE BUILDING S.NO: 200,
 AT VILLAGE: NILEMCRE, TAL- VASAI, DIST- THANE.

NAME OF P.A.HOLDER/OWNER
 Mr. DR. NITIN V. THORVE

SIGNATURE OF P.A.HOLDER/OWN

DATE 11/12/2012	VP.NO 590	FILE NO 254	DRG NO 03/03	SCALE AS SHOWN	DRAWN BY ZEESHAN J. SHAIKH	CHECKED BY PRAKASH
--------------------	--------------	----------------	-----------------	-------------------	-------------------------------	-----------------------

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR OR ARCHITECT



HIMESH GUPTA & ASSOCIATES.

ENGINEERS & LICENSED SURVEYOR'S

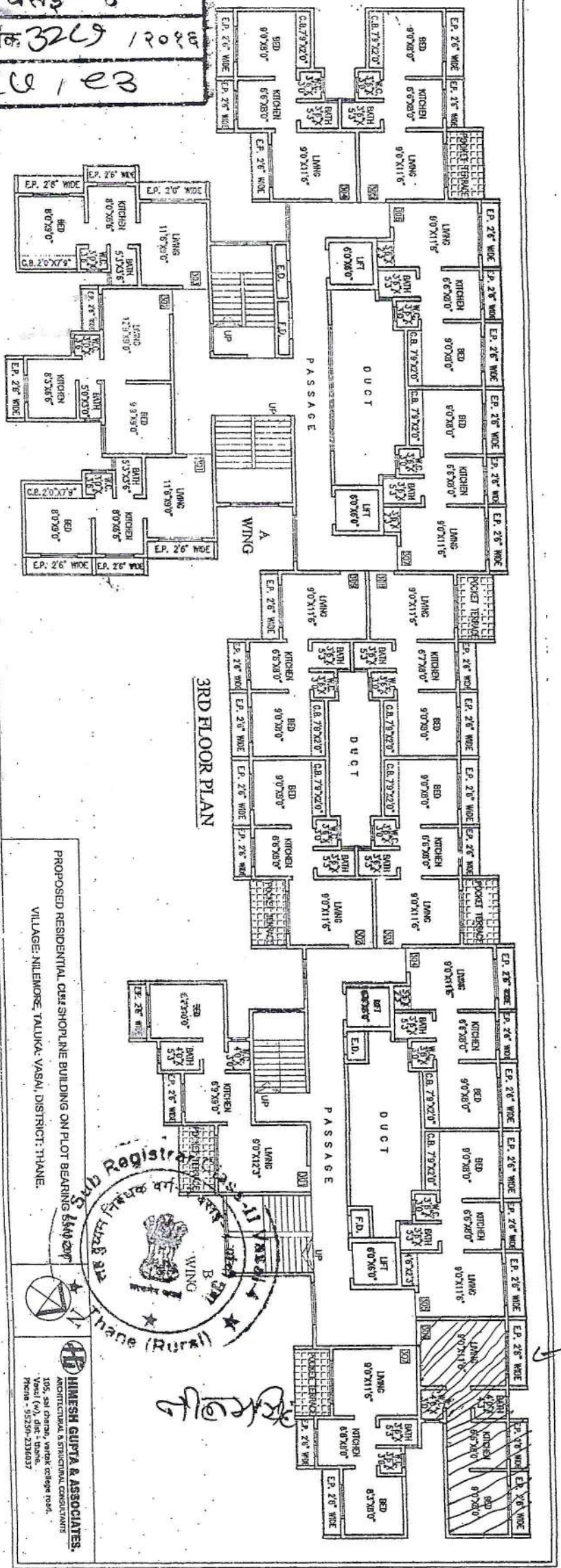
105 sa charan vartak college road,
 Vasai (W) dist - thane.
 Phone - 95250-2336037



वसई - ५
दस्त क्रमांक 3269 / 2022
CE / EB



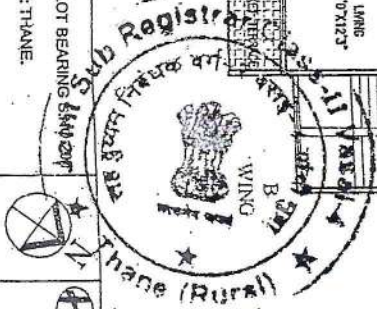
वसई - ४
दस्ता क्रमांक 3269 / 2018
CU / EB



3RD FLOOR PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

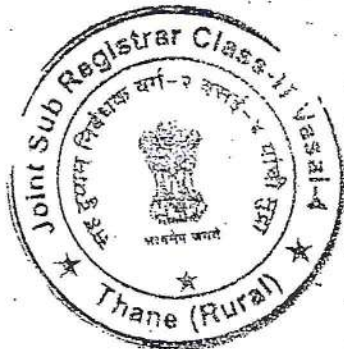
PROPOSED RESIDENTIAL CUR SHOPLINE BUILDING ON PLOT BEARING 64M 20P
VILLAGE: NILEMOR, TALUKA: VASAI, DISTRICT: THANE.



HINESH GUPTA & ASSOCIATES
ARCHITECTURAL & STRUCTURAL CONSULTANTS
105, sai chaura, vashi college road,
Vasai (W), dist - Thane.
Phone - 95250-238057

Handwritten signature and notes in the bottom right corner.

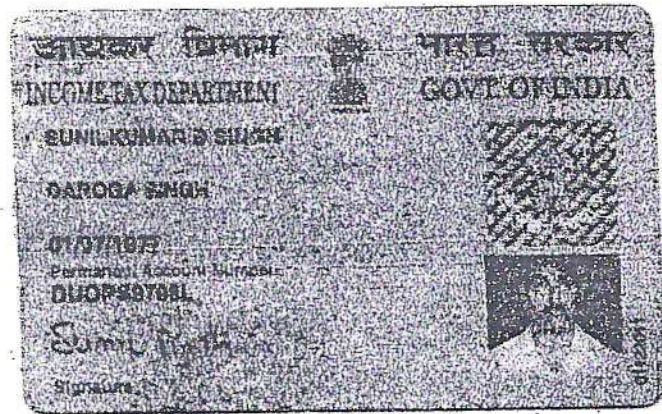
वसई - ४
दस्त क्रमांक 329/१०१३
CL 1 E3



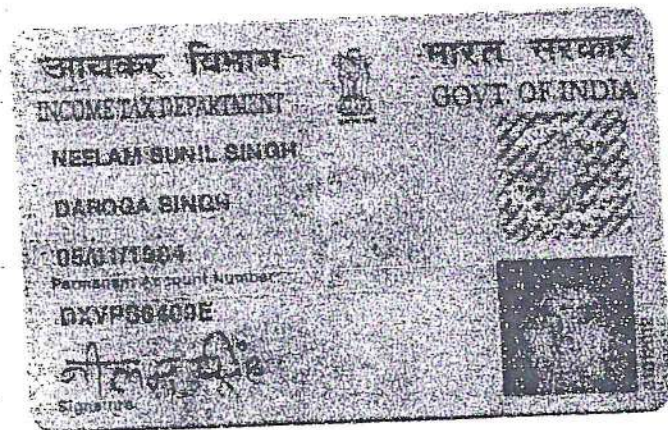


Sumit Singh

वसई - ४
दस्तावेज क्रमांक 329/2016
CE/123



Sumit Singh



गीतम सिंह



वसई - ४
दस्त क्रमांक ३२७ / २०१२
२०१२३

आयकर विभाग
INCOME TAX DEPARTMENT



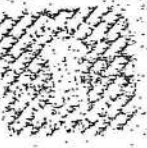
भारत सरकार
GOVT. OF INDIA

RAMKISUN S. PRAJAPATI
SUDAMA RAMSUKH PRAJAPATI

07/02/1970
Permanent Account Number

ARDP1561D

रामकिशुन प्रजापति
Signature



रामकिशुन प्रजापति

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAMODKUMAR A SINGH
AVADHESH SINGH

20/11/1968
Permanent Account Number

CMQPS6061R

प्रमोद कुमार सिंह
Signature



533/3281

मंगळवार, 28 जून 2016 6:21 म.नं.

दस्त गोशवारा भाग-1

वसई4 29/03

दस्त क्रमांक: 3281/2016

दस्त क्रमांक: वसई4 /3281/2016

बाजार मूल्य: रु. 16,55,000/-

मोबदला: रु. 12,89,600/-

भरलेले मुद्रांक शुल्क: रु.99,300/-

दु. नि. सह. दु. नि. वसई4 यांचे कार्यालयात

पावती:4101

पावती दिनांक: 28/06/2016

अ. क्र. 3281 वर दि.28-06-2016

मादरकरणाचे नाव: मुनिल दरोगा मिह--

रोजी 6:19 म.नं. वा. हजर केला.

नोंदणी फी

रु. 16550.00

दस्त हाताळणी फी

रु. 1860.00

पृथांची संख्या: 93

Sumil Simbh

दस्त हजर करणाऱ्याची सही:

एकूण: 18410.00

Joint S R Vasai-4

सह दुय्यम विबंधक वर्ग-२

दस्तावेजाचे मालक



Joint S R Vasai-4

सह दुय्यम विबंधक वर्ग-२

वसई क्र. ४

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्यालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 28 / 06 / 2016 06 : 19 : 09 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 28 / 06 / 2016 06 : 19 : 40 PM ची वेळ: (फी)

दस्तावेजासोबत जोडलेले कागदपत्रे, कुलमुत्पत्तीपत्रे, मालकी व्यक्ती इत्यादी बनावट आढळून आल्यास याचे संपूर्ण जबाबदारी मिळवावयाची राहिल.

किशन देसाय

Sumil Simbh
किशन देसाय



28/06/2016 6 23:29 PM

दस्त गोषवारा भाग-2

वसई 4

e2/e3

दस्त क्रमांक:3281/2016

दस्त क्रमांक :वसई4/3281/2016

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मुनिल दरोणा मिह -- पत्ता:प्लॉट नं: रूम नं. 3, माळा नं: -, इमारतीचे नाव: विश्वकर्मा चाळ, ब्लॉक नं: विलासपाडा, मालजी पाटील, रोड नं: नालामोपारा पूर्व, महाराष्ट्र, ठाणे. पिन नंबर:DUOPS9798L	लिहून घेणार वय :-39 स्वाक्षरी:-		
2	नाव:निलम सुनिल मिह -- पत्ता:प्लॉट नं: रूम नं. 3, माळा नं: -, इमारतीचे नाव: विश्वकर्मा चाळ, ब्लॉक नं: विलासपाडा, मालजी पाटील, रोड नं: नालामोपारा पूर्व, महाराष्ट्र, ठाणे. पिन नंबर:DXVPS6409E	लिहून घेणार वय :-32 स्वाक्षरी:-		
3	नाव:मे. शैयल होम्म कन्स्ट्रक्शन कंपनी चे भागीदार अबुझर अब्दुल हफिज शेख -- पत्ता:प्लॉट नं: ऑफीस नं. जी/106, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पाटणकर पार्क, स्टेशन रोड, नालामोपारा प, महाराष्ट्र, ठाणे. पिन नंबर:AANFR8814L	लिहून घेणार वय :-42 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथित करारनामा चा दस्त-ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:28/06/2016 06:21:00 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गमकृष्ण प्रजापती -- वय:45 पत्ता:नालामोपारा प पिन कोड:401209	स्वाक्षरी		
2	नाव:प्रमोदकुमार मिह -- वय:48 पत्ता:नालामोपारा प पिन कोड:401209	स्वाक्षरी		

शिक्रा क्र.4 ची वेळ:28/06/2016 06:21:50 PM

शिक्रा क्र.5 ची वेळ:28/06/2016 06:22:10 PM नोंदणी पुस्तक 1 मध्ये

Joint SR Vasal-4

सह दुय्यम निबंधक वर्ग-२

iSarita vl.5.0



वसई - ४
दस्त क्रमांक ३२९ / २०१६
e3 1e3

Summary-2(दस्त. गोपवारा भाग - २)

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH002223580201617E	0001340888201617

3281/2

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



दस्त क्रमांक ३२९
क्रमांकावर नोंदले

सह दुय्यम निदेशक, वसई-४,
तारीख २२ माह ०८ सन २०१६



28/06/2016

मूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 4

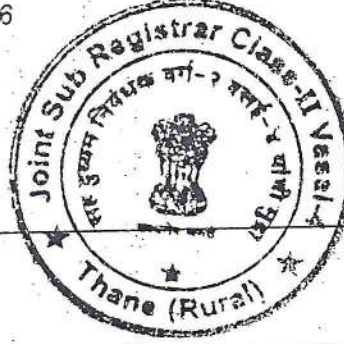
दस्त क्रमांक : 3281/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) निळेमोरे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1289600
(3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)	1655000
(4) भू-भापन,पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 306,बी विंग, माळा नं: तिसरा मजला, इमारतीचे नाव: रॉयल प्लाझा, रोड : निळेमोरे((Survey Number : 200 ;))
(5) क्षेत्रफळ	1) 39.39 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/मिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-से. रॉयल होम्स कन्स्ट्रक्शन कंपनी चे भागीदार अबुझर अब्दुल हफिज शेख -- वय:-42; पत्ता:-प्लॉट नं: ऑफीस नं. जी/106, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पाटणकर पार्क, स्टेशन रोड, नालासोपारा प, महाराष्ट्र, ठाणे. पिन-कोड:-401203 पॅन नं:-AANFR8814L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिल दरोया सिंह -- वय:-39; पत्ता:-प्लॉट नं: रूम नं. 3, माळा नं: -, इमारतीचे नाव: विश्वकर्मा चाळ, ब्लॉक नं: विलासपाडा, मालजी पाटील, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-DUOPS9798L 2): नाव:-निलम सुनिल सिंह -- वय:-32; पत्ता:-प्लॉट नं: रूम नं. 3, माळा नं: -, इमारतीचे नाव: विश्वकर्मा चाळ, ब्लॉक नं: विलासपाडा, मालजी पाटील, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-DXVPS6409E
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2016
(10)दस्त नोंदणी केल्याचा दिनांक	28/06/2016
(11)अनुक्रमांक,खंड व पृष्ठ	3281/2016
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	99300
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	16550
(14)शेरा	



सह दुय्यम निबंधक वर्ग-२
वसई क ४

मुल्यांकनामाटी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

DATED

THIS DAY OF

201.....

BETWEEN

M/S. ROYAL HOMES CONSTRUCTION CO.

AND

SHRI / SMT. / M/S _____

ADDRESS _____

PHONE : RESI : _____

OFF : _____

AGREEMENT FOR SALE

FLAT NO. _____ ON _____ FLOOR _____ WING

AT



ROYAL PLAZA



Builders & Developers

**ROYAL
HOMES**
CONSTRUCTION CO.



Office : Royal Plaza, Survey No. 200,
Next to Yashwant Gaurav, Nilemore,
Taluka Vasai, Nallasopara (West).
E-mail: abuzar.shaikh@rediffmail.com
Tel. : 0 2 5 0 - 3 2 6 6 1 2 3

ARCHITECT



HIMESH GUPTA & ASSOCIATES

ARCHITECTURAL & STRUCTURAL CONSULTANTS
105, Sai Charan, Above ICICI ATM Centre,
Vartak College Road, Vasai Road (West),
Telefax : 0 2 5 0 - 2 3 3 6 0 3 7
E-mail : hvgassociates@gmail.com

ADVOCATE

ARUN S. SINGH

Advocate, High Court

Flat No. 2, New Aavishka CHS,
Behind Sajawat Complex, Achole Road,
Nallasopara. (East) - 401-209,
Tal. Vasai, Dist. Thane.