

80/25164

पावती

Original/Duplicate

Wednesday, November 27, 2024

नोंदणी क्र. :39म

11:17 AM

Regn.:39M

पावती क्र.: 28060

दिनांक: 27/11/2024

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई-2-25164-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राहुल यशवंत चिपाट

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

मुळ दस्त परत दिला

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:36 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 2

बाजार मूल्य: रु.5711440.32 /-

मोबदला रु.10234500/-

भरलेले मुद्रांक शुल्क : रु. 716415/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

1) देयकाचा प्रकार: DHC रकम: रु.1840/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1124270801567 दिनांक: 27/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011468992202425M दिनांक: 27/11/2024

बँकेचे नाव व पत्ता:

:SEBW

11/27/2024

मुल प्रति से जाँचा गया.

Verified with Originals

रुपये / रुपये करारनामा स्टेट बँक/बँक

FOR STATE BANK OF INDIA

Mamun

शाखा (बँक) विरार (प.)

Br. Manager, Bofinj Haka Br., Virar (W).



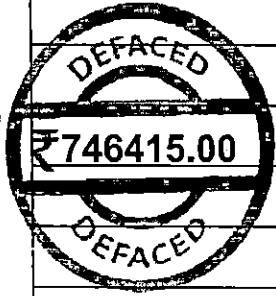
CHALLAN
MTR Form Number 6

वसई क्र.-२		
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GRN	MH011468992202425M	BARCODE	Date		23/11/2024-15:57:49	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AGTPC7185K			
Location	PALGHAR		Full Name	RAHUL YASHWANT CHIPAT			
Year	2024-2025 One Time		Flat/Block No.	FLAT NO 903, FLOOR NO 9, YASHWANT			
			Premises/Building	CIRCLE			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	716415.00	Y K NAGAR NX, VIRAR WEST, TALUKA VASAI	PALGHAR		4 0 1 3 0 3	PAN2=AADFY1233A~SecondPartyName=Ms YK AND SONS PROJECTS LLP-CA=10234500
0030063301 Registration Fee	30000.00					
Total	7,46,415.00					Amount In Words: Seven Lakh Forty Six Thousand Four Hundred Fifteen Rupees Only



Department ID : 9004160123
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.
सादर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी चालन लागू नाही.

FOR STATE BANK OF INDIA
Joint Sub-Registrar Class-I, Vasai-2
Dist. Palghar

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-80-25164	0006381382202425	27/11/2024-11:17:51	IGR134	30000.00

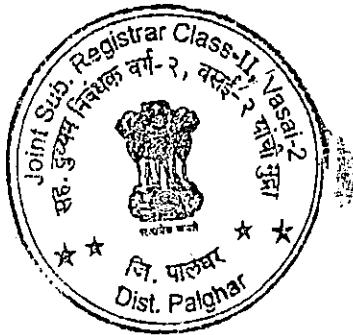
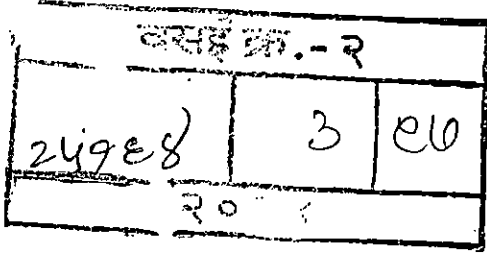


GRN : MH011468992202425M Amount : 7,46,415.00

Bank : IDBI BANK

Date : 23/11/2024-15:57:49

2	(IS)-80-25164	0006381382202425	27/11/2024-11:17:51	IGR134	716415.00
Total Defacement Amount					7,46,415.00



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20241127631	27 November 2024, 10:28:15 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	पालघर				
मूल्य विभाग	तालुका : वसई				
उप मूल्य विभाग	4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी				
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#327		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
11700	57600	66700	70900	66700	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	84.887 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	77.17 चौ. मीटर
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.60480/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((60480-11700) * (100 / 100)) + 11700 = Rs.60480/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 60480 * 84.887 = Rs.5133965.76/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	12.5 चौ. मीटर = 12.5 * (57600 * 25/100) = Rs.180000/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	16.43 चौ. मीटर = 16.43 * (60480 * 40/100) = Rs.397474.56/-				
Applicable Rules	= 3, 9, 18, 19, 14, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 5133965.76 + 0 + 0 + 0 + 180000 + 397474.56 + 0 + 0 + 0 + 0 = Rs.5711440/- = ₹ सत्तावन लाख अकरा हजार चार शे चाळीस /-				

Home Print

सह. दुय्यम निबंधक वर्ग-३
वसई क्र. २ (विरार)

वसई क्र.-२		
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घोषणापत्र / शपथपत्र

मी / आम्ही खाली करणार मा नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म. रा. पुणे यांचे ३०.११.२०१३ राजीचे परीपत्रवाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजमधील सादर केलेल्या दस्तऐवजमधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तामधील लिहून देणार / कुलमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मालक / वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार ह्यात आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादर ची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतनाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ चे वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजमधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही यची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजमधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनमय १९८० चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभल्यास त्यास मी / आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहात याची आम्हांस पूर्ण कल्पना आहे.

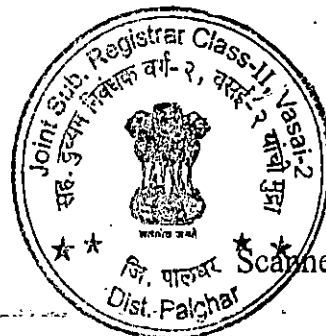
त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जस भविष्यात कायद्यानुसार भविष्यात कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

[Handwritten Signature]

लिहून घेणार

[Handwritten Signature]



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CHALLAN MTR Form Number G			
GRN NUMBER:	MH011468992202425M	BARCODE	Form Id:
Department	Inspector General Of Registration	Date: 26/11/2024 15:37:00	
Receipt Type	Stamp Duty Registration Fee	Payee Details	
Office Name	VSI2 VASAI NO 2 JOINT SUB REGISTRAR	Location :	PALGHAR
Year	Period :	PAN No. (if applicable)	AGTPC7185K
	From: 01/10/2014	Flat Name	RAHUL YASHWANT CHIPAT
	To: 31/03/2099	Flat/Block No Premises/Bldg	FLAT NO 803 FLOOR NO 8 YASHWANT CIRCLE
Object	Amount in Rs.	Road/Street	Y K NAGAR NX VIRAR WEST TALUKA
Stamp Duty	7,16,415.00	Area/Locality	
Registration Fee	30000.00	Town/City/District	PALGHAR
	0.00	PIN	401303
	0.00	Remarks (if any):	PAN2 AADFY1233A SecondPartyName Ms YK AND SONS PROJECTS LLP CA 10234500
	0.00	Amount In Words:	Seven Lakh Forty Six Thousand Four Hundred and Fifteen Zero
	0.00	FOR USE IN RECEIVING BANK	
Final Amount:	7,46,415.00	Bank CIN No:	69103332024112613305
Payment Details: IDBI NetBanking		Date:	26-11-2024 15:37:00
Payment ID:	749946393	Bank-Branch	
Cheque-DD Details:		Scroll No.	
Cheque-DD No.			
Name of Bank	IDBI Bank		
Name of Branch			



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वसई क्र.- २		
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AGREEMENT FOR SALE

AGREEMENT FOR SALE ("Agreement") made at Village Virar, City Virar (West), Taluka Vasai, District Palghar on this 27th Day of November 2024.

Between

Messrs. Raj Enterprises, (Pan No. AAGFR4981D) a partnership firm duly registered under provisions of the Indian Partnership Act, 1932 having registered address at 102, New Khokhani Bhavan, Navghar, Vasai (West), Pin - 401201, hereinafter referred to as the "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners from time to time of the firm and the heirs, legal representatives, executors and administrators, of its last surviving partner it's or their successors and assigns), of the First Part;

And

M/s YK AND SONS PROJECTS LLP (Pan No. AADFY1233A) having address at Flat No. 3, Parijat A, Gavthan Road, Virar West, Taluka- Vasai, District- Palghar, hereinafter referred to as "Co-Promoter-Developer" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the Second Part,

And

Mr. Rahul Yashwant Chipat, Age- 44 Years, (Pan No. AGTPC7185K), Having address Room No. A/303, Varad C.H.S.L., Next To Harichandra Tower, Manvel Pada Road, Virar East, Taluka-Vasai, District- Palghar Maharashtra. 401303, email id- rahul.chipat@sbi.co.in

(Aadhar No. 602158602907)

Mrs. Neeta Rahul Chipat, Age- 39 Years, (Pan No. AMEPC0425B), Having address Room No. A/303, Varad C.H.S.L., Next To Harichandra Tower, Manvel Pada Road, Virar East, Taluka-Vasai, District- Palghar Maharashtra. 401303, email id -neetakathe@yahoo.com

(Aadhar No. 595623107024)

hereinafter referred to as the "Allotee/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns, (ii) limited company, or limited liability partnership, successors and permitted assigns, (iii) partnership firm, the partners from time to time of the firm and the heirs, legal representatives, executors and administrators, of its last surviving partner its or their successors and permitted assigns, (iv) hindu undivided family, the karta and manager and the coparceners from time to time thereof and the survivors or survivor of them and the heirs, legal representatives, executors and administrators, of the last survivor of them, it's or their successors and permitted assigns and (v) trust, the trustees for the time being and from time to

Raj Enterprises
Thertha

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Verified...
FOR STATE BANK OF INDIA



Raj Enterprises

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time of the purchase and the survivors or survivor of them and its/their successors and permitted assigns) of the Third Part.		

The Promoter and the Co-Promoter-Developer, wherever the context so requires, collectively referred to as the "Promoters". The Co-Promoter- Developer, the Promoter, and the Allotee/s, wherever the context so requires, individually referred to as "Party" and collectively referred to as the "Parties".

All capitalized terms in this Agreement shall have the meanings as respectively assigned to them in Article (1.1). Any word or phrase defined in the body, or schedules, or annexures, of this Agreement, as opposed to being defined in Article (1.1), shall have the meaning assigned to such word or phrase in this Agreement.

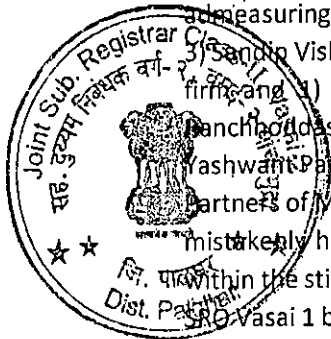
WHEREAS:

AND WHEREAS The Promoter is seized and possessed of, or otherwise well and sufficiently, entitled to use, possess, occupy and enjoy, the land bearing Survey No. 327, Hissa no. 1 and new Survey No. 327, Hissa no. E/1 and now Survey No. 327, Hissa No. E/1, in aggregate admeasuring 16-25-40 H.R and more particularly described in the First Schedule hereunder written and shown/reflected on the plan annexed and marked (hereinafter referred to as the "Project Land"), which land earlier formed a part of larger land bearing (old Survey no. 327, Hissa no. 1) new Survey no. 327, Hissa No. E/1, admeasuring 0-21-05 H.R , situate, lying and being at Village Virar, Taluka Vasai, District Palghar in the Registration District and Sub-District of Vasai("Larger Land"),

AND WHEREAS By Deed of Conveyance dated 30/03/1988 duly registered before office of Sub-Registrar, Vasai 1 vide document no. Vasai-1-2565-1988 Dated 30/03/1988, Nathya Krushna Gavad the Owner therein sold and transfer her right, title, interest, possession in respect of above referred old Survey no. 327 Hissa No. 1 Assessment Rs-1-47 aria admeasuring 0-21-05 H.R. in favour of 1) Ranchhoddas Vrujlal Pariekh, 2) Mahendra Ranchhoddas Pariekh, 3) Pravin Ranchhoddas Pariekh, 4) Praful Ranchhoddas Pariekh, 5) Ramesh Ranchhoddas Pariekh, 6) Mukesh Ranchhoddas Pariekh. The above- said transaction has been certified by Talathi Saja by confirming mutation entry no. 8566 of village Virar, Taluka - Vasai, District - Palghar.

AND WHEREAS By Deed Of Conveyance dated 19/09/2009 duly registered before office of Sub-Registrar, Vasai 1 vide Document no. 08239 -2009 Vasai- 1 dated 19/09/2009 Mr. Praful Ranchhodas Pariekh the owner therein sold and transfer his 20% share right, title, interest, possession in respect of above referred Survey no. 327 Hissa No. 1 aria admeasuring 0-21-05 H.R. in favour of 1) Mr. Ajiv Yashwant Patil, 2) Bipin Navinchand Khokhani 3) Sandip Vishnu Sankhe 4) Kundan Jayantilal Bhat, Partners of M/s Raj Enterprises, a partnership firm.

AND WHEREAS By Agreement Deed of Confirmation dated 18/11/2011 duly registered before office of Sub-Registrar, Vasai 1 Vide Document no. 12939 - 2011 Vasai-1 dated 18/11/2011, 1) Mr. Mahendra Ranchhodas Pariekh 2) Pravin Ranchhoddas Pariekh 3) Ramesh Ranchhoddas Pariekh, 4) Mukesh Ranchhoddas Pariekh, The Sellers therein sold and transfer their 80% share right, title, interest, possession in respect of above referred Survey no. 327 Hissa No. 1 aria admeasuring 0-21-05 H.R. in favour of 1) Mr. Ajiv Yashwant Patil, 2) Bipin Navinchand Khokhani 3) Sandip Vishnu Sankhe 4) Kundan Jayantilal Bhat, Partners of M/s Raj Enterprises, a partnership firm and 1) Mr. Mahendra Ranchhodas Pariekh 2) Pravin Ranchhoddas Pariekh 3) Ramesh Ranchhoddas Pariekh, 4) Mukesh Ranchhoddas Pariekh. the Sellers therein and 1) Mr. Ajiv Yashwant Patil, 2) Bipin Navinchand Khokhani 3) Sandip Vishnu Sankhe 4) Kundan Jayantilal Bhat, Partners of M/s Raj Enterprises, Purchasers therein Executed Agreement for Sale 09/05/2006 but mistakenly had failed to registered same Agreement for Sale before sub- Registrar authorities within the stipulated time. By Deed of Confirmation Dated 18/11/2011 Vide Document No 12939 SRO Vasai 1 both parties therein confirm Agreement for Sale with terms and conditions mentions therein.



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AND WHEREAS By Deed Of Conveyance dated 18/11/2011 duly registered before office of Sub-Registrar, Vasai 1 Vide Document no. 12940 -2011 Vasai-1 dated 18/11/2011, 1) Mr. Mahendra Ranchhodas Pariekh 2) Pravin Ranchhoddas Pariekh 3) Ramesh Ranchhoddas Pariekh, 4) Mukesh Ranchhoddas Pariekh. The Sellers therein sold and transfer their 80% share right, title, interest, possession in respect of above referred Survey no. 327 Hissa No. 1 aria admeasuring 0-21-05 H.R. in favour of 1) Mr. Ajiv Yashwant Patil, 2) Bipin Navinchand Khokhani 3) Sandip Vishnu Sankhe 4) Kundan Jayantilal Bhat, Partners of M/s Raj Enterprises. The above-said transaction has been certified by Talathi Saja by confirming mutation entry no. 11702 Dated 28/11/2021, Survey No. 327 Hissa No. 1 of H-R 0-21-05 village Virar, Taluka- Vasai, District- Palghar.

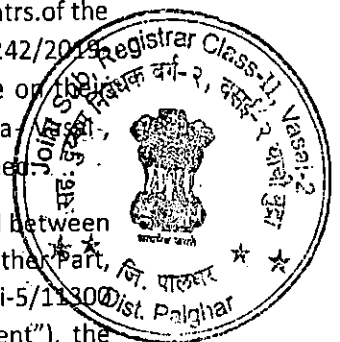
AND WHEREAS The above properties has been converted into non- agricultural use by Tahesildar Vasai by passing orders dated 04th January 2020 under reference no. MAHASUL/K-1/TE-1/JAMINBAB/ KAVI04/SRO5/2020 The Talathi Saja Virar has given the effect of above-said NA orders by confirming mutation entry no. 13799 Village Virar.

AND WHEREAS As Per Kami Jasta Patrak order Bearing No. MAHASUL/K- 1/TE-2/HAKKANOND/KAVI/187-2022 order passed by Tahesildar Vasai and as per T.I.L.R Letter क्र. भुमापन / मौजे / विरार / अ. ता.वि. शे. मो. र. नं २८ / २०२१ dated 24/01/2022 original Survey No. 327/1/C, Aria Admeasuring 21.50.00 R. Sq. Mtr. closed and divided in four new Survey No. 1) Survey No. 327/E/1 aria admeasuring 16.25.40 (R. Sq.Mtr.) 2) Survey No. 327/E/2 aria admeasuring 2.00.00 (R. Sq.Mtr.) 3) Survey No. 327/EE/1 aria admeasuring 2.68.74 (R. Sq.Mtr.) 4) Survey No. 327/EE/2 aria admeasuring 0.55.86 (R. Sq.Mtr.)

AND WHEREAS The Ka.Ja.Pa and order passed by Tahasildar Vasai No. REV/C-1/T-2/Hakkanond/KAVI-187/2022, dated 15/02/2022, at Talathi Saja -Virar while certifying Ka. Ja. Pa. Ferfar No. 13915 wrongly mentioned as Survey No. 237/E/2 instead of 337/E/2, accordingly the revenue record it has rectified and changed Survey No. 337/E/2 instead of Survey No. 237/E/2 as per the said order passed by Tahasildar Vasai No. REV/C-1/T- 2/Hakkanond/KAVI-187/2022, dated 15/02/2022 on the entry 7/12 Extract, vide Mutation Entry No.13917, duly certified dated 21/02/2022.

AND WHEREAS By an Agreement for Transfer Of Development Rights dated 23rd day of June, 2022 vide Document No. 9842/2022 duly Registered before Sub- Registrar of Vasai -5 between MAGNUM HOME MAKERS PRIVATE LIMITED, a Private Limited Company incorporated and Registered under the Companies act 1956, bearing CINU 45200mh1998ptc117040 and having their Registered office at Dudhwala House, 292, Bellasis Road, Mumbai Central, Mumbai 400 008, thereafter Called "The Vendor"/ Party of The First Part and M/s Raj Enterprises, Partnership Firm Registered Under Indian Partnership Act 1932, Thereinafter called "The Purchaser / Party Of the Second part. The DRC bearing Certificate No. 164 having reference No. VVCMC/TDR/TP/159/2019-20, dated 27/12/2019 had been issued for 3,08,260.25 sq.mtrs. and DRC bearing Certificate no. 189 having reference no. VVCMC/TDR/TP/242/2019-20, DATED 14/01/2020 had been issued for 90542.47 sq. mtrs The Party of the Second Part Thereinafter called The Purchaser approached. The party of the First Part/thereinafter called the Vendor with request to permit to the party of the Second Part to utilize the TDR Credit of 1760 sq.mtrs.of the TDR issued under the DRC Certificate No 189, having reference no. VVCMC/TDR/TP/242/2019-20, dated 14/01/2020, dated to enable the party of second Part to utilize the same on the property in building on land bearing Survey 327/E, Hissa No 1of Village Virar, Taluka District- Palghar V.P. No 5195 and to which party of the First Part thereinafter has agreed.

AND WHEREAS By a Joint Development Agreement dated 18th July 2023, made by and between Messrs. Raj Enterprises of the One Part and of M/s YK AND SONS PROJECTS LLP the Other Part, registered in the Office of the Sub- Registrar of Assurances at Virar, vide Serial no. Vasai-5/11300 dated 18th July 2023 (hereinafter referred to as the "Joint Development Agreement"), the Promoters have agreed to the joint development of the Land on the terms and conditions stated therein. Simultaneously with the execution of the Joint Development Agreement, the Promoter executed in favour of Co-Promoter- Developer (a) Power of Attorney dated 18th July 2023,



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Registered in the Office of Sub-Registrar of Assurances at Virar, vide Serial no. Vasai-5/11300 of 2023, containing various powers, and authorities, inter alia, for executing and registering all the documents with respect to allotments, sales, leases, letting, licenses, and other alienation of the flats and premises in the Project.

AND WHEREAS Under Commencement certificate dated 25/11/2021 under reference no. VVCMC/TP/CC/VP-5195/ 385/2021-22 Commencement Certificate for proposed commercial Building No. 1, on Land Bearing Survey No. 327/1/C vide approval dated 25/11/2021 for ground floor only no. of Unit 1 admeasuring 496.96 Sq. Mtrs.

AND WHEREAS thereafter, the partners of M/s. Raj Enterprises have put up revised Development Permission with amalgamation for proposed residential with Commercial building on survey number 327/E/1 (Old Survey No. 327/1/C) for proposed built up area of 7892.06 sq. mtrs. Ground plus 18 Floors for One Building Under approval dated 21/07/2012 under reference no. VVCMC/TP/RDP/VP-5195/ 170/2022-23 issued by Vasai Virar City Municipal Corporation.

AND WHEREAS The VVCMC granted a further Revised Development Permission vide order No VVCMC/TP/RDP/VP-5195/505/2022-23 for proposed residential with commercial building No. 1(Plot No. A) land bearing New Survey No. 327/E/1, (Old Survey No. 327/1/C) for for proposed built up area of 7866.50 sq. mtrs. Ground plus 19 Floors.

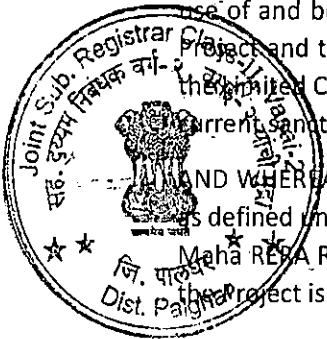
AND WHEREAS The VVCMC granted a further Revised Development Permission vide order No VVCMC/TP/RDP/VP-5195/29/2023-24 for proposed residential with commercial building No. 1(Plot No. A) land bearing New Survey No. 327/E/1, (Old Survey No. 327/1/C) for for proposed built up area of 7854.50 sq. mtrs. Ground plus 19 Floors.

The Promoters is accordingly developing the above building as per terms and conditions mentioned in The Joint Development Agreement agreed between the parties therein.

AND WHEREAS The Co-Promoter-Developer intends to develop the Project Land, by constructing thereon one proposed multi-storied residential building to be known as "Yashwant Circle" (hereinafter referred to as "Residential Building"), having, stilt, commercial and proposed habitable residential floors up to nineteen floors thereon, and together with and various infrastructure, amenities and facilities. The aforesaid buildings will have residential apartments in the habitable floors thereof and certain retail premises/shops therein (hereinafter collectively referred to as the "Premises"); One of the aforesaid phases is the development and construction of a portion of the Residential Building, known as "Yashwant Circle", that is, comprising 19 Floors (hereinafter referred to as "Project Building"), together with the limited common areas and amenities attributable thereto as described (hereinafter referred to as the "Limited Common Areas & Amenities"). The other phase of the Project Land is the Commercial premises development and construction of balance portion of the Residential Building,

AND WHEREAS The Co-Promoter-Developer proposes to utilize the Project FSI (defined hereinafter) by constructing and developing upon the Project Land, the Residential Building. The various common areas, amenities, utilities, and facilities as a part of the Project and the Balance Project (hereinafter collectively referred to as the "Common Areas & Amenities") upon the Project Land, are more particularly described the Statement annexed hereto and for the common use of and benefit of the purchasers, occupants and allottees of the flats and premises in the Project and the Balance Project. The flats and premises in the Project, the Project Building and the Limited Common Areas & Amenities are hereinafter collectively referred to as "Project". The current sanctioned layout and building plans are collectively annexed and marked.

AND WHEREAS The Co-Promoter-Developer has registered the Project as a 'real estate project' as defined under RERA with the Maharashtra Real Estate Regulatory Authority, Mumbai, bearing Maha RERA Registration no. P99000051639. The authenticated copy of the RERA certificate for the Project is annexed hereto and marked.



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AND WHEREAS The Co-Promoters intend to allot and sell any or all of the Premises in the Project Building on an "ownership basis", under the provisions of Real Estate (Regulation and Development) Act, 2016 and the

rules made thereunder (hereinafter referred to as "RERA"), Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA"), and/or the grant of leases, tenancies, licenses, and/or any other alienation or disposal of such Premises, as the Promoters deem fit, in their discretion.

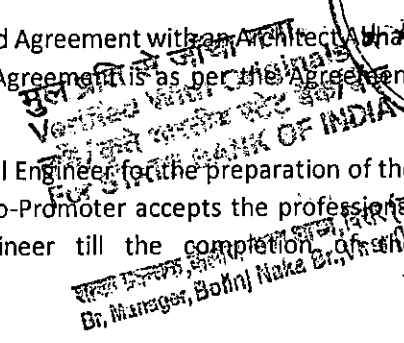
AND WHEREAS The Apartment which is the subject matter of this Agreement forms a part of the Jointly Owned Premises which are jointly owned and held by the Co-Promoter-Developer and the Promoter. Accordingly, the Co- Promoter and the Promoter are jointly agreeing to allot and sell the same on the terms and conditions recorded and contained herein.

AND WHEREAS The Co-Promoter-Developer has obtained Report on Title dated 14/03/2022, issued by Jagjeet Pradeep Hatode, Advocate, HighCourt, Mumbai. in respect of the Promoter's title to the Land (hereinafter referred to as "Report on Title"),

AND WHEREAS The Allottee/s being fully satisfied in respect of the rights / entitlement of the Promoter to develop the Project Land and construct the Project Building thereon, has/have approached, and applied to the Co- Promoter for allotment to the Allottee/s, of Flat no.903, admeasuring 77.17 square meters carpet area and Enclosed balcony 16.43 square meters (as defined under RERA) on the 9th floor of the Project Building, known as 'Yashwant Circle' (hereinafter referred to as "Apartment"), more particularly described in the Second Schedule hereunder written, and shown on the typical-floor plan hereto annexed and marked , together with the benefit of the use of Single vehicle parking space/s admeasuring 12.5 square meters as an amenity attached thereto (Tower Parking) (hereinafter referred to as "Vehicle parking Space/s")at or for the purchase price that is , Rs. 1,02,34,500/- (Rupees One Crore Two Lacs Thirty Four Thousand Five Hundred only) and with full notice of the terms, conditions and provisions contained in the documents referred to hereinabove and upon the Aggregate Payments (which includes all amounts, charges, deposits, interest, damages, fees, premiums, penalties, liabilities, contributions including fund contributions, etc., including the Purchase Price, interest payable by the Allottee/s to the Co-Promoter or by the Co-Promoter to the Allottee/s, as the case may be, at the rate which the State Bank of India may fix from time to time for lending to the general public, pre-estimated liquidated damages payable by the Allottee/s to the Promoter which shall be equivalent to 10% per-cent of the Purchase Price, any other charges and deposits mentioned herein as determined by the Promoter in its discretion, be calculated or based on the Carpet Area (RERA) including open/enclosed/utility balconies of the Apartment/s charges or as a fixed or lumpsum charges or otherwise on any other basis, other reimbursements/amounts payable on termination which comprise of interest on delayed payments if any together with the brokerage/commission paid to estate agent/s in relation to the allotment of the Apartment/s together with all costs/expenses incurred by the Co- Promoter for provision/installation in the Apartment/s of any extra or premium fixtures etc. in place of or in addition to the standard fixtures, etc. to be provided therein, together with taxes paid/payable, agreed to be paid, and/or required to be paid by the Allottee/s herein and in relation to, (in pursuance of, the agreement for allotment and sale herein,) payable by the Allottee subject to the terms and conditions hereinafter contained.

AND WHEREAS The Co-Promoter has entered into a standard Agreement with an Architect/Architects Raut registered with the Council or Architects and such Agreement is as per the Agreement prescribed by the Council or Architects;

AND WHEREAS The Co-Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Co-Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.



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AND WHEREAS By virtue of the Development Agreement/Power of Attorney the Co-Promoter alone has the sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Co-Promoter on the said land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale price in respect thereof;

AND WHEREAS The Allottee demanded from the Co-Promoter and the Co-Promoter has given inspection to the Allottee of all the documents of title relating to the said land and the plans, designs and specifications prepared by the Co-Promoter's Architects Messrs. and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the rules made thereunder;

AND WHEREAS The copies of Certificate of Title issued by the attorney at law or advocate of the Co-Promoter, copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Co-Promoter to the said land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked Annexure 'A' and 'B', respectively.

AND WHEREAS the copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked Annexure C.

AND WHEREAS Commencement certificate Revised Development Permission hereto and marked Annexure D.

AND WHEREAS The Co-Promoter has got some of approvals from the concerned local authority the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said Building

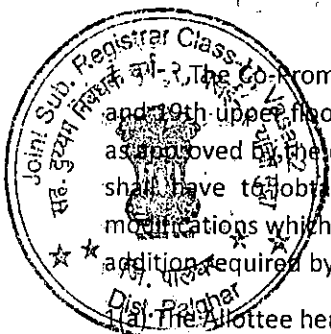
AND WHEREAS While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Co-Promoter while developing the said land and the said building and upon due observance and performance of which only the completion or occupation certificates in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS The Co-Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS The Co-Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai no. P99000051639; Annexure E

AND WHEREAS Under section 13 of the said Act the Co-Promoter is required to execute a written Agreement for sale of said Apartment to the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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



The Co-Promoter shall construct the said building/s consisting and ground/ Commercial, and 19th upper floors on the said land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Co-Promoter shall have to obtain prior consent in writing to the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due change in law.

(a) The Allottee hereby agrees to purchase from the Co-Promoter and the Co-Promoter hereby agrees to sell to the Allottee Flat no. 903 admeasuring 77.17 square meters carpet area and Enclosed balcony 16.43 square meters (as defined under RERA) on the 9th floor of the Project

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Building, known as 'Yashwant Circle' (hereinafter referred to as "Apartment"), as shown in the Floor plan thereof hereto annexed and marked for the consideration of Rs. 1,02,34,500/- (Rupees One Crore Two Lacs Thirty Four Thousand Five Hundred only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the limited common areas and facilities and parking spaces should be shown separately).

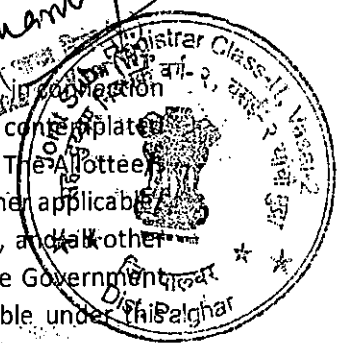
1(b) The Allottee has paid on or before execution of this agreement a sum of Rs. 2,55,863/- (Rupees Two Lacs Fifty Five Thousand Eight Hundred Sixty Three Only) as Earnest Money Deposit of application fee and hereby agrees to pay to that Co-Promoter the balance amount of purchase consideration of Rs. 99,78,637/- (Rupees Ninety Nine Lacs Seventy Eight Thousand Six Hundred Thirty Seven only) in the following manner: -

- i. (not exceeding 30% of the total consideration) to be paid to the Co-Promoter on the execution of Agreement.
- ii. (not exceeding 45% of the total consideration) to be paid to the Co-Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. (not exceeding 70% of the total consideration) to be paid to the Co-Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. (not exceeding 75% of the total consideration) to be paid to the Co-Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. (not exceeding 80% of the total consideration) to be paid to the Co-Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment.
- vi. (not exceeding 85% of the total consideration) to be paid to the Co-Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii. (not exceeding 95% of the total consideration) to be paid to the Co-Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupation certificate or completion certificate.

1(c) The Purchase Price excludes Taxes (consisting of taxes paid or payable)

by way of GST, Cess and all other taxes, duties and impositions which may be levied in connection with the construction of the Project Building and/or pertaining to the transaction contemplated herein, up to the Date of Offer of Possession of the Apartment to the Allottee/s. The Allottee/s specifically agree/s and undertake/s that all such taxes, levies, duties, cess (whether applicable payable now or which may become applicable/payable in future) including GST, and all other taxes, duties and impositions levied by the Central Government and/or the State Government and/or any local, public or statutory authorities / bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the Apartment, shall be borne and paid by the Allottee/s and/or reimbursed to the Co-Promoter.

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1(d). 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 Co-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 Co- 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(e) The Co-Promoter may allow, in its sole discretion, a rebate for early payments of = instalments payable by the Allottee by discounting such early payments @0.01% per annum for the period by which the respective instalment 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 Co-Promoter.

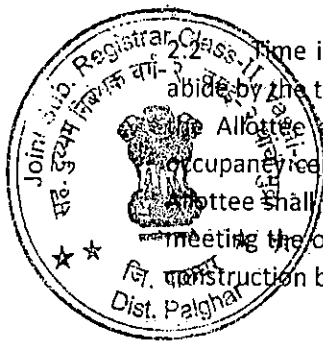
1(f) The Co-Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Co-Promoter. If there is any reduction in the carpet area within the defined limit then Co- Promoter shall refund the excess money paid by Allottee within forty-five 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 Allottee, the Co-Promoter shall demand that 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 feet as agreed in this Agreement.

1(g) The Allottee authorizes the Co-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 Co-Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Co-Promoter to adjust his payments in any manner.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

2.1 The Co-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 Apartment to the Allottee, obtain from the concerned local authority occupation and/or completion certificates in respect of the Apartment.

Time is of essence for the Co-Promoter as well as the Allottee. The Co- Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Co-Promoter as provided in this agreement. ("Payment Plan").



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3. The Co-Promoter hereby declares that the Floor Space Index available as on date in respect of the said land is 6986.31 square meters only and Co-Promoter has planned to utilize Floor Space Index of by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme 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 Regulations, which are applicable to the said Project. The Co-Promoter has disclosed the Floor Space Index of 6986.31 square meters as proposed to be utilized by him on the said Land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Co-Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Co-Promoter only.

4. The Co-Promoter hereby agrees that he shall, before handing over possession of the Apartment to the Allottees and in any event before execution of a conveyance/assignment of lease of the said structure of the said Building or wing in favour of a corporate body to be formed by the allottee(s) allottees of Apartments/shops/garages in the building/wing to be constructed on the said land (hereinafter referred to as " the Society"/ " the Limited Company") make full and true disclosure of the nature of his title to the said structure of the said Building/wing as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said structure of the said Building/wing, and shall, as far as practicable, ensure that the said structure of the said building/wing is free from all encumbrances and that the Vendor/Lessor/Original Owner/ the Co-Promoter has/have absolute, clear and marketable title to the said structure of the said building or wing, so as to enable him to convey/lease the said structure to the said Society/Limited Company with absolute, clear and marketable title on the execution of a conveyance/assignment of lease of the said structure of the said building/wing by the Co-Promoter in favour of the said Society/Limited Company, within two months of obtaining occupation certificate /completion certificate in respect of the said building or wing or on receipt of minimum of 60% of the total allottees in such a building or wing have taken possession and the Co-Promoter has received the full consideration of such allottees whichever is earlier.

5. The Co-Promoter hereby agrees that he shall, before handing over possession of the said Land to the Apex Body formed of all the Society or Limited company as its members, and in any event before execution of a conveyance/assignment of lease of the said Land in favour of a Apex Body to be formed by the society or Limited company formed for each of the building/wing to be constructed on the said land (hereinafter referred to as " the Apex Body" or "Federation" or "Holding Company") make full and true disclosure of the nature of his title to the said Land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said Land, and shall, as far as practicable, ensure that the said Land is free from all encumbrances and that the Vendor/Lessor/Original Owner/ the Co-Promoter has/have absolute, clear and marketable title to the said Land, so as to enable him to convey/lease the said Land to the said Apex Body/Federation/Holding Company with absolute, clear and marketable title on the execution of a conveyance/assignment of lease of the said Land by the Co-Promoter in favour of the said Apex Body/Federation/Holding Company, within two months of registering the society or company of the Apartment Allottee(s) of the last of the building or wing constructed on the said Land.

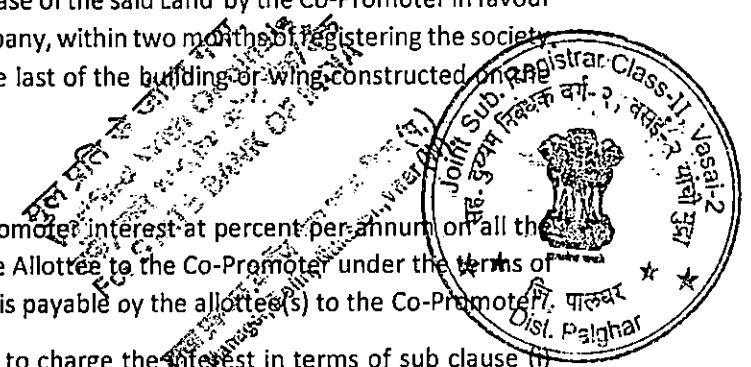
6.1 The Allottee agrees to pay to the Co-Promoter interest at percent per annum on all the amounts which become due and payable by the Allottee to the Co-Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Co-Promoter.

6.2 Without prejudice to right of promoter to charge the interest in terms of sub clause (1) above, on the Allottee committing default in payment on due date of any amount due and

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payable by the Allottee to the Co-Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing breach of any of the terms and conditions herein contained, the Co-Promoter shall be entitled at his own option, to terminate this Agreement:

6.3 Provided that, Co-Promoter shall give notice of seven days in writing to the Allottee by email at the email address provided by the Allottee of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectifies the breach or breaches mentioned by the Co-Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement and upon termination of this Agreement the Co-Promoter, shall be at liberty to dispose of and sell the Apartment to such person and at such price as the Co-Promoter may in his absolute discretion think fit.

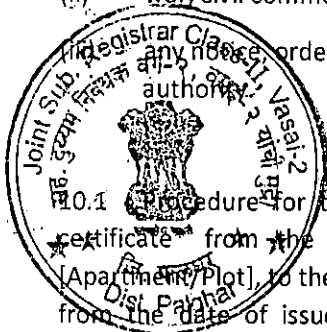
6.4 Provided further that upon termination of this Agreement as aforesaid, the Co-Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Co-Promoter) within a period of six months of the termination, the instalments of sale price of the Apartment which may till then have been paid by the Allottee to the Co-Promoter but the Co-Promoter shall not be liable to pay to the Allottee any interest on the amount so refunded.

7. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particulars like brand, or price range (if unbranded) to be provided by the Co-Promoter in the said building and the Apartment are those that are set out in.

8. The Co-Promoter shall give possession of the Apartment to the Allottee on or before **31/12/2027** if the Co-Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Co-Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 6 herein above from the date the Co-Promoter received the sum till the date the amounts and interest thereon is repaid,

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

- (i) non-availability of steel, other building material, water or electric supply;
 - (ii) war, civil commotion or act of God;
- order, rule, notification of the Government and/or other public or competent authority.



10.1 Procedure for taking possession - The Co-Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Co-Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Co-Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on

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part of the Co-Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Co-Promoter or association of allottees, as the case may be. The Co-Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate* of the Project.

10.2 The Allottee shall take possession of the Apartment within 15 days of the Promoters giving written notice to the Allottee intimating that the said Apartments are ready for use and occupation:

10.3 Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Co-Promoter as per clause 10.1, the Allottee shall take possession of the [Apartment/Plot] from the Co-Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Co-Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 10.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

10.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Co-Promoter any defect in the Apartment or the building in which the Apartment are situated or the material used therein, then, wherever possible such defects shall be rectified by the Co-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 Allottee(s) compensation for such defect or change. If there is a dispute regarding any defect in the building or material used the matter shall, within a period of five years from the date of handing over possession, on payment of such fee as may be determined by the Regulatory Authority, be referred for decision to Adjudicating Officer appointed under section 72 of the Real Estate (Regulation and Development) Act 2016.

11. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/shop/godown for carrying on any industry or business. (*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking the Allottee's owned vehicle.

12. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or a Limited Company to be known by such name as the Co-Promoter may decide and for this purpose also from time-to-time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return the Co-Promoter within seven days of the same being forwarded by the Co-Promoter to the Allottee; so as to enable the Co-Promoter to register the common organization of Allottee. No objection shall be taken by 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 required by the Registrar of Cooperative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.



13.1 The Co-Promoter shall, within three months of registration of the Society or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right,

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title and the interest of the Vendor/Lessor/Original Owner/Co-Promoter and/or the owners in the said structure of the building or wing in which the said Apartment is situated.

13.2 The Co-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 the interest of the Vendor/Lessor/Original Owner/Co-Promoter and/or the owners in the said land on which the building with multiple wings or buildings are constructed.

13.3 Within 15 days after notice in writing is given by the Co-Promoter to the Allottee that the Apartment is ready for use and occupation, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Apartment) of outgoings in respect of the said land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said 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 Co-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 Co-Promoter provisional monthly contribution of Rs. per month towards the outgoings. The amounts so paid by the Allottee to the Co-Promoter shall not carry any interest and remain with the Co-Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Co-Promoter to the Society or the Limited Company, as the case may be. The Allottee undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. It is agreed that the non-payment or default in payment of outgoings on time by Allottee shall be regarded as the default on the part of the Allottee and shall entitle the Co-Promoter to terminate this agreement in accordance with the terms and conditions contained herein.

15. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Co-Promoter, the following amounts: -

(i) Rs. 700/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

(ii) Rs. 500/- for formation and registration of the Society or Limited Company/Federation/ Apex body.

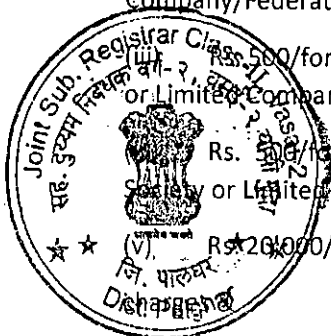
(iii) Rs. 500/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body

(iv) Rs. 500/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(v) Rs. 20,000/- For Deposit towards Water, Electric, and other utility and services connection

(vi) Rs. 25000/- for deposits of electrical receiving and Sub Station provided in Layout.

(vii) Rs. 1,43,800/- Development Charges.



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(viii) Rs. 35,000/- applicable Towards Project Infra Cost.

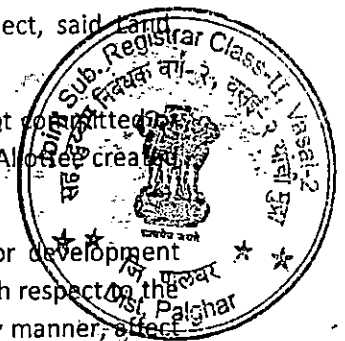
16. The Allottee shall pay to the Co-Promoter a sum of Rs.10,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Co-Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

17. 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 Co-Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the said Land, the Allottee shall pay to the Co-Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Land to be executed in favour of the Apex Body or Federation.

18.1 REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Co-Promoter has clear and marketable title with respect to the said Land; as declared in the title report annexed to this agreement and as the requisite rights to carry out development upon the said Land and also has actual, physical and legal possession of the said Land for the implementation of the Project;
- ii. The Co-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 said 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 said 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, said 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, said Land and said building/wing shall be obtained by following due process of law and the Co-Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building/wing and common areas;
- vi. The Co-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 Co-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 said Land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;



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viii. The Co-Promoter confirms that the Co-Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] 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 allottees the Co-Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Co-Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, 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, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Co-Promoter in respect of the said Land and/or the Project except those disclosed in the title report.

xii. Formation of legal entity and transfer of title.

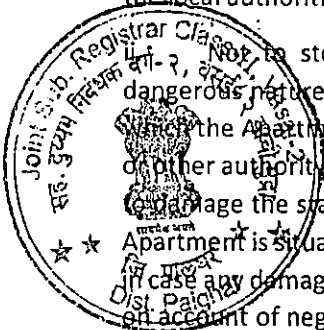
(1) Co-Promoter to enable formation of Legal Entity like Cooperative Society, Company, Association, Federation etc. under clause (e) of sub-section (4) of section 11 of the Act. (i) Where a Co-operative Housing Society or a Company or any other legal entity of allottees is to be constituted for a single building not being part of a Layout; or in case of layout of more than one building or a wing of one building in the layout, the Co-Promoter shall submit the application in that behalf to the Registrar for registration of the Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a Company or any other legal entity, within three months from the date on which fifty one per cent. of the total number of allottees in such a building or a wing, have booked their apartment.

(2) Period for Conveyance of title, by Co-Promoter, to legal entity of allottees in case of single building project. - If no period for conveying the title of the Co-Promoter to the legal entity of the allottees is agreed upon, the Co-Promoter shall (subject to his right to dispose of the remaining Apartments, if any) execute the conveyance within three months from the date of issue of occupancy certificate or fifty-one per cent of the total number of allottees in such a building or a wing, have paid the full consideration to the promoter, whichever is earlier.

18.2 The Allottee/s or himself/themselves with intention to bring all persons into whose hands the Apartment may come, hereby covenants with the Co-Promoter as follows: -

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

Not to store in the Apartment 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 Apartment 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 Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.



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iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Co-Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public 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 Apartment 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 Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment 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 Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Co-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 said land and the building in which the Apartment 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 Apartment in the compound or any portion of the said land and the building in which the Apartment is situated.

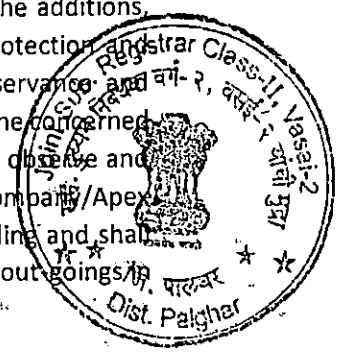
vii. Pay to the Co-Promoter within fifteen days of demand by the Co-Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

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 Apartment by the Allottee to 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 Apartment until all the dues payable by the Allottee to the Co-Promoter under this Agreement are fully paid up and only if the Allottee had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has intimated in writing to the Co-Promoter and obtained the written consent of the Co-Promoter for such transfer, assign or part with the interest etc.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the 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 Apartments 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 occupation and use of the Apartment 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.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Co-Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into



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and upon the said buildings or any part thereof to view and examine the state and condition thereof.

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

19. The Co-Promoter shall maintain a separate account in respect of sums received by the Co-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 a Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

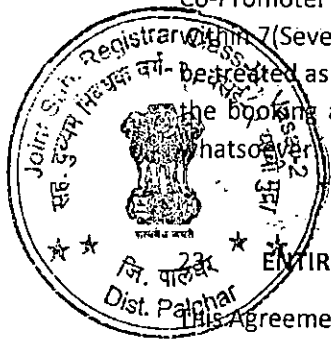
20. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold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

21. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Co-Promoter executes this Agreement, he shall not mortgage or create a charge on the [Apartment] 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 [Apartment/plot].

22. BINDING EFFECT


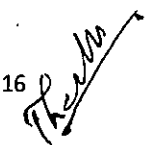

Forwarding this Agreement to the Allottee by the Co-Promoter does not create a binding obligation on the part of the Co-Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Co-Promoter. If the Allottee(s) fails to execute and deliver to the Co-Promoter this Agreement within 30 (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 Co-Promoter, then the Co-Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 7 (Seven) 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.



ENTIRE AGREEMENT

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other

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agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

24. RIGHT TO AMEND

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

25. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

26. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

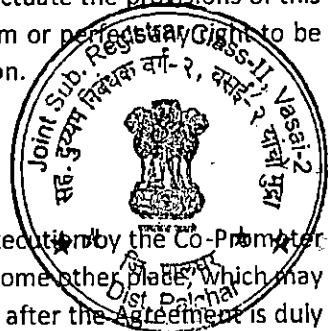
Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the [Apartment/Plot] bears to the total carpet area of all the [Apartments/Plots] in the Project.

28. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Co-Promoter through its authorized signatory at the Co-Promoter's Office, or at some other place, which may be mutually agreed between the Co-Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Co-Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Virar.



[Signature]

Thanks
17

[Signature]

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

31. Notices

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

i) To, Co-Promoter - Developer

M/s YK AND SONS PROJECTS LLP having address at Flat No. 3, Parijat A, Gavthan Road, Virar West, Taluka- Vasai, District- Palghar, Email ID;- yashwantcircle@gmail.com

ii) To Promoter

Messrs. Raj Enterprises, a partnership firm duly registered under provisions of the Indian Partnership Act, 1932 having registered address at 102, New Khokhani Bhavan, Navghar, Vasai (West), Pin – 401201

Mr. Rahul Yashwant Chipat, Age- 44 Years, (Pan No. AGTPC7185K), Having address Room No. A/303, Varad C.H.S.L., Next To Harichandra Tower, Manvel Pada Road, Virar East, Taluka- Vasai, District- Palghar Maharashtra. 401303, email id- rahul.chipat@sbi.co.in

(Aadhar No. 602158602907)

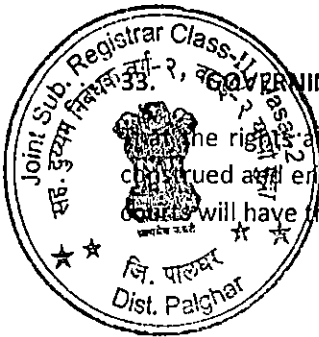
Mrs. Neeta Rahul Chipat, Age- 39 Years, (Pan No. AMEPC0425B), Having address Room No. A/303, Varad C.H.S.L., Next To Harichandra Tower, Manvel Pada Road, Virar East, Taluka- Vasai, District- Palghar Maharashtra. 401303, email id – neetakathe@yahoo.com

(Aadhar No. 595623107024)

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.

32. JOINT ALLOTTEES

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



GOVERNING LAW
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.

[Handwritten signatures and initials]

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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

First Schedule Above Referred to

Non-agricultural land situated at Village - Virar, Taluka - Vasai, District - Palghar are as follows:

Sr. No.	Survey No.	Hissa No.	Area Assessment
1	327	E/1	16-25-40 12-03

Bounded as follows-

To the east - Survey No. 327, Hissa No. 1 Pt To the west - Virar Bypass Road

To the north - Boundary of Village Dongre to the South - Survey No. 327 B 17

Second Schedule Above Referred to

Plot A, Building No. 1 out of revised development permission of said property under reference no. VVCMC/TP/RDP/VP-5195/505/2022-23 dated 17/02/2022-23 Residential Building of 68 Flats, total admeasuring 6986.31 sq. mtrs. built up area.

Third Schedule Above Referred to

Flat NO. 903, on the 9th Floor, admeasuring 77.17 Square meters (Carpet area) and enclosed balcony area admeasuring 16.43 Square meters, Single vehicle parking space/s admeasuring 12.5 square meters (Tower Parking) in the building known as "YASHWANT CIRCLE", being constructed on N.A. land bearing Survey/Hissa No. 327 E/1, admeasuring 16.25.40 ares square meters (i.e 1625.40 Square metres), assessed at Rs.1203.00 Paise, lying being and situate at Village Virar, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

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Signed, Sealed and Delivered)
 By the within named)
 Party of the PROMOTORS)
 Messrs. Raj Enterprises)
 Through its POA Mr. Archit S. Patil)

) For YK AND SONS PROJECTS LLP.
)
) Partners

Archit



Signed, Sealed and Delivered)
 By the within named)
 Party of the CO-PROMOTORS- DEVELOPERS)
 M/s YK AND SONS PROJECTS LLP)
 Through its Partner Mr. Archit S. Patil)

) For YK AND SONS PROJECTS LLP
)
) Partners

Archit



Signed, Sealed and Delivered)
 By the within named)
 Party of the ALLOTTEES)
 Mr. Rahul Yashwant Chipat)



Rahul



Signed, Sealed and Delivered)
 By the within named)
 Party of the ALLOTTEES)
 Mrs. Neeta Rahul Chipat)



Neeta



Witness: -
 1) Name and Address: -
Prajeep S. Rane
Patil
)
)

2) Name and Address: -
Arun M. Salvi
Salvi
)
)



Archit

Neeta

Archit

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MEMO OF CONSIDERATION		

Received of and from the within-mentioned Allotee/s a sum of: -

1) Rs.2,55,863/- (Rupees Two Lacs Fifty Five Thousand Eight Hundred Sixty Three Only) as Earnest Money for the within mentioned Agreement of Sale vide following three bank transfers:

- a) Transaction ID :- Rtgs No. SBIN324298471539, Bank Name- Sate Bank Of India
Transaction Date :- 24/10/2024
Transaction Amount :- 255863/-

Pratik

We say Received,

Co-Promoters – Developers
M/s YK AND SONS PROJECTS LLP

Witness: -

1) Name and Address: -

Pradeep S. Ramesh
Pradeep
.....)
.....)

2) Name and Address: -

Anand M. Sakhare
.....)
.....)



Pratik

Pratik



Pratik

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JAGJEET PRADEEP HATODE

B.COM., LL.B.

ADVOCATE, HIGH COURT, MUMBAI

Office & communication Address

"YASHANJANI", HETKAR ALL, BEHIND VASAI COURT,
TAL-VASAI, DIST-PALGHAR, PIN CODE-401 201

MOB NO:9860273138

Date : 08/05/2023

To

Maha RERA

LEGAL TITLE CERTIFICATE

Sub : Title clearance certificate with respect to Non- Agricultural land situate lying and being at Village Virar, Tal-Vasai, Dist-Palghar, within the limits of Talathi Saja Virar, Vasai Virar City Municipal Corporation and within the jurisdiction of Sub-Registrar of Vasai, Land bearing Survey No. 327 Hissa No. E/1. (Hereinafter referred to as the "SAID PROPERTY" for brevity's sake)

I have investigated the title of the Said Property on the request of Owners 1) Mr. Ajiv Yashwant Patil 2) Mr. Bipin Navinchandra Khokhani 3) Mr. Sandeep Vishnu Sankhe 4) Mr. Kundan Jayantilal Bhatt & following documents i.e.:-

- 1) Description of property: Non- Agricultural land situate lying and being at Village Virar, Tal-Vasai, Dist-Palghar, within the limits of Talathi Saja Virar, Vasai Virar City Municipal Corporation and within the jurisdiction of Sub-Registrar of Vasai, Land bearing:

Survey No.	Hissa No.	Area (R. Sq. Mtrs.)	Assessment (Rs.-Ps.)
327	E/1	16.25.40	Rs. 1203.00 Ps.



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Owners :

- 1) Mr. Ajiv Yasahwant Patil
- 2) Mr. Bipin Navinchandra Khokhani
- 3) Mr. Sandeep Vishnu Sankhe
- 4) Mr. Kundan Jayantilal Bhatt

2) The documents of allotment of Said Property: Registered Deed of Conveyance dated 19/09/2009 & 18/11/2011 bearing document No. vasai 3/12940/2011 the land owners Ranchoddas Vrujlal Pariekh & other in respect of above referred property sold their right, title, interest & possession in favour of 1) Mr. Ajiv Yasahwant Patil 2) Mr. Bipin Navinchandra Khokhani 3) Mr. Sandeep Vishnu Sankhe 4) Mr. Kundan Jayantilal Bhatt. For that Purpose Concern Talathi had confirmed Mutation Entry No. 11251 & 11702

3) 7/12 Extract & Mutation (Ferfar) Entries Nos. 2111, 3270, 3447, 8566, 10464, 11251, 11702, 12546, 13799, 13915 of said property issued by concern Talathi of Village Virar.

4) The Search Report from the offices of sub-Registrar of Vasai, 1-(VASAI) vide application no. Vasai 1-0-2022 dated 18/02/2022 for the period from 1952 to 2022 i.e. 71 years Vide Receipt No. 2505.

THIS IS TO CERTIFY that I have investigated the title of above said area with documents referred above and given to me.

Originally Survey No. 327/ 1 Paiki was owned & Possessed by one Mr. Govind Dharmaji Vartak. After that Survey No. 327/ 1 paiki & other properties were purchased by Mr. Krushna Pandu Gavad from Mr. Govind Dharmaji Vartak on 14/08/1950 for an amount of Rs. 400/. For that Purpose Concern Talathi had confirmed Mutation Entry No. 2211. After the death of Mr. Krushna Pandu Gavad the name of Devkubai Krushna Patil was recorded on 7/12 extract vide Mutation Entry No. 3270. As per the Agreement dated 11/02/1967 between Devkubai Krushna Patil & Nathya Krushna Gavad Survey No. 327/ 1



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paiki was recorded in the name of Nathya Krushna Gavad vide Mutation Entry No. 3447.

By executing registered Deed of Conveyance dated 30/03/1988 Nathya Krushna Gavad sold her right, title, interest & possession of Survey No. 327/1, Area Admeasuring 0.21.5 (H. R) in favour of 1) Ranchoddas Vrujlal Pariekh 2) Mahendra Ranchoddas Pariekh 3)Pravin Ranchoddas Pariekh 4)Prafull Ranchoddas Pariekh 5)Ramesh Ranchoddas Pariekh 6) Mukesh Ranchoddas Pariekh & for that Purpose Concern Talathi had confirmed Mutation Entry No. 8566. By executing registered Deed of Conveyance dated 19/09/2009 & 18/11/2011 bearing document No. vasai 3/12940/2011 the land owners Ranchoddas Vrujlal Pariekh & other in respect of above referred property sold their right, title, interest & possession in favour of 1) Mr. Ajiv Yasahwant Patil 2) Mr. Bipin Navinchandra Khokhani 3) Mr. Sandeep Vishnu Sankhe 4) Mr. Kundan Jayantilal Bhatt. For that Purpose Concern Talathi had confirmed Mutation Entry No. 11251 & 11702. The above referred property is converted in N.A. by order dated 04/01/2020 & for that purpose Mutation Entry No. 13799 has been confirmed.

As per Kami Jasta Patrak order bearing no. क मसुल / क १ / दे २/सतकोवि/कवि/१८७ २०२२ passed by Hon'ble Tahsildar Vasai & as per TILR letter क्र. पुमाण/मीजे विरार/ अ. का. वि. रो. पो.र. नं. २८/२०२२ dated 24/01/2022 original Survey No. 327/1/C, Area Admeasuring 21.50.00 (R. Sq. Mtrs.) is close & divide in four new Survey No. 1) Survey No. 327/E/1 Area admeasuring 16.25.40 (R. Sq. Mtrs.) 2) Survey No. 327/E/2 Area admeasuring 2.00.00 3) Survey No. 327/EE/1 Area admeasuring 2.68.74 4) Survey No. 327/EE/2 Area admeasuring 0.55.86. For that purpose Mutation Entry No. 13915 has been confirmed by Concern Talathi.

Thus 1) Mr. Ajiv Yasahwant Patil 2) Mr. Bipin Navinchandra Khokhani 3) Mr. Sandeep Vishnu Sankhe 4) Mr. Kundan Jayantilal Bhatt are sufficiently entitled to said property being owner & occupiers. I have obtained search of said property as per above



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referred application and there is no such adverse entry to the title of

1) Mr. Ajiv Yasahwant Patil 2) Mr. Bipin Navinchandra Khokhani 3) Mr. Sandeep Vishnu Sankhe 4) Mr. Kundan Jayantilal Bhatt, in respect of said property

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of 1) Mr. Ajiv Yasahwant Patil 2) Mr. Bipin Navinchandra Khokhani 3) Mr. Sandeep Vishnu Sankhe 4) Mr. Kundan Jayantilal Bhatt in respect of said property is Clear and marketable & free from all encumbrances.

The Report reflecting the flow of the title of the Owners: 1) Mr. Ajiv Yasahwant Patil 2) Mr. Bipin Navinchandra Khokhani 3) Mr. Sandeep Vishnu Sankhe 4) Mr. Kundan Jayantilal Bhatt in respect of said property in enclosed herewith as annexure.

Encl : Annexure

Yours;

MR. JAGJEET PRADEEP HATODE
ADVOCATE, HIGH COURT



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JAGJEET PRADEEP HATODE

B.COM., LL.B.

ADVOCATE, HIGH COURT, MUMBAI

Office & communication Address

"YASHANJANI", HETKAR ALI, BEHIND VASAI COURT,
TAL-VASAI, DIST-PALGHAR, PIN CODE-401 201

MOB NO:9860273138

Date : 14 /03/2022

To

Maha RERA

FLOW OF THE TITLE OF THE SAID LAND:

- 1) 7/12 Extract of said property issued by concern Talathi of Village Virar.
- 2) Mutation (Fexfar) Entries Nos. 2111, 3270, 3447, 8566, 10464, 11251, 11702, 12546, 13799, 13915 of said property issued by concern Talathi of Village Virar.
- 3) The Search Report from the offices of sub-Registrar of Vasai, 1-(VASAI) vide application no. Vasai 1-0-2022 dated 18/02/2022 for the period from 1952 to 2022 i.e. 71 years Vide Receipt No. 2505.

AT SUB-REGISTRAR VASAI, NALLASOPARA, VIRAR
FOR 1952 TO 2022.

YEAR	PHOTO	FINDINGS PRINTED
1952	Nil	
1953	Nil	
1954	Nil	
1955	Nil	
1956	Nil	
1957	Nil	
1958	Torn	
1959	Nil	
1960	Torn	
1961	Nil	
1962	Torn	



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1963	Nil	
1964	Torn	
1965	Nil	
1966	Nil	
1967	Entry	Agreement dated 11/02/1967 between Devkubai Krushna Patil & Nathya Krushna Gavad.
1968	Torn	
1969	Nil	
1970	Nil	Nil
1971	Nil	Nil
1972	Nil	Nil
1973	Torn	Torn
1974	Torn	Torn
1975	Torn	Torn
1976	Torn	Torn
1977	Torn	Torn
1978	Torn	Torn
1979	Torn	Torn
1980	Torn	Torn
1981	Torn	Torn
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn
1985	Torn	Torn
1986	Entry	Torn
1987	Torn	Torn
1988	Entry	Deed of Conveyance dated 30/03/1988. Nathya Krushna Gavad sold her right, title, interest & possession of Survey No. 327/ 1. Area Admeasuring 0.21.5 (11. R) in favour of Ranchoddas Vrujlal Parickh & others.
1989	Torn	Torn
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	Nil
1993	Nil	Nil
1994	Nil	Nil
1995	Nil	Nil
1996	Nil	Thane
1997	Nil	Thane
1998	Nil	Nil
1999	Nil	Nil
2000	Nil	Nil
2001	Torn	Torn
2002	Torn	Torn
2003	Nil	Mixed
2004	Nil	Mixed



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2005	Nil	Mixed
2006	Torn	Mixed
2007	Torn	Mixed
2008	Nil	Mixed
2009	Entry	Registered Deed of Conveyance dated 19/09/2009
2010	Nil	Nil
2011	Entry	Registered Deed of Conveyance dated 18/11/2011 bearing document No. vasai 3/12940/2011
2012	Entry	Nil
2013	Nil	Nil
2014	Nil	Nil
2015	Nil	Nil
2016	Nil	Nil
2017	Nil	Nil
2018	Nil	Nil
2019	Nil	Nil
2020	Nil	Nil
2021	Nil	Nil
2022	Nil	Nil

NOTE :- This symbol indicates that relevant registers have been sent to thane office for computer process.

N.B. This Search Report is subject to torn registers, Books withdrawn for Computer process and unready records.

Yours,

MR. JAGJEET PRADEEP HATODE
ADVOCATE, HIGH COURT

JAGJEET PRADEEP HATODE
B.COM., LL.B., D.C.L
ADVOCATE HIGH COURT MUMBAI



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अहवाल दिनांक 16/02/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५६ आणि ७।

गाव - विरार

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 327/इ/1

भूधारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकाक आर.चौ.मी. अकृषक क्षेत्र 16.25.40 शेन शेती 1203.00	2402	अर्जोव यशवंत पाटील कुंदन जयतीलाल भट विपिन नविनचंद्र खोखाणी सदिप विष्णू संखेसामाईक क्षेत्र.....	16.2540 1203.00	कुळाचे नाव व खंड इतर अधिकार अकृषक वापर मा.तहसिलदार वसई यांचेकडील पत्र क्र./महसूल/क १/टे १/जमिनबाब/कावि. ०४/एसआर ०५/२०२० दि.०४/०१/२०२० प्रमाणे रहिवास व वाणिज्य कारणासाठी विनशेती प्रयोजनार्थे. (13915) इतर वाणिज्य (13915) प्रसवित फेरफार : नाही. शेवटचा फेरफार क्रमांक 13915 व दिनांक 16/02/2022
सुने फेरफार क्र (2211) (3270) (3447) (8566) (10464) (11251) (11451) (11702) (12546) (13799)				सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- विरार

तालुका :- वसई

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग : 327/इ/1

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
			मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र						
(१)	(२)	(३)	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	(१३)	(१४)	(१५)	(१६)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी			

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 16/02/2022
सांकेतिक क्रमांक :- 272100084211600000220221425

(नाव - सी एन. सावळे)
तलाठी साक्षात् - नियमना - वसई जिल्हा पालघर
श्री. चंद्रशेखर ए. सावळे
तलाठी, पत्रक क्र. - १
ता. वसई, जि. पालघर



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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaiVirarcorporation@yahoo.com

जायफ क्र.: य.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-5195/29/2023-24

22/06/2023

To,

✓ M/s. Raj Enterprises through partner
Mr. Ajiv Yashwant Patil
102, New Khokhanl Bhavan
Navghar, Vasal Road,
Vasal (W), Tal: Vasal
DIST: PALGHAR.

2. ABHAY RAUT
1104, Gold Crest Business Centre, L. T. Road,
Borivall (West),
Mumbai - 400 092.

Sub: Revised Development Permission for the Residential with Commercial Building No.1 (Plot A) on land bearing S.No. 327/E, H.No.1(New) S.No.327/1/C (Old) of Village-Virar, Tal. Vasal, Dist: Palghar

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-5195/385/2021-22 dated 25/11/2021.
2. Revised Development Permission No. VVCMC/TP/CC/VP-5195/1705/2022-23 dated 21/07/2022.
3. Revised Development Permission No. VVCMC/TP/CC/VP-5195/505/2022-23 dated 17/02/2023.
4. Your Registered Architect letter dated.21/03/2023.

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 vided 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. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasal-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasal Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Doliv, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification no. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/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 and conditions mentioned in the letter No. Commencement Certificate No. VVCMC/TP/CC/VP-5195/385/2021-22 dated 25/11/2021 .The details of the layout is given below: -

1	Name of assess owner/P.A.Holder	M/s.Raj Enterprises through Partner Mr.Ajiv Y Patil
2	Location	Balinj
3	Land use (predominant)	Residential /Commercial bldg



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WCMC/TP/RDP/VP-5195/23/2023-24		22/06/2023
4	Gross plot Area (As per 7/12)	1625.40 sq.mt
5	Gross plot area (As per measurement sheet)	1644.12 sq.mt
6	Area under 30 mt wide DP road	9.06 sq.mt
7	Balance plot area	1616.34 sq.mt
8	Net plot area	1616.34 sq.mt
9	Plotable area	1616.34 sq.mt
10	Built up area with reference to basic F.S.I as per front road width	1777.97 sq.mt
11	Max. Permissible Premium FSI based on road with	812.70 sq.mt
12	Proposed FSI on payment of premium	812.70 sq.mt
13	TDR area from DRC No.189	2275.56 sq.mt
14	TDR loading proposed	2275.56 sq.mt
15	Total potential of proposal	4866.23 sq.mt
16	Ancillary area FSI upto 60% or 80% with payment of charges	3017.53 sq.mt
17	Total entitlement	7883.76 sq.mt
18	Proposed area P line	7854.50 sq.mt

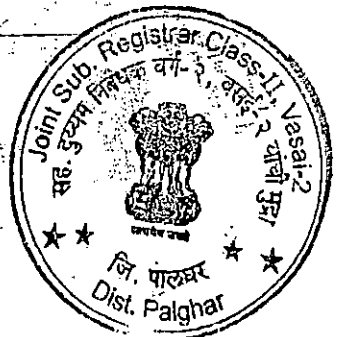
Please find enclosed herewith the Residential with Commercial Building No.1 (Plot A) on land bearing S.No. 327/E/1(New); S.No.327/1/C (Old) of Village-Bolinj, Tal .Vasai, Dist: Palghar, as per the following details:-

Sr. No	Predominant Building	No. of Bldg	Floors	No. of Shops	No. of flats	Built Up Area P-Line Area (In sq. mt.)	Remarks
1	Residential Cum Commercial Building	1	Gr +19	02	68	7854.50 sq.m	Now Amended



The revised plan duly approved herewith supersedes all the earlier approved plans for only. The conditions of Commencement Certificate issued vide letter no. Commencement Certificate No. WCMC/TP/CC/VP-5195/385/2021-22 dated 25/11/2021 stand applicable to this approval of Revised development permission along with the following conditions:-

- certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- The Occupancy Certificate for the buildings will be Issued only after provision of potable water is made available to each occupant.
- 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.
- The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).



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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com
जायक क्र. : य.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-5195/29/2023-24

22/06/2023

- 5) 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.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 8) 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.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasal-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasal-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access 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 (tank sizes etc) before applying for Plinth Completion Certificate.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 17) You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 18) You shall provide flush tanks in all W.C./Toilets with dual valve system.
- 19) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 20) You shall plant the plants by taking the sapling/Plants available with Vasal Virar City Municipal Corporation. You shall contact DMC, Vasal-Virar City Municipal Corporation



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22/06/2023

and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.

- 21) 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, NOC from Eco Sensitive Zone, TWLS, 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 VVCMC is not responsible for the lapses from your side.
- 22) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS 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. Vasal 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 VVCMC as the same need to be ensured by Concerned Authority.
- 23) 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 VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 25) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 26) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 27) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 28) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasal Virar Sub region affecting for your layout.
- 29) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.



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



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasavirarcorporation@yahoo.com

जायक क्र. : य.वि.श.म.

दिनांक :

VCCMC/TP/RDP/VP-5195/ 29/2023-24

22/06/2023

- 30) You will be liable to pay any charges/areas with applicable Interest for your proposal as and directed by VCCMC/any other competent authority.
- 31) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 32) Fire Infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 33) You shall provide Grey Water recycling plant for said layout, if applicable.
- 34) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.
- 35) You should provide lightning resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 36) If any legal matter arises at any Civil/Criminal courts or In Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 37) Any breach of conditions mentioned above and not complied in given timelines will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.



c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office
Dist:-Palghar PALGHAR

64/-
Commissioner
Vasai Virar City Municipal Corporation

Certified that the above permission is
Issued by Commissioner VCCMC, Virar.

Deputy Director,
VCCMC, Virar.



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Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F' [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: YASHWANT CIRCLE**
Plot Bearing / CTS / Survey / Final Plot No.: **Survey No. 327/E/1 of Village Virar, Taluka Vasai, Dist Palghar Vasai-Virar City (M Corp), Vasai, Palghar, 401303** registered with the regulatory authority vide project registration certificate bearing No P99000051639 of

1. **Raj Enterprises** having its registered office / principal place of business at Tehsil: **Vasai, District: Palghar, Pin: 401202.**
2. This renewal of registration is granted subject to the following conditions, namely:-
 - ◊ 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 (2) 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 me/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 up to **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- ◊ 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
- ◊ 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.



Dated: 06/05/2024
Place: Mumbai

Signature valid



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



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तहसिलदार तथा कार्यकारी दंडाधिकारी वसई यांचे कार्यालय
(महसूल शाखा)

किल्लाबंदर रोड, मालोडे-वसई गांध, ता. वसई, जि. पालघर, पिन ४०१२०१.

दुरध्वनी क्र. (०२५०) २३२२००७

क्र. महसूल/क.१/टे.१/जमिनबाब/कावि ०८/एसआर०५ /२०२०

दिनांक ०४/०१/२०२०

प्रति,

अजीव यशवंत पाटील व इतर सहहिस्सेदार

रा.१०२, न्यु खोखाणी भवन, नवघर वसई रोड.

पश्चिम ता. वसई जि. पालघर

विषय :- जमिनीचे बिनशेती व रुपांतरण कर भरून घेणेबाबत.

गावाचे नाव	स.नं/हि.नं	क्षेत्र (हे.आर)	पोट खराबा	एकुण क्षेत्र (हे.आर)	पैकी आकारणी करावयाचे क्षेत्र
विरार	३२६/४	०.१४.२	०.००.०	०.१४.२	०.१४.२
	३२७/१/क	०.२१.५	०.००.०	०.२१.५	०.२१.५
	३२७/१/इ	०.१०.१	०.००.०	०.१०.१	०.१०.१
			एकुण	०.४५.८	०.४५.८

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०१/२०१७

मधील अध्यादेश क्रमांक २/२०१७

२. मा. जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र. महसूल/क.१/टे.१/एनएपी/कावि-४३५/२०१७

दिनांक २१/०६/२०१७

३. मा. जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र. महसूल/क.१/टे.१/४२ब/कावि.१३७०/२०१८

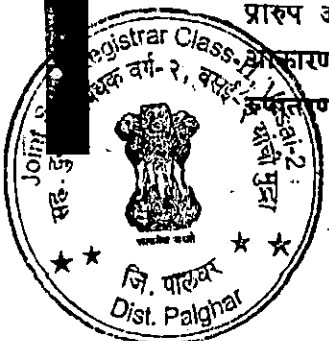
दिनांक १४/१२/२०१८

महाशय,

आपण या कार्यालयात अर्ज दाखल करून विषयात नमुद जमिनीस रहिवास व वाणिज्य कारणासाठी महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये नमुद केलेल्या तरतुदीनुसार बिनशेती व रुपांतरण कर भरून मिळणेबाबत विनंती केली आहे.

प्रकरणातील कागदपत्रे तपासता, वसई विरार शहर महानगरपालिका यांनी जा.क्र./व.वि.श.म/नर/झो.दा/५९२/६१७२/२०१७-१८ दिनांक १४/१२/२०१७ व जा.क्र./व.वि.श.म/नर/झो.दा/२५९/११९०/२०१८-१९ दिनांक २६/०६/२०१८ अन्वये अन्वये अभिप्राय कळविले आहे. तथापि मा. जिल्हाधिकारी कार्यालय पालघर यांचेकडील संदर्भिय पत्र क्र. ३ अन्वये प्राप्त झालेल्या यादीत नमुद असलेनुसार उक्त जमिन वसई विरार शहर महानगरपालिकेच्या विकास आराखड्यात समाविष्ट असल्याचे दिसून येते.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ ब मध्ये विषद केलेल्या तरतुदीनुसार मंजूर व प्रारूप आराखड्यात समाविष्ट असलेल्या जमिनीसाठी कलम ४७अ अन्वये रुपांतरण कर व अकृषिक आकारणी निश्चित करणेची आहे. त्यानुसार उक्त जमिन मिळकतीसाठी आपण खाली नमुद केलेप्रमाणे रुपांतरण कर व बिनशेती आकारणी रक्कम शासनजमा करावयाची आहे.



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तसेच आपले विनंती अर्जानुसार आपणाकडून महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम ४२ व मधील तरतुदीनुसार केवळ रूपांतरण कर व बिनशेती आकारणीची रक्कम वसूल करणेत येत आहे. त्यामुळे आपणास जागेवर नियोजित अकृषिक घापर करावयाचा असल्यास त्यापूर्वी संबंधित नियोजन प्राधिकरणाची व इतर आवश्यक त्या प्राधिकरणांची पूर्वपरवानगी घेणे बंधनकारक राहिल.

गावाचे नाव	स.नं/हि.नं	क्षेत्र (चौ.मी)	गावचा बिनशेती दर रु.पै	बिनशेती आकारणीचे स्वरूप (३ पट)	बिनशेती आकारणी दर	कलम ४७ अ अन्वये रूपांतरित कर आकारणी स्वरूप (५ पट)	रूपांतरित कर दर
विरार	विचयात नमुद स.नं/हि.नं	४५६०.००	X ०.७४	X ३	= १०१६७/-	X ५	= ५०८३६/-

सदरची बिनशेती आकारणी व रूपांतरित कर शारानजमा केलेली चलने तलाठी विरार यांचेकडे जमा करण्यात यावीत.

भंजुर टिप्पणीनुसार

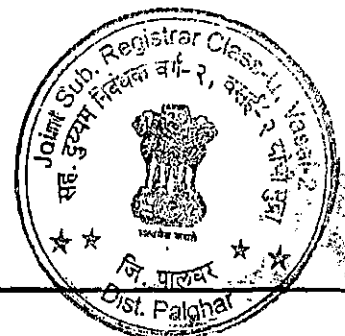
तहसिलदार वसई

प्रत:- तलाठी विरार

२/- वर नमुद केलेल्या जमिन भिळकतीबाबत अर्जदार/जमिनमालक यांनी शासनजमा केलेली चलने तपासून तसेच जागेवर परवानगीपूर्वीच अनधिकृत बांधकाम झालेले असल्यास त्याबाबत म.ज.म.अ.१९६६ चे कलम ४५ नुसार कार्यवाही झाली आहे अगर कसे याची खात्री करून महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये नमुद केलेल्या तरतुदीनुसार अधिकार अभिलेखात कार्यवाही करावी.



तहसिलदार वसई



वसई क्र.-२		
24,988	80	20
2020		

CHALLAN
MTR Form Number-6



GRN MHD10351348 201920M	BARCODE	Date 04/01/2020-12:40:43	Form ID
Department Revenue Department	Payer Details		
Type of Payment Land and Revenue Non Agricultural Assessment	TAX ID (If Any)		
Office Name TAHASILDAR VASAI	PAN No.(If Applicable)		
Location PALGHAR	Full Name	Ajiv Yashvant Patil and other	
Year 2019-2020 From 01/04/2019 To 31/03/2020	Flat/Block No.	102 New Khokhani bhavan Navghar vasai west	
Account Head Details	Premises/Bullding		
0028172801 Amount Of Tax	Road/Street		
	Area/Locality		
	Town/City/District		
	PIN		
	Remarks (If Any)	Village Virar Sn 328/4 327/1/C 327/1/E Area 0.45.8 Non agriculture tax	
Total	Amount In Words	Ten Thousand One Hundred Sixty Seven Rupees Only	
10,167.00			
Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD No.	Bank CIN	Ref. No.	CPX5716088
Name of Bank	Bank Date	RBI Date	Not Verified with RBI
Name of Branch	Bank-Branch	STATE BANK OF INDIA	
	Scroll No. , Date		

ज.प.स. वसई शाखा
S.B.L. Bassein Branch Code-0328
CASH PAID
- 4 JAN 2020
C.A. PF 3088282
Santan Fernandes

Department ID :

Mobile No. : 0000000000

9.229

CHALLAN
MTR Form Number-6



GRN MHD10351437 201920M	BARCODE	Date 04/01/2020-12:41:37	Form ID
Department Revenue Department	Payer Details		
Type of Payment Land and Revenue Non Agricultural Assessment	TAX ID (If Any)		
Office Name TAHASILDAR VASAI	PAN No.(If Applicable)		
Location PALGHAR	Full Name	Ajiv Yashvant Patil and other	
Year 2019-2020 One Time	Flat/Block No.	102 New Khokhani bhavan Navghar vasai west	
Account Head Details	Premises/Bullding		
0028172801 Amount Of Tax	Road/Street		
	Area/Locality		
	Town/City/District		
	PIN		
	Remarks (If Any)	Village Virar Sn 328/4 327/1/C 327/1/E Area 0.45.8 Conversion tax	
Total	Amount In Words	Fifty Thousand Eight Hundred Thirty Eight Rupees Only	
50,838.00			
Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD No.	Bank CIN	Ref. No.	CPX5716885
Name of Bank	Bank Date	RBI Date	Not Verified with RBI
Name of Branch	Bank-Branch	STATE BANK OF INDIA	
	Scroll No. , Date		

ज.प.स. वसई शाखा
S.B.L. Bassein Branch Code-0328
CASH PAID
- 4 JAN 2020
C.A. PF 3088282
Santan Fernandes

Department ID :

Mobile No. : 0000000000



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वमई 5

दस्त क्रमांक : 11298/2023

नोंदणी :

Regn:63m

18/07/2023

गावाचे नाव : विरार

वसई क्र.-२

(1) विलेखाचा प्रकार विकसनकरनामा

(2) मोबदला 57870500

(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आ कागणी देतो की पट्टेदार ने नमुद करावे) 64936900

(4) भू-मापन,पोट्टिस्मा व घरक्रमांक(अमल्याम)

वसई क्र.-२		
24988	४	६
२०२४		

1) पानिकेचे नाव:वसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: सदारचा दस्त हा मंयुक्त विषयान करणानाम्याचा अमून दस्तावील मिळकत ही मोजे विरार,नालुका वसई,जिल्हा पालघर,(वसई विरार महानगर पाकिता क्षेत्र)येथील सर्वे क्रमांक 327 दिसमा नं ई 1,प्लॉट नं ए,क्षेत्रफळ 1625.40 चौगम मिटर हे मानवाग दफतरी लिहून घेणार ह्यांच्या नावी आहे. व्हीव्हीसीएमसी च्या सुधारित परवानगी नुमार 7866.50 चौगम मीटर बांधीव क्षेत्रफळ मंजूर झाले अमून त्या मधील लिहून घेणार बाणिज्य बांधकाम विकसित करणार आहेत त्यामुळे ह्या मनेखाद्वारे क्षेत्रफळ 6986.31 चौगम मीटर बांधीव क्षेत्राचे म्हणजेच 68 रदिवामी मदतिका विकसित करण्यात येणार आहे. मनेखानातील वर्णनानुसार महसुली उत्पन्न विभागात करण्यात येणार अमून जमीन मानक 32% आणि 68% उत्पन्न विकासकाम पिळणार आहेत व विकसिताना खर्च विकसित करणार आहे. मंजूर बांधकाम नकशानुसार 92 कार पाकिंग मंजूर करण्यात आदल्या आहेत. मदरील दस्त हा अभिनिर्णय क्रमांक 242- 2023 /5041 दिनांक 03/07/2023 ह्या नुमार अभिनिर्णीत होउन त्यावर मुद्रांक शुल्क रु 32,46,900/- अदा केले अमून महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुच्छेद 5(जी ए)अन्वये 5% दराने रु 32,46,900/- इतके मुद्रांक शुल्क शासन जमा करण्यात आले आहे. ईतर माहिती ही दस्तामध्ये नमुद केल्या प्रमाणे आहे. वरील विषय हा ह्या मंयुक्त विकसन करानाम्याचा विषय आहे. (Survey Number : 327 : HISSA NUMBER : E/1 ;)

(1) क्षेत्रफळ

1) 6986.31 चौ.मीटर

(2) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(*) दस्तानेवज करून देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे.बाय के अँड मन्म प्रोजेक्टस एल एल पी तर्फे भागीदार थी. अजिव यशवंत पाटील वय:-56; पत्ता:-प्लॉट नं: फर्नट नं 3, माळा नं: पारिजात ए, इमारतीचे नाव: गावथण रोड, ब्लॉक नं: विरार वेस्ट, रोड नं: नालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे, पिन कोड:-401303 पॅन नं:-AADFY1233A

(*) दस्तानेवज करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता

1): नाव:-मे. राज गंटरप्रायझेस तर्फे भागीदार थी. विपिन नवीनचंद्र खोखाणी, थी.अजिव यशवंत पाटील,थी. मदीर विष्णु संखे थी. कुंदन जयंतीनाल भट, तर्फे कु.मु. थी. कुंदन जयंतीनाल भट वय:-58; पत्ता:-प्लॉट नं: 102, माळा नं: नवीन खोखाणी भवन, इमारतीचे नाव: नवधर, ब्लॉक नं: वसई वेस्ट, रोड नं: नालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-AAGFR4981D

(3) दस्तानेवज करून दिल्याचा दिनांक 18/07/2023

(10)दस्त नोंदणी केल्याचा दिनांक 18/07/2023

(11)अनुक्रमांक,खंड व पृष्ठ 11298/2023

(12)वाजारभावाप्रमाणे मुद्रांक शुल्क 3246900

(13)वाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)शेरा

सह दुय्यम निबंधक वर्ग-२
वसई क्र ५

न्यायांकनामाठी विचारत येतयेल्या तपशील:-

मुन्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कागथाचा तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारनात निवडलेला अनुच्छेद :-

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



वसई क्र.-२		
249E8	SC	EU
२०२४		

534/11300
Tuesday, 18 July 2023 7:57 PM

इतर पावती

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

पावती क्र.: 12099 दिनांक: 18/07/2023

गावाने नाव: -विरार
दम्नगवाचा अनुक्रमांक: वसई5-11300-2023
दम्नगवाचा प्रकार: कुलमुखत्यारपत्र
मादग कर्णान्याचे नाव: मे.वाय के अड्ड सन्स प्रोजेक्टस एल एल पी तर्फे भागीदार श्री. अजिव यशवंत पाटील
वर्णन

दम्न हाताळणी फी
पूसांची संख्या: 6


₹. 120.00

एकूण:

₹. 120.00

Joint S R Vasai-5

1) देयपत्राचा प्रकार: DHC रकम: ₹.120/-
टीसी/शुद्धीकरण/ऑर्डर क्रमांक: 1807202312697 दिनांक: 18/07/2023
वैकळे नाव व पत्ता:


सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५



वसाई क्र.-५१८
 दस्त क्र.११३००/२०२३
 १/१/२१

घोषणापत्र / शपथपत्र

मी/आम्ही घालील सही करणार मा. नोंदणी महानिरीक्षक व सुद्वारांक नियंत्रक म.रा.पुणे यांचे दि ३०/११/२०१३ रोजीचे परीपत्रक वाचून असे घोषित करतो की नोंदणीसाठी सादर केलेल्या दस्तऐवजावरील मिळकत व फलपुस्तकाचे अथवा दुबार बिक्री होत नाही याची आम्ही अविश्वसनीय पध्दतीने पुरावा देणारे आहो. दस्तावीर लिहून देणारा/दस्तावीरधारक हे खरे असून यांची आम्ही स्वतः छापी करून या दस्तावीरत घेतले प्रत्येक ओळखणारे इतम स्वाक्षरीसाठी घेऊन आलो आहे.

24988	40	el
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सादर नोंदणीच्या दस्तऐवज निष्पादीत करताना अधिकाऱ्याद्वारे आपल्या जबाबदारीत मी/आम्ही जुलूमित मिळकतीचे मालक / धारक ह्या / कन्वेयर / हिसाबदारीत व्यक्ती यांची मालकी (मालकत्व) घेऊन मिळकतीचे मालकाने नेमून दिलेल्या कुळमुहत्तार (P. A. MORTGAGE) लिहून देणार हे ह्यात आहेत व उक्त कुळमुहत्तारपत्र अध्यापही अस्तित्वात आहेत व ते घालपावती रद्द झालेले नाही याची मी/आम्ही छापी देत आहोत तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीत हतर ह्या, कर्ज, बँक बोजे, विकलाज बोजे, शासन बोजे व कुळमुहत्तारधारकांनी केलेली व्यवहाराच्या अधिन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष केलेल्या आहे.

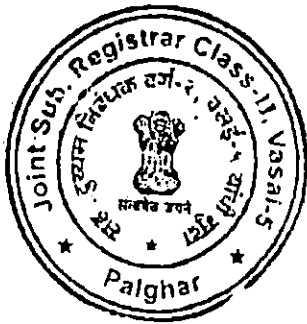
या दस्तावीरत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुराव कागदपत्रे हे खरे आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणतेही मा. न्यायालय/शासकीय कार्यपालिका अन्नाई नाही तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बांधीत होत नाही याची मी/आम्ही छापी देत आहोत. नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या नियमानुसार दस्तऐवजावरील मिळकतीचे मालक/कुळमुहत्तारधारक यांची मालकी व दस्त ऐवजाच्या वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

स्यार मिळकतीविषयी सध्या होत असलेल्या संशय/संज्ञावटीकरण/संयनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजावरील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार सुद्वारांक किंवा नोंदणी फी कमी झालेली/बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे सवानसर राहणारे आहोत याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कल्प केलेले नाही जे भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षांच्या शिरोस आम्ही प्राक राहणारे आहोत याची सला/आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्तावा भाग म्हणून जोडत आहोत.

[Signature]
 लिहून देणार

[Signature]
 लिहून देणार



वसई क्र.-२		
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प्रतिज्ञापत्र/घोषणापत्र

मी/आम्ही 1) श्री/श्रीमती. म. राज इंटरप्राइजस लॉफ
 2) श्री/श्रीमती. कु. सु.
 3) श्री/श्रीमती. कुंदन भट

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणान्याने कोठेही विक्री, गहाण, दान, लीज मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा 1906 मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुद्धा अधिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्व जबाबदारी माझी/आमचीच राहिल याची मी/आम्ही इमी देतो/देते.

1)

2)

3)

[Signature]
 खरेदी देणार (Purchaser)

वसई क्र.-५
दस्त क्र. 99370/२०२३
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CHALLAN
MTR Form Number-6

वसई क्र.-२		
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GRN	MH005944385202324P	BARCODE	Date 18/07/2023-11:49:14		Form ID	48(f)			
Department Inspector General Of Registration			Payer Details						
Type of Payment Stamp Duty			TAX ID / TAN (If Any)						
Type of Payment Registration Fee			PAN No.(If Applicable)	AADFY1233A					
Office Name VS12_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	MS YK AND SONS PROJECTS LLP					
Location PALGHAR			Flat/Block No.	SURVEY NO 327 HISSA NO. E1 AS PER					
Year 2023-2024 One Time			Premises/Building	DOCUMENT					
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	500.00	Road/Street	VIRAR WEST					
0030063301	Registration Fee	100.00	Area/Locality	PALGHAR					
			Town/City/District						
			PIN	4	0	1 3 0 3			
<table border="1"> <tr> <td>वसई क्र.-५</td> </tr> <tr> <td>दस्त क्र. 993100 / 2023</td> </tr> <tr> <td>3 / 27</td> </tr> </table>		वसई क्र.-५	दस्त क्र. 993100 / 2023	3 / 27		Remarks (If Any)			
वसई क्र.-५									
दस्त क्र. 993100 / 2023									
3 / 27									
			PAN2=AAGFR4981D-SecondPartyName=RAJ ENTERPRISES-						
			Amount In	Six Hundred Rupees Only					
Total		600.00	Words						
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN	Ref. No.	10000502023071801664	9876253414537			
Cheque/DD No.			Bank Date	RBI Date	18/07/2023-11:50:48	Not Verified with RBI			
Name of Bank			Bank-Branch		STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 8698212141



Print Date 18-07-2023 11:52:17



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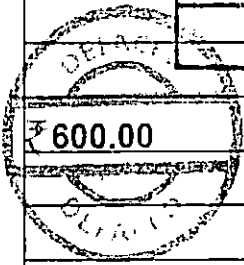
CHALLAN
MTR Form Number-6



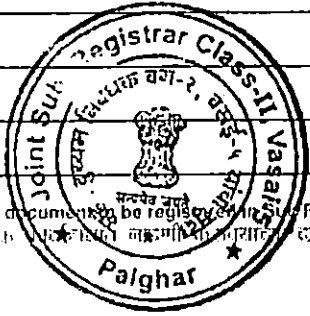
GRN	MH005344385202324P	BARCODE	[Barcode]		Date	18/07/2023-11:49:14	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			PAN No.(if Applicable)	AADFY1233A			
Location	PALGHAR			Full Name	MS YK AND SONS PROJECTS LLP			
Year	2023-2024 One Time			Flat/Block No.	SURVEY NO 327 HISSA NO. E1 AS PER			
				Premises/Building	DOCUMENT			

Account Head Details	Amount In Rs.	Road/Street							
0030046401 Stamp Duty	500.00	VIRAR WEST							
0030063301 Registration Fee	100.00	PALGHAR							
		Town/City/District							
		PIN		4	0	1	3	0	3
		Remarks (If Any)	PAN2=AAGFR4981D-SecondPartyName=RAJ ENTERPRISES-						
		Amount In	Six Hundred Rupees Only						
Total	600.00	Words							

वसई क्र.-५
दस्त क्र.१४३५० / २०२३
४ / २९



Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	10000502023071801664	9876253414537		
Cheque/DD No	Bank Date	RBI Date	18/07/2023-11:50:48	Not Verified with RBI		
Name of Bank	Bank-Branch		STATE BANK OF INDIA			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			



Department ID: [Blank] Mobile No. 8698212141
NOTE: This challan is valid for documents to be registered in Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
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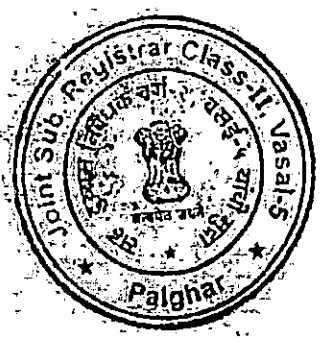


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GRN : MH005344385202324P Amount : 600.00 Bank : STATE BANK OF INDIA Date : 18/07/2023-11:49:14

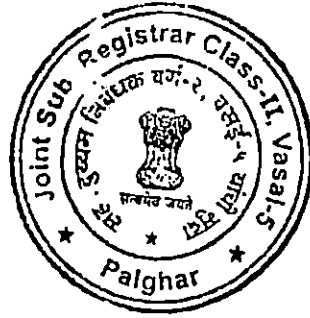
2	(IS)-534-11300	0002766033202324	18/07/2023-16:52:03	IGR545	500.00
Total Deafement Amount					600.00

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दस्त क्र. 79300 / 2023
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GENERAL POWER OF ATTORNEY

We, M/s. Raj Enterprises , a partnership firm duly registered under provisions of the Indian Partnership Act ,1932 having registered address at 102, New Khokhani Bhavan, Navghar , Vasai (West), Pin-401201 through authorized partners 1) Ajiv Yashwant Patil 2) Mr. Bipin Navinchandra Khokhani & 3) Mr. Sandeep Vishnu Sankhe 4) Kundan Jayantilal Bhatt , hereinafter referred to as "OWNERS" (Which expression shall unless it be repugnant to the context or meaning thereof means and includes their partners , their heirs , permitted assignees , attorney holders etc.) SEND GREETINGS:

WHEREAS:

- i) We, M/s. Raj Enterprises, a partnership firm, herein are the Owners and are absolutely Seized and possessed of or otherwise well and sufficiently entitled to all those pieces parcel New Survey No. 327, Hissa No E/1 (Old Survey No.



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वसई क्र. 327/1/C) admeasuring 1625.40 Square Meter of Village-
 Virar, Taluka-Vasai, District- Palghar.
 रत क्र. 99300 / 2023
 2 / 89.

Sr. No.	Survey No.	Hissa No.	Aria	Assessment
			R-Sq-Mtrs	Rs.-Ps
1.	327	E/1	16-25-40	12-03

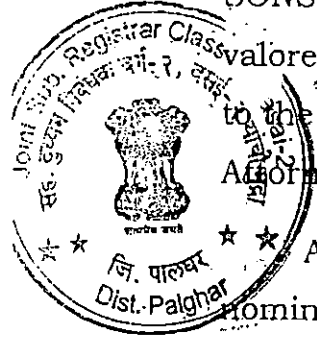
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Within the registration district of Palghar, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as said properties, (therein and hereinafter referred to as the "Project Portion")

ii) The Owners herein have agreed to make Deed of Joint Venture of the said properties with M/s YK AND SONS PROJECTS LLP _____ thereabouts on the terms and conditions as mutually agreed by and between us and more particularly described in the Deed of Joint Venture Dated 18/07/2023 registered in the Office of the Sub-Registrar of Assurances at Vasai-5, vide Serial no. 11298-2023 (hereinafter referred to as the "JDA")

(i). We have agreed, under the JDA, to execute this power of attorney, in favour of M/s YK AND SONS PROJECTS LLP, containing powers and authorities for facilitating the development of the Project Portion, in terms of the JDA, ~~in respect of the other matters specified herein.~~

(ii). The JDA, being the principal instrument employed in respect of the of say aforesaid transaction between ourselves and M/s YK AND SONS PROJECTS LLP, has been duly stamped with the requisite ad valorem stamp duty prescribed under Article (5) (g-a) of Schedule-I to the Maharashtra Stamp Act, 1958, and accordingly, this Power of Attorney has been duly stamped with fixed stamp duty of Rs. 500/.



AND WHEREAS We, jointly severally and individually desire to nominate, constitute and appoint M/s YK AND SONS PROJECTS LLP as our Constituted Attorney, to do perform and execute all or

Handwritten signatures and initials at the bottom of the page, including 'BVK/Gmi', 'S/V', and others.

वसई क्र. - ५
 दाता क्र. ११३५०
 दिनांक १०/०२/२३

any of the following acts, deeds, things, and matters for us and in our names in respect of and concerning with the said properties describe in the Schedule hereunder.

NOW YE ALL KNOW TO WHOM THESE PRESENTS SHALL COME , WE, M/s. Raj Enterprises do and each of us doth hereby nominate , constitute, and appoint, M/s YK AND SONS PROJECTS LLP acting herein through any of its partners (for the time being and from time to time), to be our true and lawful attorney to do, perform and execute all or any of the following acts, deeds, things, and matters in respect of the said Properties referred in accordance with the terms and conditions of the JDA, that is:

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1) to construct Building Project Portion in accordance with Approvals (as defined and described in the JDA) through utilization of the Agreed Development Potential (as defined and described in the JDA) including obtaining through the Project Architect Occupation / Building Completion Certificates from Vasai-Virar City Municipal Corporation (hereinafter referred to as the "VCCMC") and/or any other Authority upon completion of such Building through the Project Architect.



2) to construct, the Infrastructure and the Common Amenities & Facilities in accordance with any sanctioned plans and Approvals;

3) to correspond, deal with, appear and represent us before all concerned officers, departments, and authorities of, and/or constituted/appointed under the VCCMC , in all its departments and before all its officers and functionaries, and all other concerned authorities, bodies, persons and entities/organizations, and procure and obtain the necessary approvals, permissions, sanctions, orders and no objection certificates from the VCCMC and all other concerned authorities and bodies, in respect of the Project Portion and the development thereof, and in respect of the utilisation and consumption, to the maximum extent possible and



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permissible of the Agreed Development Potential (as defined and referred to in the JDA)

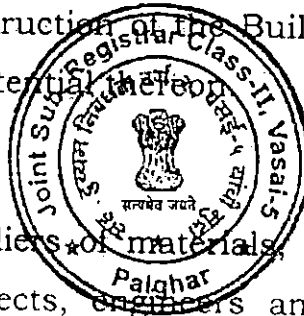
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4) to engage, appoint, dismiss, and replace, Project Architect, contractors, sub-contractors, structural consultants, RCC consultants, electrical consultants, landscape consultant, design consultant, plumbing consultants, and other consultants and professionals as may be required or expedient in respect of the Project and to pay the wages, remuneration and salary of such personnel and to comply with all laws and regulations from time to time in that behalf including taking out the requisite insurance policies including workmen's insurance;

5) to enter upon Project Portion with their Contractors, Sub-contractors, Labour Contractors, Suppliers of building materials, RCC Consultants, Surveyors and Engineers and M/s YK AND SONS PROJECTS LLP's Agents Licensees by day and by night over the Project Portion for the purpose of construction of the Building, by utilization of the Agreed Development Potential thereof;

6) to enter into contracts with suppliers of materials, building contractors, labour contractors, architects, engineers and other agencies and persons, for carrying out the construction of Building on the Project Portion in its own name, account and at its own risk and cost.



to construct temporary structures upon Project Portion or any portion thereof for use as temporary residence of construction workers storage of materials etc in connection with the development and construction of building/s on Project Portion through of utilization of Agreed Development Potential;

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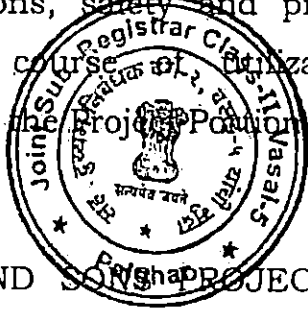
वसई क्र.-२		
वसई क्र.-५	५	५
दिनांक २०/०२/२०२३		

8) to establish a Site Office on an identified portion of Project Portion and employ suitable staff (as agents and at M/s YK AND SONS PROJECTS LLP's sole cost and liability in all respects) to promote, conduct and finalize sales at its cost and also to oversee and monitor the progress of development on Project Portion

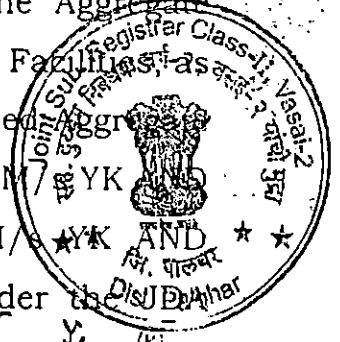
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9) to advertise and publicize through electronic media and/or the internet or otherwise the development, and/or the Building to be constructed upon Project Portion at the M/s YK AND SONS PROJECTS LLP's costs and to install and maintain hoardings and signage thereon bearing the name of the M/s YK AND SONS PROJECTS LLP's;

10) to appoint and engage at its own cost and risk Security Staff as M/s YK AND SONS PROJECTS LLP's agent/s to protect and safeguard Project Portion and the Buildings and the Infrastructural Amenities and Facilities to be constructed thereon from outside encroachment, trespass or otherwise and shall take all requisite and necessary precautions, safety and provide all such safety measures during the course of utilization of the Agreed Development Potential on the Project Portion



11) to, at M/s YK AND SONS PROJECTS LLP's entire cost, expense and risk, always be freely entitled and be at liberty to avail of and raise loans, finance and/or other credit facilities from banks, financial / credit institutions and/or any other person/s, against the mortgage/charge of the or in respect of the Land, Project Portion, the Scheme of Development, the Project, the Aggregate Premises, the Infrastructure, the Common Amenities & Facilities, as well entire Sale Proceeds arising from the Jointly Owned Aggregate Premises and the entire sale proceeds arising from the M/s YK AND SONS PROJECTS LLP's Owned Premises and/or M/s YK AND SONS PROJECTS LLP's joint development rights under the



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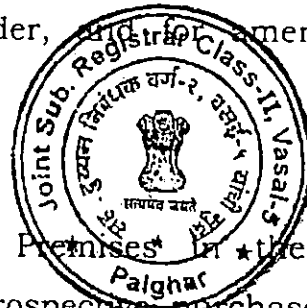
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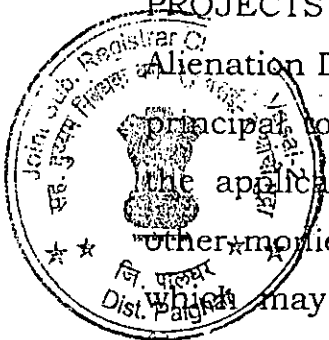
subject to the terms of the JDA and subject to M/s YK AND SONS PROJECTS LLP's alone being liable and responsible for repayment thereof, together with the interest and all costs charges and expenses. In this regard, M/s YK AND SONS PROJECTS LLP's shall be entitled to sign, execute and register all necessary documents mortgage deed and loan agreements on a principal to principal basis, it being clearly agreed and understood that a suitable provision be incorporated in the loan documents to the intent and effect that M/s. Raj Enterprises shall not be personally liable for repayment of mortgage.

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12) To observe, perform and comply with the applicable provisions of the Real Estate (Regulation and Development) Act, 2017 and the rules and regulations thereunder, as well as any orders, notifications, circulars, FAQs, etc., issued thereunder (hereinafter collectively referred to as "RERA"), in all matters concerning the development of the Lands, and the registration thereof as a "real estate project" under RERA, including to make, sign, file, submit and/or upload the necessary forms, applications, declarations, submissions, writings, etc., as maybe required under the provisions of RERA, including for registration of the development of the Lands thereunder, and for amending and updating the same, from time to time



13) To sell and allot Aggregate Premises in the Building constructed on Project Portion to prospective purchasers on an "ownership basis" for such consideration as M/s YK AND SONS PROJECTS LLP's may deem fit, and to execute Allotment & Alienation Documents in favour of such Allottees & Purchasers on a principal to principal basis and to charge, and directly deposit in the applicable Bank Accounts, the sale price, consideration and other monies, deposits, contributions, charges, taxes and benefits may be received by or accrue in respect thereof, and/or



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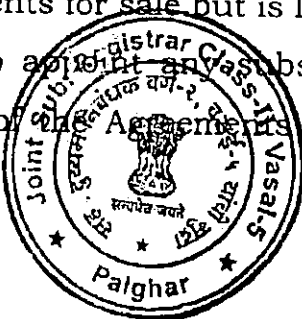
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thereunder, in accordance with the JDA, and to give and pass receipts and discharges for the same.

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दरत क्र. 99300 / 2023
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14) To attend the office of the Sub-Registrar of Assurances concerned and to Execute and present the original Allotment & Alienation Documents and/or the Supplemental Writings Agreement For Sale or Deeds of Rectification or Cancellation and/or mortgage documents, Deed of Confirmation for registration under the provisions of the Indian Registration Act, 1908, to admit execution thereof, or to depute the authorized employee/s of our Attorneys to lodge the Allotment & Alienation Documents and/or the Agreement For Sale, Supplemental Writings or Deeds of Rectification or Cancellation and/or mortgage and/ or Confirmation documents with the concerned Sub-Registrar of Assurance and to admit execution thereof in the name and/or on behalf of our Attorneys;

15) To appoint from time to time such person or persons as the Attorney may them Suitable as his substitute/s limited only and limited for the purpose of presenting the said Agreement for sale executed by the Attorney on behalf of the said Firm for registration and to admit execution thereof before the concerned Sub-registrar of Assurances and to have such documents registered according to law and terminate such appointment of substitute/s at pleasure and to appoint another or their place and for no other purpose whatsoever. It is clarified that this clause shall not be deemed to entitle the Attorney to appoint any substitute/s for the purpose of execution of the Agreements for sale but is limited to permitting and entitling the Attorney to appoint any substitute/s limited for purpose of registration of the Agreements for sale, which may be executed by the Attorney



16) to sign and deliver appropriate No Objection Certificates to the Allottees & Purchasers of Aggregate Premises to enable them to

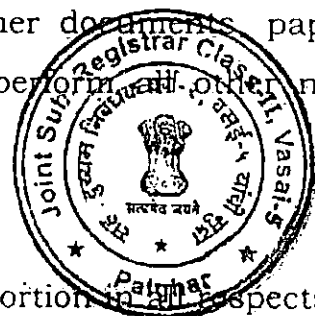
① *[Signature]* ② *[Signature]* ③ *[Signature]* ④ *[Signature]* ⑤ *[Signature]*

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apply for and obtain loans from banks and financial institutions for financing the acquisition cost of their respective Aggregate Premises.

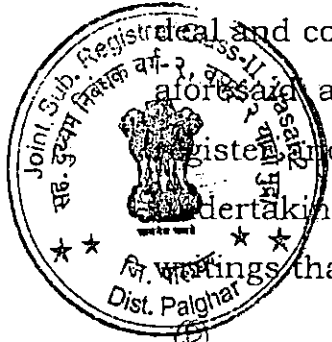
वसई क्र.-4 IV
दस्त क्र. 99300 / 2023
97 / 29

17) to surrender, hand over and/or transfer to the VVCMC, the Collector, and/or any other Authority concerned, the portion/s of the Project Portion which may now or hereafter be notified for, designated as, and/or affected by any set-back; reservation, acquisition, requisition, and/or amenity space, to carry out and effect the necessary amendments and mutations in the records of the aforesaid wthorities, and to apply for and obtain from the VVCMC, the Collector, and/or the Authorities, the benefits that arise therefrom and to deal with, transfer or utilise the same, as may be legally permissible. In this regard, to deal correspond with and appear and represent us before the Authorities concerned, including the VVCMC, the Collector and the Taluka Inspector of Lands Records, and to sign, execute, register, submit and file all necessary applications, objections, claims, forms, statements, declarations, affidavits, agreements, undertakings, indemnities, plans, pleadings, proceedings and other documents, papers and writings whatsoever, and to do and perform all other necessary acts, deeds, things and matters



18) To perfect our title to the Project Portion in all respects as may be required, including correcting areas and other details in respect of the Project Portion and for the said purposes, to do, execute and perform all necessary acts, deeds, matters and things, including to

deal and correspond with and to appear and represent us before the aforesaid and other concerned Authorities, and to sign, execute, register and deliver all applications, representations, letters, forms, undertakings, indemnities, petitions and other documents and writings that may be required.



Bank/Ami



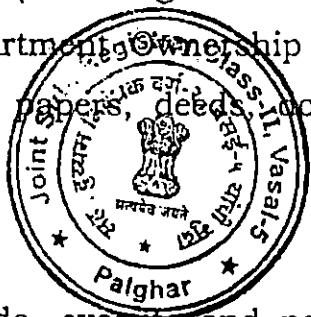


वसई क्र.-२		
वसई क्र.-५	५५	२९
दस्ता क्र. ११३०९०	५५	२९
२९/०९/२०२३		

19) In respect of the Building, to deal, correspond with and appear and represent us before all concerned authorities/providers to obtain water, power, telecommunication connections, gas, and any other utility and service connections in respect of the Project, including temporary connections thereof during the period of the Project development and construction, and until the relevant Occupation Certificates are received in respect of the Project components. For the aforesaid purposes, to sign, execute, register (if required) and submit all necessary applications, letters, forms, statements, affidavits, declarations, undertakings, indemnities, agreements and other deeds, documents, instruments, papers and writings, and to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters.

वसई क्र.-२		
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२०२४		

20) to form and register the Organization(s) in terms of the JDA and for such purposes, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Co-operative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations (including a Declaration under section (2) of the Maharashtra Apartment Ownership Act, 1970), affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever



21) And Generally, to do, execute and perform all acts, deeds, matters and things, as are or may be necessary and/or convenient for and/or incidental and/or related to all or any of the purposes and the powers and authorities herein contained as amply, fully and effectually in all respects as we could ourselves do, execute and perform if these presents had not been made;

(A)
 (B)
 (C)
 (D)

वसई क्र. - २		
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22) And We Hereby Clarify, Confirm and Declare that:		

वसई क्र. - ५
दस्त क्र. ११३००/२०२३

a) All and whatsoever that shall be lawfully done, executed and/or performance by our said Attorneys under or by virtue of or for the purposes of these presents, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by us;

b) All costs, charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorneys in or about the exercise of any of the powers, authorities and/or discretions herein contained, shall be borne, paid and discharged by our said Attorneys alone;

c) All the powers, authorities and discretions hereby given and granted to and conferred upon our said Attorneys, shall be exercised by them subject to and in accordance with the provisions of law in force for the time being and from time to time and shall be exercised by them in accordance with the terms, conditions, covenants and conditions contained in the



d) The stamp duty and registration charges in respect of these presents shall be borne and paid by M/s YK AND SONS PROJECTS LLP alone.

In Witness Whereof, we the said M/s. Raj Enterprises, have executed these presents at Virar this 18th day of July, in the year Two Thousand And Twenty Three.



THIS POWER OF ATTORNEY shall be irrevocable and shall not at any time be revoke or in any manner modified and or varied without our written consent.

[Handwritten signatures and initials]

वसई क्र.-२		
२५९६४	६६	६६
२०२४		

SCHEDULE A

Non-agricultural land situated at Village - Virar, Taluka - Vasai, District - Palghar are as follows:

Sr.No.	Survey No.	Hissa No.	Area	Assessment
1	327	E/1	16-25-40	12-03

Bounded as follows-

- To the east - Survey No. 327, Hissa No. 1 Pt
 To the west - Virar Bypass Road
 To the north - Boundary of Village Dongre
 To the South - Survey No. 327 B

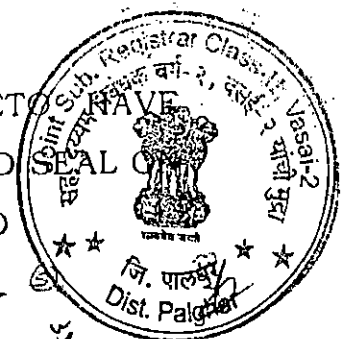
वसई क्र.-५ IV
दस्त क्र. ११३०४ / २०२३
१० / २९

SCHEDULE B

Plot A, Building No. 1 out of revised development permission of said property under reference no. VVCMC/TP/RDP/VP-5195/505/2022-23 dated 17/02/2022-23 Residential Building of 68 Flats, total admeasuring 6986.31 sq. mtrs. built up area.



IN WITNESS WHEREOF THE PARTIES HERETO
 HEREUNTO SET AND SUBSCRIBED THEIR HANDS AND
 THE DAY AND YEAR FIRST HEREINABOVE MENTIONED



(A)

(B)

(C)

(D)

वसई क्र.-२		
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वसई क्र.-५
दस्त क्र. 11300 / 2023
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Signed, Sealed and Delivered)
 By the within named)
 OWENER)
 M/s. Raj Enterprises

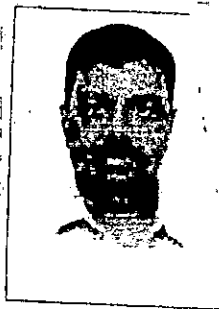
x *BVKLmni*

1) Mr. Bipin Navinchandra Khokhani)



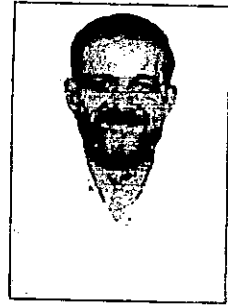
Ajiv

2) Ajiv Yashwant Patil)



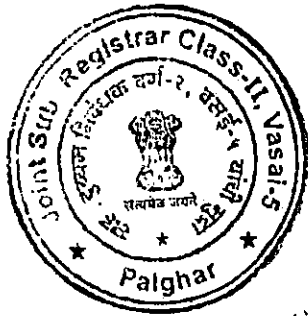
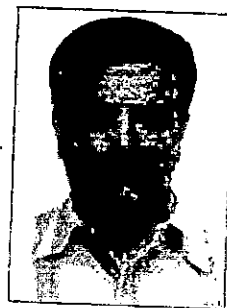
x *Sankhe*

3) Mr. Sandeep Vishnu Sankhe)



x *Bhatt*

4) Mr. Kundan Jayantilal Bhatt)



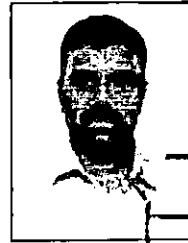
वसई क्र.-५ IV
दस्त क्र. ११३०० / २०२३
१९ / २१

ACCEPTED BY

M/s YK AND SONS PROJECTS LLP)

Ajiv

Mr. Ajiv Yashwant Patil



वसई क्र.-२

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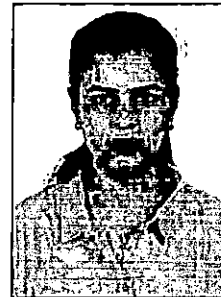
Archit

Mr. Archit S. Patil



Aditi

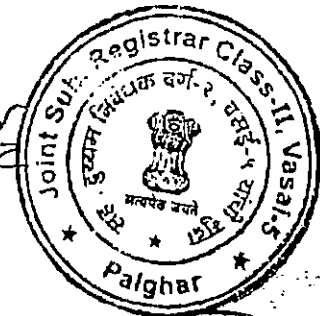
Miss. Aditi S. Patil



Witnesses:

1. *[Signature]* Bhushan. Surve

2. *[Signature]* SHREPHAD GAN GADHARE



वसई क्र.-२		
24988	६६	२०
18/07/2023	२०२४	

सूची क्र.2

दुय्यम निबंधक वर्ग-२

दस्तावेज क्रमांक 11298/2023

नोंदणी

Regn 63m

गावाचे नाव	विरार वसई क्र.-५
(1) विवेकाचा प्रकार	विक्रमनकरणासाठी
(2) मोजक्या	57870500
(3) वाजाराभाव (भांडगटत्याच्या वाचनितगट्टाकार आकारणी देना की गट्टेदार ने तपूद करावे)	64936900
(4) भू-मापन, गोंदट्टिमा व चरप्रमाण (अमल्याम)	1) पाविकेचे नाव वसई विरार महानगरपालिका इतर वर्णने इतर माहिती मदारचा दस्त हा मयूक विव 18 करणाऱ्याचा असून दस्तावीर मिकलत डी मोजे विरार, नावचा वगट्टे, विल्टी पाकघर (वगट्टे विरार मदार 18 पाविके क्षेत्र) येथील मजे क्रमांक 327 हिमा न ई 1 प्लॉट न प क्षेत्रफल 1625 40 चौगम मियर डे मातवाग) दस्त 1/ विरार येणार ह्याच्या नावी आहे व्हीडीसीएमसी च्या मध्याविर वनाभमी नुमा 7866 50 चौगम मीटर बाधीव अचर असून ह्या मधील निरून येणार वाणिज्य वाधकाम विवमिन वरणात आहे वयामुळे ह्या मयूक्यादारे केवळ 186 31 चौगम मीटर बाधीव अचरचे म्हणजेच 68 रट्टिवागी मदनिका विवमिन वरण्यात येणार आहे गवेखनातील अचरामयार महमुनी उपाय विभागीय करण्यात येणार असून जमीन मानक 32% आणि 68% उन्वय विवामयाम (मयूक्यात आहे व विक्रामनाचा खर्च विक्रामक करणार आहे. मयूक वाधकाम मकथानुगात 92 वीर पाविके मयूक करण्यात आ ह्यात आहे मदीय दस्त हा अधिनियम क्रमांक 242- 2023 /5041 दिनांक 03/07/2023 ह्या नुमा अधिनियमि तपूद करणार मुद्रांक शुल्क रु 32,46,900/- अदा केले असून मयूक मुद्रांक अधिनियम 1958 च्या अनुच्छेद 51 जी मयूक 5% दस्त रु 32,46,900/- इतके मुद्रांक शुल्क शासन तपूद करणार आले आहे इतर माहिती डी दस्तामये नमः विव्या प्रमाणे आहे वरील विषय ह्या ह्या मयूक विक्रमन करणाऱ्याचा विषय आहे ((Survey Number 327/ HISSA NUMBER : E/1))
(5) अचरफल	1) 6986.31 चौ.मीटर
(6) आकारणी विव्या जुई दण्यात अचर वेळ	
(7) दस्तावेज कर देणा-या/निरून देवणा-या पक्षकागने नाव किंवा विवाणी न्यायालयचा दकुमनामा किंवा आदेश अमल्याम प्रतिवादिने नाव व पना	1): नाव:-मे वाय के अई मयूक प्रोजेक्ट मयूक पना वी नावे भागीदार थी अचर वअचर पाटील वग -56 पना -नरि न 3, माळा नः पाटिजात प, इमारतीचे नाव: वावथण गेड, अचर न विरार वेस्ट, गेड न नावचा वगट्टे, विरार पानकर, महाराष्ट्र, शरण पिन कोड -401303 पन न -AADF-Y1233A
(8) दस्तावेज कर देणा-या पक्षकागने व किंवा दिवाणी न्यायालयचा दकुमनामा किंवा आदेश अमल्याम प्रतिवादिने नाव व पना	1) नाव:-मे राट्ट गंटरप्रायमंय नके भागीदार थी विमिन नर्यामचट्ट वांगवाणी थी अचर वअचर पाटील थी मदीय विव्या मये थी वृदन जयनीलाल अट, नके वु मु थी वृदन जयनीलाल अट वग -58, पना -नरि न 102, माळा न नरिच वांगवाणी अचर इमारतीचे नाव मवथर वयां न वगट्टे वगट्टे, गेड न नावचा वगट्टे, विरार पानकर, महाराष्ट्र, शरण पिन कोड, -401201 पन न -AAGFR4981D
(9) दस्तावेज कर दिव्याचा दिनांक	18/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/07/2023
(11) अनुक्रमांक, खड व पम	11298/2023
(12) वाजाराभावाप्रमाण मुद्रांक शुल्क	3246900
(13) वाजाराभावाप्रमाण नोंदणी शुल्क	30000
(14) शरण	

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

मयूकनामाठी विवागत धनयेना तपुथाल :- मयूकनामाची आवश्यकता नाठी कारण अधिनियमित दस्त करणार: तपुथाल अधिनियमित दस्त
मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to



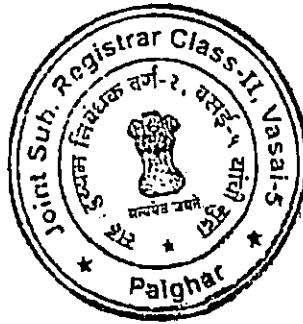
वसई क्र.-२
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Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	5293	242/2023	3246900	SD		
2		DHC		1807202307078	1640	RF	1807202307078D	18-07-2023
3		eChallan		MH005293302202324P	30000	RF	0002765540202324	18-07-2023

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

वसई क्र.-५
 दस्त क्र. 91300/२०२३
 २१ / ०१



वसई क्र.-२		
24/06/14	09	00
२०२४		

वसई क्र.-५
दस्त क्र. 993070 / 2023
२२ / २७

534/3131
Tuesday, June 24, 2014
4:55 PM

पावती

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

पावती क्र.: 3269 दिनांक: 24/06/2014

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: वसई5-3131-2014

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. राज इंटरप्रायजेस तर्फे भागिदार श्री संदिप विष्णू संखे -

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 260.00
पृष्ठांची संख्या: 13	

एकूण: ₹. 360.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ व सीडी अंदाजे 5:13 PM. ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२

वाजार मुल्य: ₹.0/-

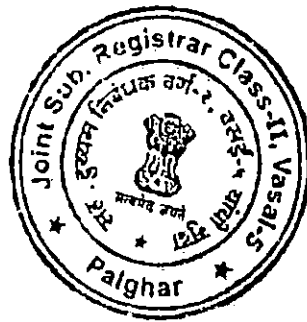
मोबइला: ₹.1/-

वसई क्र. ५

भरलेले मुद्रांक शुल्क : ₹. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 260/-

(Handwritten Signature)



वसई - ५
POWER OF ATTORNEY
 ४ दस्त क्र. 3939 / 2022
 3193



TO ALL TO WHOM THESE PRESENT SHALL COME, We,

1) Mr. Bipin Navinchandra Khokhani, (2) Mr. Sandeep Vishnu Sankhe, (3) Mr. Ajiv Yashwant Patil, (4) Mr. Kundan Jayantilal Bhatt

, all adults and only partners of the M/S. RAJ ENTERPRISES, registered Partnership Firm, having its address at 102, New Khokhan Bhavan, Navghar, Vasai (W), Dist-Thane, SEND GREETING.

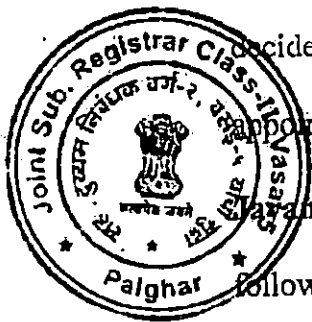
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वसई क्र. - ५ IV
 दस्त क्र. 79300 / 2022
 24 / 29

WHEREAS:-

A) We are in business of immovable property dealings, property developments, redevelopments, leasing etc. We are having various immovable properties on our firm name i.e. M/s. Raj Enterprises as well as our joint names being partners of the M/s. Raj Enterprises.

B) Due to our nature of individual work schedule, we could not jointly personally present and to execute and to register any Agreements/ Deeds, Documents, Writings etc. for us being partners of M/s. Raj Enterprises in respect of any deal/transaction of immovable properties for and on behalf of our firm i.e. M/s. Raj Enterprises. Therefore, we have

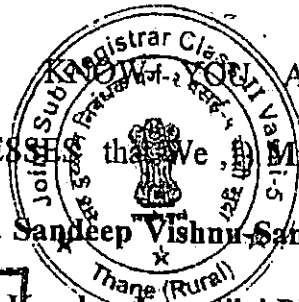


decided among ourselves that we jointly and severally appointing Mr. Sandeep Vishnu Sankhe & Mr. Kundan Jayantilal Bhatt, both adults as our attorney to do following acts, deed, and matters i.e.

Handwritten signatures and initials, including 'BANK' and 'AGENCY'.



वसई - ५
 दस्त क्र 3939 / 209
 8/93



ALL AND THESE PRESENTS

that We, **Mr. Bipin Navinchandra Khokhani,**

(2) Mr. Sandeep Vishnu Sankhe , (3) Mr. Ajiv Yashwant Patil

वसई क्र. - २
 24988
 2028

(4) Mr. Kundan Jayantilal Bhatt , all adults and only partners of

M/S. RAJ ENTERPRISES hereby jointly & severally

appoint among us **Mr. Sandeep Vishnu Sankhe & Mr. Kundan**

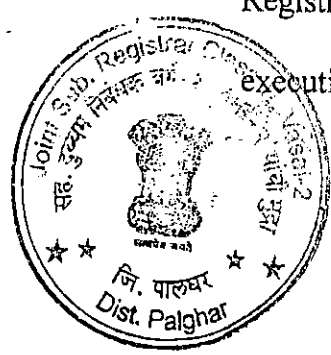
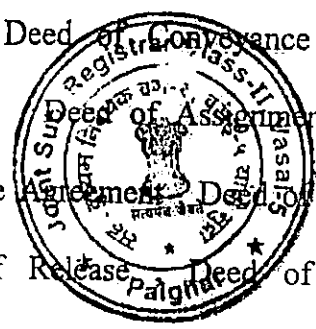
वसई क्र. - १
 दस्त क्र. 99310 / 2023
 28/1

Jayantilal Bhatt partners of said M/s. Raj Enterprises of Vasai

being attorney to do following acts, deed, and matters i.e.

- 1) To Execute and affirm all Memorandum of Understanding, Agreement for Sale , Deed of Conveyance , Sale Deed , Development Agreement , Deed of Assignment , Rectification Deed, Leave and License Agreement , Deed of Lease , Deed of Cancellation , Deed of Release , Deed of Gift, Deed of Confirmation, Deed of Exchange, Undertaking , Indemnity Bonds, Declaration, Affidavit etc. For and on behalf of us i.e. for **M/s. Raj Enterprises, Vasai.**

- 2) To lodged the executed all Memorandum of Understanding, Agreement for Sale , Deed of Conveyance , Sale Deed , Development Agreement. Deed of Assignment , Rectification Deed, Leave and License Agreement, Deed of Lease , Deed of Cancellation , Deed of Release, Deed of Gift, Deed of Confirmation, Deed of Exchange, Undertaking , Indemnity Bonds, Declaration, Affidavit etc. before office of Registrar or Sub-Registrar of Assurances and execute the same by admitting our execution thereof and to complete registration formalities. To



BNK
 Agency

Data of Bank Receipt for GRN MH001375998201415R

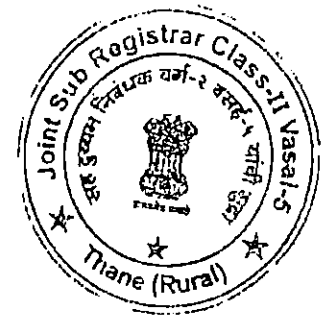
Bank - IDBI BANK

वसई - ५
दस्त क्र. 3939 / 2018
9193

Bank/Branch :
 Pmt Txn id : 43813041
 Pmt DtTime : 23/06/2014 15:39:42
 ChallanIdNo : 69103332014082350879
 District : 1201 / THANE
 Simple Receipt
 Print DtTime :
 GRAS GRN : MH001375998201415R
 Office Name : JGR545(VS15) VASAI NO 5 JOINT SUB REGISTRAR
 DATE : 24/06/2014 (IST) 334-5131
 StDuty Amt : 0030945007-75/ Stamp Duty (500000k Portals)
 StDuty Amt Deface Number : 000088967201415
 Sl.No. : 1
 RgnFee Amt :
 RgnFee Amt :
 AMOUNT : 500000
 DATE : 24/06/2014
 (IST) 334-5131
 Deface words: Five Hundred Rupees Only

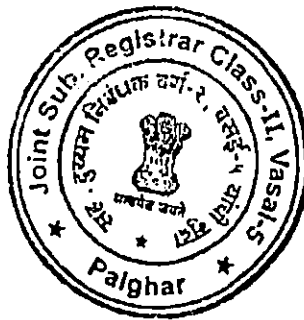
Article : 48(f)
 Prop Mvblty : Immovable
 Prop Descr : NAVGHAR , NAVGHARTHANE
 : Maharashtra
 : 401305
 Duty Payer : PAN-AAGFR4981D RAJ ENTERPRISES
 Other Party : PAN-ADYPS0638K SANDEEP V SANKHE
 Consideration : 1.00/-

Bank Scroll No : 100
 Bank Scroll Date : 24/06/2014
 RBI Credit Date : --
 Mobile Number : 919890430573

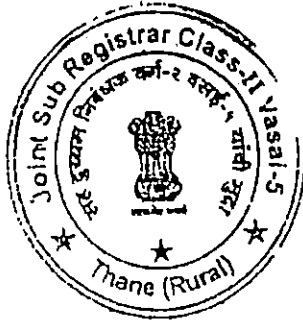


वसई क्र.-२		
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वसई क्र.-५
दस्त क्र. 99300 / 2023
13 / 09.

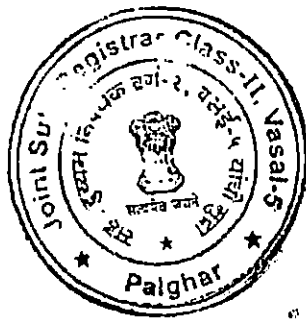


वसई - ५
 दस्त क्र. 3939/2098
 2193



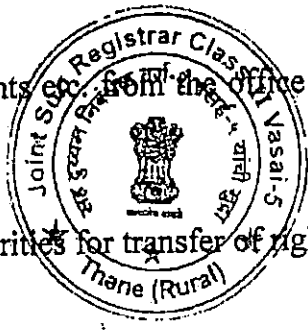
वसई क्र. - २
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वसई क्र. - ५ W
 दस्त क्र. 999/10 / 2023
 221 7



collect the register documents, Agreements etc. from the Office of Registrar or Sub-Registrar of Assurances.

वसई - ५
 ७३३ / २०१२



3) To give statements before Revenue authorities for transfer of rights as per register deeds of transfer.

4) To give and to take vacant and peaceful possession of immovable properties for and on behalf of the all partners of **M/s.Raj Enterprises, Vasai.**

वसई क्र. - २
 २५९६४ ०६ ६७

5) To issue receipts for the amount received by **M/s.Raj Enterprises, Vasai.** To collect the receipts for the amount paid on behalf of **M/s.Raj Enterprises, Vasai.**

वसई क्र. - ५ W
 दस्त क्र. ७७३०० / २०२३
 २५ / २९

6) To accept service or writ, summons, notice or any other processors issued by the Court, Authority on officers having competent Jurisdiction against or to us.

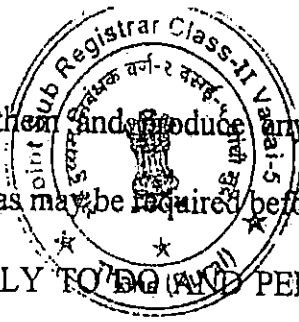
7) To engage Advocates, Pleaders, Lawyers, Solicitors or Legal Advisors for any legal matter concerning or relating to us and to fix their fees and in our name and to sign and execute in their favour the necessary Vakaltnamas or authorities and to discontinue services of such persons or any of them at the will and pleasure of our said Attorneys:

8) To declare and affirm all plaints, written statements, applications, petition, affidavits, and other necessary documents and to appear before any Judge, Magistrate or other officer empowered by law to hear and suit or proceedings or any other inquiry against us and represent us before any officials or authorities of the Land Records, etc., Municipal Council, Zilla Parishad, Collector Office and any other person/persons or authorities concerned and to correspond to



BNK
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वसई - ५
 ४ दस्त क्र. 3939/2092
 E193



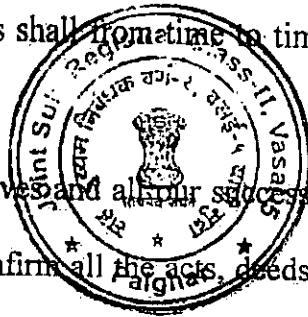
deal with them and produce any deeds documents, papers and particulars as may be required before such authorities.

9) GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as full and effectually as the could do.

वसई क्र. - २
 24968 66 ६६
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वसई क्र. - ५
 दस्त क्र. 99300/2092
 २६ / १९

10) For the better doing performing and executing all the terms and conditions of said development agreement unto the said Attorneys full power and absolute authority to substitute and appoint in their place and stead on such terms as they may shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to so substitute or appoint any other or others in place of such Attorney as the said Attorneys shall from time to time think fit and proper.



11) AND We DO hereby for ourselves and all our successors and assign agree to allow, ratify and confirm all the acts, deeds, things and matters done, executed performed, caused to be done, executed or performed by the said Attorneys and/or their delegates and substitutes pursuant to these presents and incidental thereto.

12) This power of attorney has been given without any monetary consideration to and from the attorney.

IN WITNESS WHEREOF WE, 1) Mr. Bipin Navinchandra Khokhani, (2) Mr. Sandeep Vishnu Sankhe , (3) Mr. Ajiv Yashwant Patil ,(4) Mr. Kundan Jayantilal Bhatt , all adults and



B.N.K. [Signature] / [Signature]

वसई - ५

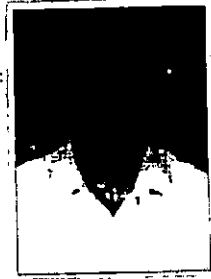
only partners of the M/S. RAJ ENTERPRISES/2014 have put our hand
this 23 day of ~~March~~ ^{June}, 2014.

वसई क्र. ३९३९/२०१४
७/१३

Signed and Delivered by the within named)

1) Mr. Bipin Navinchandra Khokhani)

B.N. Khokhani



वसई क्र. - ५ IV
वसई क्र. ९९३७०/२०२३
२६/७



2) Mr. Sandeep Vishnu Sankhe)

S. Sankhe



वसई क्र. - २
२५९६४
२०२४



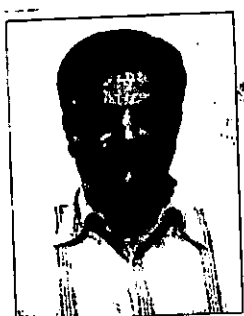
3) Mr. Ajiv Yashwant Patil)

A. Patil



4) Mr. Kundan Jayantilal Bhatt)

K. Bhatt



Only partners of the M/S. RAJ ENTERPRISES

In presence of

S. Sankhe

Mr. Sandeep Vishnu Sankhe)

S. Sankhe



Mr. Kundan Jayantilal Bhatt)

Partners of M/s. Raj Enterprises, Vasai

Identified by me

K. Bhatt



S. Sankhe

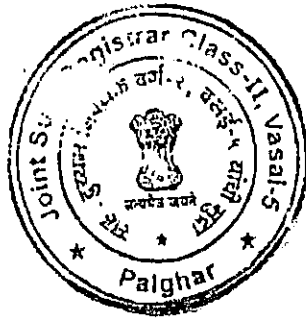


वसई - ५
दस्त क्र. 3939 / 2098
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वसई क्र.-५
दस्त क्र. 993100 / 2023
30 / 27

वसई क्र.-२		
24988	60	EU
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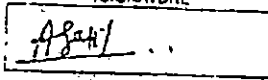


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABQPP8269F

नाम / NAME
AJIV YESHAWANT PATIL

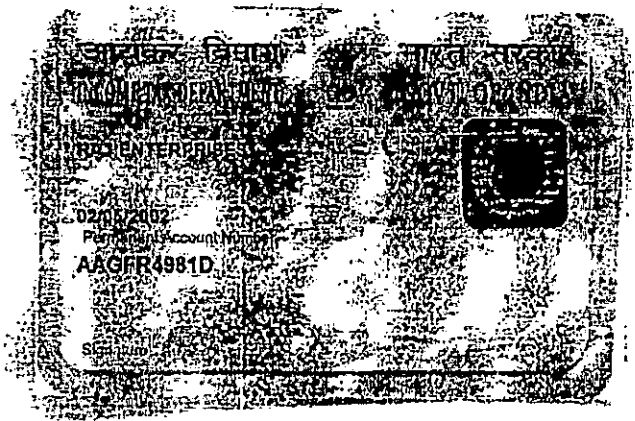
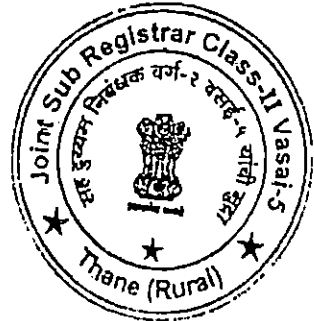
पिता का नाम / FATHER'S NAME
YESHAWANT-KESHAV PATIL

जन्म तिथि / DATE OF BIRTH
09-03-1965

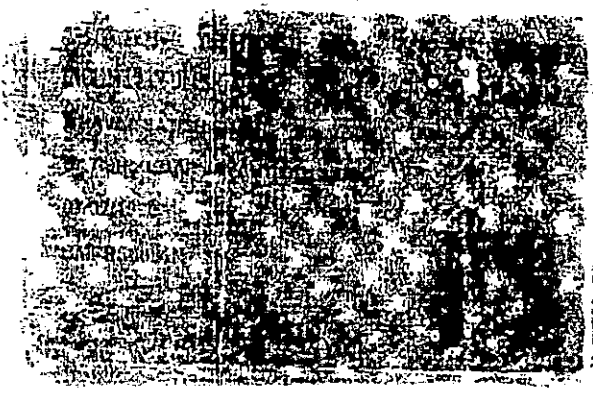
हस्ताक्षर / SIGNATURE


आपका/आपकी-1, पुणे
 Commissioner of Income-tax-1, Pune

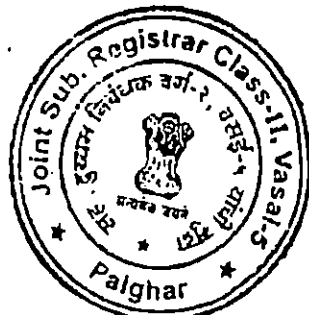
वसई - ५
 ४ दस्त क्र 3939 / 2098
 ९१९३



वसई क्र.-५ W
 दस्त क्र. 97300 / 2023
 37 / 29



वसई क्र.-२
 24988 60 64
 2028





आसकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOV. OF INDIA

VIVEK SHASHIKANT SHAH

SHASHIKANT HEMCHANDRA SHAHA

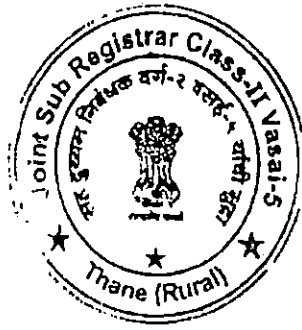
20/07/1987
 Permanent Account Number
BVXRS1085C







वसई - ५
४ दस्त क्र. 3939 / 202४
90/93



534/313
मंगळवार

दस्त क्र.

वाजा

भरलेले

दु. नि.

अ. नं.

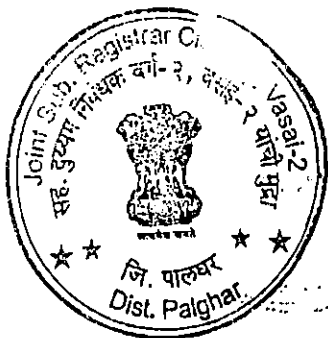
रोजी

वसई क्र.-२		
24988	८१	८५
२०२४		

वसई क्र.-५ IV
दस्त क्र. 9300 / 202३
32 / 1. 89

द

सह:



Summary I (GoshwaraBhag-1)

534/3131
मंगळवार, 24 जून 2014 4:55 म.नं.

दस्त गोषवारा भाग-1

वसई क्र. - 2
24 7 28 6 2 28
वसई 99 93 20 28
दस्त क्रमांक: 3131/2014

दस्त क्रमांक: वसई 5 /3131/2014

वाजार मूल्य: रु. 00/-

मोवदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

वसई क्र. - 4111

दस्त क्र. 9300 / 2023

33 / 27

दु. नि. सह. दु. नि. वसई 5 यांचे कार्यालयात

अ. क्र. 3131 वर दि. 24-06-2014

रोजी 4:53 म.नं. वा. हजर केला.

प. रती: 3269

पावती दिनांक: 24/06/2014

सादरकरणाराचे नाव: मे. राज इंटरप्रायजेस सर्वे भागिदार श्री संदिप
विष्णू संखे -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकूण: 360.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-2
वसई क्र. 4

सह दुय्यम निबंधक वर्ग-2
Joint S R-Vasai-5
वसई क्र. 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही त्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिका क्र. 1 24 / 06 / 2014 04 : 53 : 04 PM ची वेळ: (सादरीकरण)

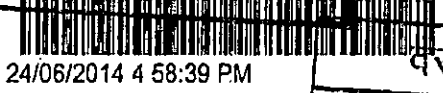
शिका क्र. 2 24 / 06 / 2014 04 : 53 : 17 PM ची वेळ: (फी)



iSarita v1.3.0



वसई क्र.- २
Summary-2(दस्त गोपवारा भाग - २)
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24/06/2014 4 58:39 PM

दस्त गोपवारा भाग-2

वसई 592/23
दस्त क्रमांक:3131/2014

दस्त क्रमांक : वसई 5/3131/2014
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

वसई क्र.- 4
दस्त क्र. 793000 / 2023
38 / 19

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. राज इंटरप्रायजेस तर्फे भागिदार श्री संदिप विष्णू संखे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 102, न्यू खोखाणी भवन, नवघर, वसई पश्चिम, जि. ठाणे, ब्लॉक नं: -, रोड नं: -, , , , पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:मे. राज इंटरप्रायजेस तर्फे भागिदार श्री कुंदन जयंतीलाल भट्ट - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 102, न्यू खोखाणी भवन, नवघर, वसई पश्चिम, जि. ठाणे, ब्लॉक नं: -, रोड नं: -, , , , पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-49 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:मे. राज इंटरप्रायजेस तर्फे भागिदार श्री बीपीन नवीनचंद्र खोखाणी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 102, न्यू खोखाणी भवन, नवघर, वसई पश्चिम, जि. ठाणे, ब्लॉक नं: -, रोड नं: -, , , , पॅन नंबर:	कुलमुखत्यार देणार वय :-47 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:मे. राज इंटरप्रायजेस तर्फे भागिदार श्री संदिप विष्णू संखे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 102, न्यू खोखाणी भवन, नवघर, वसई पश्चिम, जि. ठाणे, ब्लॉक नं: -, रोड नं: -, , , , पॅन नंबर:	कुलमुखत्यार देणार वय :-45 स्वाक्षरी:- <i>[Signature]</i>		
5	नाव:मे. राज इंटरप्रायजेस तर्फे भागिदार श्री अजीव यशवंत पाटील - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 102, न्यू खोखाणी भवन, नवघर, वसई पश्चिम, जि. ठाणे, ब्लॉक नं: -, रोड नं: -, , , , पॅन नंबर:	कुलमुखत्यार देणार वय :-49 स्वाक्षरी:- <i>[Signature]</i>		
6	नाव:मे. राज इंटरप्रायजेस तर्फे भागिदार श्री कुंदन जयंतीलाल भट्ट - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 102, न्यू खोखाणी भवन, नवघर, वसई पश्चिम, जि. ठाणे, ब्लॉक नं: -, रोड नं: -, , , , पॅन नंबर:	कुलमुखत्यार देणार वय :-49 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज कलम १७(१) अन्वयेत सादरपणे तपासणी करून घ्यावी. कुलमुखत्यार देणाऱ्याचा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ 24/06/2014 4:58:39 PM

ओळख:-

खालील इसम असे निघेदीन करून घ्यावी. वसई पश्चिम, जि. ठाणे, ब्लॉक नं: -, रोड नं: -, , , ,

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:धवल शाह - वय:25 पत्ता:नवघर वसई प		

iSarita v1.3.0



Summary-2(दस्त गोषवारा भाग - २)

पिन कोड:401202

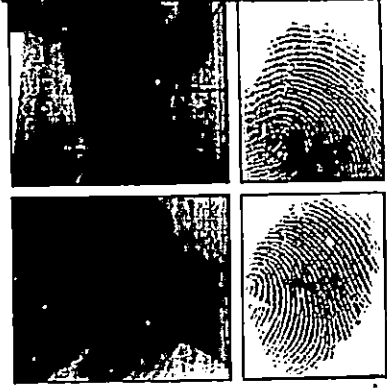
Handwritten signature
स्वाक्षरी

वसई क्र.-२		
२५१६४		४६६
२०२४		

2 नाव:विवेक शाह --
वय:27
पता:नवराव वसई ५
पिन कोड:401202

वसई क्र.-५ IV
दस्त क्र. ११३०० / २०२३
३५ / ०७

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स्वाक्षरी



शिकका क्र.4 ची वेळ:24 / 06 / 2014 04 : 56 : 48 PM

शिकका क्र.5 ची वेळ:24 / 06 / 2014 04 : 56 : 57 PM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निगमक वर्ग-२

वसई क्र. ५

EPayment Details.



sr.	Epayment Number	Defacement Number
1	MH001375998201415R	0000868629201415

3131 / 2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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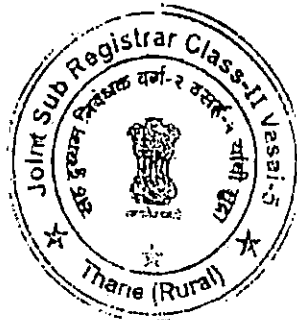
वसई - ५
✓ दस्त क्र. 3१३१ / २०१४
१३ / १३

प्रमाणित करण्यात येते की या दस्तात एकूण २३ पाने आहेत.

पुस्तक क्रमांक ३१३१ अंकावर नोंदला.

Handwritten signature
सह दुय्यम निगमक वर्ग २
वसई ५

Handwritten signature
सह दुय्यम निगमक वर्ग-२, वसई-५
तारीख २४ ऑक्टोबर २०१४

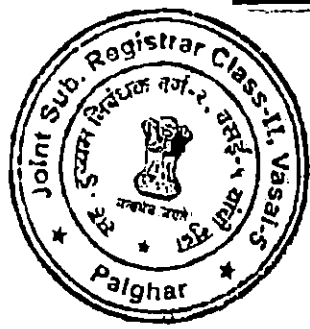
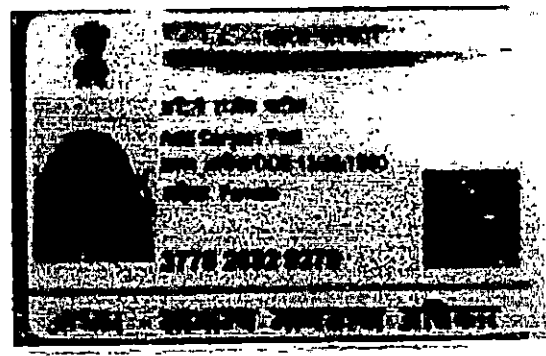
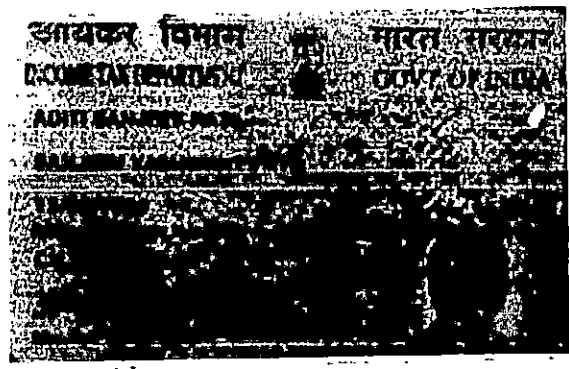
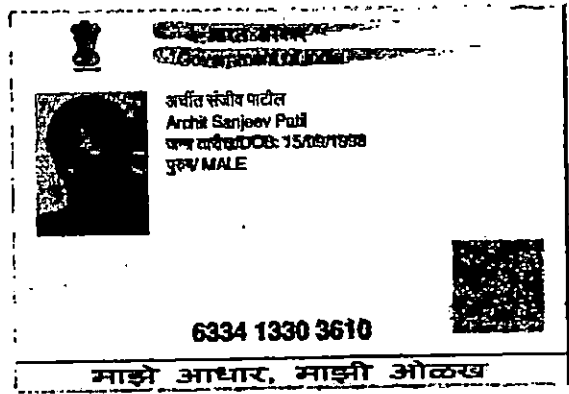
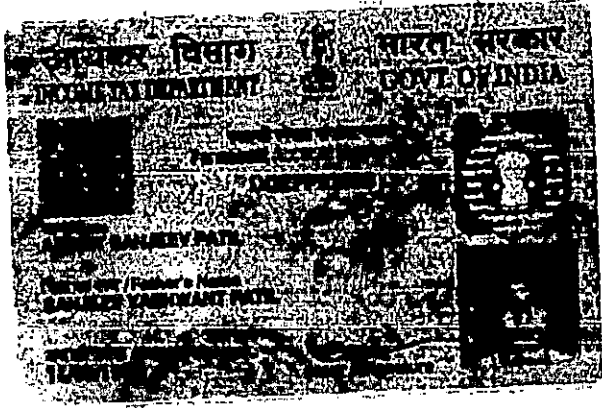
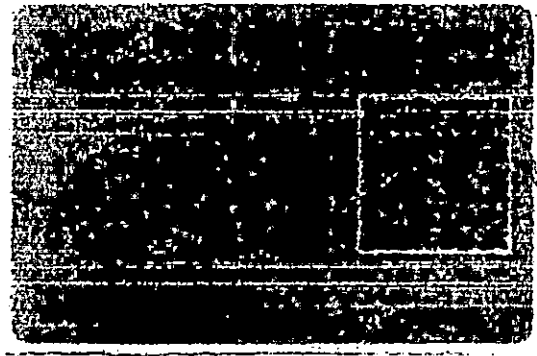


iSarita v1.3.0



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२०२४		

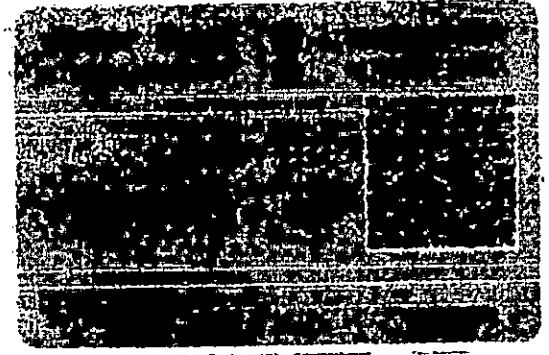
वसाई क्र. - ५८१४
दस्ता क्र. १३०० / २०२३
३६ / २१



भारत सरकार
GOVT OF INDIA

राज एंटरप्राइज
RAJ ENTERPRISE

REGISTRATION NO: 002
Permanent Account Number
AAGFR4981D



भारत सरकार
GOVT OF INDIA

राज एंटरप्राइज
RAJ ENTERPRISE

REGISTRATION NO: 002
Permanent Account Number
AAGFR4981D

भारत सरकार
GOVT OF INDIA

अवि. सं. सं. / FATHER'S NAME
Aji Yashwantrao
जन्म तारीख / DOB: 08/03/1955
पुरुष / MALE

24988

3230 6288 9950

2028

01/02/2013

भारत सरकार
GOVT OF INDIA

PERMANENT ACCOUNT NUMBER
ACVRS783H

नाम / NAME
BIPIN HAVINCHANDRA KHOKHANI

पिता का नाम / FATHER'S NAME
HAVINCHANDRA BALUBHAI KHOKHANI

जन्म तिथि / DATE OF BIRTH
22-10-1957

हस्ताक्षर / SIGNATURE
B. N. KHOKHANI

30 / 1 / 27

भारत सरकार
GOVT OF INDIA

अवि. सं. सं. / FATHER'S NAME
Bipin Havinchandra Khokhani
जन्म तारीख / DOB: 22/10/1957
पुरुष / MALE

9320176691

3150 3083 8273
VTD: 9140 7332 4854 8110

माझे आधार, माझी ओळख

भारत सरकार
GOVT OF INDIA

अवि. सं. सं. / FATHER'S NAME
Sandeep Vishnu Sankhe
जन्म तारीख / DOB: 24/07/1969
पुरुष / MALE

7730 1508 5502

माझे आधार, माझी ओळख

भारत सरकार
GOVT OF INDIA

PERMANENT ACCOUNT NUMBER
ADYPS0638K

नाम / NAME
BANDEEP VISHNU SANKHE

पिता का नाम / FATHER'S NAME
VISHNU JAGANATH SANKHE

जन्म तिथि / DATE OF BIRTH
24-07-1969

अवकाश आयुक्त, पुणे
Commissioner of Income-tax-1, Pune

भारत सरकार
GOVT OF INDIA

PERMANENT ACCOUNT NUMBER
ADJPB4878K

नाम / NAME
KUNDAN JAYANTILAL BHATT

पिता का नाम / FATHER'S NAME
JAYANTILAL ATMARAM BHATT

जन्म तिथि / DATE OF BIRTH
04-05-1985

हस्ताक्षर / SIGNATURE

COLOUR XEROX

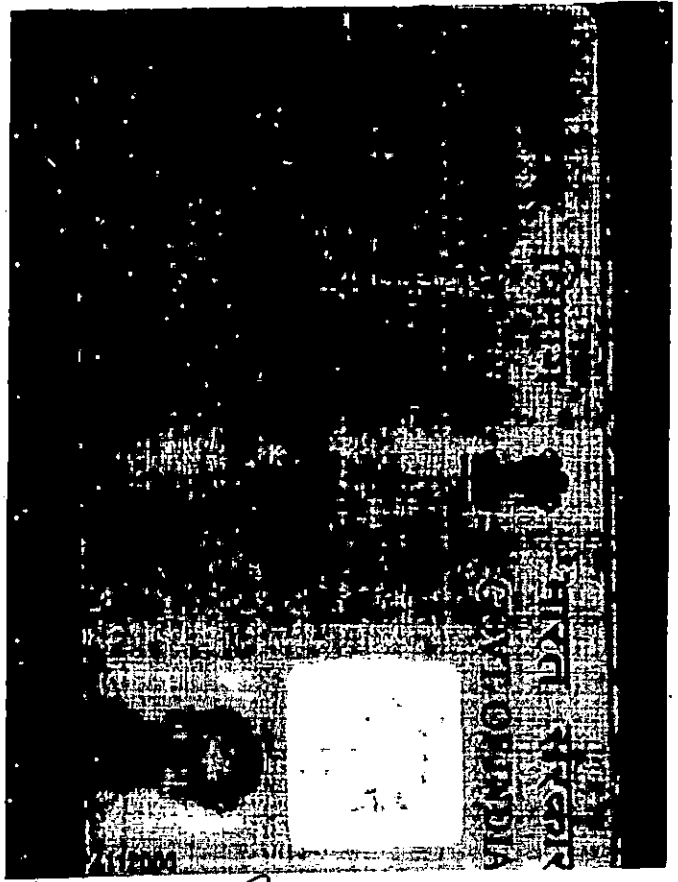
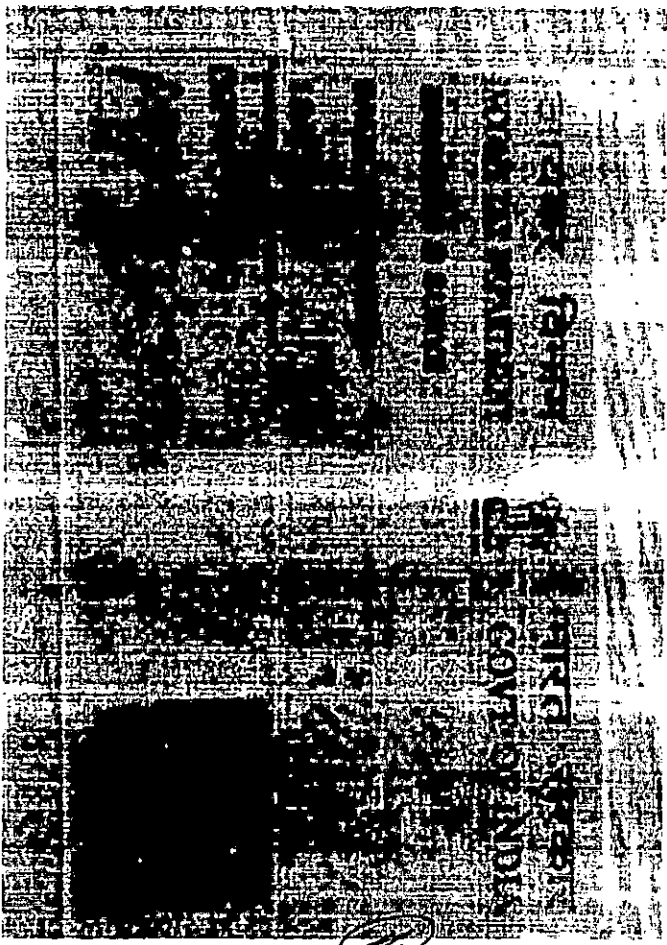
भारत सरकार
GOVT OF INDIA

अवि. सं. सं. / FATHER'S NAME
Kundan Jayantilal Bhatt
जन्म तारीख / DOB: 04/05/1985
पुरुष / MALE

9640 1343 8881

Issue Date: 10/02/2011





भूषण सुर्वे
 Bhusan Baharaj Surve
 जन्म मिति/DOB: 18/01/1987
 जल/MALE
 9323185781

8660 0390 4879
 VID: 9100 443 2344 1798

दस्त क्र. 993 UD / 2023
 3. L / 1

5462 0409 6295
 राजेश भागुबाबु जठित 17366

17:36 ✓



534/11300
मंगळवार, 18 जुलै 2023 4:53 म.नं.

दस्त गोषवारा भाग-1

वसई 3429 IV
दस्त क्रमांक: 11300/2023

दस्त क्रमांक: वसई 5 /11300/2023

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

वसई क्र.- 2

249E8 LL el
2028

दु. नि. सह. दु. नि. वसई 5 यांचे कार्यालयात

अ. क्र. 11300 वर दि.18-07-2023

रोजी 4:50 म.नं. वा. हजर केला.

पावती:12074

पावती दिनांक: 18/07/2023

सादरकरणाचे नाव: मे.वाय के अँड सन्त प्रोजेक्ट्स एल एल पी तर्फे
भागीदार श्री. अजिव यशवंत पाटील

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35 + 6 = 41

दस्त हजर करणाऱ्याची सही:

एकुण: 800.00

सह दुय्यम निबंधक वर्ग-2
Joint S R

कमी पडलेली पाने फी
रक्कम 720/- अतारी 4.527 21.4
पावती क्र. 718-5 दिनांक 18/07/2023
रोजी ने वसूल केली

सह दुय्यम निबंधक वर्ग-3
वसई Joint S R Vasai-3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निर्धारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 18 / 07 / 2023 04 : 50 : 04 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 07 / 2023 04 : 51 : 56 PM ची वेळ: (फी)



<http://10.10.246.39/MarathiReports/HTMLreports/htmlDastGoshwara1.aspx>

7/18/2023



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दस्त गोपवारा भाग-2

वसई5

20/29 TV

दस्त क्रमांक:11300/2023

18/07/2023 5 07:41 PM

दस्त क्रमांक :वसई5/11300/2023

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

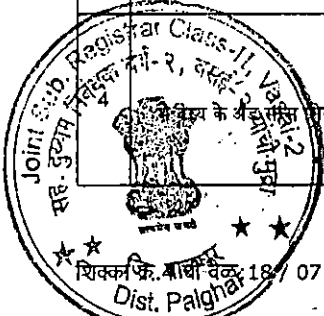
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे राज एंटरप्रायझेस तर्फे भागीदार श्री. बिपिन नवीनचंद्र खोखाणी, श्री.अजिव यशवंत पाटील,श्री. संदीप विष्णु संखे श्री. कुंदन जयंतीलल भट, तर्फे कु.मु. श्री. कुंदन जयंतीलल भट पत्ता:प्लॉट नं: 102, माळा नं: नवीन खोखाणी भवन, इमारतीचे नाव: नवधर, ब्लॉक नं: वसई वेस्ट, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AAGFR4981D	कुलमुखत्यार देणार वय :-58 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:मे.वाय के अँड सन्स प्रोजेक्ट्स एल एल पी तर्फे भागीदार श्री. अजिव यशवंत पाटील पत्ता:प्लॉट नं: फ्लॅट नं 3, माळा नं: पारिजात ए, इमारतीचे नाव: गावथण रोड, ब्लॉक नं: विरार वेस्ट, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AADFY1233A	पॉवर ऑफ अटॉर्नी होल्डर वय :-56 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:मे.वाय के अँड सन्स प्रोजेक्ट्स एल एल पी तर्फे भागीदार अर्चित संजीव पाटील पत्ता:प्लॉट नं: फ्लॅट नं 3, माळा नं: पारिजात ए, इमारतीचे नाव: गावथण रोड, ब्लॉक नं: विरार वेस्ट, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AADFY1233A	पॉवर ऑफ अटॉर्नी होल्डर वय :-25 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:मे.वाय के अँड सन्स प्रोजेक्ट्स एल एल पी तर्फे भागीदार अदिती संजीव पाटील पत्ता:प्लॉट नं: फ्लॅट नं 3, माळा नं: पारिजात ए, इमारतीचे नाव: गावथण रोड, ब्लॉक नं: विरार वेस्ट, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AADFY1233A	पॉवर ऑफ अटॉर्नी होल्डर वय :-33 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:18 / 07 / 2023 04 : 59 : 47 PM

ओळख:-

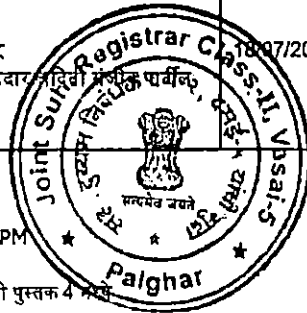
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	कुलमुखत्यार देणार मे राज एंटरप्रायझेस तर्फे भागीदार श्री. बिपिन नवीनचंद्र खोखाणी, श्री.अजिव यशवंत पाटील,श्री. संदीप विष्णु संखे श्री. कुंदन जयंतीलल भट, तर्फे कु.मु. श्री. कुंदन जयंतीलल भट	18/07/2023 05:06:43 PM	कुंदन जयंतीलल भट M XXXX XXXX 8881
2	पॉवर ऑफ अटॉर्नी होल्डर मे.वाय के अँड सन्स प्रोजेक्ट्स एल एल पी तर्फे भागीदार श्री. अजिव यशवंत पाटील	18/07/2023 05:06:15 PM	अजिव यशवंत पाटील M XXXX XXXX 9950
3	पॉवर ऑफ अटॉर्नी होल्डर मे.वाय के अँड सन्स प्रोजेक्ट्स एल एल पी तर्फे भागीदार अर्चित संजीव पाटील	18/07/2023 05:05:32 PM	अर्चित संजीव पाटील M XXXX XXXX 3610
	पॉवर ऑफ अटॉर्नी होल्डर पॉवर ऑफ अटॉर्नी होल्डर प्रोजेक्ट्स एल एल पी तर्फे भागीदार अदिती संजीव पाटील	18/07/2023 05:03:24 PM	अदिती संजीव पाटील F XXXX XXXX 9279



शिक्का क्र. 18/07/2023 05:06:51 PM

शिक्का क्र. 6 ची वेळ:18 / 07 / 2023 05 : 07 : 36 PM नोंदणी पुस्तक 4 मध्ये



Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS YK AND SONS PROJECTS LLP	eChallan	10000502023071801664	MH005344385202324P	500.00	SD	0002766033202324	18/07/2023
2		DHC		1807202308971	700	RF	1807202308971D	18/07/2023
3	MS YK AND SONS PROJECTS LLP	eChallan		MH005344385202324P	100	RF	0002766033202324	18/07/2023

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

11300 /2023

Know Your Rights as Registrants

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

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

वसई क्र.-२		
२५१६६	६०	६०
२०२४		

वसई क्र.-५
दस्त क्र. ११३७७ / २०२३
४१ / ०७.



प्रमाणित करण्यात येते की, या दस्तास एकूण २१ पृष्ठे असून त्यास पुस्तक क्रमांक ११३७७ / २०२३ अक्षांकाबा नोंदला

११/०७/२०२३

महान्याय निबंधक वॉ २
वसई क्र. ५



वसई क्र.-२		
249E8	E9	EW
२०२४ Date: 16/09/2024		

Final Cost Sheet

Area	1008
Agreement Value (Ag)	10234500
Stamp Duty (7% of Ag)	716415
Registration	30000
GST (5% of Ag)	511725
Society Charge	236000
1 yr Maintenance	71366
Package	11800006

Payment Schedule

Particulars	Payment	GST (5%)	Payment Including GST
25% within one month (Including Booking Amount)	2558625	127931.25	2686556.25
Stamp duty Registration Before Registration	746415	0	746415
25% on completion of 10th slab	2558625	127931.25	2686556.25
25% on completion of RCC work	2558625	127931.25	2686556.25
25% on completion on possession	2558625	127931.25	2686556.25
Society Charges & Maintenance on possession	307366	0	307366
Total Package			11800006



वसई क्र.-२


24948	e2	eu
२०२४		

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


Address:
S/O Yashwant Chipat, Next To
Harishchandra Tower, A/303, Varad C.H.S
.L Manvel Pada Road, Virar East, Thane,
Maharashtra, 401303

1847 1800 1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1847, Bengaluru-600 001

भारत सरकार
GOVERNMENT OF INDIA



Rahul Yashwant Chipat
Year of Birth : 1980
Male



6021 5860 2907

आधार - आम आदमी का अधिकार

RHS


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
W/O Rahul Chipat, Next To Harishchandra
Tower, A/303, Varad C.H.S .L Manvel
Pada Road, Virar east, Thane,
Maharashtra - 401303


5956 2310 7024

1847 1800 1847 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA



Neeta Rahul Chipat
जन्म तारीख/DOB: 09/11/1985
महिला / FEMALE




5956 2310 7024

माझे आधार, माझी ओळख

Thur

नेता गणेश चिपट
NEETA GANESH CHIPAT

Joint Sudhar Yojana - Virar Class 2
सह. सुधार योजनेचा - विरार क्लास २




Thur

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RAHUL YASHWANT CHIPAT
YASHWANT SUKRYA CHIPAT

09/11/1985
Account Number
10117C7185K



RHS

Faint, illegible markings at the top of the page, possibly a header or stamp.

Faint, illegible markings in the middle-right section of the page.

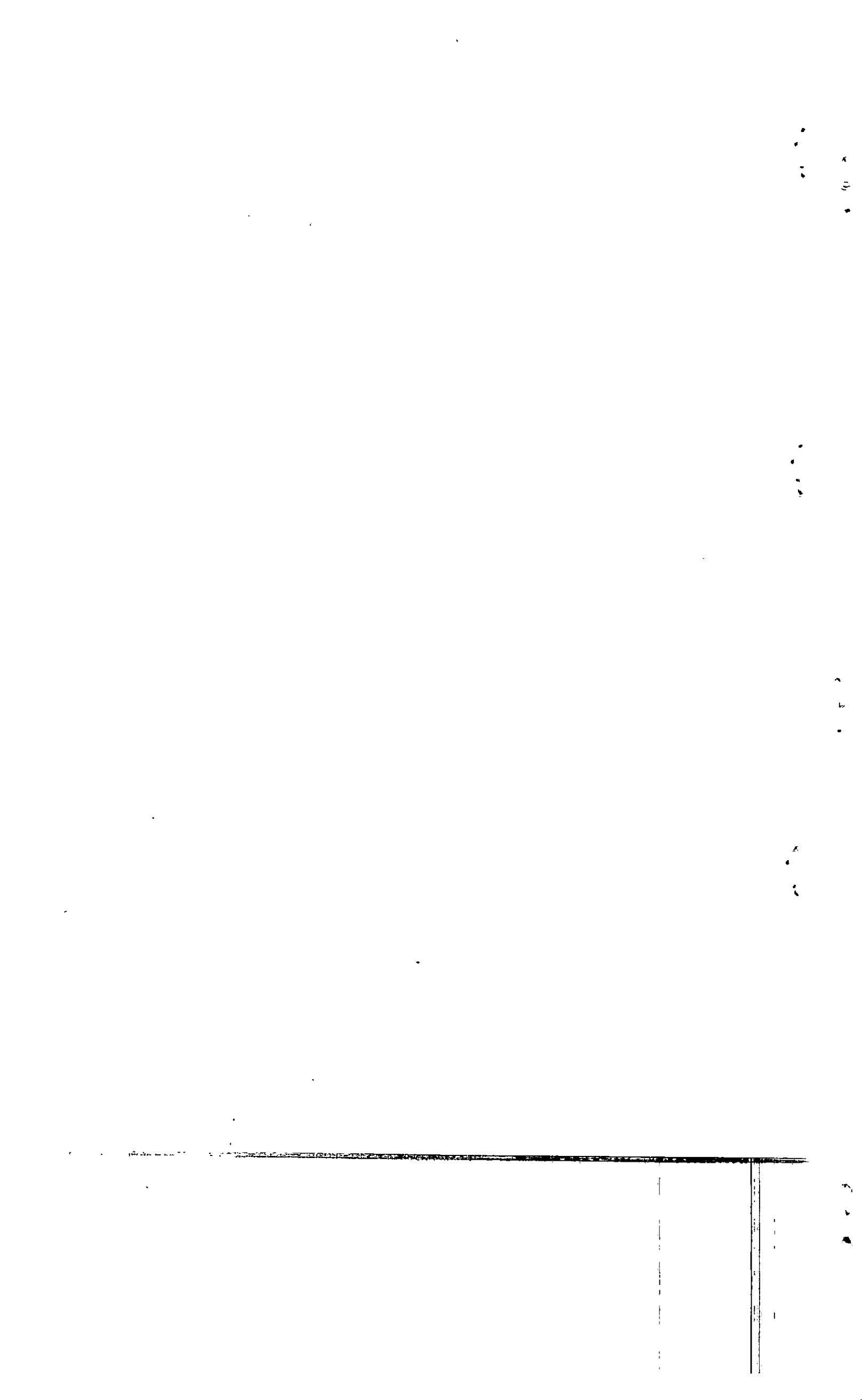
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Faint, illegible markings in the middle-right section of the page.

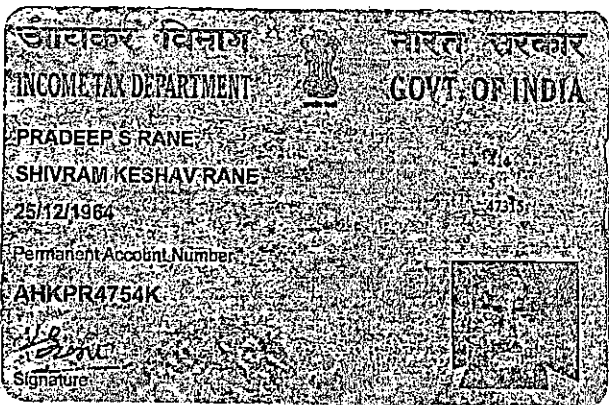
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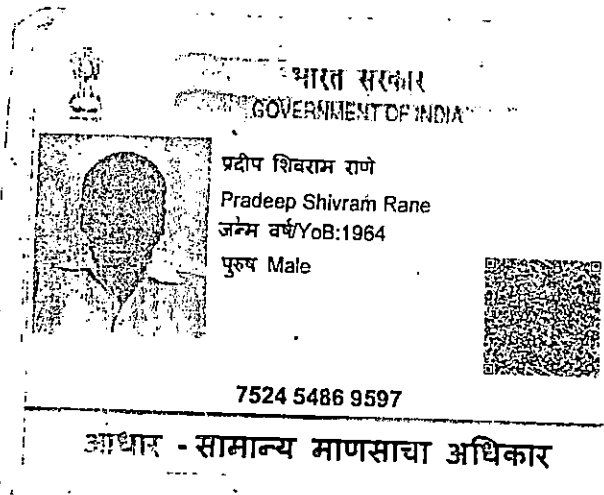


वसई क्र.- २		
249E8	8800	
२०२४		

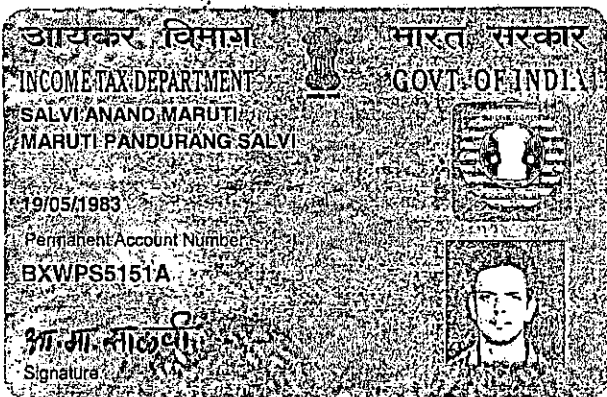
Handwritten signature



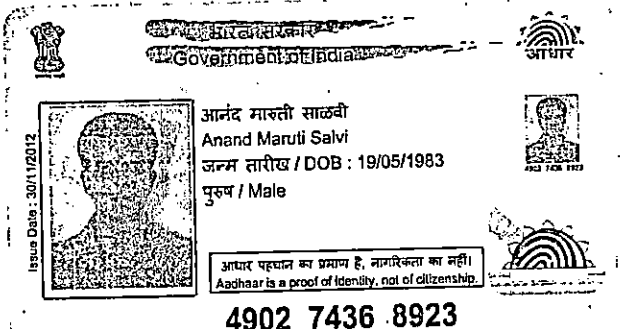
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Handwritten signature



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मेरा आधार, मेरी पहचान

Handwritten signature



80/25164

बुधवार, 27 नोव्हेंबर 2024 11:18 म.पू.

दस्त गोषवारा भाग-1

वसई2

दस्त क्रमांक: 25164/2024

दस्त क्रमांक: वसई2 /25164/2024

बाजार मुल्य: रु. 57,11,440/-

मोवदला: रु. 1,02,34,500/-

भरलेले मुद्रांक शुल्क: रु.7,16,415/-

दु. नि. सह. दु. नि. वसई2 यांचे कार्यालयात

पावती:28060

पावती दिनांक: 27/11/2024

अ. क्र. 25164 वर दि.27-11-2024

सादरकरणाचे नाव: राहुल यशवंत चिपाट

रोजी 11:15 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

कमी पडलेली पाने की

एकूण: 31840.00

दस्त हजर करणाऱ्याची सही:

रक्कम.....10.00...अक्षरी.....२१३५...

पावती क्र. 28060..दिनांक. 27.11.2024

रोजी ने वसूल केली

Sub Registrar सह. दुय्यम निलंधक वर्ग-२

सह. Sub Registrar सह. दुय्यम निलंधक वर्ग-२

वसई क्र. २ (विरार)

वसई क्र. २ (विरार)

दस्ताचा प्रकार: करारनामा

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 27 / 11 / 2024 11 : 15 : 46 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 27 / 11 / 2024 11 : 16 : 46 AM ची वेळ: (फी)





27/11/2024 11:37:12 AM

दस्त गोपवारा भाग-2

वसई2

९६ ९९

दस्त क्रमांक:25164/2024

दस्त क्रमांक :वसई2/25164/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्याचित्र	दस्ता प्रमाणित
1	नाव:वाय के अॅड सन्स प्रोजेक्ट्स एल एल पी तर्फे भागीदार अर्चित पाटील पत्ता:प्लॉट नं: 3, माळा नं: पारिजात ए, इमारतीचे नाव: गावयन रोड, ब्लॉक नं: विरार पश्चिम, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AADFY1233A	लिहून देणार वय :- स्वाक्षरी:-		
2	नाव:राहुल यशवंत चिपाट पत्ता:प्लॉट नं: ए / 303, माळा नं: वरद सी.एच.एस.एल., इमारतीचे नाव: हरिश्चंद्र टॉवर जवळ, ब्लॉक नं: मनवेल पाडा, रोड नं: विरार पूर्व, पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AGTPC7185K	लिहून देणार वय :-44 स्वाक्षरी:-		
3	नाव:नीता राहुल चिपाट पत्ता:प्लॉट नं: ए / 303, माळा नं: वरद सी.एच.एस.एल., इमारतीचे नाव: हरिश्चंद्र टॉवर जवळ, ब्लॉक नं: मनवेल पाडा, रोड नं: विरार पूर्व, पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AMEPC0425B	लिहून देणार वय :-39 स्वाक्षरी:-		
4	नाव:मे.राज एन्टरप्रायजेस तर्फे कु मु मे.वाय के एॅन्ड सन्स प्रोजेक्टम् एल एल पी तर्फे भागिदार अर्चित पाटील -- पत्ता:प्लॉट नं: 3, माळा नं: पारिजात ए, इमारतीचे नाव: गावयन रोड, ब्लॉक नं: विरार पश्चिम, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AAGFR4981D	लिहून देणार वय :-27 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 11 / 2024 11 : 32 : 18 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आचार प्रणालीद्वारे पडताळण्यात आनी आत्रे. त्याबाबत ग्राम माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार वाय के अॅड सन्स प्रोजेक्ट्स एल एल पी तर्फे भागीदार अर्चित पाटील	27/11/2024 11:30:35 AM	अर्चित मंजीव पाटील M 1176843121025638400
2	लिहून देणार राहुल यशवंत चिपाट	27/11/2024 11:36:07 AM	Rahul Yashwant Chipat M 1311211676986007552
3	लिहून देणार नीता राहुल चिपाट	27/11/2024 11:35:42 AM	Neeta Rahul Chipat F 1311211574401781760
4	लिहून देणार मे.राज एन्टरप्रायजेस तर्फे कु मु मे.वाय के एॅन्ड सन्स प्रोजेक्टम् एल एल पी तर्फे भागिदार अर्चित पाटील --	27/11/2024 11:30:44 AM	अर्चित मंजीव पाटील M 1176843121025638400

शिक्का क्र.4 ची वेळ:27 / 11 / 2024 11 : 36 : 08 AM

सह. दय्यम निबंधक वर्ग-२
Sub Registrar Vasai-2
वसई क्र. २ (विरार)



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAHUL YASHWANT CHIPAT	eChallan	69103332024112613305	MH011468992202425M	716415.00	SD	0006381382202425	27/11/2024
2		DHC		1124270801567	1840	RF	1124270801567D	27/11/2024
3	RAHUL YASHWANT CHIPAT	eChallan		MH011468992202425M	30000	RF	0006381382202425	27/11/2024

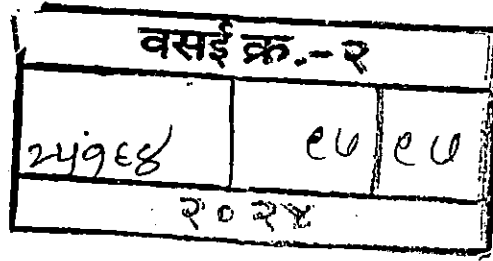
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

25164 /2024

Know Your Rights as Registrants

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

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



प्रमाणित करभेत येते की, या eU
 दस्तामध्ये एकूण.....पाने आहेत.
 पुस्तक क्र. १/वसई क्र.-२/२५९६८.. २०२४
 वर नोंदला, दिनांक..२०/११/२०२४

S.M.
 सह. दुय्यम निबंधक, वर्ग-२,
 वसई क्र. २ (विद्यार).





सूची क्र.2

दुय्यम निबंधक : मह दु.नि. बमई 2

29/11/2024

दस्त क्रमांक : 25164/2024

नोंदणी :

Regn:63m

गावाचे नाव : विरार

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	10234500
(3) वाजागभाव(भाडेपट्टयाच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5711440.32
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: बसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: विभाग 4: सर्वे नं 327, हिस्सा नं 1 / 1 वरील यशवंत नर्कल इमारती मधील मदनिका क्रमांक 903,9 वा मजला, क्षेत्रफळ 77.17 चौरस मिटर रंग कारपेट 16.43 चौरस मिटर इनक्लोज्ड वाल्कनी, टॉवर पार्कींग क्षेत्र 12.5 चौ मी, वायू के नगर, दिगार पश्चिम, तालुका बसई, जिल्हा पालघर 401303 ((Survey Number : 327 ; HISSA NUMBER : E-1 ;))
(5) क्षेत्रफळ	1) 77.170 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नग्वेज करून घेणा-या/लिहून ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- वायू के अँड सन्स प्रोजेक्ट्स एल एल पी तर्फे भागीदार अर्चित पाटील वय:-; पत्ता:- प्लॉट नं: 3, माळा नं: पारिजात ए, इमारतीचे नाव: गावयन रोड, ब्लॉक नं: विरार पश्चिम, रोड नं: तालुका बसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AADFY1233A 2): नाव:- मे.राज एन्टरप्रायजेस तर्फे कु मु मे. वायू के अँड सन्स प्रोजेक्ट्स एल एल पी तर्फे भागीदार अर्चित पाटील - वय:-27; पत्ता:- प्लॉट नं: 3, माळा नं: पारिजात ए, इमारतीचे नाव: गावयन रोड, ब्लॉक नं: विरार पश्चिम, रोड नं: तालुका बसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AAGFR4981D
(8) दम्नग्वेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राहुल यशवंत चिपाट वय:-44; पत्ता:- प्लॉट नं: ए / 303, माळा नं: वरद मी. एच. एस्. एल., इमारतीचे नाव: हरिश्चंद्र टॉवर जवळ, ब्लॉक नं: मनवेल पाडा, रोड नं: विरार पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AGTPC7185K 2): नाव:- नीता राहुल चिपाट वय:-39; पत्ता:- प्लॉट नं: ए / 303, माळा नं: वरद मी. एच. एस्. एल., इमारतीचे नाव: हरिश्चंद्र टॉवर जवळ, ब्लॉक नं: मनवेल पाडा, रोड नं: विरार पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AMEPC0425B
(9) दम्नग्वेज करून दिल्याचा दिनांक	27/11/2024
(10) दम्न नोंदणी केल्याचा दिनांक	27/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	25164/2024
(12) वाजागभावाप्रमाणे मुद्रांक शुल्क	716415
(13) वाजागभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांक्रमासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मुद्रांक शुल्क देण्यात आला आहे.
 Originals
 रजिस्ट्रार कार्यालय
 STATE BANK OF INDIA

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAHUL YASHWANT CHIPAT	eChallan	69103332024112613305	MH011468992202425M	716415.00	SD	0006381382202425	27/11/2024
2		DHC		1124270801567	1840	RF	1124270801567D	27/11/2024
3	RAHUL YASHWANT CHIPAT	eChallan		MH011468992202425M	30000	RF	0006381382202425	27/11/2024

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

सह. दुध्यम निबंधक वर्ग- ३
बसई क्र. २ (विरार)

मुल प्रति को लाँका गया.
Verified by: [Signature]
सह. दुध्यम निबंधक वर्ग- ३
बसई क्र. २ (विरार)
FOR STATE BANK OF INDIA

ब्र. मजरा, बीजपूर, विरार (प.)
Br. Majra, Bijapur Dist., Vhar (W).