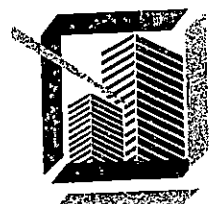
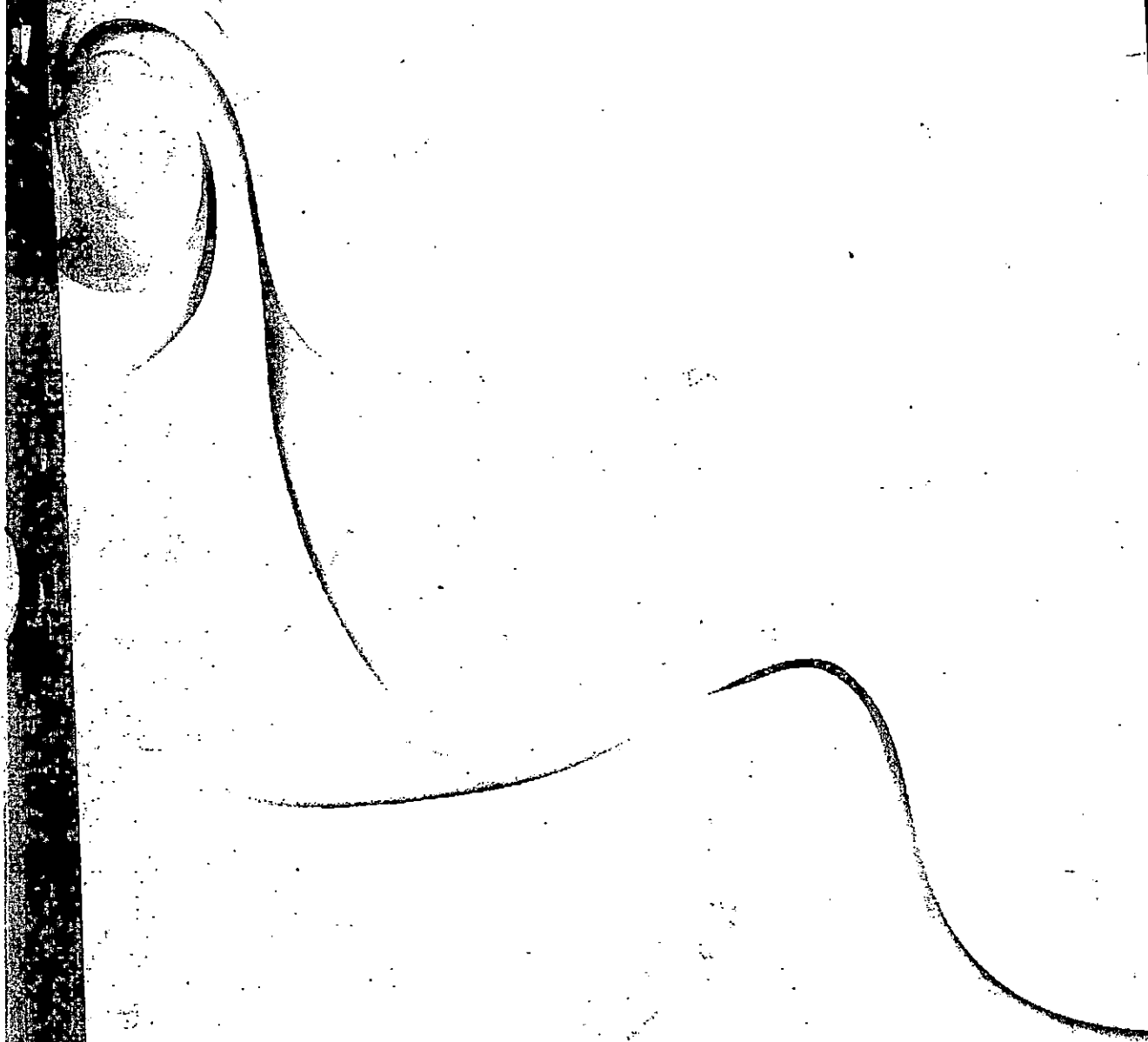
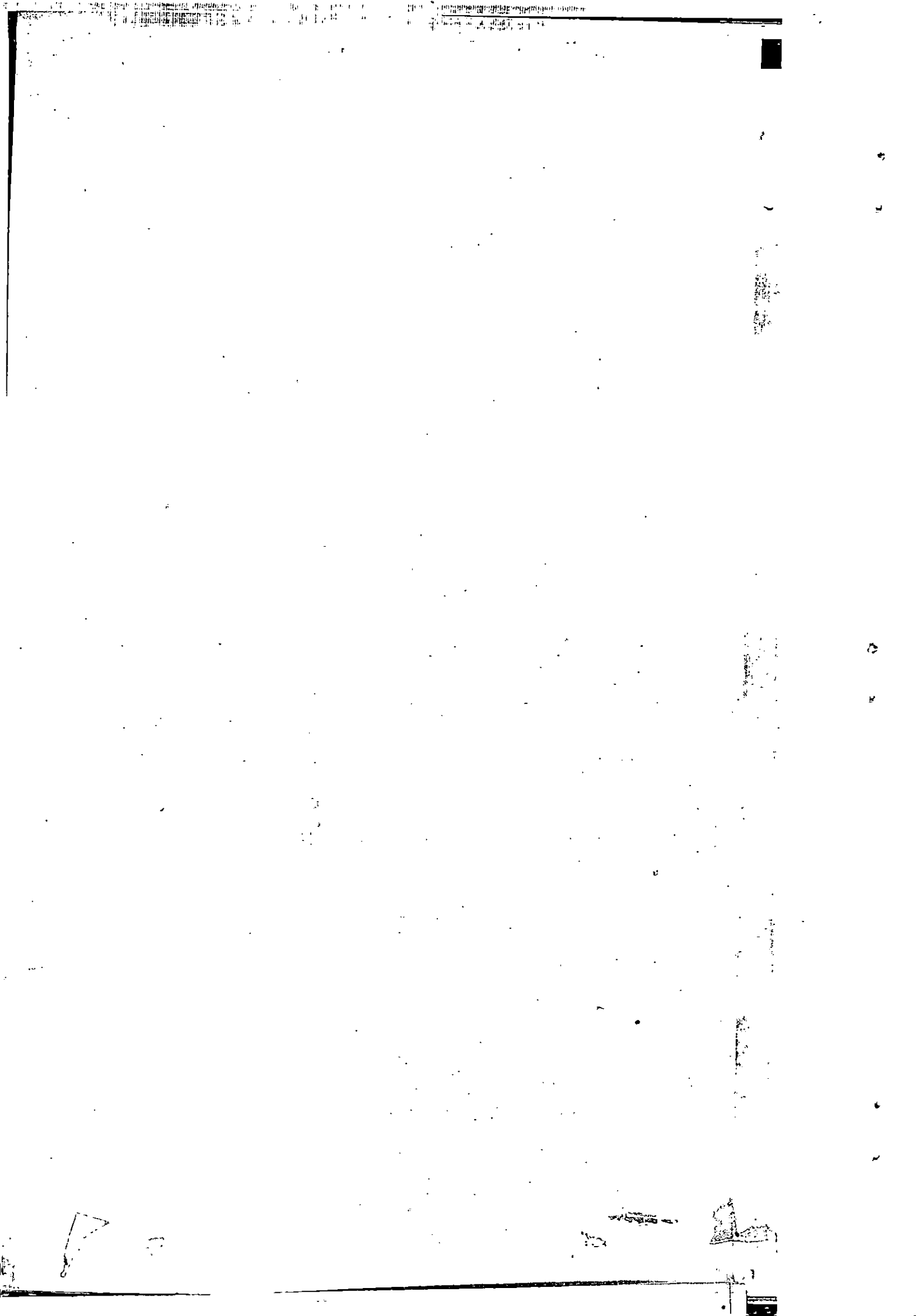


# Nakshatra

Greens



**JSB GROUP** ©  
*Your Dreams, Our Focus*



वक्षत

113.3006

पावती

Original/Duplicate

Tuesday, April 16, 2019

नोंदणी क्र.: 39म

8:00 PM

Regn.: 39M

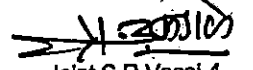
पावती क्र.: 3842 दिनांक: 16/04/2019

गावाचे नाव: जुचंद्र  
दस्तावेजाचा अनुक्रमांक: वसेई4-3608-2019  
दस्तावेजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: श्रीकृष्ण वार. मिथा - -

नोंदणी फी ₹. 22800.00  
दस्त हाताळणी फी ₹. 2320.00  
पृष्ठांची संख्या: 116

एकूण: ₹. 25120.00

आपणास मूळ दस्त, पॅवनेल प्रिंट, सूची-२ वंदाजे  
8:25 PM ह्या वेळेस मिळेल.

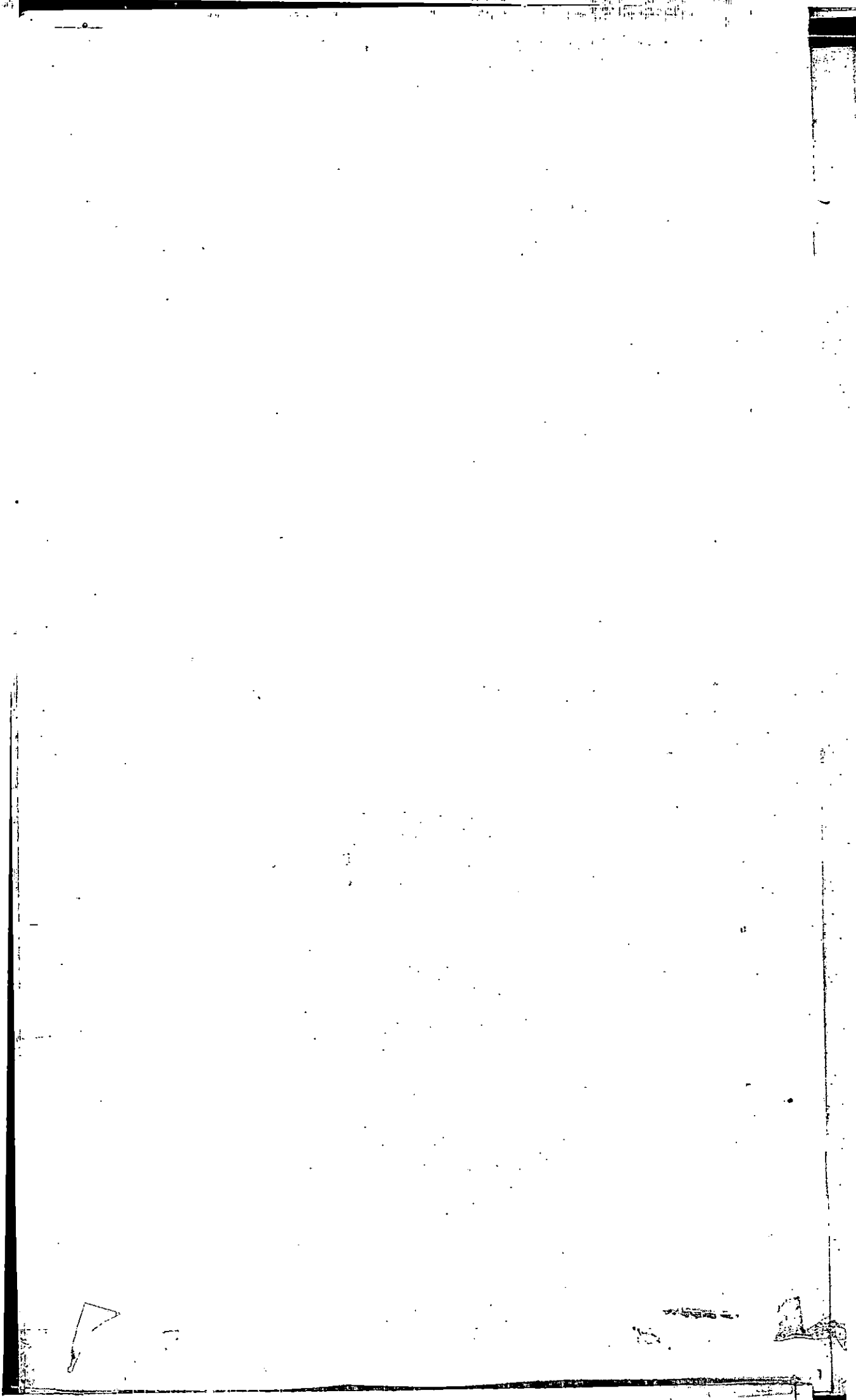
  
Joint S R Vasal-4

वाजार मूल्य: ₹. 1434000/-  
मोबदला ₹. 2280000/-  
भरलेले मुद्रांक शुल्क: ₹. 136800/-

प्रसह. दुय्यम निबंधक वर्ग-२  
वसेई क्र. ४

- 1) देयकाचा प्रकार: DHC रकम: ₹. 320/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1604201912713 दिनांक: 16/04/2019  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 22800/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000562212201920E दिनांक: 16/04/2019  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: DHC रकम: ₹. 2000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1604201912706 दिनांक: 16/04/2019  
बँकेचे नाव व पत्ता:

मूळ दस्त परत मिळाला  
श्रीकृष्ण मिथा  
अर्ही





वसई क्र. ४

दस्त क्रमांक 3806/2019

9 1998

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 2019

- 2
1. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक 2-ब
2. सादरकर्त्याचे नाव : श्रीकृष्ण आर मिश्रा
3. तालुका : पसई 4. गावाचे नांव : पुयंद
5. नगरभूस्वतंत्र कमांक / सर्व्हे क. / अंतिम भूखंड कमांक : 351
6. मूल्य दरविभाग (झोन) : 5 उपविभाग
7. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक / 38,300
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 34.02 कापसेट / विल्टअप / सुपर विल्टअप / चौ. मीटर / फुट.
9. कारपार्किंग : गच्ची : पोटमाळा :
10. मजला कमांक : तेरावा उदवाहन सुविधा :- आहे / नाही
11. बांधकाम वर्ष : घसारा :
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे 167
13. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : ज्यान्वये दिलेली घट / वाढ
14. निर्धारित केलेले बाजारमूल्य : 14,34,000/-
15. दस्तामध्ये दर्शविलेला मोबदला : 22,80,000/-
16. देय मुद्रांक शुल्क : 1,36,800/- 18. भरलेले मुद्रांक शुल्क : 1,36,800/-
17. देय नोंदणी फी : 22,800/-

दिलिपीक

सह दुय्यम निबंधक.

प्रतिज्ञा / घोषणापत्र

मी / आम्ही .....

1) श्री / श्रीमती. श्रीकृष्ण आर मिश्रा

2) श्री / श्रीमती. श्रीकृष्ण मिश्रा

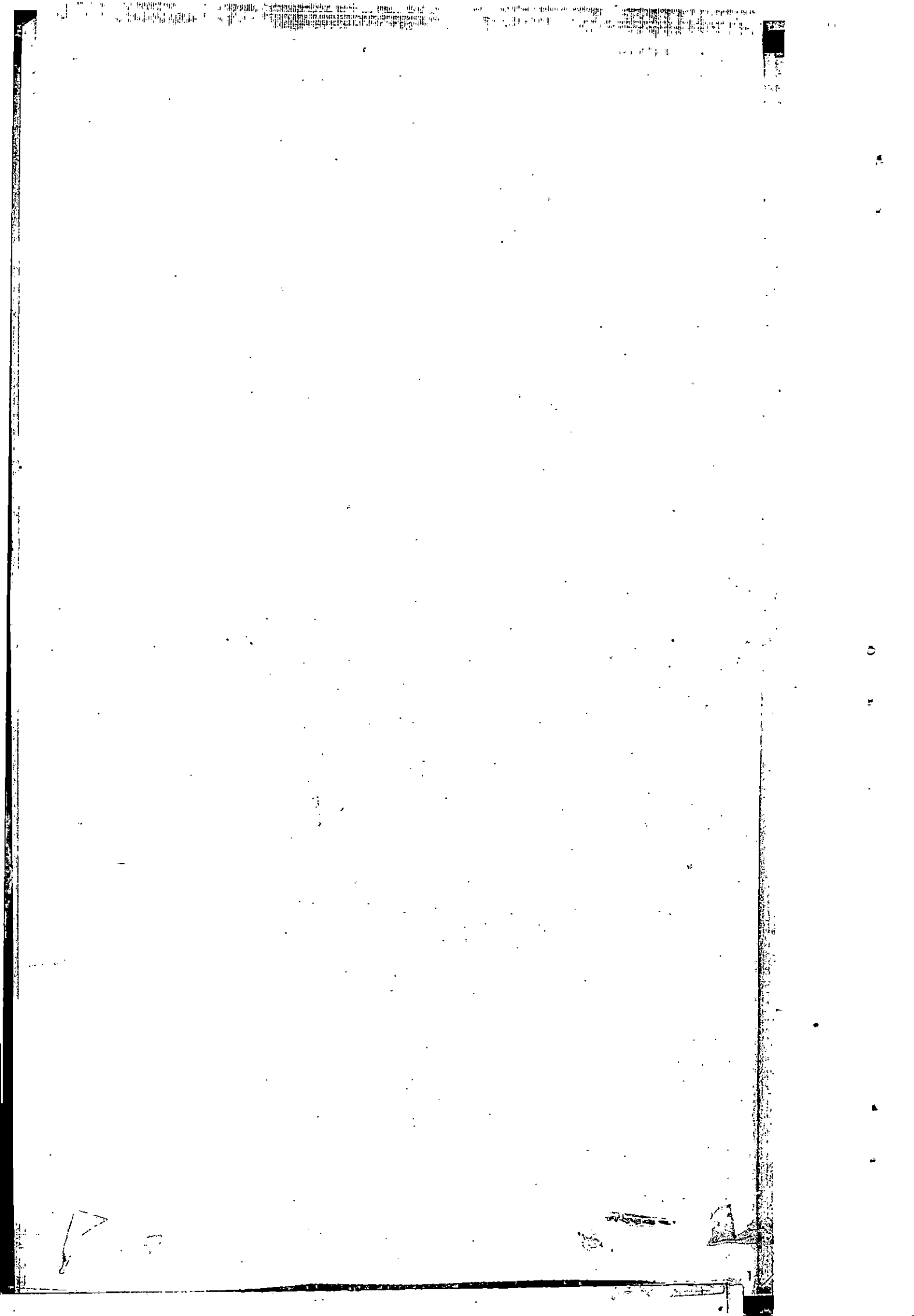
3) श्री / श्रीमती. श्रीकृष्ण मिश्रा

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली ही यापूर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - 1908 मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी / आमचीच राहिल याची मी / आम्ही हमी देतो.

खरेदी घेणारा (Purchaser)



1. श्रीकृष्ण मिश्रा
2. श्रीकृष्ण मिश्रा
- 3.



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	201904165435			16 April 2019,07:55:02 PM वसई4	
मूल्यांकनाचे वर्ष	2019				
जिल्हा	पालघर				
मूल्य विभाग	तालुका : वसई गावचे नांव - भीजे जुचंद्र :333 ( वसई विरार शहर महानगरपालिका)				
उप मूल्य विभाग	S-विकसित/विकसन क्षमता असलेल्या जमिनी				
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation		सर्व्हे नंबर /न. भू क्रमांक :	सर्व्हे नंबर#351	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	भोजमापनाचे एकक
खुली जमीन	38300	45700	57700	45700	चौ. मीटर
बांधीव क्षेत्राची माहिती	34.02चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र(Built Up)-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.38300/-
बांधकामाचे वर्गीकरण-	आहे	मजला:-	11th to 20th Floor		
उद्दवाहन सुविधा -					
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी ) * मजला निहाय घट/वाढ = (38300 * (1.20 / 100 )) * 110 / 100 = Rs.42150/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 42139 * 34.02 = Rs.1433262.6/-				
एकत्रित अंतिम मूल्य	* मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - नेहून इन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी = A + B + C + D + E + F - G + H + I = 1433262.6 + 0 + 0 + 0 - 0 + 0 + 0 - 0 + 0 = Rs.1433262.6/-				

वसई क्र. ४

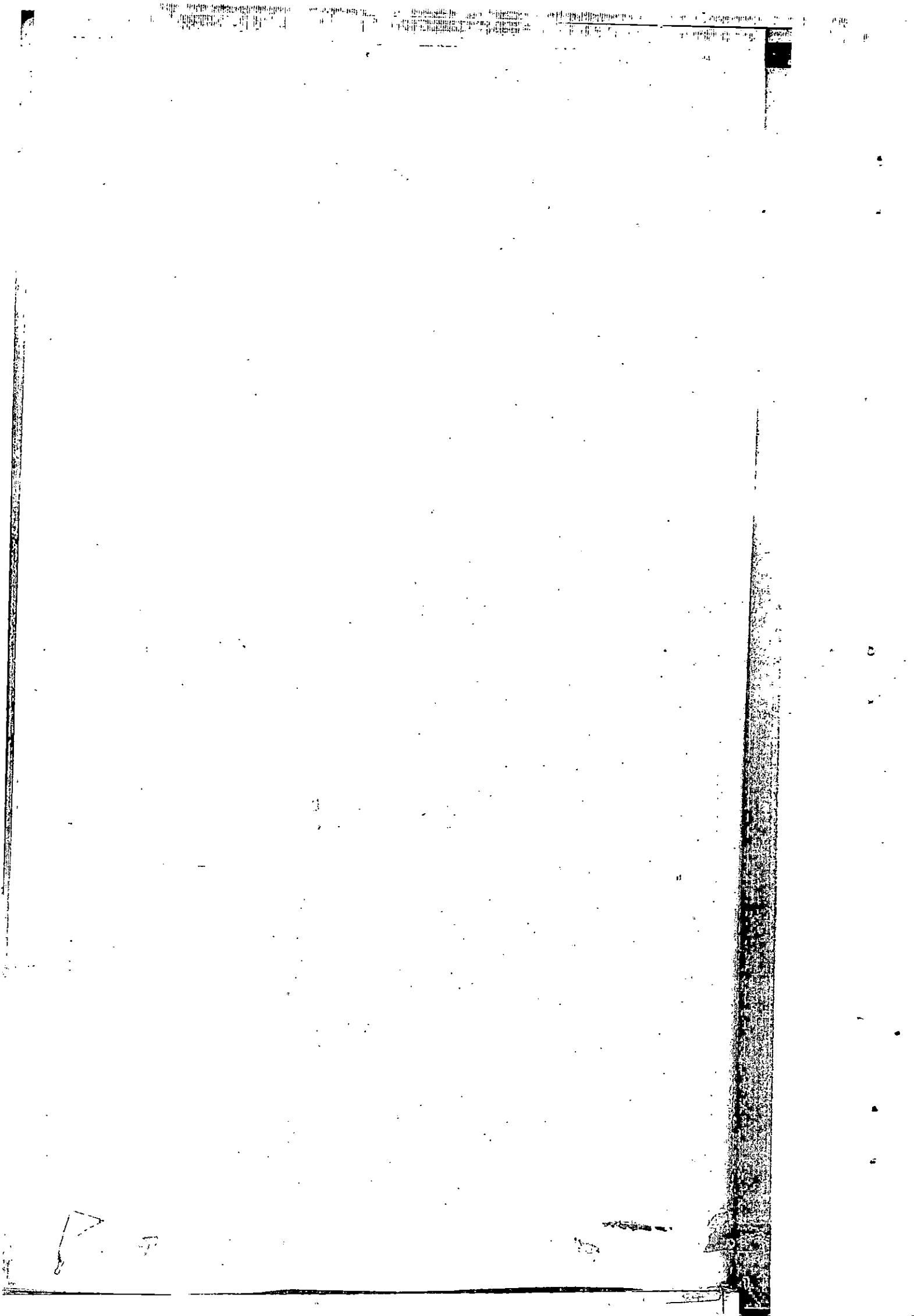
दस्त क्रमांक 3E0C/२०१९

2 199E

Home

Print





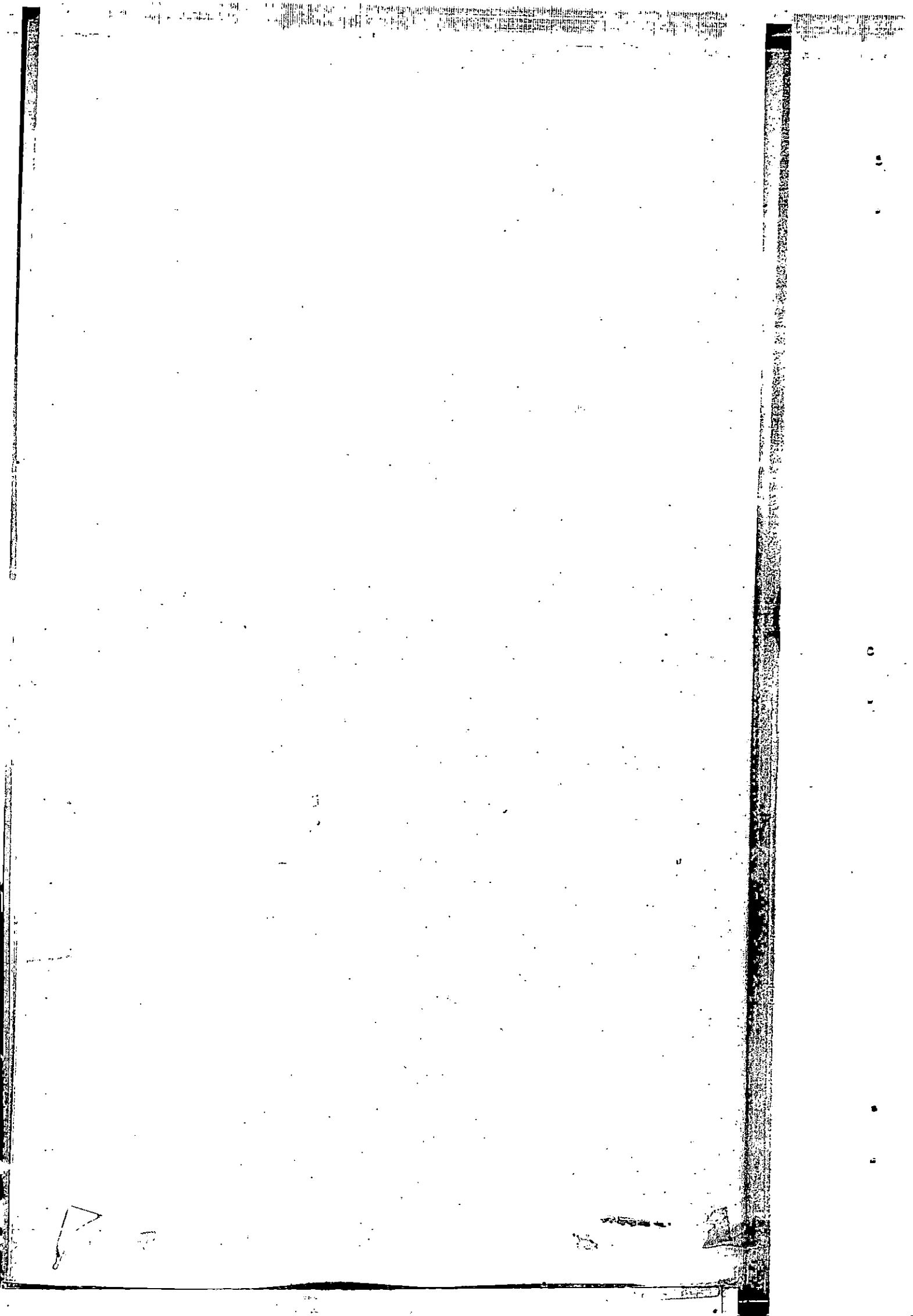
**CHALLAN**  
MTR Form Number-6

MH006562212201920E	BARCODE	Date	16/04/2019-19:20:36	Form ID	25.2
Inspector General Of Registration		Payer Details			
Stamp Duty	Registration Fee	TAX ID (if Any)	AZWPM7798C		
PAN No. (if Applicable)		PAN No. (if Applicable)			
Name VS13_VASAI NO 3 JOINT SUB REGISTRAR		Full Name SHRIKRISHNA R MISHRA			
Location PALGHAR		Flat/Block No. FLAT NO 1310 NAKSHATRA GREENS			
2019-2020 One Time		Premises/Bulding			
Account Head Details		Amount in Rs.		Road/Street	
58401 Stamp Duty		136800.00	JUCHANDRA		
583301 Registration Fee		22800.00	Area/Locality NAIGAON		
				Town/City/District	
				PIN	
				4	0
				1	2
				0	8
Remarks (if Any)					
PAN2=AAIFJ6449C-SecondPartyName=J.S.BUILDCON LLP					
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p align="center">वसई क्र. ४</p> <p align="center">दस्ता क्रमांक 3E0C/1998</p> <p align="center">3 1998</p> </div>					
		Amount in	One Lakh Fifty Nine Thousand Six Hundred Rupees On		
		Words	ly		
		1,59,600.00			
Bank Details		FOR USE IN RECEIVING BANK			
IDBI BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332019041617111	211290445
DD No.		Bank Date	RBI Date	16/04/2019-19:22:50	Not Verified with RBI
of Bank		Bank-Branch		IDBI BANK	
of Branch		Scroll No. , Date		Not Verified with Scroll	

Document ID: \_\_\_\_\_ Mobile No. : 7507472490  
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चालन केवल दृश्य निबंधक कार्यालय में नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू.



Print Date 16-04-2019 07:24:08.

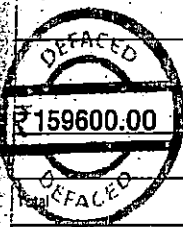


CHALLAN  
MTR Form Number-6



GRN	MH000562212201920E	BARCODE	Date		16/04/2019-19:20:36	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Registration Fee				TAX ID (If Any)			
				PAN No.(if Applicable)			
				AZWPM7796C			
Office Name				VSI3_VASAI NO 3 JOINT SUB REGISTRAR			
Location				PALGHAR			
Year				2019-2020 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				136800.00			
0030063301 Registration Fee				22800.00			
Flat/Block No.				FLAT NO 1310 NAKSHATRA GREENS			
Promises/Building				JUCHANDRA			
Road/Street				NAIGAON			
Town/City/District				PIN			
				4 0 1 2 0 8			
Remarks (If Any)				PAN2=AAIFJ6449C-SecondPartyName=J S B BUILDCON LLP-			
Amount In				One Lakh Fifty Nine Thousand Six Hundred Rupees On			
Words				ly			
Total				1,59,600.00			
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Bank CIN				Ref. No.			
69103332019041617111				211290445			
Bank Date				RBI Date			
16/04/2019-19:22:50				18/04/2019			
Name of Bank				Bank-Branch			
IDBI BANK				IDBI BANK			
Name of Branch				Scroll No. , Date			
				100 , 18/04/2019			

वसई क्र. ४  
दस्त क्रमांक 380L/2019  
४ 199E

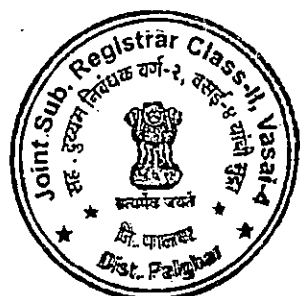


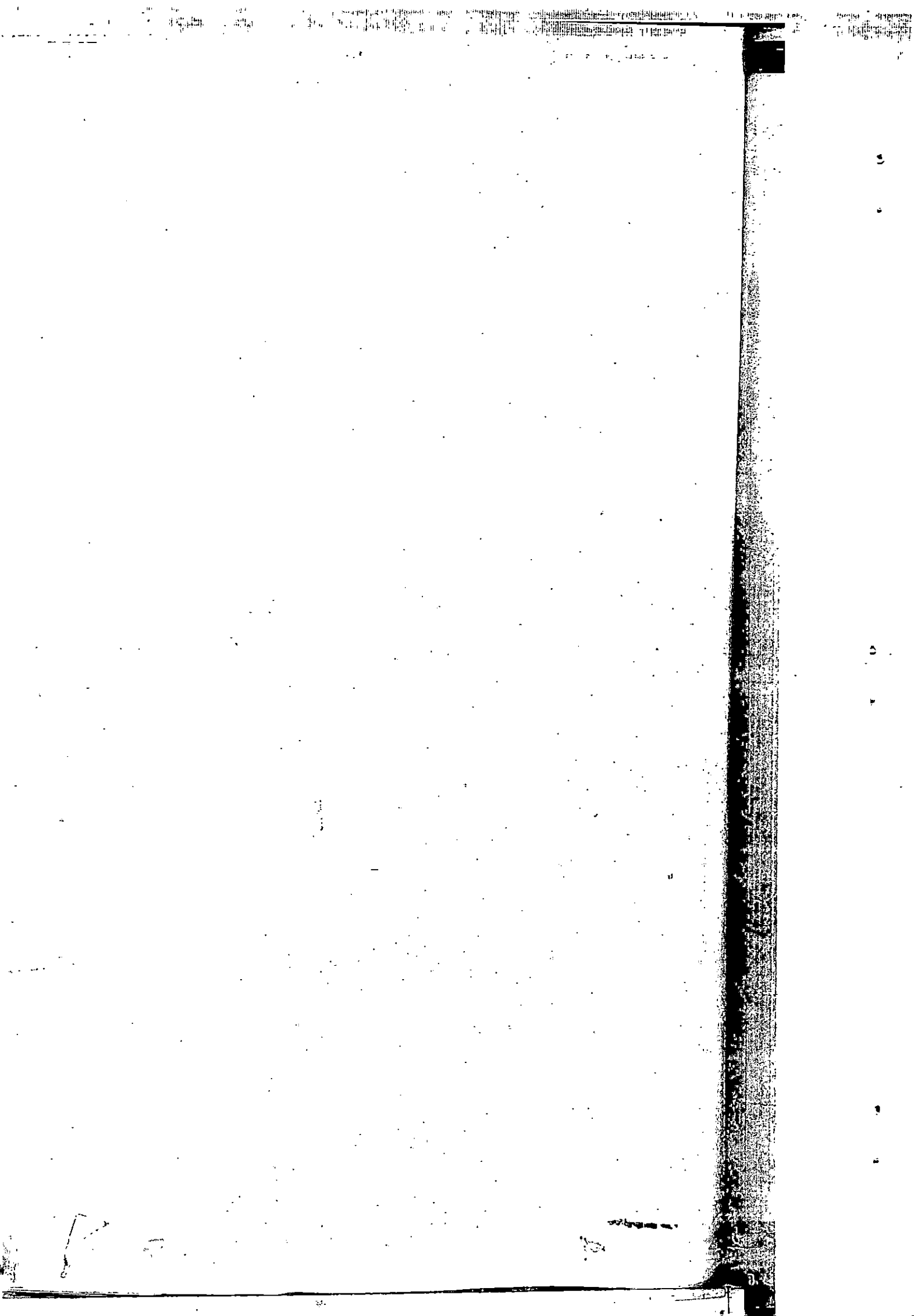
Department ID: Mobile No. : 7507472490  
NOTE- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Validity unknown

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VIRTUAL TREASURY  
MUMBAI 02  
Date: 2019.04.23  
15:34:56 +05'30'  
Reason: See signature  
Document: India

S. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-533-3608	0000324990201920	16/04/2019-20:00:09	IGR543	22800.00
2	(IS)-533-3608	0000324990201920	16/04/2019-20:00:09	IGR543	136800.00
<b>Total Defacement Amount</b>					<b>1,59,600.00</b>







AGREEMENT FOR SALE

वसई क्र. ४  
दस्ता क्रमांक 320/2019  
4 199E

ARTICLES OF AGREEMENT made and entered into at Vasai, on this 15<sup>th</sup> day of April-2019 BETWEEN : M/s. J.S.B. BUILDCON LLP, a partnership firm, having its office at 101, Pratiek Plaza, S.V.Road, Opp. Petrol Pump, Goregaon (West), Mumbai-400 104, hereinafter referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART AND SHRI/ SMT./ M/s. **Shrikrishna R. Mishra & Sheela Shrikrishna Mishra** having address at **Flat No. 204, Bldg No. 31, Chandresh Accord, Silver Park, Mira Road (E), Thane-401107..** hereinafter referred to as "ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS :

1. Shri Dayanand Sadanand Mhatre, Shri Ramakant Sadanand Mhatre, Shri Chandrashekar Sadanand Mhatre, Smt. Rukmini Prakash Patil, Shri Ashish Dayanand Mhatre, Miss Kavita Dayanand Mhatre, Miss Ankita Ramakant Mhatre, Miss Minakshi Ramakant Mhatre, Master Keval Ramakant Mhatre, Master Jitendra Chandrashekar Mhatre, Miss Dipti Chandrashekar Mhatre, Smt. Devyani Dayanand Mhatre, Smt. Rekha Ramakant Mhatre, Smt. Damini Chandrashekar Mhatre (hereinafter referred to as the "Owners No. I") had original owned the land bearing Old Survey No.299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, (hereinafter referred to as the "First Property").



*[Handwritten signature]*

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*[Handwritten signature]*

दस्त क्रमांक 3602/17099

E 199E

2. Shri Dhananjay Khadu Patil, Smt. Damayanti Dananjay Mhatre, Miss Geeta Dhananjay Mhatre, Shri Kirtikumar Dhananjay Mhatre, Shri Sagar Dhananjay Mhatre (hereinafter referred to as the "Owners No. II") had originally owned the land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, (hereinafter referred to as the "Second Property").

3. By a Deed of Conveyance, dated 20<sup>th</sup> October, 2010, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/17264/2010, dated 30<sup>th</sup> October, 2010 (for short hereinafter referred to the "First Sale Deed") the Owners No. I and II had jointly sold, transferred and conveyed the first and second property to M/s. Samarpan Developers for the consideration mentioned therein.

4. By virtue of the Deed of Conveyance, dated 20<sup>th</sup> October, 2010, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/17264/2010, M/s. Samarpan Developers became the absolute owners of the first and second property.

5. Shri Balkrishna Padman Bhoir was the original owner of land bearing Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation (hereinafter referred to as the "Third Property").

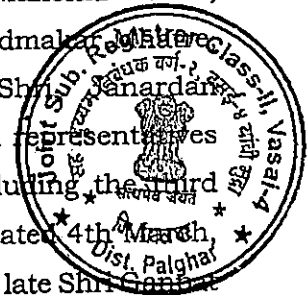


जॉ. सुब. रजिस्ट्रार  
जि. पालघर

वसई क्र. ४

दस्त क्रमांक ३६०५२०११

6. Shri Ganpat Atmaram Mhatre was cultivating the third<sup>6</sup> 998 property as the agricultural tenant of Shri Balkrishna Padman Bhoir. Shri Ganpat Atmaram Mhatre had filed an application under Section-32 (G) of the Bombay Tenancy and Agricultural Land Act, 1948, against Shri Balkrishna Padman Bhoir before the Addl. Tahsildar and Agricultural Land Tribunal, Vasai to get fixed the purchase price of the third property and accordingly, the Ld. Addl. Tahsildar and Agricultural Land Tribunal, Vasai was pleased to fix the purchase price of the third property in the name of Shri Ganpat Atmaram Mhatre.
7. The Additional Tahsildar and Agricultural Land Tribunal, Vasai had also issued Certificate under Section 32(M) of the Bombay Tenancy and Agricultural Land Act, 1948 in respect of the third property to Shri Ganpat Atmaram Mhatre and the effect of the said Certificate was given in the 7/12 extract of the third property vide a Mutation Entry No. 4426, dated 3rd December, 1983.
8. Shri Ganpat Atmaram Mhatre died intestate on 7th January, 1983, leaving behind Shri Pandarinath Ganpat Mhatre, Shri Tukaram Ganpat Mhatre, Shri Padmakar Ganpat Mhatre, Smt. Krishnibai Krishna Mhatre, Smt. Bhimabai Sitaram Patil, Smt. Damayanti Murlidhar Kasar, Smt. Ranjana Kamlakar Bhoir, Smt. Asmita Laxman Bhoir, Smt. Kesaru Dilip Patil, Shri Yagneshwar Tukaram Mhatre, Smt. Suman Mukund Patil, Shri Harikishan Tukaram Mhatre, Smt. Bharti Suresh Bansode, Smt. Dhanwanti Manohar Patil, Smt. Bhamini Kisan Gharat, Shri Kailas Padmakar Mhatre, Shri Shashikant Padmakar Mhatre and Shri Anardas Pandarinath Mhatre as his heirs and legal representatives entitled to the estate of the deceased including the third property. By a Mutation Entry No. 4288, dated 4th March, 1983, the names of the said legal heirs of the late Shri Ganpat



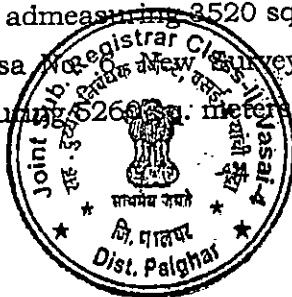
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Atmaram Mhatre came to be recorded in the 7/12 extract of the third property.

9. By virtue of Deed of Family Settlement cum Partition, dated 16<sup>th</sup> April, 2007, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-2/4916/2007 of even date effected amongst the legal heirs of late Shri Ganpat Atmaram Mhatre, the third property came to apportioned to the share of Shri Janardhan Pandarinath Mhatre. and accordingly, by a Mutation Entry No. 6488, dated 17<sup>th</sup> April, 2007, the name of Shri Janardhan Pandarinath Mhatre came to be recorded in the 7/12 extract of the third property as the absolute owner thereof.
10. By a Deed of Conveyance, dated 28<sup>th</sup> March, 2011, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/04472/2011, dated 30<sup>th</sup> March, 2011 (for short hereinafter referred to the "**Second Sale Deed**") Shri Janardan Pandarinath Mhatre had sold, transferred and conveyed the third property to M/s. Vailankanni Developers for the consideration mentioned therein.
11. By virtue of the Deed of Conveyance, dated 28<sup>th</sup> March, 2011, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/04472/2011, dated 30<sup>th</sup> March, 2011, M/s. Vailankanni Developers became the absolute owner of the third property.
12. M/s. Samarpan Developers and M/s. Vailankanni Developers had jointly got sanctioned the layout plan of the first, second and third property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters, Old Survey No. 299, New Survey No. 351, Hissa No.4/B, admeasuring 3520 sq. meters, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6, admeasuring 6260 sq. meters and Old Survey No. 298, Old



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Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, more particularly described in the First Schedule hereunder written (hereinafter collectively referred to as the "Said Property" for the sake of brevity and convenience) from the Vasai Virar Municipal Corporation vide No. VVCMC/TP/ CC/VP-0375/2012-13, dated 2<sup>nd</sup> July, 2012.

13. By a Memorandum of Understanding, dated 21<sup>st</sup> January, 2011 (for short hereinafter referred to as the "First MOU") M/s.Samarpan Developers had also agreed to assign F.S.I. admeasuring 40,000 sq. feet in the building to be constructed in the layout of the said property to M/s. Sanskruti Construction Co., for the consideration mentioned therein.
14. By a Memorandum of Understanding, dated 11<sup>th</sup> February, 2011 (for short hereinafter referred to as the "Second MOU") M/s. Sanskruti Construction Co., in its turn agreed to assign F.S.I. admeasuring 40,000 sq. feet in the building to be constructed in the layout of the said property to Shri Ramesh G. Salot and Shri Dhaval H. Shah for the consideration mentioned therein.
15. By a Development Agreement, dated 28<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2400/2013, dated 30<sup>th</sup> April, 2013 (for short hereinafter referred to as the "First Agreement") M/s.Samarpan Developers, M/s.Vailankanni Developers with the consent and confirmation of Shri Ramesh G. Salot and Shri Dhaval H. Shah had jointly agreed to grant F.S.I. admeasuring 40,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 3716.09 sq. méters, forming the portion of the said property to the Promoter hereinafter mentioned for the mentioned consideration mentioned therein.



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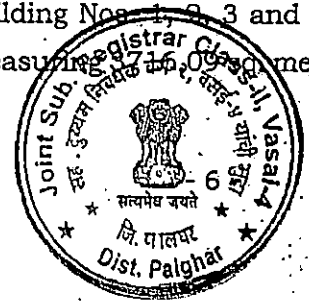
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By a Memorandum of Understanding, dated 22<sup>nd</sup> March, 2012 (for short hereinafter referred to as the **"Third MOU"**) M/s. Samarpan Developers had also agreed to assign F.S.I. admeasuring 50,000 sq. feet in the building to be constructed in the layout of the said property to M/s. A. V. Corporation for the consideration mentioned therein.

17. By a Development Agreement, dated 28<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2401/2013, dated 30<sup>th</sup> April, 2013 (for short hereinafter referred to as the **"Second Agreement"**) M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. A.V. Corporation had jointly agreed to grant F.S.I. admeasuring 50,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 4645.11 sq. meters, forming the portion of the said property to the Promoter herein at the price and on the terms and conditions stipulated therein.

18. By a Memorandum of Understanding, dated 11<sup>th</sup> April, 2011 (for short hereinafter referred to as the **"Fourth MOU"**) M/s. Samarpan Developers had also agreed to assign F.S.I. admeasuring 40,000 sq. feet in the building to be constructed in the layout of the said property to M/s. D. L. Builders Pvt. Ltd., for the consideration mentioned therein.

19. By a Development Agreement, dated 28<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2402/2013, dated 30<sup>th</sup> April, 2013 (for short hereinafter referred to as the **"Third Agreement"**) M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. D. L. Builders Pvt. Ltd., had jointly agreed to grant F.S.I. admeasuring 40,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 4645.11 sq. meters, forming the portion of



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the said property to the Promoter herein at the price and on the terms and conditions stipulated therein.

20. By a Development Agreement, dated 7<sup>th</sup> December, 2010 (for short hereinafter referred to as the **"Fourth Agreement"**) M/s. Samarpan Developers had also agreed to assign F.S.I. admeasuring 80,000 sq. feet in the building to be constructed in the layout of the said property to M/s. Star Builders at the price and on the terms and conditions stipulated therein.
21. By a Memorandum of Understanding, dated 23<sup>rd</sup> October, 2011 (for short hereinafter referred to as the **"Fifth MOU"**) M/s. Star Builders in its turn agreed to assign F.S.I. admeasuring 80,000 sq. feet in the building to be constructed in the layout of the said property to Mr. Rajaram Nekaram Bhati for the consideration mentioned therein.
22. By a Development Agreement, dated 10<sup>th</sup> July, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/6372/2013, dated 16<sup>th</sup> July, 2013 (for short hereinafter referred to as the **"Fifth Agreement"**) M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. Star Builders and Mr. Rajaram Nekaram Bhati had jointly agreed to grant F.S.I. admeasuring 80,000 sq. feet in the Building Nos. 2, 3 and 4 to be constructed in the layout of the said property to the Promoter herein for the consideration mentioned therein.
23. By a Memorandum of Understanding, dated 4<sup>th</sup> January, 2011 (for short hereinafter referred to as the **"Sixth MOU"**) M/s. Samarpan Developers had agreed to assign F.S.I. admeasuring 40,000 sq. feet in the building to be constructed in the layout of the said property to M/s. Kamdhenu Developers for the consideration mentioned therein.
24. By a Memorandum of Understanding, dated 25<sup>th</sup> April, 2011 (for short hereinafter referred to as the **"Seventh MOU"**) M/s. Kamdhenu Developers in its turn agreed to assign F.S.I.



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admeasuring 20,000 sq. feet in the building to be constructed in the layout of the said property to Shri Mewalal D. Halwai and Shri Dinesh S. Halwai for the consideration mentioned therein.

25. By a Memorandum of Understanding, dated 25<sup>th</sup> April, 2011 (for short hereinafter referred to as the "Eighth MOU") M/s. Kamdhenu Developers had also agreed to assign F.S.I. admeasuring 20,000 sq. feet in the building to be constructed in the layout of the said property to Shri Jitendra G. Rajpara and Shri Kanajibhai J. Detroja for the consideration mentioned therein.
26. By a Development Agreement, dated 7<sup>th</sup> June, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/6373/2013, dated 16<sup>th</sup> July, 2013 (for short hereinafter referred to as the "Sixth Agreement") M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. Kamdhenu Developers, Shri Mewalal D. Halwai, Shri Dinesh S. Halwai, Shri Jitendra G. Rajpara and Shri Kanajibhai J. Detroja had jointly agreed to grant F.S.I. admeasuring 40000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 3716 sq. meters, forming the portion of the said property to the Promoter herein at the price and on the terms and conditions stipulated therein.
27. The Promoter herein as lawful assignee of the said property had obtained the following permissions and sanctions from the authorities concerned for developing the said property by constructing buildings thereon.

- i. Plan of the building bearing No. Order No. VVCMC/TP/CC/VP-0375/1003/2012-13, dated 2<sup>nd</sup> July, 2012 issued by the Virar Municipal Corporation.



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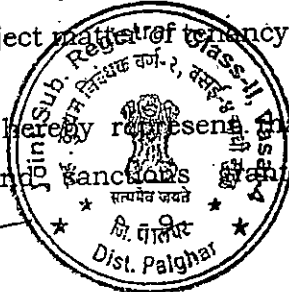
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- ii. Commencement Certificate No. VVCMC/TP/CC/VP-0375 /1003/2012-13, dated 2<sup>nd</sup> July, 2012 issued by the Vasai Virar Municipal Corporation.
- iii. N.A. Permission vide Order No. Revenue/K-1/T-9/ NAP/ Juchendra-Vasai/SR-110/2011, dated 25<sup>th</sup> April, 2012 issued by the Collector of Thane.
- iv. Revised Plan of the building bearing No. Order No. VVCMC/TP/RDP/VP-0375/0290-A/2013-14, dated 18<sup>th</sup> November, 2013 issued by the Vasai Virar Municipal Corporation.
- v. Revised Plan of the building bearing No. Order No. VVCMC/TP/RDP/VP-0375/078/2014-15, dated 4<sup>th</sup> July, 2014 issued by the Vasai Virar Municipal Corporation.
- vi. Title Clearance Certificate, dated 23<sup>rd</sup> July, 2014 issued by the Advocate of the Promoter certifying that title to the said property is clear, marketable and free from all encumbrances.
- vii. Revised Plan of the building bearing No. Order No. VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066/2015-2016 dated 9<sup>th</sup> June, 2015 issued by the Vasai Virar Municipal Corporation.

28. The Promoter herein became absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the said property as the owner thereof.

29. The Promoter hereby represent that the said property is free from any litigation, encroachment, encumbrances and same is a not a subject matter of tenancy proceeding.

30. The Promoter hereby represents that save and except the permissions and sanctions granted by the authorities



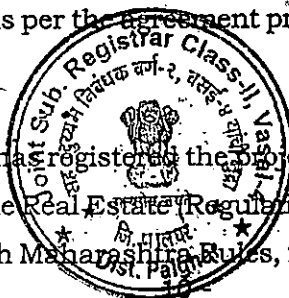
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as mentioned in the foregoing Recital Nos. 27 (i) to (v) no any permissions or sanctions required by the Promoter to proceed with the construction of the building on the said property as per the approved plan.

31. The Promoter hereby represent that the said property, more particularly described in the First Schedule hereunder written is in its exclusive physical possession as a bonafide developer thereof.
32. The Promoter are entitled and enjoyed upon to construct the buildings on the said property as per the plan sanctioned and approved by the Vasai Virar Municipal Corporation.
33. Based upon the permissions and sanctions granted by the authorities concerned as referred in the foregoing Recital Nos. 27 (i) to (vii), the Promoter has proposed to undertake the work of construction of a building consisting of stilt + Fourteen upper floors known as "**Nakshatra Greens**" on the said property (for short hereinafter referred to as the "**Said Building**").
34. The Allottee has offered a Flat No.1310, on the 13th floor in the Building No.7 in the building known as "**NAKSHATRA GREENS**", being constructed in the layout of the said property, more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "**Said Flat**" for the sake of brevity and convenience). Hereto annexed and marked as **Annexure -A** is the description of the flat along with boundaries in all four directions.
35. The Promoter has entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.
36. The Promoter has registered the project under the provisions of the Act with the Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017 with the Real Estate



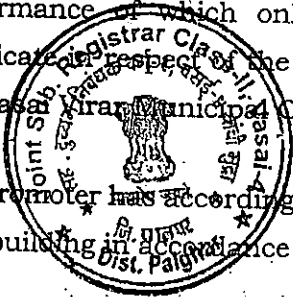
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41. The authenticated copies of the plans of the layout as approved by the Vasai Virar Municipal Corporation. Hereto annexed and marked as **Annexure-E** is the copies of the layout plan as approved by the Vasai Virar Municipal Corporation.
42. The authenticated copies of the plans of the layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said property. Hereto annexed and marked as **Annexure -F** is the copies of the layout plan as proposed by the Promoter.
43. The authenticated copies of the plans and specifications of the flats agreed to be purchased by the Allottee as sanctioned and approved by the Vasai Virar Municipal Corporation. Hereto annexed and marked as **Annexure-G** is the copies of the plans and specifications as sanctioned and approved by the Vasai Virar Municipal.
44. The Promoter has got some of the approvals from the concerned local authorities to the plans, specifications, elevations, sections and of the said building and shall obtain the balance approvals from various authorities from time to time so as to obtain Building Completion Certificate/ Occupancy Certificate of the said building.
45. While sanctioning the said plans the Vasai Virar Municipal Corporation has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property and the said building and upon due observance and performance of which only the completion or occupancy certificate respectively of the said building shall be granted by the Vasai Virar Municipal Corporation.
46. The Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans.



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47. The Allottee has applied to the Promoter for allotment of an Flat No. **1310** on **13th** floor in the Building No.7 being constructed on the said property.
48. The carpet area of the said flat is **27.96** sq. meters and carpet area means the net usable floor area of the flat, excluding the area covered by the external walls areas under services shafts, exclusive balcony appurtenant to the said flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said flat for exclusive use of the Allottee but includes the area covered by the internal partition walls of the flat. The enclosed balcony carpet area is **2.97** sq. meters.
49. The parties relying on the confirmation, representation and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in the agreement and all applicable laws are now willing to enter into this agreement on the terms and conditions appearing hereinafter.
50. Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of **Rs.81000/- (Rupees Eighty One Thousand Only)**, being part of the payment of sale consideration of the flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the Promoter doth hereby admit and acknowledge to have received the said sum by signing the receipt clause written hereunder) and the Allottee has agreed to pay to the Promoter the balance of sale consideration in the manner hereinafter appearing.
51. The Promoter has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra Registration No. P99000008753.
52. Under Section 13 of the said Act, the Promoter is required to execute a written agreement for sale of the said flat with the Allottee, being up to fact these presents and also to register said



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agreement under the provisions of Indian Registration Act, 1908.

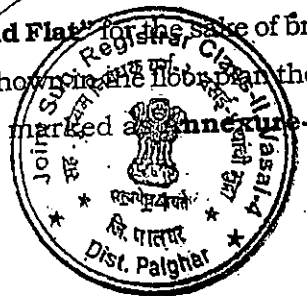
53. In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the flat and the garage/covered parking.

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

1. The Promoter shall construct a building consisting of stilt + eight upper floors known as 'Nakshatra Greens' on the said property (for short hereinafter referred to as the "Said Building") on the said property in accordance with the plans, designs and specifications as approved by the Vasai Virar Municipal Corporation from time to time.

**Provided** that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the flat of the Allottee except any alteration or addition required by the Vasai Virar Municipal Corporation or due to change in law.

1(a)(i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. 1310 on 13th floor in the Building No.7 admeasuring 27.96 sq.m. carpet and having enclosed balcony area of 2.97 sq.m, in the building known as 'Nakshatra Greens' being constructed in the layout of the said property, more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Said Flat" for the sake of brevity and convenience) as shown in the floor plan thereof. Here to annexed and marked as **Annexure-B** is the Floor Plan of



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the flat for the consideration of Rs. 2280000/- (Rupees. Twenty Two Lakhs Eighty Thousand Only), being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule hereunder written (the price of the flat including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

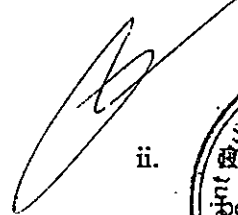
(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos. \_\_\_\_\_, being constructed in the layout of the said property for the consideration of Rs. Nil/-.

1(b) The total aggregate consideration amount for the flat including covered parking spaces is thus **Rs.2280000/- (Rupees. Twenty Two Lakhs Eighty Thousand Only)**.

1(c) The Allottee has paid on or before execution of this agreement a sum of **Rs. 81000/- (Rupees Eighty One Thousand Only)**, being of the total consideration as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of **Rs. 2199000/- (Rupees Twenty One Lakhs Ninety Nine Thousand Only)** in the following manner :-

i. Rs. 603000/- being the 30% of the total consideration to be paid to the Promoter on execution of these presents.

ii. Rs. 342000/- being 45% of the total consideration to be paid to the Promoter on completion of the Plinth



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of the building or wing in which the said flat is located.

- iii. Rs. 91200/- being the 49% of the total consideration to be paid to the Promoter on completion of the First slab including stilt of the building or wing in which the said flat is located.
- iv. Rs. 68400/- being the 52% of the total consideration to be paid to the Promoter on completion of the Third slab including stilt of the building or wing in which the said flat is located.
- v. Rs. 68400/- being the 55% of the total consideration to be paid to the Promoter on completion of the Fifth slab including stilt of the building or wing in which the said flat is located.
- vi. Rs. 68400/- being the 58% of the total consideration to be paid to the Promoter on completion of the Seventh slab including stilt of the building or wing in which the said flat is located.
- vii. Rs. 68400/- being the 61% of the total consideration to be paid to the Promoter on completion of the Ninth slab including stilt of the building or wing in which the said flat is located.
- viii. Rs. 68400/- being the 64% of the total consideration to be paid to the Promoter on completion of the Eleventh slab including stilt of the building or wing in which the said flat is located.



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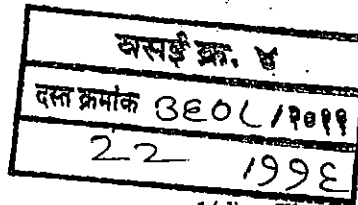
- ix Rs. 68400/- being the 67% of the total consideration to be paid to the Promoter on completion of the Thirteen slab including stilt of the building or wing in which the said flat is located.
- x Rs. 68400/- being the 70% of the total consideration to be paid to the Promoter on completion of the Terrace slab including stilt of the building or wing in which the said flat is located.
- xi. Rs. 68400/- being 73% of the total consideration to be paid to the Promoter on completion of the walls of the said flat.
- xii. Rs. 68400/- being 76% of the total consideration to be paid to the Promoter on completion of the internal plaster of the said flat.
- xiii. Rs. 68400/- being 79% of the total consideration to be paid to the Promoter on completion of the external plaster of the said flat.
- xiv. Rs. 68400/- being 82% of the total consideration to be paid to the Promoter on completion of the floorings of the said flat.
- xv. Rs. 68400/- being 85% of the total consideration to be paid to the Promoter on completion of the Door Fitting of the said flat.
- xvi. Rs. 114000/- being 90% of the total consideration to be paid to the Promoter on completion of the Internal Plumbing of the said flat.

xvii. Rs. 14000/- being 95% of the total consideration to be paid to the Promoter on completion of the External Plumbing of the said flat.

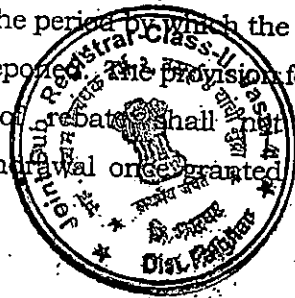


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xviii. Balance of Rs.114000/- against and at the time of handing over of the possession of the flat to the Allottee on or after receipt of occupancy certificate or completion certificate.



- 1(d) The total price above excludes taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, Cess, CGST, SGST, IGST or any other similar taxes which may be levied in connection with the construction of and carrying out the Project payable by the Promoter) upto the date of handing over the possession of the flat.
- 1(e) The total price is escalation-free, save and except escalations/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges cost or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/ order/rule/ regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 1(f) The Promoter may allow in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ \_\_\_% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal once granted to an Allottee by the Promoter.



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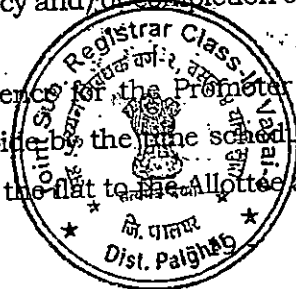
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1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority by furnishing details of the changes if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter, if there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within 45 days with annual interest at the rate specified in the rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to the Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this agreement.

1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the flat to the Allottee, obtain from the concerned local authority occupancy and/or completion certificate in respect of the flat.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the flat to the Allottee and the common areas to the



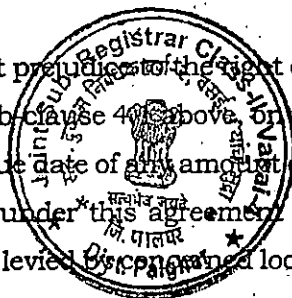
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association of the Allottees after receiving the occupancy certificate of the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 1(c) hereinabove.

3. The Promoter hereby declares that the Floor Space Index (FSI) available as on date in respect of the project land is 12181.67/6091.82 sq. meters only and the Promoter has planned to utilize the Floor Space Index (FSI) of Nil by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulation which are applicable to the said project. The Promoter has disclosed the Floor Space Index of Nil as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said flat based on the proposed construction and sale of flats to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the flat to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project interest as specified in the Rule on all the amounts paid by the Allottee for every month of delay till the handing over of the possession. The Allottee agrees to pay to the Promoter interest as specified in the Rule on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this agreement from the date the said amount is payable by the Allottee/s to the Promoter.

4.2 Without prejudice to the right of the Promoter to charge interest in terms of sub-clause 4.1 above on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings)



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Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of flat on the aforesaid date, if the completion of building in which the flat is to be situated is delayed on account of

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i) war, civil commotion or act of God;

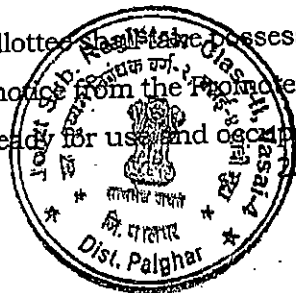
ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

The promoter has registered the construction of Project Nakshatra Greens- Phase-II as independent project under the provisions of Real Estate ( Regulation and Development ) Act, 2016 and rules and regulations made thereunder vide RERA registration certificate #P99000008753 and mentioned possession date as December 31,2019.

The Purchaser hereby Acknowledges and confirms that he/ she is aware about the reason for revised possession date and hereby grant his/her/ its/their irrevocable consent to such revision.

7.1 **Procedure for taking possession** – The Promoter upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the flat to the Allottee in terms of this agreement to be taken within three months from the date of issue of such notice and the Promoter shall give possession of the flat to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agrees to pay the maintenance charges as determined by the Promoter or association of the Allottees as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within seven days of receiving the occupancy certificate of the project.

7.2 The Allottee shall take possession of the flat within fifteen days of the written notice from the Promoter to the Allottee intimating that the said flat is ready for use and occupancy.



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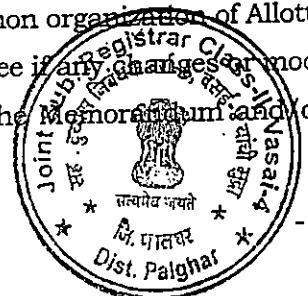
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7.3 **Failure of Allottee to take possession of Flat** - Upon receiving a written intimation from the Promoter as per Clause 7.1, the Allottee shall take possession of the flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this agreement and the Promoter shall give possession of the flat to the Allottee. In case the Allottee fails to take possession within the time provided in Clause 7.1, such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the flat to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the flat or the building in which the flats are situated or any defects on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the flat or any part thereof or permit the same to be used only for purpose of residence for carrying on any industry or business. He/she shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other Allottees of flats in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose 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 registration of the Society or Association or a Limited Company and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken from the Allottee if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association as may be



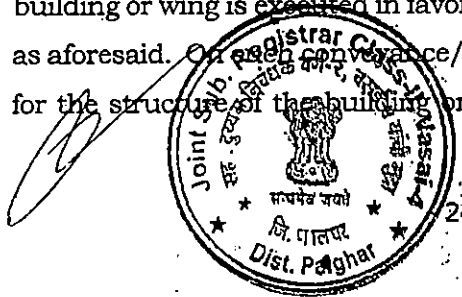
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Required by the Registrar of Co-operative Societies or the Registrar of Companies as the case may be, or any other Competent Authority.

9.1 The Promoter shall within three months of registration of the Society or Association or a Limited Company as aforesaid, cause to be transferred to the Society or Limited Company, all the right, title and interest of the Promoter and/or the owners in which the said flat is situated.

9.2 The Promoter shall within three months of registration of the Federation/Apex Body of the Societies or Limited Company as aforesaid cause to be transferred to the Federation/Apex Body, all the right, title and interest of the Promoter and/or the owners in the project on which the building with multiple wings or buildings are constructed.

9.3 Within fifteen days after notice in writing is given by the Promoter to the Allottee that the flat is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the flat) of outgoings in respect of the project 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 or clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter or proposed Co-Op Housing Society provisional monthly contribution of Rs.1710/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favor of the Society or Limited Company as aforesaid. On each conveyance/ assignment of lease being executed for the structure of the building or wing, the aforesaid deposits (less



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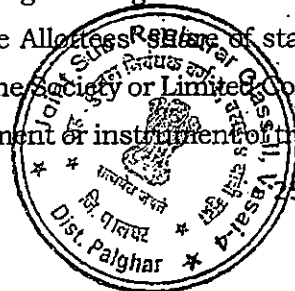
deduction provided for in this agreement) shall be paid over by the Promoter to the Society or Limited Company as the case may be.

10. The Allottee shall on or before delivery of possession of the said flat keep deposited with the Promoter the following amounts:

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- i) Rs. ----- for share money, application entrance fee of the Society or Limited Company/Federation/Apex Body;
  - ii) Rs. -----/- for formation and registration of the Society or Limited Company/Federation/Apex Body;
  - iii) Rs. -----/- for proportionate share of taxes and other charges/levies in respect of Society or Limited Company/Federation/Apex Body;
  - iv) Rs. -----/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/Apex Body;
  - v) Rs. -----/- for deposit towards water, electric and other utility and services connection charges and
  - vi) Rs. -----/- for deposit of electrical receiving and Sub-Station provided in layout.

11. The Allottee shall pay to the Promoter a sum of Rs.55,000/- for meeting all legal costs, charges and expenses including professional costs of the Attorney at Law/Advocates of the Promoter in connection with formation of the Society or Limited Company/Federation/Apex Body and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter the Allottee's share of stamp duty and registration charges payable by the Society or Limited Company on such conveyance or lease of any document or instrument of transfer in respect of the structure of



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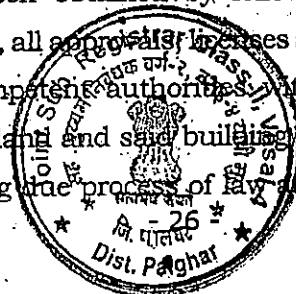
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the building/wing of the building. At the time of registration of conveyance or lease of the project land, the Allottee shall pay to the Promoter the Allottees' share of stamp duty and registration charges payable by the Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee as follows :

- i. The Promoter has clear and marketable title with respect to the project land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project;
- ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been



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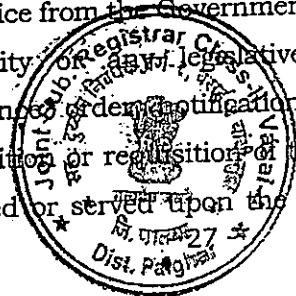
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and shall at all times remain to be in compliance with all applicable laws in relation to the project, project land and said building/wing and common areas;

- vi. The Promoter has the right to enter into this agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein may prejudicially be affected.
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land including the project and the said flat which will in any manner affect the rights of the Allottee under this agreement.
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said flat to the Allottee in the manner contemplated in this agreement.
- ix. At the time of execution of the conveyance deed of the structure to the association of the Allottees, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common area as of the structure to the Association of the Allottees.
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, imposition, premium, damages and/or penalties and other outgoings whatsoever payable with respect to the said project to the competent authorities
- xi. No notice from the Government or any other local body or authority, or any legislative enactment, government ordinance or order of notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the



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project land and/or the project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the flat may come hereby covenants with the Promoter as follows :

i. To maintain the flat at the Allottee's own cost in good and tenable condition from the date that of possession of the flat is taken and shall not do or suffer to be done anything in or to the building in which the change/alter or make addition in or to the building in which the flat is situated and the flat itself or any part thereof without the consent of the local authorities, if required.

ii. 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 structure of the building in which the flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the flat is situated, including entrances of the building in which the flat is situated and in case any damage is caused to the building in which the flat is situated or the flat on account of negligence or default of the Allottee is this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the flat is situated or the flat which may be contrary to the rules and regulations and bye-laws of the concerned authority or other public

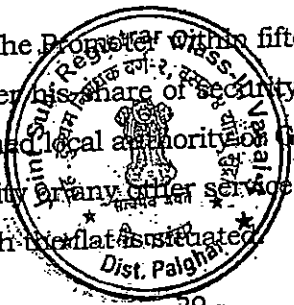
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authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- iv. 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 alteration of whatever nature in or to the flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the flat is situated and shall keep the portion, sewers drains and pipes in the flat and the appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the flat without prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the project land and the building in which the flat is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the flat is situated.



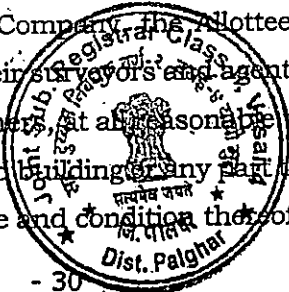
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38 viii. To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the flat by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this agreement or part with the possession of the flat until all the dues payable by the Allottee to the Promoter under this agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or Limited Company or Apex Body or Federation 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 building and the flats therein and for the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/ Apex Body/Federation regarding the occupancy and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

xii. Till a conveyance of the structure of the building in which the Flat is situated is executed in favour of the Society/Limited Company, the Allottee shall permit the Promoter and their surveyors and agents with or without, workmen and others, at all reasonable times to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.



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xiii. Till a conveyance of the project land on which the building in which the Flat is situated is executed in favour Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sum received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

16. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat and building or any part thereof. The Allottee shall have no claim save and except in respect of the flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this agreement, he/she shall not mortgage or create a charge on the flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such flat.

18. BINDING EFFECT

Forwarding this agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the



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the Allottee signs and delivers this agreement with all the schedules along with the payments due as stipulated secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this agreement within thirty days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default which if not rectified within fifteen days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT;

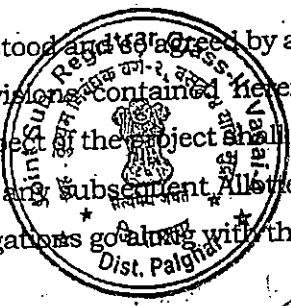
This agreement along with its schedules and annexures constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the flat as the case may be.

20. RIGHT TO AMEND;

This Agreement may only be amended through written consent of the parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES :

It is clearly understood and agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the subject shall equally be applicable to and enforceable against any subsequent Allottees of the flat in case of transfer as the said obligations go along with the flat for all intents and purposes.



*[Handwritten signature]*

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Hence, this agreement shall be deemed to have been

26. The Allottee and/or the Promoter shall present this agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limited prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D. and notified Email Id/Under Certificate of Posting at their respective addresses specified below :

Name of the Allottee	: Shrikrishna R. Mishra
Allottee's Address	: Flat No. 204, Bldg No. 31, Chandresh Accord, Silver Park, Mira Road (E), Thane-401107.,
Notified Email ID	:
Promoter Name	: M/s. JSB BUILDCON LLP.
Address of the Promoter	: 101, Pratiek Plaza, Opp. Patel Petrol Pump, S.V.Road, Goregaon, West Mumbai-400104.
Notified Email ID	: info@jsbgroup.co.in

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEE'S Signature Shrikrishna Mishra



श्रीकृष्णा मिश्रा  
27/11/2018

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That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottees.

29. Stamp duty and Registration: The charges towards stamp duty and registration of this agreement shall be borne by the Allottees.

30. Dispute Resolution : Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Maharashtra RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations thereunder.

31. GOVERNING LAW :

That the rights and obligations of the parties under or arising out of this agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this agreement.

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this agreement for sale at \_\_\_\_\_ in the presence of attesting witness, signing as such on the day first above written.

### THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of land bearing Old Survey No.299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters, Old Survey No. 299, New Survey No. 351, Hissa No.4/B, admeasuring 3520 sq. meters, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, Old Hissa No. 3 (Part), situate, lying and being at Village Juchandra, Taluka Vasai, District Palghar, in the Registration District and Sub-District Palghar and now within the limits of the Vasai Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO:

श्री कृष्ण मिश्र  
श्री मा. मिश्र

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Flat No. 1310, admeasuring 27.97 on the 13th floor, in the building no. 7 known as 'Nakshatra Greens' being constructed in the layout of the said property, more particularly described in the First Schedule hereinafter written and bounded as follows :

- On or towards the East : By Survey R G Area
- On or towards the West : 40 Met. D P Road
- On or towards the South : Survey Nos. 350
- On or towards the North : Survey Nos. 352/2



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SIGNED, SEALVED AND DELIVERED

by the with named "ALLOTTEE"  
(including joint buyers)

1) Shrikrishna R. Mishra

2) Sheela Shrikrishna Mishra

At \_\_\_\_\_ on \_\_\_\_\_

in the presence of WITNESSES :

1. Name RALPH KODSOUZ

Signature [Signature]

2. Name Rajesh Hingor

Signature [Signature]



श्री श्रीकृष्णा मिश्रा



श्री लता मिश्रा

SIGNED, SEALVED AND DELIVERED

by the with named "PROMOTER"

Shri JITENDRAKUMAR RANKA

At \_\_\_\_\_ on \_\_\_\_\_

(Authorised Signatory) WITNESSES:

1. Name RALPH KODSOUZ

Signature [Signature]

2. Name Rajesh Hingor

Signature [Signature]



For JSB BUILDCON LTD

[Signature]  
Designated Person



वसई क्र. ४

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RECEIPT

Received of and from the lottee above named, the sum of **Rs.81000/- (Rupees Eighty One Thousand Only)** by Cheque/RTGS/Pay Order bearing No. 049783 dated 15/04/2015 drawn on J&K Bank Branch Mira Road East on execution of this agreement towards Earnest Deposit Money or Application Fee on this 15<sup>th</sup> day of April 20 15,

Rs.81000/-  
WE SAY RECEIVED

For JSB BUILDCON LLP

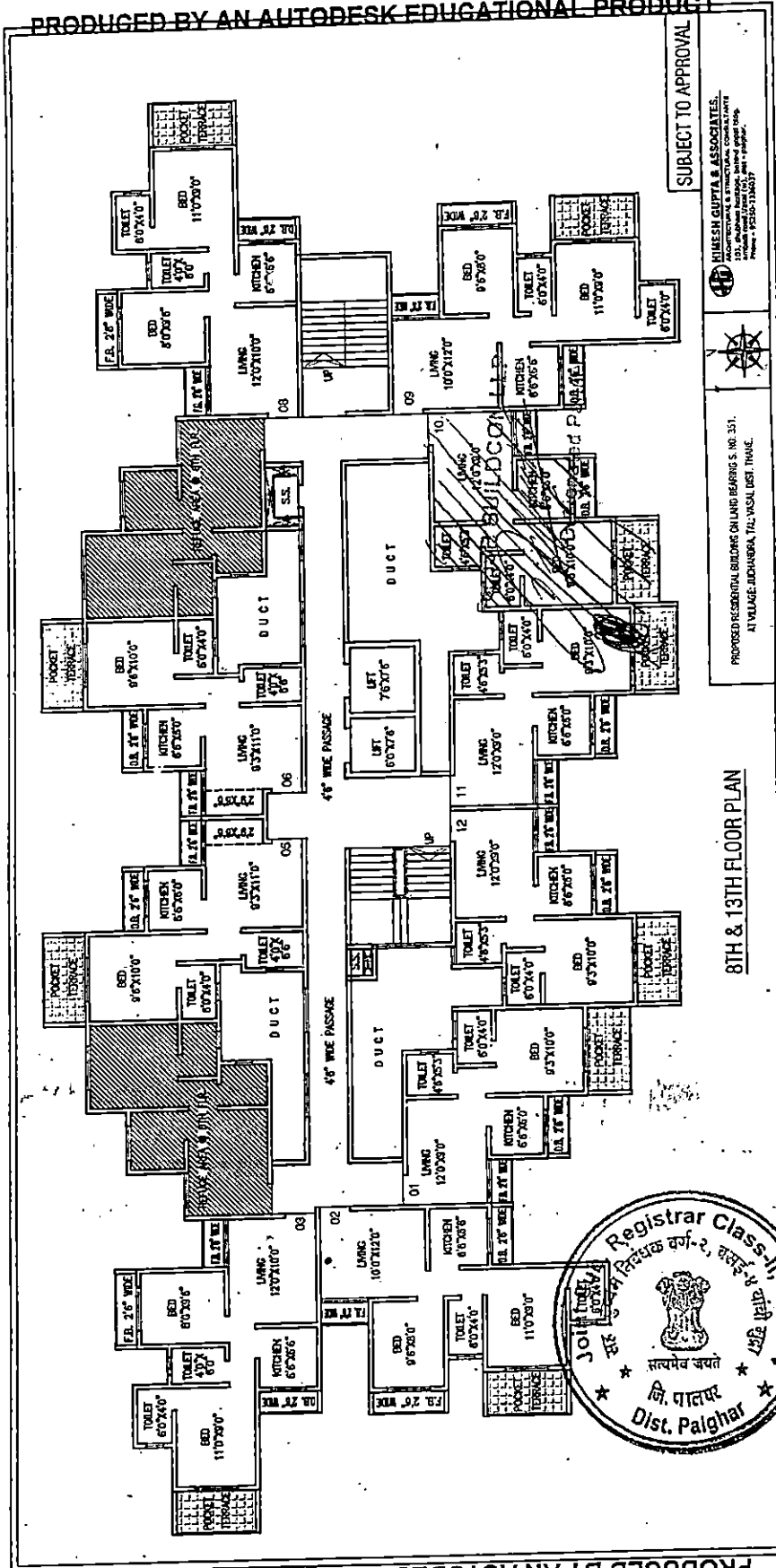
*[Signature]*  
Designated Partner  
M/s. J.S.B. Buildcon LLP  
(PROMOTER)



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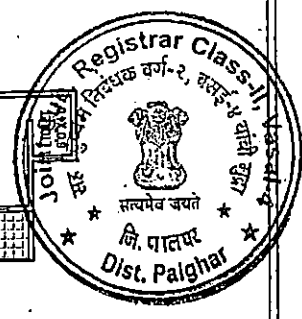
SUBJECT TO APPROVAL

**RIMESH GUPTA & ASSOCIATES.**  
10, P. Ch. Ashram Road, Varanasi, U.P.  
Phone: 22230-11, 22230-12



PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S. NO. 351,  
AT VILLAGE, BOGHARBA, TAL. VASUL, DIST. THANE.

8TH & 13TH FLOOR PLAN



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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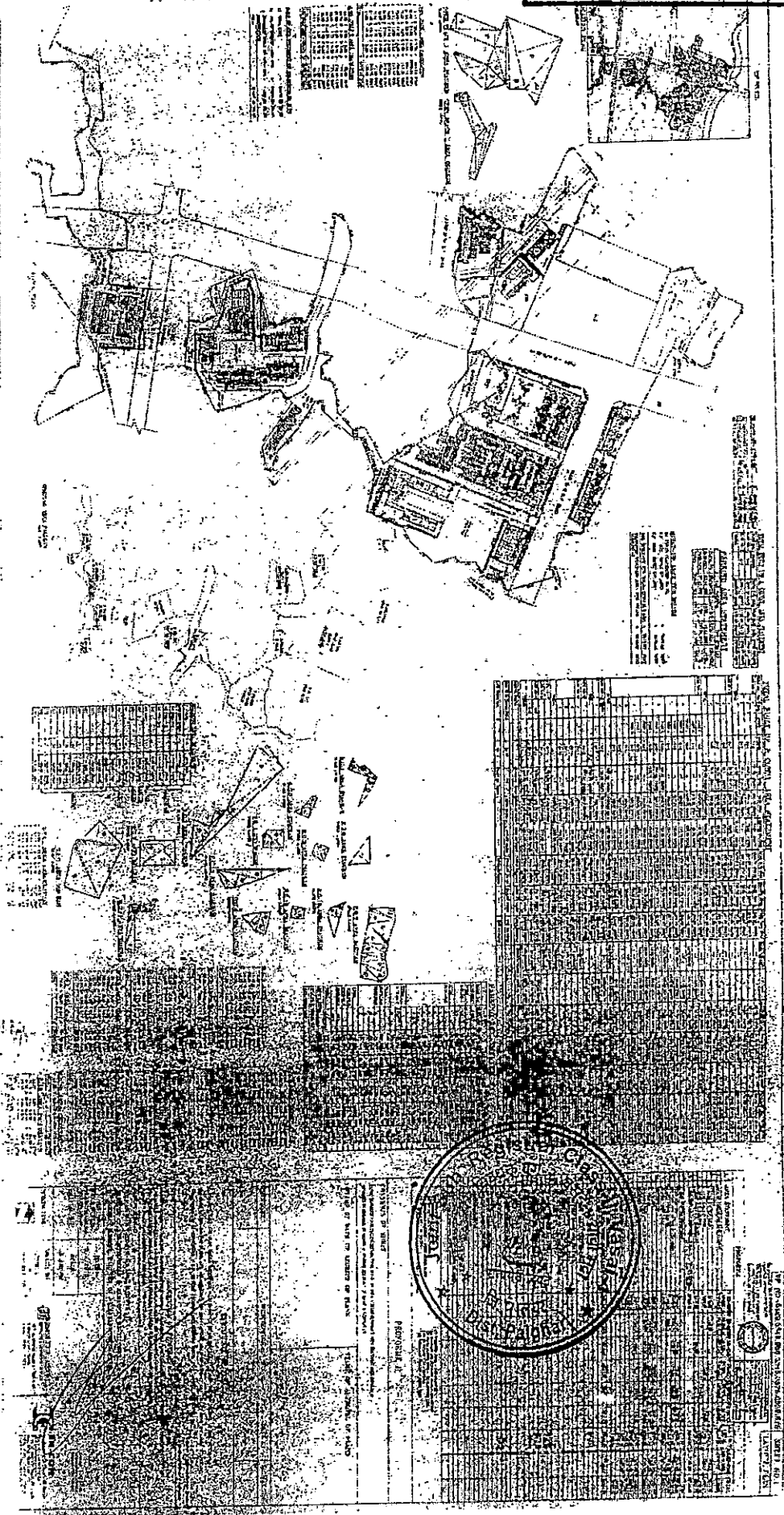
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दस्ता क्रमांक ३६०८/२०१९
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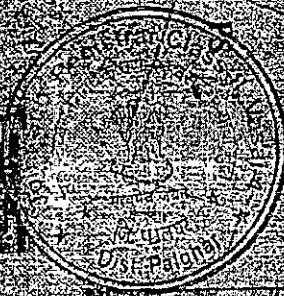


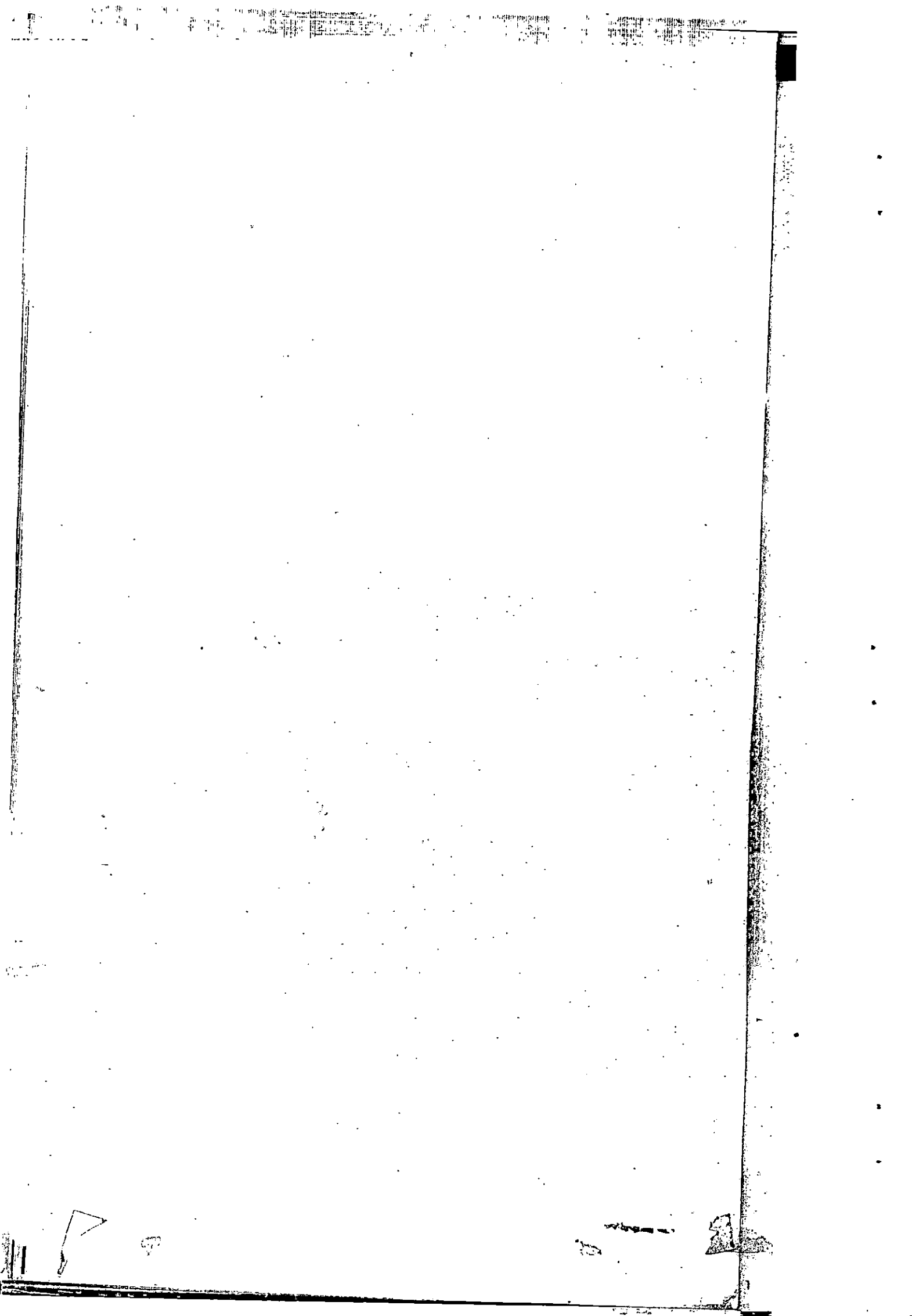
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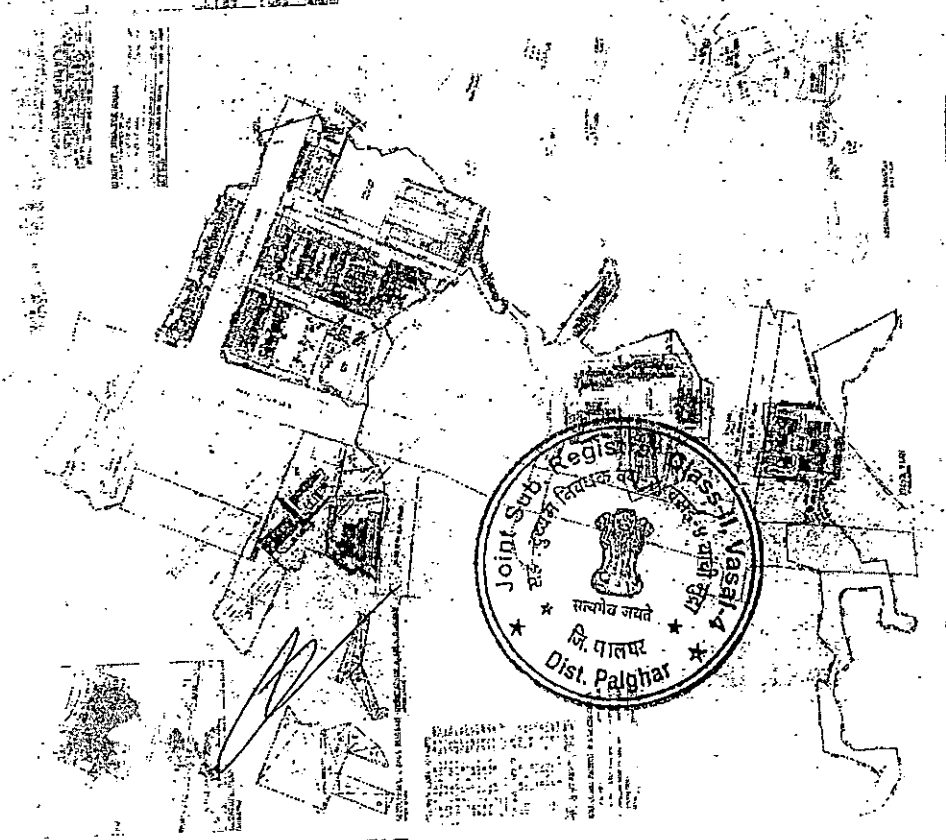
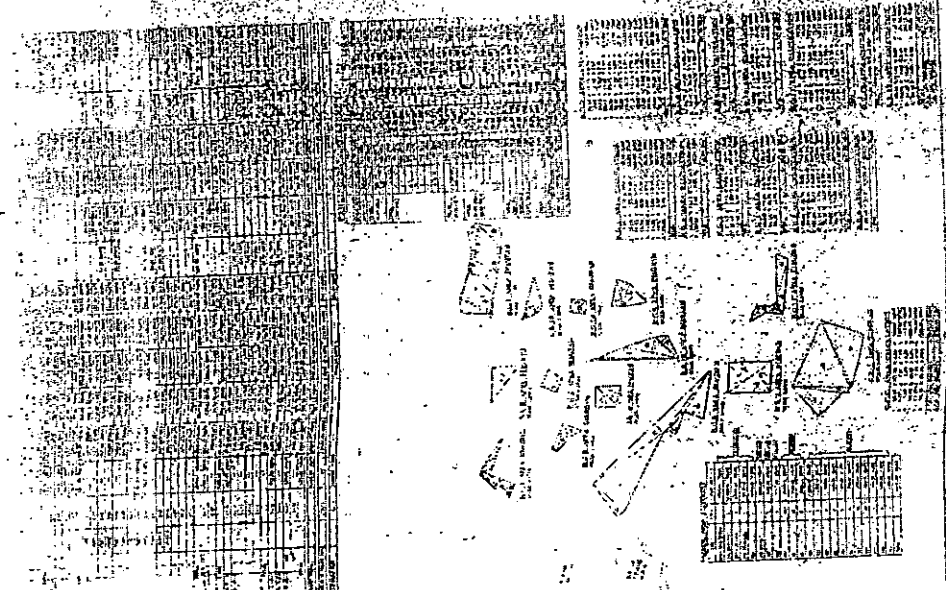


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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :

0008753

**Nakshatra Greens - Phase Ij Plot Bearing / CTS / Survey / Final Plot No.:S. No.351, Hissa No.4A/4B/6a  
Vasai, Palghar, 401304;**

**Sub Buildcon Llp having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai  
Suburban, Pin: 400104.**

This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 19/08/2017 and ending with 31/12/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:19-08-2017 14:59:36

Dated: 19/08/2017

Place: Mumbai



Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

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दस्ता क्रमांक ३६०८/२०१९  
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**D. G. NAIK**

B.Com., L.L.M.

ADVOCATE, HIGH COURT

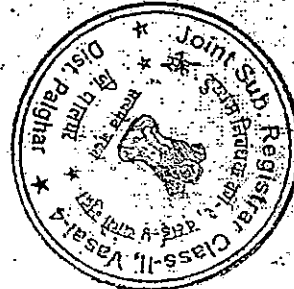
104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane - 401 101  
Ph: 28191739 • Cell: 9820640511  
E-mail: adv.dgn@gmail.com

**TO WHOMSOEVER IT MAY CONCERN**

1. THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters and Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation owned by M/s. Samarpan Developers and have to state as hereunder ;

i. Originally Shri Dayanand Sadanand Mhatre, Shri Ramakant Sadanand Mhatre, Shri Chandrashekar Sadanand Mhatre, Smt Rukmini Prakash Patil, Shri Ashish Dayanand Mhatre, Miss Kavita Dayanand Mhatre, Miss Ankita Ramakant Mhatre, Miss Minakshi Ramakant Mhatre, Master Kevai Ramakant Mhatre, Master Jitendra Chandrashekar Mhatre, Miss Dipri Chandrashekar Mhatre, Smt Devyani Dayanand Mhatre, Smt. Rekha Ramakant Mhatre, Smt. Damini Chandrashekar Mhatre (hereinafter referred to as the "Owners No.I") had owned the land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, (hereinafter referred to as "the said First Property")

ii. Originally Shri Dhananjay Khadu Patil, Smt. Damayanti Dhananjay Mhatre, Miss Geeta Dhananjay Mhatre, Shri Kirtikumar Dhananjay Mhatre, Shri Sagar Dhananjay Mhatre (hereinafter referred to as the "Owners No.II") had owned the land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District



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Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, (hereinafter referred to as "the said Second Property").

iii. By a Deed of Conveyance, dated 20<sup>th</sup> October, 2010, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/17264/2010, dated 30<sup>th</sup> October, 2010, the Owners No. I and II had jointly sold, transferred and conveyed the said first and second property to M/s. Samarpan Developers, for the consideration mentioned therein.

iv. By virtue of the said Deed of Conveyance, dated 20<sup>th</sup> October, 2010, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/17264/2010, the said M/s. Samarpan Developers became the absolute owners of the said first and second property.

2. THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 266, New Survey No. 351, Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, New Survey No. 352, Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, owned by M/s. Vailantanni Developers and have to state as hereunder;

i. Originally Shri Balkrishna Radman Bhoir was the owner of land bearing Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation (hereinafter referred to as the "Said Third Property").



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**D. G. NAIK**

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ADVOCATE, HIGH COURT

104, Saroj Plaza,  
Near Maxis Mall, Flyover Road,  
Bhayander (West), Thane - 401 401  
Ph. : 28191739 : Cell : 9820640511  
E-mail : advdgn@gmail.com

ii. One Shri Ganpat Atmaram Mhatre was cultivating the said third property as the agricultural tenant of the said Shri Balkrishna Padman Bhoir. The said Shri Ganpat Atmaram Mhatre had filed an application under Section-32 (G) of the Bombay Tenancy and Agricultural Land Act, 1948, against the said Shri Balkrishna Padman Bhoir before the Addl. Tahsildar and Agricultural Land Tribunal, Vasai to get fixed the purchase price of the said third property and accordingly, the Ed. Addl. Tahsildar and Agricultural Land Tribunal, Vasai was pleased to fix the purchase price of the said third property in the name of the said Shri Ganpat Atmaram Mhatre.

iii. The Additional Tahsildar and Agricultural Land Tribunal, Vasai had also issued Certificate under Section 32(M) of the Bombay Tenancy and Agricultural Land Act, 1948 in respect of the said third property to the said Shri Ganpat Atmaram Mhatre and the effect of the said Certificate was given in the 7/12 Extract of the said third property vide a Mutation Entry No. 4426, dated 3rd December, 1983.

iv. Shri Ganpat Atmaram Mhatre died intestate on 7th January, 1983, leaving behind Shri Pandarinath Ganpat Mhatre, Shri Tukaram Ganpat Mhatre, Shri Padmakar Ganpat Mhatre, Smt. Krishnibai Krishna Mhatre, Smt. Bhimabai Sitaram Patil, Smt. Damayanti Murlidhar Kasar, Smt. Ranjana Kamalakar Bhoir, Smt. Asmita Laxman Bhoir, Smt. Kesaru Dilip Patil, Shri Yagneshwar Tukaram Mhatre, Smt. Suman Mukund Patil, Shri Harikishan Tukaram Mhatre, Smt. Bharti Suresh Bansode, Smt. Dhanwanti Manohar Patil, Smt. Bhamini Kisan Ghurat, Shri Kalas Padmakar Mhatre, Shri Shashikanth Padmakar Mhatre and Shri Janardan Pandarinath Mhatre, as his heirs and legal representatives entitled to the estate of the deceased including the said third property. By a Mutation Entry No. 4288, dated 4th March, 1983, the names of the said legal heirs of the late Shri Ganpat Atmaram Mhatre came to be recorded in the 7/12 Extract of the said third property.



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v. By virtue of Deed of Family Settlement cum Partition, dated 16<sup>th</sup> April, 2007, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-2/4916/2007 on 16<sup>th</sup> April, 2007, effected amongst the legal heirs of late Shri Ganpat Atmaram Mhatre, the said third property came to be apportioned to the share of Shri Janardhan Pandarinath Mhatre and accordingly, by a Mutation Entry No. 5488, dated 17<sup>th</sup> April, 2007, the name of the said Shri Janardhan Pandarinath Mhatre came to be recorded in the 7/12 extract of the said third property, as the absolute owner thereof.

vi. By a Deed of Conveyance, dated 28<sup>th</sup> March, 2011, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/04472/2011, dated 30<sup>th</sup> March, 2011, the said Shri Janardhan Pandarinath Mhatre had sold, transferred and conveyed the said third property to M/s. Vailankanni Developers, for the consideration mentioned therein.

vii. By virtue of the said Deed of Conveyance, dated 28<sup>th</sup> March, 2011, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/04472/2011, dated 30<sup>th</sup> March, 2011, the said M/s. Vailankanni Developers became the absolute owner of the said third property.

3. M/s. Samarpan Developers and M/s. Vailankanni Developers had jointly got sanctioned the layout plan of the said first, second and third property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3050 sq. meters, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Mhatre, Taluka Vasai.



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**D. G. NAIK**  
B.Com., L.L.M.  
JUDGE, HIGH COURT

104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayander (West), Thane, 401 101.  
Ph. : 28191739. Call : 9820540511.  
E-mail : advdgn@gmail.com

District Thane, (hereinafter collectively referred to as the "Said Property" for the sake of brevity and convenience) from the Vasai Virar Municipal Corporation vide No. VVCMC/TP/CC/VP-0375/1003/2012-13, dated 2<sup>nd</sup> July, 2012.

4. The Vasai Virar Municipal Corporation had also sanctioned the plan of the buildings to be constructed in the layout of the said property and accordingly, issued the Commencement Certificate No. VVCMC/TP/CC/VP-0375/1003/2012-13, dated 2<sup>nd</sup> July, 2012, to proceed with the work of construction of the buildings in the layout of the said property and the same has been revised vide Commencement Certificate No. VVCMC/TP/RDP/VP/0375/0290A/2013-14, dated 18<sup>th</sup> November, 2013 and the same was further revised by the Vasai Virar Municipal Corporation vide its V.P. No. VVCMC/TP/RDP/VP-0375/078/2014-15, dated 4<sup>th</sup> July, 2014.

5. The Collector of Thane has also granted N.A. Permission in respect of the said property vide an Order No. Revenue/K-1/T-9/NAP/Juchendra-Vasai/SR-110/2011, dated 25<sup>th</sup> April, 2012.

6. By a Memorandum of Understanding, dated 21<sup>st</sup> January, 2011, M/s. Samarpan Developers had also agreed to assign F.S.I. admeasuring 40,000 sq. feet in the building to be constructed in the layout of the said property to M/s. Sanskruti Construction Co., for the consideration mentioned therein.

7. By a Memorandum of Understanding, dated 11<sup>th</sup> February, 2011, M/s. Sanskruti Construction Co., in its agreed to assign F.S.I. admeasuring 40,000 sq. feet in the building to be constructed in the layout of the said property to Shri Ramesh G. Salot and Shri Dhaval H. Shah, for the consideration mentioned therein.



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दस्त क्रमांक ३६०८/१९९९  
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8. By a Development Agreement, dated 28<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2400/2013, dated 30<sup>th</sup> April, 2013, the said M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of Shri Ramesh G. Salot and Shri Dhaval H. Shah had jointly agreed to grant F.S.I. admeasuring 40,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 3716.09 sq. meters, forming the portion of the said property to M/s. J.S.B. Buildcon, LLP for the mentioned consideration mentioned therein.

9. By a Memorandum of Understanding, dated 22<sup>nd</sup> March, 2012, M/s. Samarpan Developers had also agreed to assign F.S.I. admeasuring 50,000 sq. feet in the building to be constructed in the layout of the said property to M/s. A. V. Corporation, for the consideration mentioned therein.

10. By a Development Agreement, dated 28<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2401/2013, dated 30<sup>th</sup> April, 2013, the said M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. A.V. Corporation had jointly agreed to grant F.S.I. admeasuring 50,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 4645.11 sq. meters, forming the portion of the said property to M/s. J.S.B. Buildcon LLP, at the price and on the terms and conditions stipulated therein.

11. By a Memorandum of Understanding, dated 11<sup>th</sup> April, 2011, M/s. Samarpan Developers had also agreed to assign F.S.I. admeasuring 40,000 sq. feet in the building to be constructed in the layout of the said property to M/a. D. L. Builders Pvt. Ltd., for the consideration mentioned therein.



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**D. G. NAIK**

B.Com., L.L.M.

ADVOCATE, HIGH COURT

104, Sarc Plaza,  
Near Maxis Mall, Flyover Road,  
Bhayander (West), Thana - 401 401,  
Ph: 28191739, Call: 982048511,  
E-mail: advchn@gmail.com

12. By a Development Agreement, dated 28<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2402/2013, dated 30<sup>th</sup> April, 2013, the said M/s. Samarpan Developers, M/s. Vallankanni Developers with the consent and confirmation of M/s. D. L. Builders Pvt. Ltd., had jointly agreed to grant F.S.I. admeasuring 40,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 3716.09 sq. meters, forming the portion of the said property to M/s. J.S.B. Buildcon LLP, at the price and on the terms and conditions stipulated therein.

13. By a Development Agreement, dated 7<sup>th</sup> December, 2010, M/s. Samarpan Developers had also agreed to assign F.S.I. admeasuring 80,000 sq. feet in the building to be constructed in the layout of the said property to M/s. Star Builders, at the price and on the terms and conditions stipulated therein.

14. By a Memorandum of Understanding, dated 23<sup>rd</sup> October, 2011, M/s. Star Builders in its turn agreed to assign F.S.I. admeasuring 80,000 sq. feet in the building to be constructed in the layout of the said property to Mr. Rajaram Nekaram Bhati, for the consideration mentioned therein.

15. By a Development Agreement, dated 10<sup>th</sup> July, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/6372/2013, dated 16<sup>th</sup> July, 2013, the said M/s. Samarpan Developers, M/s. Vallankanni Developers with the consent and confirmation of M/s. Star Builders and Mr. Rajaram Nekaram Bhati had jointly agreed to grant F.S.I. admeasuring 80,000 sq. feet in the Building Nos. 2, 3 and 4 to be constructed in the layout of the said property to M/s. J.S.B. Buildcon LLP, for the consideration mentioned therein.





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16. By a Memorandum of Understanding, dated 4<sup>th</sup> January, 2011, M/s. Samarpan Developers had agreed to assign F.S.I. admeasuring 40,000 sq. feet in the building to be constructed in the layout of the said property to M/s. Kamdhenu Developers, for the consideration mentioned therein.

17. By a Memorandum of Understanding, dated 25<sup>th</sup> April, 2011, M/s. Kamdhenu Developers in its turn agreed to assign F.S.I. admeasuring 20,000 sq. feet in the building to be constructed in the layout of the said property to Shri Mewalal D. Halwai and Shri Dinesh S. Halwai, for the consideration mentioned therein.

18. By a Memorandum of Understanding, dated 25<sup>th</sup> April, 2011, M/s. Kamdhenu Developers had also agreed to assign F.S.I. admeasuring 20,000 sq. feet in the building to be constructed in the layout of the said property to Shri Jitendra G. Rajpara and Shri Kanajibhai J. Detroja, for the consideration mentioned therein.

19. By a Development Agreement, dated 7<sup>th</sup> June, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/6373/2013, dated 16<sup>th</sup> July, 2013 the said M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. Kamdhenu Developers, Shri Mewalal D. Halwai, Shri Dinesh S. Halwai, Shri Jitendra G. Rajpara and Shri Kanajibhai J. Detroja, had jointly agreed to grant F.S.I. admeasuring 40000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 3716 sq. meters, forming the portion of the said property to M/s. J.S.B. Builders, LLP at the price and on the terms and conditions stipulated therein.

20. I have also taken the searches in the office of Sub-Registry of Vasai from 1982 to till date and during the course of searches, I have





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come across the following documents pertaining to the said property and save and except the following documents, I have not come across any other registered instruments pertaining to the said property.

- a. Deed of Conveyance, dated 20<sup>th</sup> October, 2010, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/17264/2010, dated 30<sup>th</sup> October, 2010, executed by Owners No. I namely Shri Dayanand Sadanand Mhatre, Shri Ramakant Sadanand Mhatre, Shri Chandrashekar Sadanand Mhatre, Smt. Rukmini Prakash Patil, Shri Ashish Dayanand Mhatre, Miss Kavita Dayanand Mhatre, Miss Ankita Ramakant Mhatre, Miss Minakshi Ramakant Mhatre, Master Keval Ramakant Mhatre, Master Jitendra Chandrashekar Mhatre, Miss Dipi Chandrashekar Mhatre, Smt. Devyani Dayanand Mhatre, Smt. Rekha Ramakant Mhatre, Smt. Damini Chandrashekar Mhatre in respect of the said first property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane and Owners No. II namely Shri Dhananjay Khadu Patil, Smt. Damayanti Dhananjay Mhatre, Miss Geeta Dhananjay Mhatre, Shri Kiritsumar Dhananjay Mhatre, Shri Sagar Dhananjay Mhatre, in respect of the said second property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, jointly in favour of M/s. Samarpan Developers,
- b. Deed of Family Settlement cum Partition, dated 16<sup>th</sup> April, 2007, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-2/4916/2007 on 16<sup>th</sup> April, 2007, effected amongst Shri Pandarinath Ganpat Mhatre, Shri Tukaram Ganpat



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Mhatre, Shri Padmakar Ganpat Mhatre, Smt. Krishnibai Krishna Mhatre, Smt. Bhimabai Sitaram Patil, Smt. Damayanti Mulidhar Kasar, Smt. Ranjana Kamalakar Bhoir, Smt. Asmita Laxman Bhoir, Smt. Kesaru Dilip Patil, Shri Yagnishwar Tukaram Mhatre, Smt. Suman Mukund Patil, Shri Harikishan Tukaram Mhatre, Smt. Bharti Suresh Bansode, Smt. Dhanwanti Manohar Patil, Smt. Bhamini Kisan Gharat, Shri Kailas Padmakar Mhatre, Shri Shashikant Padmakar Mhatre and Shri Janardan Pandarinath Mhatre, being the legal heirs of late Shri Ganpat Atmaram Mhatre in respect of the said third property viz. land bearing Old Survey No. 266, New Survey No. 351, Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, New Survey No. 352, Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane.

c. Deed of Conveyance, dated 28<sup>th</sup> March, 2011, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/04472/2011, dated 30<sup>th</sup> March, 2011, executed by Shri Janardan Pandarinath Mhatre in favour of M/s. Vailankanni Developers in respect of the said third property viz. land bearing Old Survey No. 266, New Survey No. 351, Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, New Survey No. 352, Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane.

d. Development Agreement, dated 28<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2400/2013, dated 30<sup>th</sup> April, 2013, executed by M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of Shri Ramesh G. Salot and Shri Dhaval H. Shah



D.  
B.  
AVOC

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- in favour of M/s. J.S.B. Buildcon, LLP, in respect of F.S.I. admeasuring 40,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 3716.09 sq. meters, forming the portion of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane.
- e. Development Agreement, dated 28<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2401/2013, dated 30<sup>th</sup> April, 2013, executed by M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. A.V. Corporation in favour of M/s. J.S.B. Buildcon, LLP, in respect of F.S.I. admeasuring 50,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 4645.11 sq. meters, forming the portion of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane.
- f. Development Agreement, dated 28<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2402/2013, dated 30<sup>th</sup> April, 2013, executed by M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. D. L. Builders Pvt. Ltd., in favour of M/s.



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J.S.B. Buildcon, LLP, in respect of F.S.I. admeasuring 40,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 3716.09 sq. meters, forming the portion of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane.

g. Development Agreement, dated 10<sup>th</sup> July, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/6372/2013, dated 16<sup>th</sup> July, 2013, executed by M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. Star Builders and Mr. Rajaram Nekaram Bhati in favour of M/s. J.S.B. Buildcon, LLP, in respect of F.S.I. admeasuring 80,000 sq. feet in the Building Nos. 2, 3 and 4 to be constructed in the layout of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane.

h. Development Agreement, dated 7<sup>th</sup> June, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/6373/2013, dated 16<sup>th</sup> July, 2013, executed by M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. Kamdhenu Developers, Shri Mewatal D.



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Halwai, Shri Dinesh S. Halwai, Shri Jitendra G. Rajpara and Shri Kanajibhai J. Detroja in favour of M/s. J.S.B. Buildcon, LLP, in respect of F.S.I. admeasuring 40000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 3716 sq. meters, forming the portion of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane.

21. On the whole from the searches taken in the office of Office of Sub-Registrar of Assurance at Vasai, as well as on the basis of information provided to me, I hereby state and certify the title to land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters and Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation owned by owned by M/s. Samarpan Developers is clear, marketable and free from all encumbrances.

22. I also hereby state and certify the title to the land bearing Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar, owned by owned by M/s. Vallankanni Developers is clear, marketable and free from all encumbrances.



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23. I also state and certify that the said M/s. J.S.B. Buildcon LLP is entitled to construct the said Building Nos.1, 2, 3 and 4 totally admeasuring 50,000 sq. feet, on an area admeasuring 4645.11 sq. meters, comprising the said property, as per the permissions and sanctions granted by the authorities concerned.

24. I also state and certify that the said M/s.J.S.B. Buildcon LLP is entitled to construct the Building Nos.1, 2, 3 and 4 totally admeasuring 40,000 sq. feet on an area admeasuring 3716.09 sq. meters, comprising the said property, as per the permissions and sanctions granted by the authorities concerned.

25. I also state and certify that the said M/s.J.S.B. Buildcon LLP is entitled to construct the Building Nos.2, 3 and 4 totally admeasuring 80,000 sq. feet on an area admeasuring 3716 sq. meters, comprising the said property, as per the permissions and sanctions granted by the authorities concerned.

26. I also state and certify that the said M/s.J.S.B. Buildcon LLP is entitled to construct the Building Nos.1, 2, 3 and 4 totally admeasuring 40,000 sq. feet on an area admeasuring 3716 sq. meters, comprising the said property, as per the permissions and sanctions granted by the authorities concerned.

Dated : 23<sup>rd</sup> July, 2014

Advocate



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 दस्त क्रमांक 3EOL/२०१९  
 ए५ 199६

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**SEARCH REPORT**

Re. : Land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters and Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation.

Owner : M/s. Samarpan Developers

Re. : Land bearing Old Survey No. 265, New Survey No. 351, Hissa No. 6, admeasuring 5250 sq. meters and Old Survey No. 258, New Survey No. 352, Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation.

Owner : M/s. Vailankanni Developers

I have taken searches in respect of the aforesaid property in the office of Sub-Registrar, Vasai, from 1982 till date.

Notes of Search taken by me in the Sub-Registry of Vasai from 1982 till date.:

- 1982
- 1983
- 1984
- 1985
- 1986
- 1987

No Transaction Detected

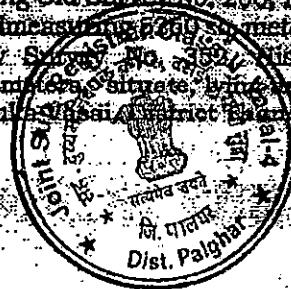




वसई क्र. ४
दस्त क्रमांक ३९०८/१०१९
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1988	No Transaction Detected
1989	"
1990	"
1991	"
1992	"
1993	"
1994	"
1995	"
1996	"
1997	"
1998	"
1999	"
2000	"
2001	"
2002	"
2003	"
2004	"
2005	"
2006	"
2007	

Deed of Family Settlement cum Partition, dated 16th April, 2007, registered in the office of Sub-Registrar of Assurances at Vasai under Sr. No. Vasai 2/04916/2007 on 16th April, 2007, effected amongst Shri. Pandarinarath Ganpat Mhatre, Shri Tukarath Ganpat Mhatre, Shri Padmakar Ganpat Mhatre, Smt. Kishambai Krishna Mhatre, Smt. Chhambai Sitaran Patil, Smt. Damayanti Marudhar Kasa, Smt. Ranjana Kamalakar Bhor, Smt. Asmita Laxman Bhor, Smt. Keerav Dilip Patil, Shri Yagneshwar Tukarath Mhatre, Smt. Suman Mukund Patil, Shri Hanrikshan Tukarath Mhatre, Smt. Bharti Suresh Bansode, Smt. Dhanvanti Wadhwar Patil, Smt. Bhamini Kisan Gharat, Shri Kallan Padmakar Mhatre, Shri Shashikant Padmakar Mhatre and Shri Janardan Pandarinarath Mhatre, being the legal heirs of late Shri Ganpat Atmaram Mhatre in respect of the said third property viz. land bearing Old Survey No. 266, New Survey No. 351, Hisse No. 1, admeasuring 269 sq. meters and Old Survey No. 298, New Survey No. 352, Hisse No. 3, admeasuring 4100 sq. meters, situate, being and being at Village Juchendra, Taluka Ulhasi District Palghar.





वसई क्र. ४

दस्त क्रमांक 360C/12089

EU 199E

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2008

No Transaction Detected

2009

2010

Deed of Conveyance, dated 20th October, 2010, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/17264/2010, dated 30th October, 2010, executed by Owners No. I namely Shri Dayanand Sadanand Mhatre, Shri Ramakant Sadanand Mhatre, Shri Chandrashekar Sadanand Mhatre, Smt. Rukmini Prakash Patil, Shri Ashish Dayanand Mhatre, Miss Kavita Dayanand Mhatre, Miss Ankita Ramakant Mhatre, Miss Minakshi Ramakant Mhatre, Master Kevai Ramakant Mhatre, Master Jitendra Chandrashekar Mhatre, Miss Dipu Chandrashekar Mhatre, Smt. Dovyani Dayanand Mhatre, Smt. Rekha Ramakant Mhatre, Smt. Damini Chandrashekar Mhatre in respect of the said first property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane and Owners No. II namely Shri Dhananjay Khadi Patil, Smt. Damayanti Dhananjay Mhatre, Miss Geeta Dhananjay Mhatre, Shri Kirtikumar Dhananjay Mhatre, Shri Sagar Dhananjay Mhatre, in respect of the said second property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, jointly in favour of M/s. Samarpan Developers.

2011

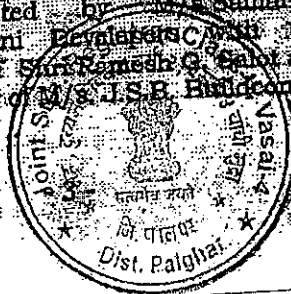
Deed of Conveyance, dated 26th March, 2011, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/04472/2011, dated 30th March, 2011, executed by Shri Janardan Pandaripati Mhatre in favour of M/s. Vallankanni Developers in respect of the said third property viz. land bearing Old Survey No. 266, New Survey No. 351, Hissa No. 6, admeasuring 5250 sq. meters and Old Survey No. 293, New Survey No. 352, Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane.

2012

No Transaction Detected

2013

Development Agreement, dated 28th February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2400/2013, dated 30th April, 2013, executed by M/s. Samarpan Developers, M/s. Vallankanni Developers with the consent and confirmation of Shri Ramesh G. Galot and Shri Dhaval H. Shah in favour of M/s. J.S.B. Builders, LLP, in respect of



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दस्ता क्रमांक 3800/2011
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F.S.I. admeasuring 40,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 3716.09 sq. meters, forming the portion of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 5, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, situate lying and being at Village Anchendra, Taluka Vasai, District Thane.

Development Agreement, dated 28th February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2401/2013, dated 30th April, 2013, executed by M/s.Samarpan Developers, M/s.Vailankanni Developers with the consent and confirmation of M/s. A.V. Corporation in favour of M/s.J.S.B. Buildcon LLP, in respect of F.S.I. admeasuring 50,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 4645.11 sq. meters, forming the portion of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, situate lying and being at Village Anchendra, Taluka Vasai, District Thane.

Development Agreement, dated 28th February, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/2402/2013, dated 30th April, 2013, executed by M/s.Samarpan Developers, M/s.Vailankanni Developers with the consent and confirmation of M/s. D. L. Builders Pvt. Ltd., in favour of M/s. J.S.B. Buildcon LLP, in respect of F.S.I. admeasuring 40,000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 3716.09 sq. meters, forming the portion of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 5, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, situate lying and being at Village Anchendra, Taluka Vasai, District Thane.



वसई क्र. ४

दस्तावेज क्रमांक ३९०८/१०९९

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Ph. 284947305 - Cell: 9820640511  
E-mail: advdgn@gmail.com

Development Agreement, dated 10th July, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/6872/2013, dated 16th July, 2013, executed by M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. Star Builders and Mr. Rajaram Nekaram Bhat, in favour of M/s. J.S.B. Buildcon, LLP, in respect of F.S.I. admeasuring 80,000 sq. feet in the Building Nos. 2, 3 and 4 to be constructed in the layout of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane.

Development Agreement, dated 7th June, 2013, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/6873/2013, dated 16th July, 2013, executed by M/s. Samarpan Developers, M/s. Vailankanni Developers with the consent and confirmation of M/s. Kamdhenu Developers, Shri Meenal D. Halwai, Shri Dinesh S. Halwai, Shri Jitendra G. Rajara and Shri Kamalchandra J. Detroja in favour of M/s. J.S.B. Buildcon, LLP, in respect of F.S.I. admeasuring 40000 sq. feet in the Building Nos. 1, 2, 3 and 4 to be constructed on an area admeasuring 6716 sq. meters, forming the portion of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane.

Dated: 5th June, 2014.



Advocate

वसई क्र. ४

दस्ता क्रमांक 3E0C/12099

७० 199६

### External Amenities

- Earthquake Resistant Structure
- Decorative Entrance Lobby
- Club House with Gymnasium, Table Tennis, Carrom board, Chess etc.
- Lush Green Surrounding & Planned Landscape
- Children's Play Area
- Rain Water Harvesting
- Advance Fire-Fighting System
- Society Office
- Elevators Of High Quality Make
- Secure and Decorative Boundary Wall around the Complex
- Security Cabin
- Weather Coated Exterior Paint

### Internal Amenities

- 2' X 2' Vitrified Flooring
- Granite Kitchen Platform with Stainless Steel Sink
- Glazed Tiles With dado work above the platform up to the beam level
- Exhaust Fan Point & Aqua-guard Point in Kitchen
- Loft Tank
- Designer Ceramic tiles up to door height in washrooms
- C.P. Fittings and Fixtures of reputed make and concealed plumbing hot and cold water mixers
- Concealed copper electric wiring
- AC Point in Bed Room
- Pre-fixed cable and telephone point
- Modular Switches
- Paint on all internal walls of premium range color
- Entrance Flush door
- French type heavy section anodized sliding Aluminium windows



वसई क्र. ४  
दस्त क्रमांक 3806/1999  
09 1999

ISS 60

जुना सर्वे नं. 289/83 गाव नमुना सात (अधिकार अभिलेख प्रक.)  
(महाराष्ट्र जमीन अधिकार अभिलेख आगमि नोंदवहाया तयार करणे व सुविधित केवणे)  
निवम 1989 साली निवम 1, 1.4 आणि 2 महसूल 1989

गांव गव्युप  
मुकाफत क्रमांक 3806  
मुकाफत क्रमांक 83  
मुधारणा क्रमांक  
मोगवददासय नाव  
खेत क्रमांक  
खेतचे नाव

शेताचे स्थानिक नं. 3080-200  
लागवडी योग्य क्षेत्र हेक्टर आर प्रमि 0.28-8  
चोरस मिटर  
खिज्शी  
नी नी  
दळणा 0.28-8  
पोटाखण (लागवडी योग्य नसलेले)  
वर्ग (अ) 0.09-0  
वर्ग (ब) 0.09-0  
आकारणी  
जुडी किंवा विशेष आकारणी 2.24

मे समर्थित उच्चवकी तर्फे  
भागीदार  
अनिल रामराव गुफा  
(09.00)

कार अधिकार - तुकडा  
सा विद्युतवाहिनी सा गाव  
आगवकी मासाले 2.28-8  
एक टप्पा विद्युत पत्रा 1000  
कार 09.01.2009 तिकी 231/83  
2.28

गाव नमुना सात (पिकाची नोंदवडी)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवहाया तयार करणे व सुविधित केवणे) निवम 1989 साली निवम 1, 1.4 आणि 2 महसूल 1989

वर्ष	संकेत क्रमांक	मिना स्थळावलील क्षेत्र				मिना स्थळावलील क्षेत्र				जव	जमिन
		उप	उप	उप	उप	उप	उप	उप	उप		
1	2	3	4	5	6	7	8	9	10	11	12

299  
292  
(असल सर्वेक्षण खरी नोंदवडी)

110 JAN 2013





सं. ४  
 वस्त क्रमांक ३६०८/२०११  
 ७२ १९९६

गुना सर्वे नं. २६९ ६५ गाव नमुना खाल (अधिकार अभिलेख पत्रक)  
 (महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे)  
 गाव : जुन्नर | नियम १९७१ यातील नियम ३, ५, ६ आणि ७ | सर्वेकार : वसाई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूजाण पट्टी	सांगवटव्यवस्थे नांव	खाले क्रमांक: ७०६६
३४१	४६		३०५८ ६०६६	
रोताचे स्थानिक नाव			मे वसवकी उशकपदी गाव	दख्खन अधिकार - वसाई
सांगवटी घोग्य क्षेत्र	हेक्टर	आरती प्रति	भाकीदार	सु. शिंदे/अ. का. शिंदे
विशुद्धी		वॉल्यूमिटर	मि. व. वसवकी	याचे मालक सु. शिंदे/अ. का. शिंदे
३४२०=००	०	३४२	७०९००	हे. व. लक्ष्मी/मि. व. शिंदे
७६२४	०	३४२		प्लान नं. ३३००/३३०१/३३०२
पेटव्यादादालागावही घोष्य नसलेले				२०१२
वॉ (अ)	०	०९०		
वॉ (ब)	०	०९०		
आकारणी	रमणे	रमणे		
जुने किंवा विशेष आकारणी		२.५६		

गाव नमुना द्वारा (मिळोची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]  
 विकारस्थितीत क्षेत्राचा तपशील

वर्ष	हजाम	मिळणाव	निम्न विकारस्थितीत क्षेत्र				निम्न विकारस्थितीत क्षेत्र				संगवटीसाठी उपलब्ध नसलेली जागा		जमीन मालक	जमीन क्षेत्र
			जमीन क्रमांक	अंश	अंश	विकार स्थिती	जमीन क्रमांक	अंश	अंश	विकार स्थिती	खेती	बांध		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
										३४२०=००				

(अस्तित् वरतकूम खरी नववह्या)

दिनांक: ३० JAN २०१३  
 [Signature]  
 [Stamp]



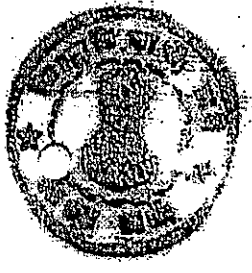


सं. ३६०८/२०११  
७४ १९९६

- १ - क.महसूल/क-३/टे-१/एनएपी/जुवेन्द्र-वसई/एसआर-३३५/  
जिल्हाधिकारी कार्यालय ठाणे  
दिनांक - 25 APR 2012

**वाचल :-**

१. मं.समर्पण डेव्हलपर्सचे भागीदार श्री.अजित रामचंद्र गुप्ता व मे.वेळकनी डेव्हलपर्स भागीदार श्री. शेखर भालचंद्र भाई मंडी II/०१-०२, आकांक्षा कॉमर्सियल कॉम्प्लेक्स एच.डी.एफ.सी. बँकेच्या समोर, आद्योळा रोड, नालासोपारा (पूर्व) तार.वसई जिल्हा ठाणे अर्ज दिनांक ३३/७/२०११
२. वसई-विवार शहर महानगरपालिका यांनी त्यांचेकडील पत्र क्र. VVCMC/TP/NANOC/०३७५/५३२/२०११-१२ दि. २९/०६/२०११
३. तहसिलदार वसई यांचेकडील पत्र क्र.सशा/कक्षा-१/टे-जमिनबाब/एसआर-३६ दिनांक ८/८/२०११
४. १) उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ठाणे ३ रा मजला यांचेकडील पत्र क्र. ल.पा/टे-१/एसआर-५९४१ दि. ४/१/२०११ २) उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ५वा माळा ठाणे यांचेकडील पत्र क्र.भूसंपादन/एसआर/विशि-३१३३/२-जा.क्र.२०४५/१२ दि. ४/८/२०११ ३) भूमी संपादन विशेष अधिकारी (विशेष पत्र ठाणे यांचेकडील पत्र क्र.भूसंविआ/जाहदा/२०७२ दि. ८/८/२०११ ४) उपजिल्हाधिकारी (भूसंपादन) मेट्रो सेक्टर-३ ठाणे यांचेकडील पत्र क्र.भूसं/म.सेक्टर/एसआर-६ दि. २७/७/२०११ ५) उपजिल्हाधिकारी (भूसंपादन) उल्हास खोरे प्रकल्प, ठाणे यांचेकडील पत्र क्र.भूसंपादन/टे.नं.१/सी-४६९/१२ दि. १७/११/२०११ ६) उप-विभागीय अधिकारी भिवंडी विभाग भिवंडी यांनी त्यांचेकडील पत्र क्र.बीडी/महसूल/टे-३/भूसं/का दि. ५/१/२०११
५. अर्जदार यांनी सादर केलेले हमी क्रमा.प्रतिज्ञापत्र दिनांक ३३/७/२०११
६. अर्जदार यांनी सादर केलेले शपथपत्र दि.३०/९/२०११
७. इकडील कार्यालयाने दिनांक २०/७/२०११ रोजीचे ' महाराष्ट्र जनसुद्धा ' या दैनिक २२/७/२०११ रोजीचे ' आपला उपनगर ' या वृत्तपत्रात प्रसिध्द केलेला जाहीरनामा



**आदेश :-**

ज्याअर्थी मं.समर्पण डेव्हलपर्सचे भागीदार श्री.अजित रामचंद्र गुप्ता व मे.वेळकनी डेव्हलपर्स तर्फे भागीदार श्री. शेखर भालचंद्र भाई मंडी II/०१-०२, आकांक्षा कॉमर्सियल कॉम्प्लेक्स, एच.डी.एफ.सी. बँकेच्या समोर, आद्योळा रोड, नालासोपारा (पूर्व) तार.वसई जिल्हा ठाणे यांनी ठाणे जिल्ह्यातील वसई-ताळुकातील श्री.जे.जुवेन्द्र पेथील सात दिनांक २३/१२/११ (जि.स.नं.२९९/४अ) क्षेत्र ३०६०-०० चौ.मी., स.नं./दि.नं. ३५१/१७ (जि.स.नं.२९९/४अ) क्षेत्र ३५२०-०० चौ.मी., स.नं./दि.नं. ३५३/६ (जि.स.नं.२९९/४) क्षेत्र ५२६०-०० चौ.मी. असे वसतीगृह ११८४०-०० चौ.मी. जागेच्या रहिवास व वाणिज्य या विंगारशेतकी प्रयोजनांसाठी घामर करण्याचे परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्याअर्थी, प्रस्तावित जासीनीस विनशीत परवाती देण्याच्या सार्वभौम विनायक २०/७/२०११ रोजीचे दैनिक ' महाराष्ट्र जनसुद्धा ' व दिनांक २२/७/२०११ रोजीचे ' आपला उपनगर ' या वृत्तपत्रात जाहीरनामा प्रसिध्द करण्यात आला होता. सदर जाहीरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत एकही तक्रार/ हरकत या कार्यालयास प्राप्त झाली नाही.

त्याअर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ च्या कलाम ४४ अन्वये त्यांच्याकडे मिहित करण्यात आलेल्या अधिकाऱ्यांना तापत्र करून वकल जिल्हाधिकारी कार्यालय ठाणे येथील स.नं./दि.नं. ३५३/१७ (जि.स.नं.२९९/४अ) क्षेत्र ३०६०-०० चौ.मी., स.नं./दि.नं. ३५१/१७ (जि.स.नं.२९९/४अ) क्षेत्र ३५२०-०० चौ.मी. व स.नं./दि.नं. ३५३/६ (जि.स.नं.२९९/४) क्षेत्र ५२६०-०० चौ.मी. जागेच्या रहिवास व वाणिज्य या विंगारशेतकी प्रयोजनांसाठी घामर करण्याचे परवानगी देण्यात येईल. क्षेत्र ३५२०-०० चौ.मी. जागेच्या रहिवास व वाणिज्य या विंगारशेतकी प्रयोजनांसाठी घामर करण्याचे परवानगी देण्यात येईल.









वसई क्र. ४  
दस्त क्रमांक ३६०८/२०१९

- ४ -

क्र.महसुल/क्र.२/टे-९/एनएपी/अनुज्ञाप्राही/पत्राचार/२०/२०१९

- करण्याचे काम करवून घेण्यात किंवा त्या मालकी आलेला अन्य अनुज्ञाप्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून देण्याचा अधिकार असलेला
- १९ दिलेली ही परवानगी मुंबई न्यायदंडाधिकार व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम १९५२ च्या तरा यली अमळात असलेल्या इतर कोणत्याही कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबींच्या बाबतीत लागू होतील. त्या उपबंधांच्या अधीत असेल.
- २० प्रस्तावित जमिनीच्या विंगरशेतकी आकडेगणीच्या पाचपट नक्कल क्र. ६४०८/१ (अंकी) २ सहा हजार चारशे पंधराऐशी मात्र) रमांतरित कर (कन्ट्रोल टॅक्स) म्हणून चलन क्र.२२६/२०१९ (भारतीय स्टेट बँक चलन क्र ३०८९) दिनांक २३/४/२०१९ अन्वये रक्कम जमा केली आहे.
२१. महाराष्ट्र चॅम्बर्स ऑफ हाऊसिंग विरुध्द महाराष्ट्र शासन या भा.श.च.व न्यायालयातील वित्त याचिका क्र.६७०२/२०११ मधील न्यायालयाचे अंतीम न्यायितीबाबत शासनाने महसुल व वन विभागाचे पत्र क्र.गो.सनि-२०/२०१९/प्र.क्र.६१०/स. दि.२७/१२/२०१९ मधील सुचनांनुसार न्यायालयाचे अंतीम आदेशास अधीन राहून सध्या परवानगी देणाऱ्या आलेल्या न्यायालयाच्या शासन याबाबतीत जे निर्णय/आदेश देतील ते अंतीम न्यायालयाच्या बंधनकारक राहतील.
- अनुज्ञाप्राही यांनी वसई-विरार शहर महानगरपालिका यांचे फडोले व नगर नकाशावरहकुमथ बांधकाम केले पाहिजे. त्यात सिडको व महसुलाच्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.
- २३ अनुज्ञाप्राही यांनी वसई-विरार शहर महानगरपालिका यांचे फडोले बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा बांधकाम निदेशांक वापरल्यास अनुज्ञाप्राही हे महाराष्ट्र प्रादेशिक नगरसुचना अधिनियम १९७२ चे कलम ५२ अन्वये पीजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिले.
२४. वसई-विरार शहर महानगरपालिका यांचे दिनांक २४/६/२०१९ चे परवानगी देणाऱ्या पत्र शर्ती अनुज्ञाप्राही यांचेवर बंधनकारक राहतील.



सही  
(ए.एन. जहाद)  
जिल्हाधिकारी कार्यालय

वसई क्र. ४  
दस्त क्रमांक ३६०८/२०१९  
७७/१९९२

प्रति,  
मे.समर्पण डेव्हलपर्सचे भागीदार श्री.अश्विन रामचंद्र गुप्ता व  
मे.व्हेलकनी डेव्हलपर्स लॉफे भागीदार श्री. शंकर भालचंद्र मोहं  
रा.डी-II/०१-०२, आकांक्षा कमर्शियल कॉम्प्लेक्स,  
एच.डी.एफ.सी. बँकेच्या समोर, आकांक्षा रोड

नालासोपारा (पूर्व) ता.वसई-विरार  
प्रत- तहसिलदार वसई पार्लेड मालकीपती के.अश्विनक त्या कार्यवाहीसाठी



प्रयोजनार्थ वापर करण्यास येणारे जमीनीचे एक वर्षाच्या आत नगरपालिकेकडे अहवालपर त्याने नवीन ठेकी पाहिले आहे अहवाल मिळाल्यानंतर अनुज्ञाप्राही यंत्रणेकडून त्याने विंगरशेतकी करणारे पत्राचार केले आहे. कसे या बाबतच्या न्यायालयात नक्कल वसूल करण्या करिता नोंद घेण्याची प्रतीका मधील तालुका नमुना नं. २ घेण्यात नमुना नं.२ यामध्ये आवश्यक ती नोंद घेण्याची दखलीज केली पाहिजे. जमीन नकाशा असलेल्या व्यक्तीस जमीनीची नोंदणी फी दिली असल्यामुळे त्या बाबतीत नालासोपारा तहसिलदाराने तालुका निरीक्षक भूमी अभिलेख वसई यास तसे कळविले पाहिजे. त्याने त्यासोबत मंजूर नकाशे व संबंधित जमीनीच्या बाबतीत अधिकार अभिलेखाचे पत्र पाठविले पाहिजेत.

दस्ता क्रमांक 3800/2011  
1958

क्र.महसुल/क-३/टि-९/एनएपी/जुचंद्र-वसई/एसआर-३३७/२०११

प्रति:- तालुका निरीक्षक मूनी अभिलेख-वसई थाना माहितीसाठी प्रत घाटविण्यांत येत आहे.

२/- सोबत चलन क्र.२६७/२०१२ (भारतीय स्टेट बँक शाखा ठाणे चलन क्र. १०८४) दिनांक २३/४/२०१२ ची प्रत जोडली आहे.

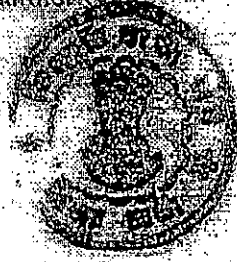
प्रत :- मा.आयुक्त, कोकण विभागा, कोकण भवन, यांचेकडे माहितीसाठी सविनय सादर.

प्रत :- आयुक्त, वसई-विरार शहर महानगरपालिका

प्रत :- अनीपचारिक संदर्भाने रेलीग्रह शाखेकडे प्रस्तुत आदेशातील अट क्र.२३ च्या अंतर्भावे माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.

प्रत :- तलाठी सजा जुचंद्र यांचेकडे माहितीसाठी रवाना.

प्रत :- कार्यालयीन सचिका



निष्ठाधिकारी/ठाणे कार्यालय



*(Handwritten signature)*

TRUE COPY

*(Handwritten signature)*  
VINAY B. SHUKLA  
Advocate at Law  
Registrar's Office, Palghat  
Opp. to the Court, Palghat  
Achalnagar, Palghat (E)



PALGHAT  
DIST.



वसई क्र. ४  
दस्ता क्रमांक 380/19099  
02 1998

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



दूरध्वनी : ०२२-२६५१९०१/२६५१९०२/२६५१९०३  
फॅक्स : ०२२-२६५१९०४  
ई-मेल : vasaiivicorporation@yahoo.com

घा.क्र. : २५/वि.रा.म./न.र./वि.र./व.स./२०१०-११  
दिनांक : ०४/०६/२०१४

VVCMC/TP/RDP/VP-0375/079/p-014-15

04/06/2014

To  
Mr. Anil R. Gupta for M/s. Samarpan Developers &  
Mr. Shekhar B. Bhoir for M/s. Velankani Developers,  
D-II/ 01-02, Aakanksha Comm. Complex,  
Achole Road, Nallasopara (E), Tal: Vasai,  
DIST - THANE.

Sub: Revised Development Permission for proposed Residential bldg on land bearing S. No: 351, H. No: 4/A, 4/B & 6 of Village Juchandra, Tal: Vasai, Dist: Thane.

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dtd. 02/07/2012.
2. Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0375/0290A dtd. 18/11/2013.
3. Your Licensed Engineer's letter dated 04/06/2014.

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. XVII of 1966) to Mr. Anil R. Gupta for M/s. Samarpan Developers & Mr. Shekhar B. Bhoir for M/s. Velankani Developers.

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-0375/1002 dtd. 02/07/2012. The details of the layout are given below:-

1	Name of assess owners / P.A. Holder	Mr. Anil R. Gupta for M/s. Samarpan Developers & Mr. Shekhar B. Bhoir for M/s. Velankani Developers
2	Location	Village Juchandra
3	Land use (Predominant)	Residential Bldg.
4	Plot area as per 7/12 extract	11840.00 sq.m
5	Deductions	
	a. DP Road 40.00	73.07 sq.m
6	Net plot Area	11765.93 sq.m
7	RG @ 15%	1765.04 sq.m
8	CFC 5%	588.35 sq.m
9	Buildable plot Area	10001.89 sq.m
10	FSI Permissible	1.00
11	Permissible BUA	10001.89 sq.m
12	Proposed BUA	8408.09 sq.m
13	Excess Balcony Area Taken in FSI	1578.77 sq.m
14	Total BUA Proposed	9986.86 sq.m



वसई क्र. ४

दस्त क्रमांक 3ECC/12099

LO 199E

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



दूरध्वनी : ०२५०-२५२५१०१/०२५२/०२५२०५/०५  
फैक्स : ०२५०-२५२५१०१  
ई-मेल : vasalvirarcorporation@yahoo.co.in

क्र.क्र. : वसई/वि.रार/वसई/१०२/१०  
दिनांक : ०८/०८/२०१४

VVCMC/TP/RDP/VP-0375/078/2014-15

०५/०७/२०१४

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 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6:9 of Sanctioned D.C. Regulations-2001).

The amount of Rs. 2,31,600/- (Rupees Two Lakh Thirty One Thousand Six Hundred only) deposited vide Receipt No. 154250 dated 22/11/2013 with Vasai Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved proposed Residential building No. 02 on land bearing S. No: 351, H. No: 4/A, 4/B & 6 of Villager Juchapura as per the following details:-

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Flats	Built Up Area (In sq. mt.)
1	Residential	01	St + 7	247	7298.71 sqm
2	Residential	02	St + 1	16	476.58 sqm
3	Residential	03	St + Gr + 7	74	2211.77 sqm
Total:					9986.86 sqm



The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter no. VVCMC/TP/CC/VP-0375/1002 dtd. 02/07/2012. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part thereof for non-bio-degradable & bio-degradable waste respectively.



वसई क्र. ४  
 दस्त क्रमांक 3E0/2019  
 19 199E

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



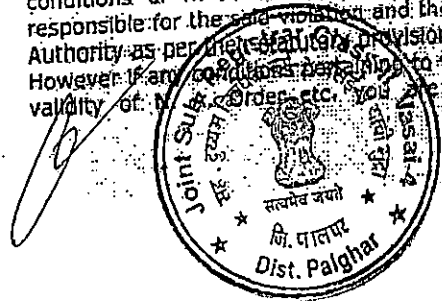
दूरध्वनी : ०२२०-२३५१०१०१/०३१०४/०५/०६  
 फॅक्स : ०२२०-२३५१०१०५  
 ई-मेल : vasalvirarcorporation@yahoo.com

चा.क्र. : व.नि.शा.म./व.र./मु.नि./०५/२०१९  
 दिनांक : ०८/०८/२०१९

VVCMC/TP/RDP/VP-0375/078/2014-11

०५/०८/२०१९

- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.
- 12) You are abide by the conditions mentioned in Commencement Certificate and Plinth Completion Certificate.
- 13) You shall submit FIRE NOC from CFO before applying for Plinth Completion Certificate.
- 14) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A. order PWD, NDC, NDC from Highway, NDC from Railway, NDC from MSEB, etc. as may be applicable and N.A. TILR as required as per N.A. order. If any of the compliances as per other Dept/Acts requirements are not done, you shall only faces the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 15) You are responsible for Complying with all conditions of N.A. Order sale permission/ other permission of other authorities. Any violation with reference to conditions of N.A. Order/ permissions of other authorities. You shall only responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provision. VVCMC has no role in the said matters. However if any conditions pertaining to validity of said order are not complied like validity of N.A. Order, etc. you are only liable for any action as may be



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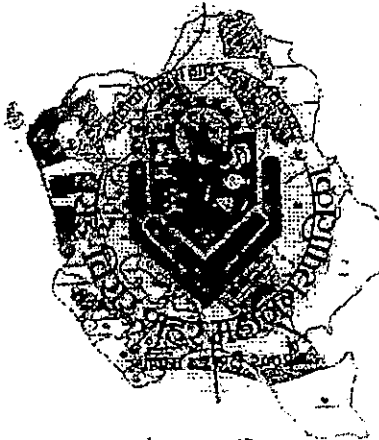
दस्ता क्रमांक 3806/2099  
L2 199E





वसई क्र. ४  
 दाता क्रमांक ३६०८/२०१४  
 ८३ १९९६

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



दूरध्वनी : ०२२५२-२५२४१०/०२२५२४१०/०३  
 फॅक्स : ०२२५२-२५२४१०७  
 ई-मेल : vasai@virarcorporation@yahoo.com

आ.क्र. : व.वि.स.म./व.प./मु.प्ल./२०१४/१५  
 दिनांक : ०६/०७/२०१४

VVCMC/TP/RDP/VP-0375/078/2014-15  
 contemplated by the said Authority notwithstanding the permission granted by  
 VVCMC as the same need to be ensured by Concerned Authority.

16) You shall abide by the conditions of N.A order.

Yours faithfully,



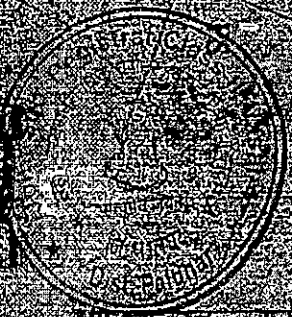
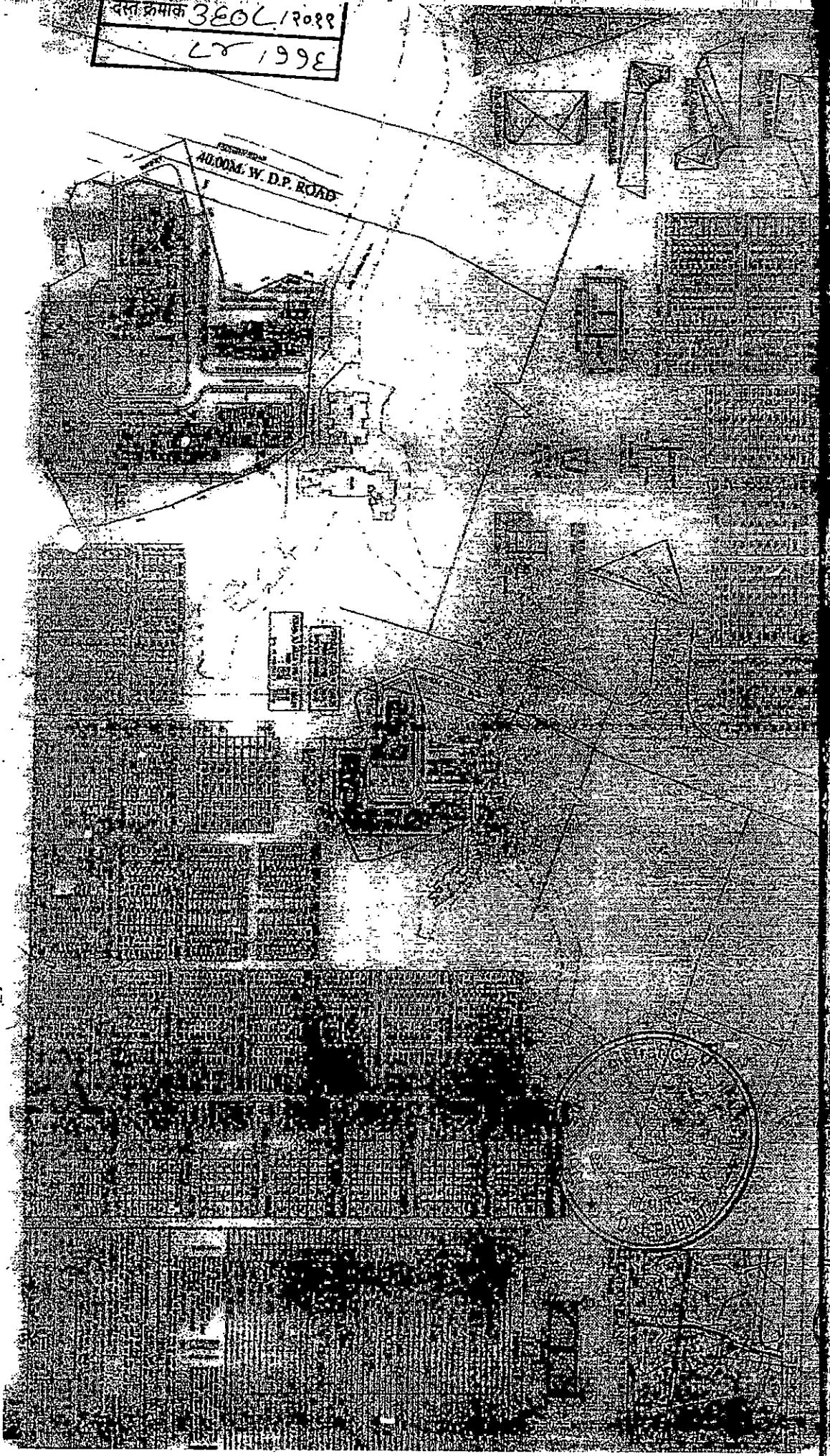
By Director of Town Planning  
 Vasai-Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,  
 Vasai-Virar city Municipal Corporation.  
 Ward office .....
2. M/s. Himesh Gupta & Associates.  
 105, Saicharan, Vasai Station Road,  
 Vasai (W) Tal: Vasai.



दस्ता क्रमांक 366/1998  
28/1998



वसई क्र. ४  
दस्ता क्रमांक ३६०८२०१९  
८५ १९९६

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



दूरध्वनी ०२५०-२५२५१०१/०२/०३/० ६/०५/०६  
फॅक्स ०२५०-२५२५१०५  
ई-मेल vasaiVirarcorporation@yahoo.com

जा.क्र. च वि रा म./न.र./  
दिनांक

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066/2015-16

०९/०६/२०१५.

To,  
Mr. Manohar B. Kini & Mr. Anil R. Gupta  
Partners Of M/s. S.N. Developers & M/s. Samarpan Developers  
Mr. Shekar B. Bhoir, Partner of M/s. Velankani Developers  
D2, Ground Floor,  
Aakanksha Commercial Complex,  
Achole Road, Nallasopara (E),  
Tal: Vasai,  
**DIST: Palghar.**

**Sub: Revised Development Permission for proposed layout of Residential Buildings, Residential with Shopline Buildings & CFC Building on land bearing S.No. 345(Pt); S.No.346, H.No.1; S.No.347; S.No.348, H.No.2; S.No.350; S.No. 349; S.No. 339, H.No. 1;S.No. 352, H.No. 3; S.No. 351, H.No.4A, 4B & 6 ; S.No. 331, H.No. 1, 2, 3, 4 & 5; S.No. 317, H.No.6A, 6B, 6C, 6D; S.No. 332, H.No.9;S.No. 352, H.No. 4 of Village Juchandra, Taluka Vasai, Dist Palghar.**

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-0429 & VP-0936/085/2012-13 dated 26/06/2012.
3. Revised Development Permission No. VVCMC/TP/RDP/VP-0429 & VP-5346/0259/2014-15 dated 24/12/2014.
4. Commencement Certificate No.VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013.
5. NOC for NA Permission No.VVCMC/TP/NA NOC/VP-5346/622/2013-14 dated 29/05/2013.
6. NOC for NA Permission No.VVCMC/TP/NA NOC/VP-0615/1963/2013-14 dated 28/10/2013.
7. NOC for NA Permission No.VVCMC/TP/NA NOC/VP-5345/623/2013-14 dated 29/05/2013.
8. Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012.
9. Revised Development Permission No. VVCMC/TP/RDP/VP-0375/0290A/2013-14 dated 18/11/2013.
10. Revised Development Permission No. VVCMC/TP/RDP/VP-0375/078/2014-15 dated 04/07/2014.
11. Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012.
12. Revised Development Permission No. VVCMC/TP/RDP/VP-0559/0313/2013-14 dated 13/12/2013.
13. Your Registered Engineer's letter dated 04/02/2015.



वसई क्र. ४  
दस्त क्रमांक 3E06/2019  
LE 199E

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



दूरध्वनी : ०२५०-२५२५१०१/०२२०३२२  
फॅक्स ०२५०-२५२५१०७  
ई-मेल vasai@virarcorporation.gov.in

जा. क्र. च वि.श.म./न.र.  
दिनांक :

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066/2015-16

०९/०६/२०१५

Sir / Madam,  
The Development Plan of Vasal Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012 and 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2011. Further Vasal Virar City Municipal Corporation is appointed by Govt. of Maharashtra SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhap, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Doliv, Khardi, Khochiwada, Pati, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter under conditions mentioned in the letter No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011 dated 26/03/2012., Commencement Certificate No. VVCMC/TP/CC/VP-0936/1965/2011 dated 28/10/2013., Commencement Certificate No. VVCMC/TP/CC/VP-0375/1965/2011 dated 02/07/2012. & Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012. The details of the layout are as given below:

1	Name of assess owner/P.A. Holder	Mr. Manohar B. Kini & Mr. Anil R. Kini Partners Of M/s. S.N. Developers & Samarpan Developers Mr. Shekar B. Partner of M/s. Velankani Developers		
2	Location	Juchandra		
3	Land use (predominant)	Residential Buildings, Residential Shopline Buildings & CFC Building.		
		NA Plot Plot (Area in Sq.m)	Non NA Plot (Area in Sq.m)	Total
4	Gross plot area (As per 7/12)	108770.00	10420.00	119190.00
5	30.00 m wide D.P. Road	6268.21	573.62	6841.83
6	40.00 m wide D.P. Road	11146.73	758.04	11904.77



वसई क्र. ४  
दस्त क्रमांक 380C/12018  
20 1998

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ज. व. ई. वि. ठाणे, पिन ४०१ ३०५.



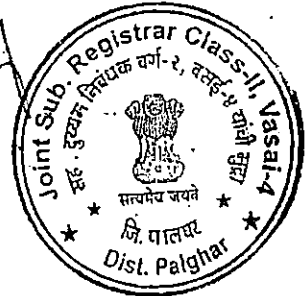
दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : घ वि श य./न.र./  
दिनांक :

Sl. No.	Description	Area (sq.m)	Area (sq.m)	Area (sq.m)
7	20.00 m wide D.P. Road	246.60	--	246.60 sq.m
8	P.G. Reservation	9581.32	--	9581.32 sq.m
9	H.S. Reservation	15021.64	--	15021.64 sq.m
10	P.S. Reservation	4027.58	1137.23	5164.81 sq.m
11	Hospital Reservation	15.93	--	15.93 sq.m
12	Net Plot Area	62461.99	7951.11	70413.10 sq.m
13	a) Area Under 'R' Zone	16447.34	919.86	17367.20 sq.m
14	b) Area Under S.R.Z.	15593.00	7031.25	22624.27 sq.m
15	R.G. @ 15%	9369.29	1192.66	10561.95 sq.m
16	C.F.C. @ 5%	3123.09	397.55	3520.64 sq.m
17	Buildable plot area ( (12) X 0.85)	53092.69	6758.44	59851.13 sq.m
18	Permissible F.S.I.	1.00	1.00	1.00
19	Permissible Built Up Area	53092.69	6758.44	59851.13 sq.m
20	Additional for Incentive FSI for Land Pooling (7.5% X (17))	3981.94	506.88	4488.82 sq.m
21	H.S./P.S eligible BUA (19049.22 X 2 )	38098.44	2274.46	40372.90 sq.m
22	Permissible Ancillary Area for H.S./ P.S.(38098.44 X 0.80)	30478.75	1819.57	32298.32 sq.m
23	Permissible Ancillary Residential Area (38098.44 X 0.20)	7619.69	454.89	8074.58 sq.m
24	Add: 30.00 mt D.P. Road	6138.95	--	6138.95 sq.m
25	Add: 40.00 mt D.P. Road	8360.84	--	8360.84 sq.m
26	Total Permissible Built Up Area (19+20+22+23+24)	79194.11	7720.21	86914.32 sq.m
27	Earlier Approved Built-Up-Area	57095.44	--	57095.44 sq.m
28	Additional Proposed Built-Up-Area	22047.82	--	22047.82 sq.m
29	Total Proposed Built Up Area	79143.26	--	79143.26 sq.m
30	CFC Proposed Built Up Area	2938.28	--	2938.28 sq.m

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 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The additional amount of Rs.7,23,500/- (Rupees Seven Lac Twenty Three Thousand Five Hundred only) deposited vide receipt No.350504, Rs.33400/- (Rupees Thirty Three Thousand Four Hundred only) deposited vide receipt No.350509 & Rs.86600/- (Rupees Eighty Six Thousand Six Hundred only) deposited vide receipt No.350513 dated 09/06/2015 with Vasai-Virar City Municipal Corporation as interest from security deposit



वसई क्र. ४  
दस्त क्रमांक ३६०८१२०११  
८८१९९६

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



दूरध्वनी : ०२५०-२५२५२०१/०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२  
फॅक्स : ०२५०-२५२५२०२  
ई-मेल : VasaiVirarCorporation@vsnl.com

जा.क्र. व वि.श.प./पर,  
दिनांक

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/०६६/२०१५-१६ ०१/०६/२०१६  
shall be forfeited either in whole or in part at the absolute discretion of the Municipal 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 Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for proposed layout of Residential Buildings, Residential with Shopline Buildings on bearing S.No. 345(Pt); S.No.346, H.No.1; S.No.347; S.No.348, H.No.2; S.No.350; S.No.349; S.No. 339, H.No. 1; S.No. 352, H.No. 3; S.No. 351, H.no.4A, 4B & 6 ; S.No. 353, H.No. 1, 2, 3, 4 & 5; S.No. 317, H.No.6A, 6B, 6C, 6D; S.No. 332, H.No.9; S.No. 333, H.No. 4 of Village Juchandra, Taluka Vasal, Dist Palghar., as per the following details:  
The details of the Buildings is given below:

Sr. No.	Predominant Building	Building No./wing	No. of Floors	No. of Shops/Halls	No. of flats	Built Up Area ( In sq. mt.)	Remarks
1.	Residential with Shopline Building.	Bldg.No.1/ Wing A,B & C	Gr.+7	Shops-15 /Hall-1	84	2920.54 sq.m	As per Approved Date: 24/11/2015
2.	Residential with Shopline Building.	Bldg.No.2/ Wing A,B, C & D	Gr.+7	Shops-28	112	3788.84 sq.m	As per Approved Date: 24/11/2015
3.	Residential with Shopline Building.	Bldg.No.3/ Wing A,B,C, D,E,F,G,H & I	Gr.+9	Shops-16	733	20894.47 sq.m	New Amendment
4.	Residential with Shopline Building	Bldg.No.4/ Wing A,B,C, D,E,F,G,H,I & J	Gr.+7	Shops-31 /Hall-1	368	13309.38 sq.m	New Amendment
	Residential with Shopline Building	Bldg.No.5	Gr.+12	Shops-17	142	5906.52 sq.m	New Amendment
	Residential Building	Bldg.No.6/ Wing A,B,C & E	Gr.+14	--	416	12181.67 sq.m	New Amendment
	Residential with Shopline Building	Bldg.No.7	Gr.+14	--	162	6091.82 sq.m	New Amendment



वसई क्र. ४  
दस्ता क्रमांक 3E0C/190PP  
LE 199E

मुख्य कार्यालय, विहार  
विहार (पूर्व),  
ठा. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. व.वि.शा.म./न.र./  
दिनांक

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066 2015-16 09/06/2015.

8.	Residential Building	Bldg.No.8	Gr.+14	--	143	4289.99 sq.m	Now Amended
9.	Residential with Shopline Building	Bldg.No.9/Wing A,B,C & D	Gr.+14 (Pt.)	Shops-32	330	9760.03 sq.m	Now Amended
Total				Shops-139 /Halls-2	2490	79143.26sq.m	

MHADA Building The details of the Buildings is given below:

Sr. No.	Predominant Building	Building No./wing	No. of Floors	No. of flats	Built Up Area ( in sq. mt.)	Remark
1.	Residential Building.	Bldg.No.10	Stilt+10	80	2546.40 sq.m	Newly Proposed

CFC Building The details of the Buildings is given below:

Sr. No.	Predominant Building	Building No./wing	No. of Floors	Built Up Area ( In sq. mt.)	Remark
1.	CFC Building (School Building)	--	Stilt/Gr.+4	2938.28 sq.m	Newly Proposed

All the past approval for various buildings except those now amended granted earlier stand valid. The conditions of Commencement Certificate issued vide letter No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012., Commencement Certificate No.VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013., Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012. & Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012 stands applicable to this approval of Revised Development Permission along with the following conditions :

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any





वसई क्र. ४
दस्त क्रमांक 3E0C1२०१९
२० 199६

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ २०५.



दूरध्वनी : ०२५०-२५२५६०६/०२२०२  
फॅक्स : ०२५०-२५२५६०७  
ई-मेल : vasaiVirarCorporation@

जा. क्र. व वि. श. म. / न. र. /  
दिनांक :

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/ 066 | 2015-16 ०९/06/2015  
structures erected or use contrary to the provisions of this grant within specific time.

- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 6 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of for non-degradable & bio-degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department of Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) You are responsible for the disputes that may arise due to Title/ Access matters. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other residential activities.
- 12) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai-Virar City Municipal Corporations. New trees shall be planted on the premises @ 30 trees per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from the Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 13) You shall provide the Rain Water Harvesting systems as per Govt. notification No. TBA-432001/2133/CR-230/01/UD-11 dtd. 26/05/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by Vasai-Virar City Municipal Corporation and Water Consultants



*[Handwritten signature]*





वसई क्र. ४
दस्त क्रमांक ३६०६/२०१९
२१ १९९६

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

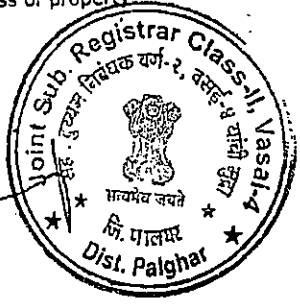


दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०६  
फैक्स : ०२५०-२५२५१०७  
ई-मेल : vasairvirarcorporation@yahoo.com

जा.क्र. - व वि श म./न र.  
दिनांक

WCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/०६६/२०१५-१६ ०१/०६/२०१५.  
empanelled by WCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of WCMC.

- 14) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/requirements are not done, only you shall face the consequence arising out of such lapse from your side and WCMC is not responsible for the lapses from your side.
- 15) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by WCMC as the same need to be ensured by Concerned Authority.
- 16) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8<sup>th</sup> November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area 2546.40 sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 17) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and WCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.



वसई क्र. ४
दस्त क्रमांक 3EOL/२०१९
२२ १९९६

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



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४  
फॅक्स : ०२५०-२५२५१०५  
ई-मेल : vasaiVirarCorporation@

जा.क्र. व वि.श.म./न.र./  
दिनांक :

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/0 66 (2) 5-16 ०९/०६/२०१९

18) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access road) obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply systems (tank sizes etc) before applying for Plinth Completion Certificate.

Yours faithfully



Dy. Director of Town Planning  
Vasai-Virar City Municipal Corporation

- c.c. to:
1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office .....
  2. M/s. En-Con, Project Consultants,  
G-7,8, D-wing Sethi Palace,  
Ambadi Road, Vasai (W)  
Taluka Vasai, Dist:-Palghar.



वसई क्र. ४

दस्त क्रमांक 3E0C12099

e3 1958

**EN CON**

Project Consultants for  
Architectural & Structural Works  
Approved Valuers

D' Wing, Sethi Palace.  
Ambedkar Road, Vasai Road (W),  
Dist. Thane - 401 202.  
Tel. : 0250-2336318 / 2333404  
Telefax : 0250-2335033  
E-mail : encon1@rediffmail.com  
encon4@gmail.com

Ref.No.VP-0429/115

Dated: 15-07-2015

**TO WHOMSOEVER IT MAY CONCERN**

This is to state that the Residential buildings no.1 &3 and Residential with shopline building no.2 located on land bearing S.No.351. H.No.4A, 4B &6, village Juchandra, Tal.Vasai, Dist.Palghar is approved by Vasai Virar City Municipal Corporation vide order no.VVCMC/TP/AMEND/VP-375/290A/2013-14 dated 10/11/2013.

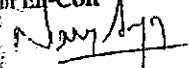
Further to state that, now the above lands are amalgamated with lands bearing S.No.317/6A to 6D; S.No.331/1, 2, 3, 4 &5; S.No.332/9; S.No.339/1; S.No.345[P]; S.No.346/1; S.No. 347; S.No.348/2; S.No.349; S.No.350; S.No.352/3,4 352/4, of village Juchandra, Tal.Vasai, Dist.Palghar. The Revised amalgamated approval of the above lands has been granted by Vasai Virar City Municipal Corporation vide order. no. VVCMC/TP/RDP/VP-0429,0936,5345, 0375, 0559, 0615, 5346/579/2015-16 dated 9/06/2015.

The numbering of buildings as per old approval dated 10/11/2013 and its revised numbering is as under-

Building nos.  
As per Approved [10/11/2013]  
Building no.1  
Building no.2  
Building no.3

Building nos.  
As per revised approved [09/06/2015]  
Building no.6  
Building no.7  
Building no.8

hereby certify the above.

For En-Con  
  
Registered Engineer  
**ANJAY S. NARANG**  
REGISTERED ENGINEER  
Regn.No.:VVCMC/ENGR/01)



वसई क्र. ४  
दस्त क्रमांक ३६०८/१०११  
२४ १९९६



वसई क्र. ४  
 दस्त क्रमांक 3806/2016  
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350/12761  
 Tuesday, December 08, 2016  
 11:16 AM

पावती

Original/Duplicate  
 नोंदणी क्र.: 39M  
 Regn.: 39M

पावती क्र.: 15530 दिनांक: 06/12/2016

गावाचे नाव: टिंबरी

दस्तऐवजाचा अनुक्रमांक: वसई-3-12761-2016

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. जे. एस. वी. विठ्ठलकीन एल. एल. पी. तर्फे भागीदार श्री. सुतिल डी. सेकरसरिया --

नोंदणी फी

₹. 100.00

दस्तावेजासाठी फी

₹. 360.00

₹. 460.00

आपणास मुळ दस्तऐवजाची प्रत मिळविली आहे. दिनांक  
 11:32 AM ह्या वेळी

*[Signature]*  
 Sub Registrar, Vasai  
 वसई क्र. 3

बाजार मूल्य: ₹. 0/-

मोबदला: ₹. 1/-

भरलेले मुद्दोक्त शुल्क: ₹. 500/-

1) देयकाचा प्रकार: By Cash रकम: ₹. 100/-

2) देयकाचा प्रकार: By Cash रकम: ₹. 360/-

*[Signature]*





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वसई - ३  
२०१९  
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वसई क्र. ४  
स्त क्रमांक ३६०८/२०१९  
२० १९९६

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वसई क्र. ४  
दस्ता क्रमांक ८६०८२०१९  
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CHALLAN  
MTR Form Number-6

वसई - ३  
दस्ता क्र. १२०६९  
३१

GRN	MH006509654201617E	BARCODE	Date 06/12/2016-11:02:27	
Department	Inspector General Of Registration.		Payer Details	
Type of Payment	Stamp Duty	TAX ID (If Any)		
	Registration Fee.	PAN No. (If Applicable)		
Office Name	VSI3_VASAI NO3 JOINT SUB REGISTRAR	Full Name	JSB-BUILDCON LLP	
Location	THANE	Flat/Block No.		
Year	2016-2017 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	JUCHANDRA	
0030046401 Stamp Duty	500.00	Area/Locality	NAIGAON	
		Town/City/District		
		PIN	4 0 1 2 0	
		Remarks (If Any)	SecondPartyName=ASHISH V MARATHI	
		Amount In Words	Five Hundred Rupees Only	
Total	500.00			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque/DD Details:		Bank CIN	REF No.	69103332019120610813 107269554
Cheque/DD No		Date	06/12/2016-11:02:47	
Name of Bank		Bank Branch	IDBI BANK	
Name of Branch		Scroll No. Date	Not Verified With Scroll	

Mobile No.: Not Available.





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वसई क्र. ४  
दस्ता क्रमांक ३६८/२०११  
२२ १९९६



वसई क्र. ४
दस्त क्रमांक 3EOL/२०११
१०० 199E

वसई -
दस्त क्र. १२०४
५१

**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME,  
 We, M/S. JSB BUILDCON LLP, Through its partners MR. SUNIL D  
 SEKSARIA, Age 59 years, & MR. JITENDRA KUMAR PANKA, Age  
 40 years, MR. DIVYESH SUNIL SEKSARIA, Age 30 years, all adults,  
 having its Office at S.No. 351, Juchandra Village, Near Don Bosco High  
 School, Naigaon (East) Tal:Vasai, Dist: Palghar, Pin - 401207, do hereby  
 DO SEND GREETINGS :-

Debesan

*[Handwritten signatures]*



वसई - ३  
३१/०६/१९९६  
६१९६

वसई क्र. ४  
दस्ता क्रमांक ३६०८/१-१९  
९०९१९९६



**WHEREAS:-**

A] 1] M/S. JSB BUILDCON LLP, Through its partners MR. SUNIL D SEKSARIA, Age 59 years, & MR. JITENDRA KUMAR PRANKA, Age 40 years & MR. DIVYESH SUNIL SEKSARIA, Age 30 years, all adults having its Office at S No.351, Juchandra Village, Near Don Bosco High School, Naigaon (East) Tal:Vasai, Dist: Palghar, Pin- 401207 We are constructing the building known as "NAKSHATRA GREENS" constructed on land bearing Survey No. 351 & 352, Hissa No. 4A, 4B, 6 & 3, area and lying being and situated at Village Juchandra, Tal. Vasai, Dist. Palghar, within the area of Sub-Registrar Vasai and have to sell Flats/Shops in the said building.

2] M/S. JSB DREAMHOMES PVT.LTD. Through its Director MR. SUNIL D SEKSARIA, Age 59 years, & MR. JITENDRA KUMAR PRANKA, Age 40 year & MR. DIVYESH SUNIL SEKSARIA, Age 30 years, all adult, having its office at Nakshatra Primus, Village Tivri, Naigaon-Vasai Link Road, Naigaon (East), Taluka Vasai, Dist. Palghar, Pin 401207. We are constructing the building, known as "NAKSHATRA PRIMUS", being constructed on land bearing Survey No. 43, 44, 45, 50, Hissa No. 2A, 3A, 3B, 4, 4C, 7, 8, 9, 10, 11, 12, area and lying being and situated at Village Tivri, Tal. Vasai, Dist. Palghar, within the area of Sub-Registrar Vasai and have to sell Flats/Shops in the said building.

3] M/S. JSB HOMES LLP, Through its Partners MR. SUNIL D SEKSARIA, Age 59 years, & MR. JITENDRA KUMAR PRANKA, Age 40 years, & MR. DIVYESH SUNIL SEKSARIA, Age 30 years, all adult, We are constructing the building known as "NAKSHATRA OZONE" Bldg No. 12, Constructed on land bearing Survey No. 50, Hissa No. 1 & Survey No. 47, Hissa No. 8, area and lying being and situated at Village Tivri, Tal. Vasai, Dist. Palghar, within the area of Sub-Registrar, Vasai No.III (Nallasopara).



B] On account of our pre-occupation, it is not possible for us to register the said agreement/s in favour of the various purchaser/s of flat/s;

वसई क्र. ४  
३  
१२/१२/१९  
६१२६

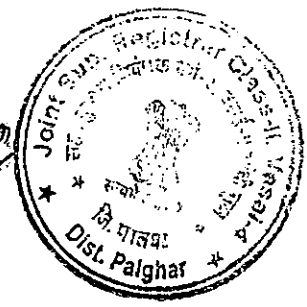
वसई क्र. ४  
दस्ता क्रमांक ३९०८/१२०१९  
१०३ १९९६

THEREFORE, THESE PRESENTS WITNESSES AND

1] M/S. JSB BUILDCON LLP, Through its partners MR. SUNIL D SEKSARIA, Age 59 years, & MR. JITENDRA KUMAR P RANKA, Age 40 years, & MR. DIVYESH SUNIL SEKSARIA, Age 30 years, and 2] M/S. JSB DREAMHOMES PVT. LTD. Through its Director MR. SUNIL D SEKSARIA, Age 59 years, & MR. JITENDRA KUMAR P RANKA, Age 40 years, & MR. DIVYESH SUNIL SEKSARIA, Age 30 years, and 3] M/S. JSB HOMES LLP, Through its Partners MR. SUNIL D SEKSARIA, Age 59 years, & MR. JITENDRA KUMAR P RANKA, Age 40 years, & MR. DIVYESH SUNIL SEKSARIA, Age 30 years, all adults, do hereby appoint jointly or severally MR. ASHISH V. MARATHE, Age 44 years, adults residing at First Floor, Yashomangal Complex, Tulinj Cross Road, Nallasopara (East), Taluka: Vasai, District: Palghar, Pin 401209, to be us agent and true and lawful attorney for us in our name and on our behalf to do and execute or cause to be done and executed following acts, deeds, matters and things that is to say:

1) TO PRESENT Agreement for sale, correction, cancellation, Power of attorney, lease, assignment, supplementary agreement, amenities agreement, in the said buildings or any other documents executed by us for registration, admit execution or otherwise perfect of cause to be registered and perfected any agreement, correction, cancellation, lease, assignments of surrender or other instruments and assurance which may be executed and signed by us;

2) THIS Power of Attorney is given for registration of the documents which executed by us;



दस्ता क्रमांक 380C/2019

१०४ १९९६

W/ दस्ता क्रमांक 380C/2019  
e

IN WITNESS WHEREOF WE HAVE HEREUNTO SET AND  
SIGNED OUR RESPECTIVE HANDS AND SIGNATURE ON  
THIS 6 DAY OF Dec 2016.

SIGNED AND DELIVERED by the  
Within named "THE EXECUTANT"  
M/S. JSB BUILDCON LLP,  
Through its Partners  
MR. SUNIL D SEKSARIA, &



MR. JHEENDRA KUMAR P RANKA



& MR. DIVYESH SUNIL SEKSARIA

In the presence of .....



SIGNED AND DELIVERED by the  
Within named "THE EXECUTANT"  
M/S JSB DREAMHOMES PVT LTD.  
Through its Directors  
MR. SUNIL D SEKSARIA,



ON

MR. JITENDRA KUMAR FRANKA

वसई - ३  
क्रमांक १२०९९  
१०१९८

वसई क्र. ४  
वस्त क्रमांक ३६०८ १९९९  
१०५१९९६

वसई क्र. ४  
क्रमांक १२०९९  
*[Signature]*

*[Signature]*

& MR. DIVYESH SUNIL SEKSARIA

In the presence of.....

SIGNED AND DELIVERED by the

Within named "THE EXECUTANT"

M/S. JSB HOMES LLP,

Through its Partners

MR. SUNIL D. SEKSARIA

*[Signature]*

MR. JITENDRA KUMAR FRANKA

*[Signature]*

& MR. DIVYESH SUNIL SEKSARIA

In the presence of.....

*[Signature]*  
*[Signature]*

*[Signature]*

EXECUTANTS



दस्ता क्रमांक 3806/2018

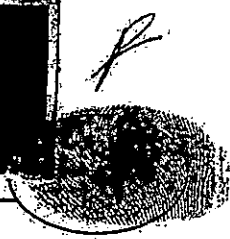
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Accepted by me

वसई - ३

पुस्तक क्रमांक 100/2018

११-११-१८



MR. ASHISH V. MARATHE



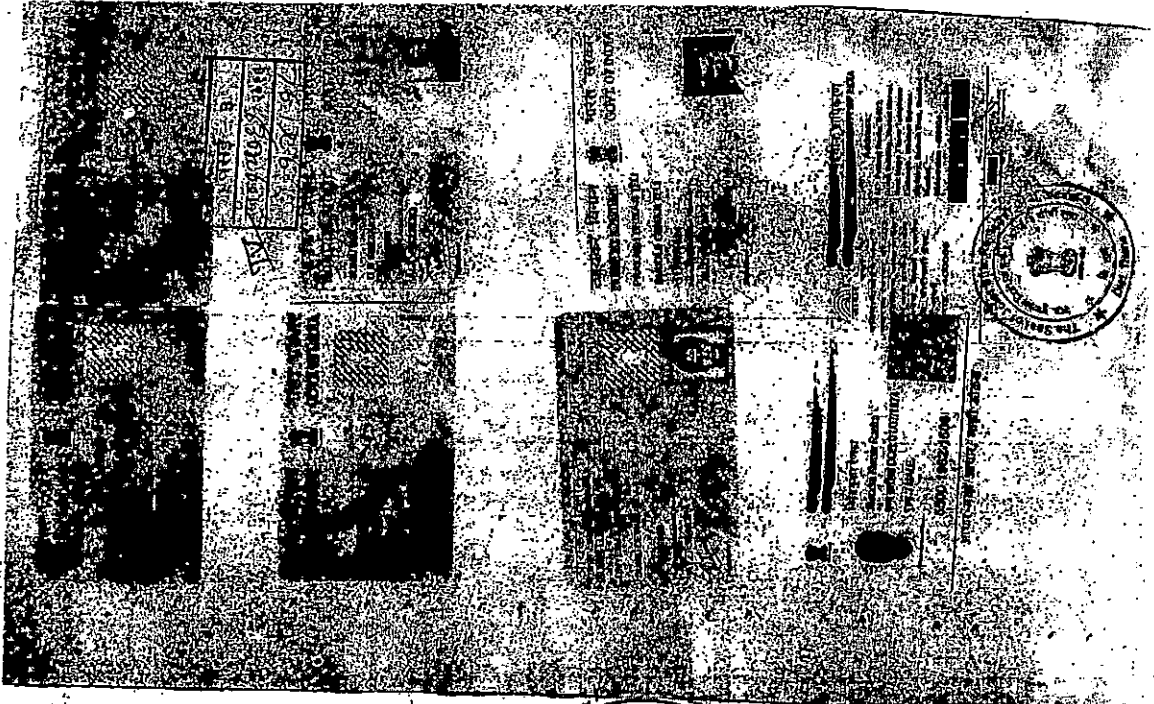




वसई क्र. ४  
दस्त क्रमांक ३६०८/१०११  
१०८/११६



वसई - ३  
३६०८/१०११



Joint Sub. Registrar Class-II, Vasal  
सत्यमेव जयते  
जि. पालघर  
Dist. Palghar



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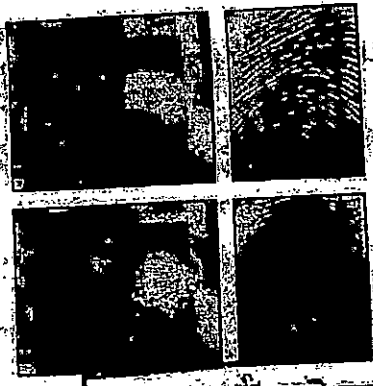
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- 9 नावः जे एस डी होम्स एण्ड एल पी तर्फे प्रतीबद्ध  
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 ओझोवन, ब्लॉक नं. विड्डीगाने 12, रोड नं. टिवडी,  
 नायगाव पु.  
 पिन नं. 401209
- 10 नावः जे एस डी होम्स एण्ड एल पी तर्फे प्रतीबद्ध श्री.  
 दिव्येश सुनिज होमसिया  
 पत्ता: प्लॉट नं. 2, माळा नं. 2, इमारतीचे नाव: नक्षत्र  
 ओझोवन, ब्लॉक नं. विड्डीगाने 12, रोड नं. टिवडी,  
 नायगाव पु.  
 पिन नं. 401209

कुलमुखत्यार देणार  
 वय: 40  
 स्वाक्षरी:

कुलमुखत्यार देणार  
 वय: 30  
 स्वाक्षरी:



वरील दस्तऐवज करून देणारा तयार करीत कुलमुखत्यार देणार चा दस्तऐवज करून दिल्याचे कबुल करतात  
 शिक्का क्र. 3 ची चेक 06/12/2016 11:15:23 AM

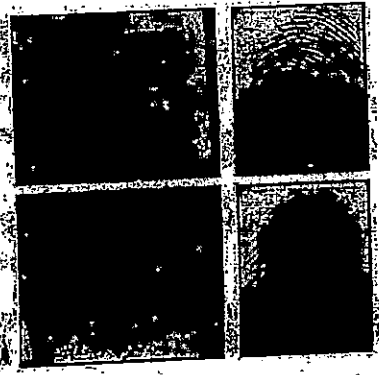
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 दस्त क्र. 2069/2016  
 9 L 19 L

शेळवः-  
 धालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख प्रदरितात

वसई क्र. 8  
 दस्त क्रमांक 3801/2016  
 990 1992

- अनु क्र. पक्षकाराचे नाव व पत्ता:
- 1 नावः स्वप्निल कदम  
 वय: 26  
 पत्ता: नालासासाडा 3  
 पिन कोड: 401209
- 2 नावः प्रकाश तेली  
 वय: 42  
 पत्ता: मिसरावट  
 पिन कोड: 401209

खायाचित्र अंगठ्याचा संसा



शिक्का क्र. 4 ची चेक 06/12/2016 11:16:01 AM  
 शिक्का क्र. 5 ची चेक 06/12/2016 11:16:53 AM नोंदणी पुस्तक 4 मध्ये

Sub Registrar, Vasai  
 राज्य न्यायक, का-1

पुस्तक क्रमांक  
 9901/2016  
 मसुदा क्रमांक नोंदणी  
 पुस्तक निलंबक घटने  
 नोंदणी क्र. 2069/2016

सर्व 3 EPayment Details

Sr. 1 Epayment Number  
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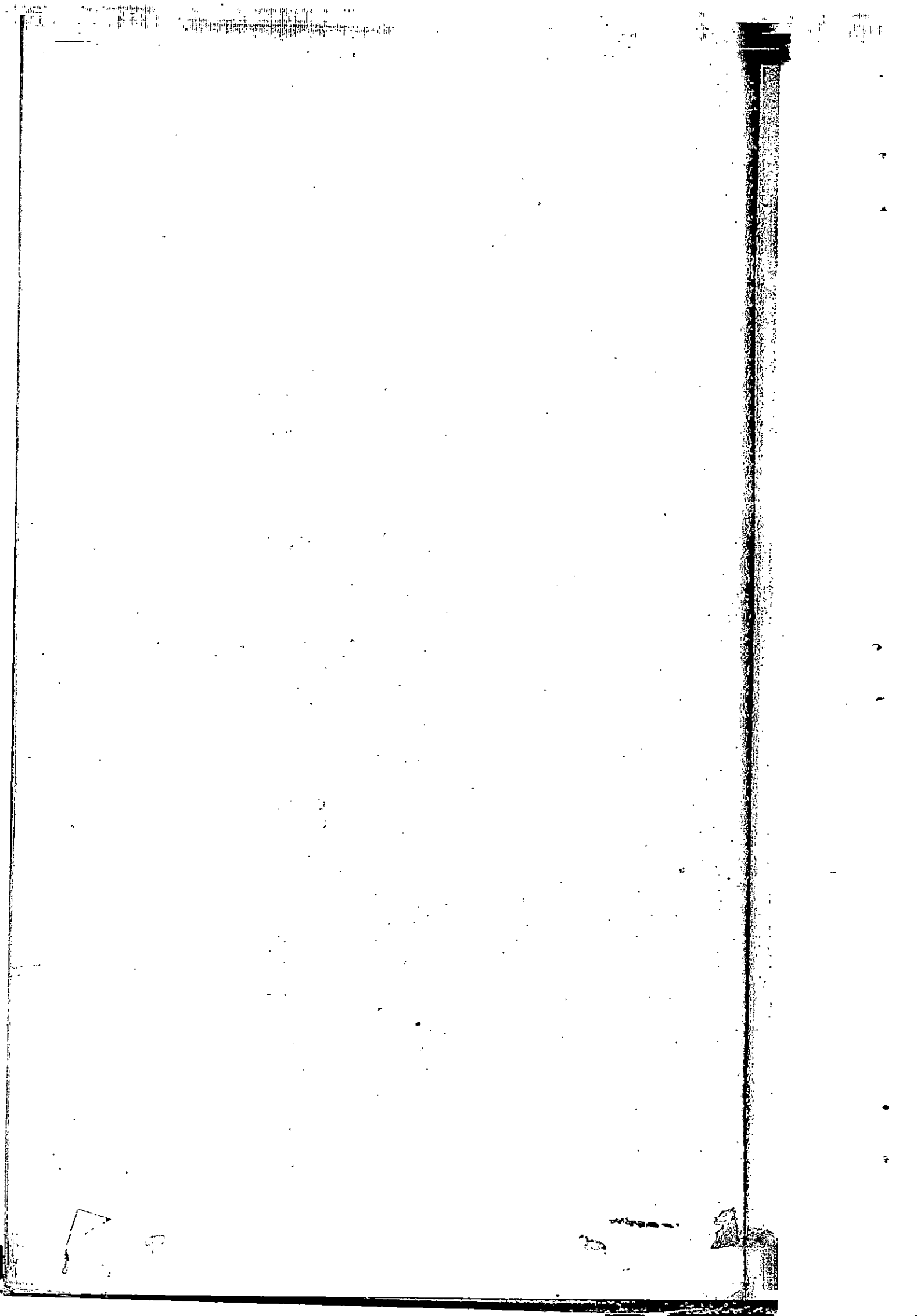
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 0002630232201617



12761/2016

1. Verify Scanned Document for correctness (including name) (if possible) before/after scanning.  
 2. Get print immediately after registration.  
 For feedback, please write to us at feedback.isanite@gmail.com





वसई क्र. ४

दस्त क्रमांक ३६०८/१०९९

१११ १९९६

## घोषणापत्र

मी/आम्ही आशिष व्ही मराठे

याद्वारे घोषित करतो की, सह दुय्यम निबंधक वसई कार्यालयात

करारनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

याकामी श्री. जितेंद्रकुमार शेका

इतर यांनी दिनांक ०६/१२/२०१६ रोजी मला दिलेल्या कुळमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. व त्याचे दुय्यम निबंधकासमोर कबुलीजबाब दिला आहे. मला दिलेले सदर कुळमुखत्यारपत्र लिहून देणार यांनी कुळमुखत्यारपत्र रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुळमुखत्यारपत्र रद्दबादल ठरलेले नाही. परंतु सदर दस्तासोबत जोडलेल्या कागदपत्रांशी कुळमुखत्यारधारक यांचा काहीएक संबंध नाही. सदरचे दस्तात काही चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस कुळमुखत्यार देणारे पात्र राहतील.

कुळमुखत्यार धारकाची सही

मी खरेदी करणार असे लिहून देतो की, दस्तऐवजासोबतचे कुळमुखत्यारपत्र मी/आम्ही वाचून समजून घेतले आहे. अखत्यारपत्र धारक यांना सदर अखत्यारपत्राचे आधारे हा दस्त ऐवज कबुलीजबाब देण्याचे पूर्ण अधिकार व हक्क असल्याचे माझी/आमची कायदेशीर खात्री झालेली आहे. या अखत्यारपत्राचे आधारे होणा-या या दस्तऐवजाच्या परिणामाची जबाबदारी पूर्णपणे दस्तऐवज लिहून देणार म्हणजेच कुळमुखत्यार देणारे व दस्तऐवज लिहून घेणार यांचीच आहे त्याचा दुय्यम निबंधक, त्यांचे कार्यालयीन कर्मचारी किंवा कुळमुखत्यार धारक यांचा काही एक संबंध असणार नाही.



श्री. कृष्ण मिश्र

खरेदी करणा-याची सही /-

श्री. लाल मिश्र

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AZWPM7796C**

नाम / Name  
**SHRI KRISHNA R MISHRA**

पिता का नाम / Father's Name  
**RAMSUMER SHIVNATH MISHRA**

जन्म तिथि / Date of Birth  
**01/12/1972**

हस्ताक्षर / Signature  


श्री कृष्ण मिश्रा



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SHEELA SHRI KRISHNA MISHRA**  
**RAJDEV TIWARI**

14/01/1979  
 Permanent Account Number  
**CDAPM7135B**

शीला मिश्रा  
 Signatures

शीला मिश्रा


वसई क्र. ४
दस्ता क्रमांक 3EOL/2011
992 / 99E

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**RALPH RODRIQUES**  
**ROCKY JOHN RODRIQUES**

03/07/1973  
 Permanent Account Number  
**AFHBR5414F**

Signature  


Rodrigues

**भारत सरकार**  
**Government of India**

राजेश मनसुखभाई हिंगु  
 Rajesh Mansukhbhai Hingu  
 जन्म तिथि / DOB: 23/11/1981  
 पुरुष / Male

2254 6153 2002




Rajesh

माझे आधार, माझी ओळख





Summary 1 (GoshwaraBhag-1)

533/3608

मंगळवार, 16 एप्रिल 2019 8:00 म.नं.

दस्त गोपवाग भाग-1

वसई4

993199E

दस्त क्रमांक: 3608/2019

दस्त क्रमांक: वसई4 /3608/2019

वाजार मूल्य: रु. 14,34,000/- मोबदला: रु. 22,80,000/-

भगनेले मुद्रांक शुल्क: रु.1,36,800/-

द. ति. मह. दु. ति. वसई4 यांचे कार्यालयात

पावती:3842

पावती दिनांक: 16/04/2019

अ. क्र. 3608 वर दि.16-04-2019

मादरकरगाराचे नाव: श्रीकृष्ण आर. मिश्रा --

गेजी 8:04 म.नं. वा. हजर केला.

नोंदणी फी

रु. 22800.00

दस्त हाताळणी फी

रु. 2320.00

पृथांची संख्या: 116

एकूण: 25120.00

श्रीकृष्ण मिश्रा

दस्त हजर करणाऱ्याची सही:

Joint S R Vasai 4

दुय्यम निबंधक वर्ग-२

वसई क्र. ४

दस्तावेजाचे प्रकार: केराडनामा

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

शिक्षा क्र. 1 16 / 04 / 2019 08 : 04 : 37 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 16 / 04 / 2019 08 : 05 : 57 PM ची वेळ: (फी)

दस्तावेजाबाबत जोडलेले कागदपत्रे, कुळमुत्पारपत्र  
प्रधील व्यक्ती इत्यादी बनावट आढळून आल्या  
तऱ्ही संपूर्ण जबाबदारी निष्पादकाची राहिल.

केदार देवार

श्रीकृष्ण मिश्रा  
विश्व वेळार



M.

Summary-2( दस्त गोपवारा भाग - २ )



दस्त गोपवारा भाग-2

वसई 4 998 1998  
दस्त क्रमांक:3608/2019

16/04/2019 8 03:22 PM

दस्त क्रमांक :वसई4/3608/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्रीकृष्ण आर्. मिश्रा -- पत्ता:प्लॉट नं: फ्लॅट नं. 204, माळा नं: -, इमारतीचे नाव: चंद्रेश अकॉर्ड, ब्लॉक नं: विल्डींग नं. 31, रोड नं: मिल्वर पार्क, मिरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून देणार वय :-46 स्वाक्षरी:-		
2	नाव:शीला श्रीकृष्ण मिश्रा -- पत्ता:प्लॉट नं: फ्लॅट नं. 204, माळा नं: -, इमारतीचे नाव: चंद्रेश अकॉर्ड, ब्लॉक नं: विल्डींग नं. 31, रोड नं: मिल्वर पार्क, मिरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून देणार वय :-39 स्वाक्षरी:-		

वरील दस्तगवेवज करून देणार तथाकथित करारनामा चा दस्त गवेवज करून दिल्याचे कबुल करतात.

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तगवेवज करून देणा-रानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शार्वक रॉडीगम -- वय:45 पत्ता:भानाड प. पिन कोड:400095			
2	नाव:राजेश मनमुखभाई हिंगू -- वय:37 पत्ता:मिरा रोड पूर्व पिन कोड:401107			

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मे. जे.एस.बी. बिल्डकॉन एलएलपी चे भागीदार श्री. जितेंद्रकुमार रंका तर्फे कु.मु.श्री.आशिष व्ही. मराठे - :- प्लॉट नं: ऑफीस नं. 101, माळा नं: -, इमारतीचे नाव: प्रतिक प्लाझा, ब्लॉक नं: -, रोड नं: एस. व्ही. रोड, पेट्रोल पंप समोर, गोरगांव प., महाराष्ट्र, मुंबई.

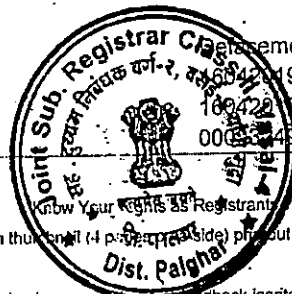
Joint S R Vasai-4

श्री. दुष्यम निबंधक वर्ग-२

वसई क्र. ४

EPayment Details.

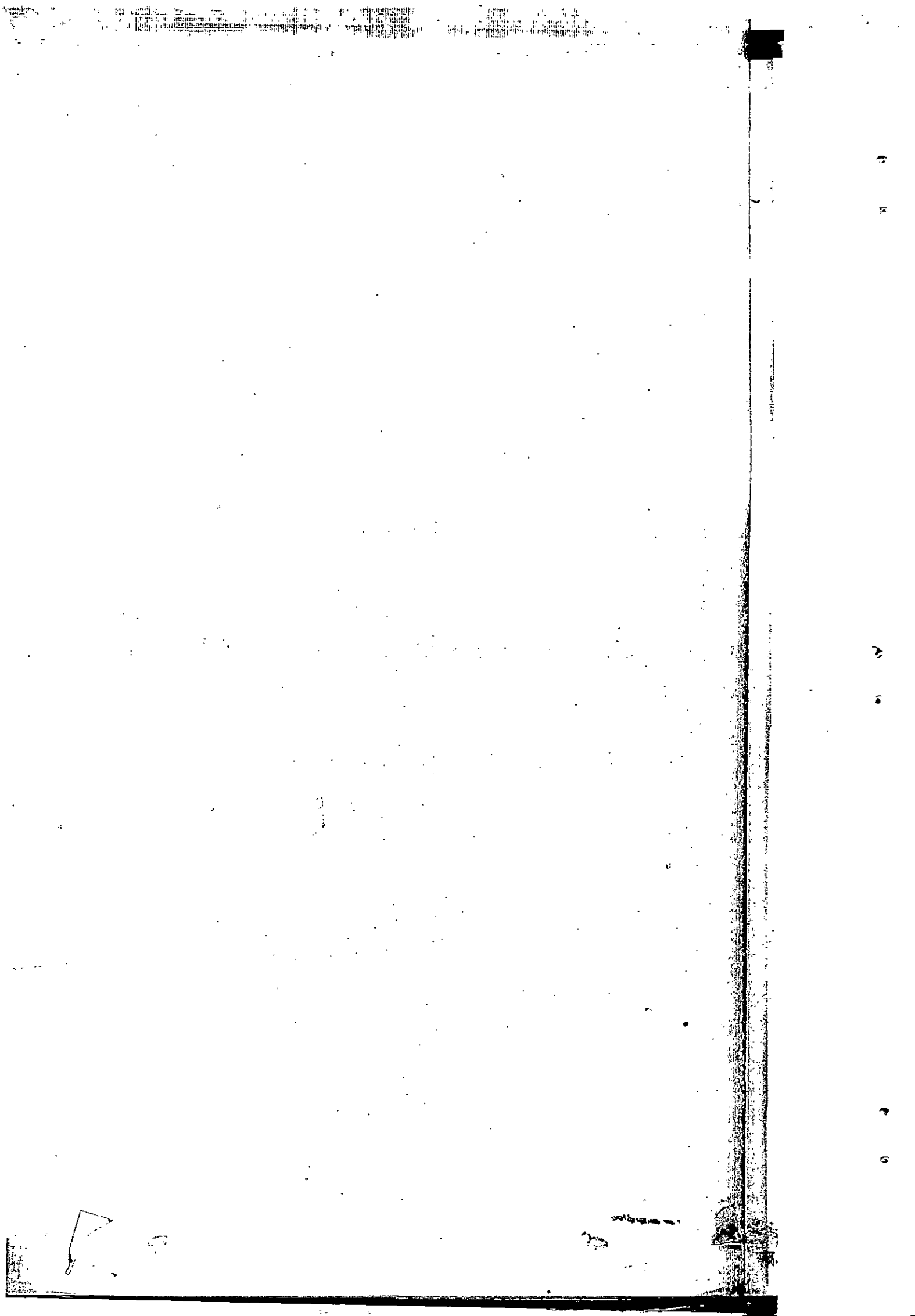
sr.	Epayment Number	Registration Number
1	1604201912713	654201912713D
2	1604201912706	654201912706D
3	MH000562212201920E	0005622190201920



3608 /2019

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- 2 Get print immediately after registration.

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Summary 2 (दस्त गोषवारा भाग - 2)



दस्त गोषवारा भाग-2

वसई 4 999 199 E

18/04/2019 8 45:59 PM

दस्त क्रमांक:3608/2019

दस्त क्रमांक :वसई4/3608/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:मे. जे.एस.वी. विल्डकॉन एलएलपी चे भागीदार श्री. जितेंद्रकुमार रंका तर्फे कु.मु.श्री.आशिय व्ही. मराठे -- पत्ता:प्लॉट नं: ऑफीस नं. 101, माळा नं: -, इमारतीचे नाव: प्रतिक प्लाझा, ब्लॉक नं: -, रोड नं: एस. व्ही. रोड, पेट्रोल पंप समोर, गोरगांव प., महाराष्ट्र. मुम्बई. पॅन नंबर:	लिहून देणार वय :-44 स्वाक्षरी:-		

वरील दस्तपत्रेवज करून देणार तथाकथित करारनामा चा दस्ता पत्रेवज करून दिल्याचे कबुल करतात.  
शिक्रा क्र.3 ची वेळ:18 / 04 / 2019 08 : 48 : 42 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:कुणाल पटेल -- वय:30 पत्ता:æúñú×âêúñú पिन कोड:401209		
2	नाव:हर्षद राजत -- वय:30 पत्ता:æúñú×âêúñú पिन कोड:401209		

खालील पक्षकाराची कबुली उपलब्ध आहे :

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	श्रीकृष्ण आर. मिश्रा - :- प्लॉट नं: फ्लॅट नं. 204, माळा नं: -, इमारतीचे नाव: चंद्रेश अकॉर्ड, ब्लॉक नं: विल्डींग नं. 31, रोड नं: सिल्वर पार्क, मिरा रोड पूर्व, महाराष्ट्र, ठाणे. शीला श्रीकृष्ण मिश्रा - :-
2	प्लॉट नं: फ्लॅट नं. 204, माळा नं: -, इमारतीचे नाव: चंद्रेश अकॉर्ड, ब्लॉक नं: विल्डींग नं. 31, रोड नं: सिल्वर पार्क, मिरा रोड पूर्व, महाराष्ट्र, ठाणे.

खालील पक्षकाराची कबुली उपलब्ध आहे :

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	श्रीकृष्ण आर. मिश्रा - :- प्लॉट नं: फ्लॅट नं. 204, माळा नं: -, इमारतीचे नाव: चंद्रेश अकॉर्ड, ब्लॉक नं: विल्डींग नं. 31, रोड नं: सिल्वर पार्क, मिरा रोड पूर्व, महाराष्ट्र, ठाणे. शीला श्रीकृष्ण मिश्रा - :-
2	प्लॉट नं: फ्लॅट नं. 204, माळा नं: -, इमारतीचे नाव: चंद्रेश अकॉर्ड, ब्लॉक नं: विल्डींग नं. 31, रोड नं: सिल्वर पार्क, मिरा रोड पूर्व, महाराष्ट्र, ठाणे.

शिक्रा क्र.4 ची वेळ:18 / 04 / 2019 08 : 51 : 39 PM

शिक्रा क्र.5 ची वेळ:18 / 04 / 2019 08 : 51 : 50 PM नोंदणी पुस्तक 1 मध्ये



दुय्यमा निवडक वसई क्र. ४

EPayment Details.

sr.	Epayment Number
1	1604201912713
2	1604201912706
3	MH000562212201920E

Defacement Number
1604201912713D
1604201912706D
0000324990201920

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3608/2019

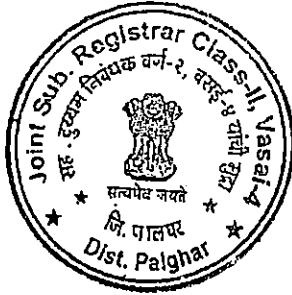
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
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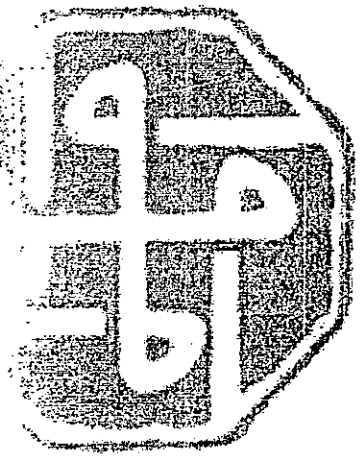
वसई क्र. ४
दस्त क्रमांक ३६०८/२०१९
९९६/१९९६

प्रमाणित करण्यात येते की  
 सदर दस्तामध्ये एकूण ९९६ पाने आहेत.  
 पुस्तक क्रमांक १ चे  
 ३६०८ क्रमांकावर नोंदले

*(Signature)*  
 सह. मुख्य निबंधक, वसई-४  
 तारीख १८ माहे ०६ सन २०१९



सूची - २



319

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 4

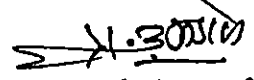
दस्त क्रमांक : 3608/2019

नोंदणी :

Regn:63m

गावाचे नाव : जुचंद्र

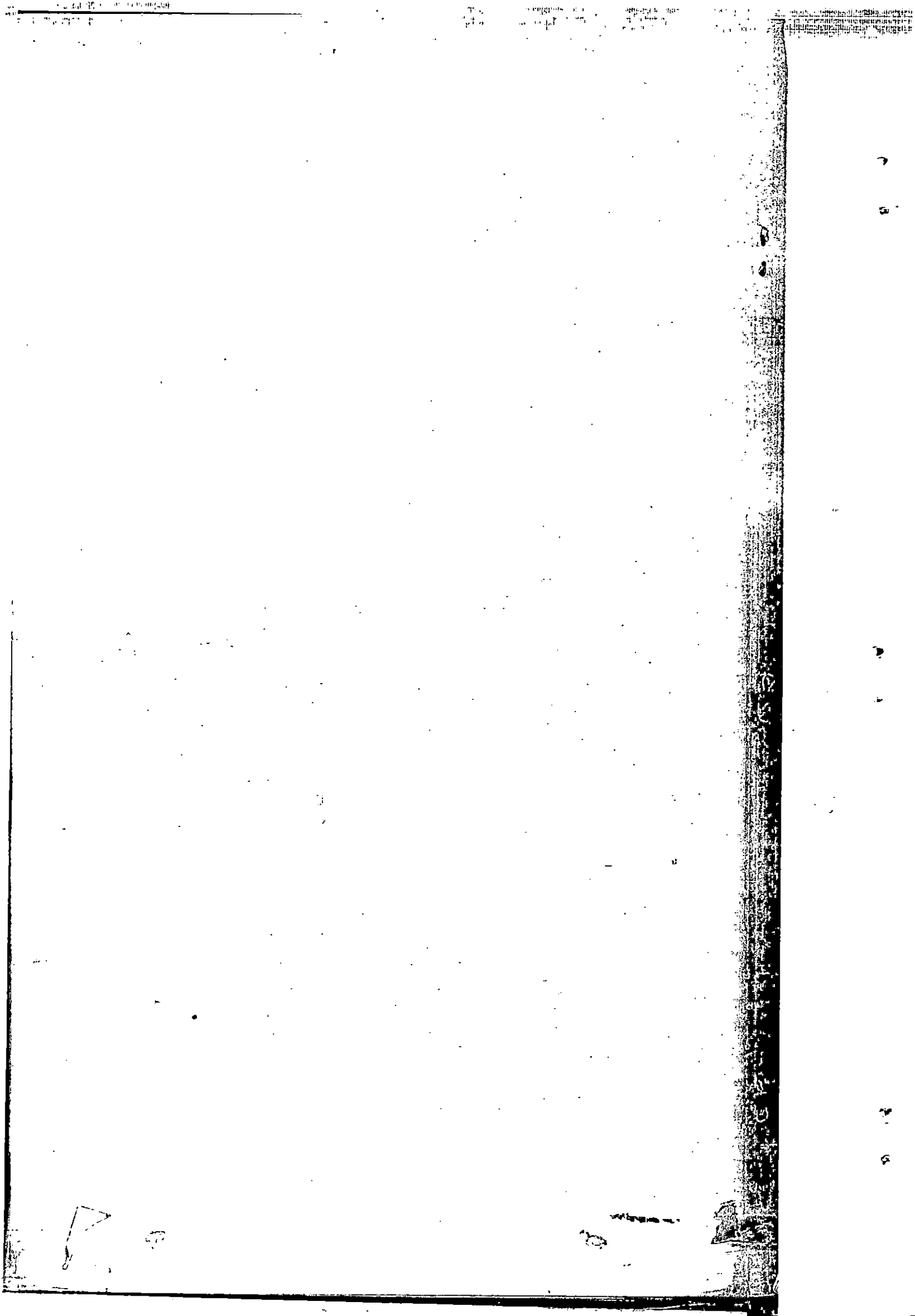
क्रमांक	प्रकार	करारनामा
1	प्रावधानाबाहेर पट्ट्याच्या पेट्याकार आकारणी देतो की पट्टेदार (चवे)	2280000 1434000
2	तन, पोटहिस्सा व घरक्रमांक	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 1310, माळा नं: तेरावा मजला, इमारतीचे नाव: नक्षत्र ग्रीन्स, ब्लॉक नं: विल्डींग नं. 7, रोड : जुचंद्र, इतर माहिती: सदनिकेचे क्षेत्र 27.96 चौ.मी. कारपेट + 2.97 चौ.मी. वाल्कनी, गाव मौजे जुचंद्र, विभाग क्रं. 5. ( ( Survey Number : 351 ; ) )
3	जमी किंवा जुडी देण्यात असेल तेव्हा.	1) 34.02 चौ.मीटर
4	जम करून देणा-या/लिहून ठेवणा-या किंवा दिवाणी न्यायालयाचा आदेश असल्यास, प्रतिवादिचे ना.	1): नाव:-मे. जे.एस.बी. विल्डकॉन एलएलपी चे भागीदार श्री. जितेंद्रकुमार रंका तर्फे कु.मु.श्री.आशिष व्ही. मराठे -- वय:-44; पत्ता:-प्लॉट नं: ऑफीस नं. 101, माळा नं: -, इमारतीचे नाव: प्रतिक प्लाझा, ब्लॉक नं: -, रोड नं: एस. व्ही. रोड, पेट्रोल पंप समोर, गोरेगांव प., महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-
5	जम करून घेणा-या पक्षकाराचे व काणी न्यायालयाचा हुकुमनामा किंवा न्यायस,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीकृष्ण आर. मिश्रा -- वय:-46; पत्ता:-प्लॉट नं: फ्लॅट नं. 204, माळा नं: -, इमारतीचे नाव: चंद्रेश अकॉर्ड, ब्लॉक नं: विल्डींग नं. 31, रोड नं: सिल्वर पार्क, मिरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- 2): नाव:-शीला श्रीकृष्ण मिश्रा -- वय:-39; पत्ता:-प्लॉट नं: फ्लॅट नं. 204, माळा नं: -, इमारतीचे नाव: चंद्रेश अकॉर्ड, ब्लॉक नं: विल्डींग नं. 31, रोड नं: सिल्वर पार्क, मिरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-
6	जम करून दिल्याचा दिनांक	16/04/2019
7	नोंदणी केल्याचा दिनांक	18/04/2019
8	क्रमांक, खंड व पृष्ठ	3608/2019
9	जमावाप्रमाणे मुद्रांक शुल्क	136800
10	जमावाप्रमाणे नोंदणी शुल्क	22800

  
 सह. दुय्यम निबंधक वर्ग-२  
 वसई क्र. ४

म्हणजे विचारात घेतलेला तपशील:-

क आकारताना निवडलेला

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





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E : [info@jsbgroup.co.in](mailto:info@jsbgroup.co.in) • W : [www.jsbgroup.co.in](http://www.jsbgroup.co.in)

**Architect :**  
Himanshu Gupta & Associates

**Legal Advisor :**  
Dilip Naik