VIJAY ASSOCIATES

LEGAL CONSULTANT

STAMP DUTY, REGISTRATION,
AFFIDAVIT, SOCIETY CONVEYANCE, LEAVE & LICENCE

Mr. / Mrs. / Mrs. Gyonchan	dera Pour	day		·
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Flat / Shop No. CD-105	On _	en Elm	Cumdi	ze yannon
Floor 18 Plour	_ In Wing	(p)	· 	·

LEGAL CONSULTANT

- CONVEYANCE DEED
- AGREEMENT FOR SALE
- DEVELOPMENT AGREEMENT
- RECTIFICATION DEED
- POWER OF ATTORNEY

- RERA REGISTRATION
- ADJUDICATION WORK
- GIFT DEED
 - SOCIETY REGISTRATION
 - LEGAL TITLE & SEARCH REPORT

Cell: 9975824714

533/21750 Thursday, December 12, 2024 8:35 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावनी क्रं.: 22566

दिनांक: 12/12/2024

गावाचे नाव: आचोळे

दम्तऐवजाचा अनुक्रमांक: वसई4-21750-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: ग्यांचांद्रा जयप्रकाश पांडेय

नोंदणी फी दम्त हाताळणी फी স. 30000.00

रु. 1240.00

पृष्ठांची संख्या: 62

एकूण:

₹. 31240.00

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आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 8:53 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु.1777000 /-मोबदला रु.3590000/-

भरलेले मुद्रांक शुल्क : रु. 251300/-

ज़ह. दुय्यम निबंधक वर्ग-२

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012508296202425E दिनांक: 12/12/2024

वँकेचे नाव व पत्ता:

2) देयकांचा प्रकार: DHC रक्कम: रु.1240/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224120720370 दिनांक: 12/12/2024

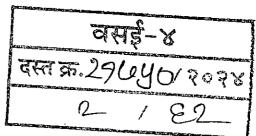
वँकेचे नाव व पत्ता:

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) Valuation ID 2024121210040 12 December 2024.07:52:52 PM मुल्यांकनाचे वर्ष 2024 जिल्हा पालघर मूल्य विभाग तालुका : वसई उप मूल्य विभाग 3- रहिवास व इतर तत्सम अनुज्ञेय वापरातील जिमनी क्षेत्राचे नांव Vasai-Virar Muncipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#116 वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन निवासी सदनिका कार्यालय औद्योगीक दकाने मोजमापनाचे एकक 13100 47100 55100, 59400 55100 चौ. मीटर बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)-37.719चौ. मीटर मिळकतीचा वापर-निवासी सदनिका मिळकतीचा प्रकार-बांधीव बांधकामाचे वर्गीकरण-1-आर सी सी मिळकतीचे वय -0 TO 2वर्षे बांधकामाचा दर-Rs.26620/-उद्ववाहन सुविधा -नाही मजला -Ground Floor/Stilt Floor कार्पेट क्षेत्र-34.29चौ. मीटर Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018 मजला निहाय घट/वाइ ± 100 / 100 Apply to Rate= Rs.47100/-घसा-यानुसार मिळकतीच प्रति चौ. मीटर मुल्यदर =(((वार्षिक मूल्यदर - खुल्या जिमनीचा दर) * धसा-थानुसार टक्केवारी)+ खुल्या जिमनीचा दर) $\stackrel{!}{=}$ (((47100-13100) * (100 / 100)) + 13100) = Rs.47100/- मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 47100, * 37.719 = Rs.1776564.9/-Applicable Rules =3, 9, 18, 19= 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 एकत्रित अंतिम मूल्प = A + B + C + D + E + F + G + H + I + J=Rs.1776565/-= ₹ सतरा लाख शहात्तर [‡] जार पाच थे पासष्ठ /-

> Home Print (सह. इयम निबंधक वर्ग-२ वसई क्र. ४

वसई-४ दस्त क्र.29090/२०२४ 9 / ६2_







CHALLAN MTR Form Number-6



GRN MH012508296202425E	BARCODE	si ledi ki	I (British is a filter in the	12 11 (1211)	III Dat	e 12/12/2024-20:0	3:30 1	Form	ı ID	25.2		
Department Inspector General Of Registration					Payer Details							
Stamp Duty		1		TAX ID / TA	N (if Any)							
Type of Payment		i		PAN No.(If Applicable)								
Office Name VSI4_VASAI NO 4	JOINT SUB RE	GISTRA	AR	Full Name		SHREE ASHOKA BUILDCON						
Location PALGHAR												
/ear 2024-2025 One Time				Flat/Block No. FLAT NO. 105, C-D WING , CH			HANDI	RESH				
Account Head De	tails		Amount in Rs.	Premises/E	Building	VAIBHAV CO OP F	ISG S	oc i	_TD			
0030046401 Stamp Duty			251300.00	Road/Stree	t	ACHOLE ROAD						
0030063301 Registration Fee			30000.00	Area/Locali	ity	NALLASOPARA						
				Town/City/	District							
				PIN			4	0	1 2	. 0	9	
. .		1		Remarks (h	f Any)				•			
		ž.		SecondPart	yName=GY	'ANCHANDRA JAYI	PRAKA	ASH	PANDE	/~		
				Amount In	Two Lak	h Eighty One Thous	and Th	ree	Hundred	Rupee	s	
Total	-		2,81,300.00	Words	Only							
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK							
Cheque	-DD Details			Bank C(N	Ref. No.	69103332024121	31004	8 29	038997	78		
Cheque/DD No.				Bank Date	RBI Date	12/12/2024-20:10	:00	N	ot Verifie	d with I	RBI	
Name of Bank				Bank-Branc	h	IDB! BANK						
Name of Branch				Scroll No.,	Dete	Not Verified with	Coroll					

Department ID : Mobile No. : 8446198924 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुय्यम निवंधक कार्यालयात नोदंणी करावयाच्या दस्तासाठी लागु आहे . नोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही .

Page 1/1



Print Date 12-12-2024 08:10:08



CHALLAN MTR Form Number-6



GRN MH012508296202425E BARCODE			Date 12/12/2024-20:03:30 Form ID 25.2			.2									
Department Inspector Genera Of Registration			Payer Details												
Stamp Duty			lN (If Any)						_						
Type of Payment		PAN No.(If	Applicable)												
Office Name VSI4_VASAI NO 4 JOINT SUE	REGISTRAR	Full Name SHREE ASHOKA BUILDCON													
Location PALGHAR															
Year 2024-2025 One Time	'ear 2024-2025 One Time			Flat/Block No. FLAT NO. 105, C-D WING , CHANDRESH						RESH					
Account Head Details	Amount In Rs.	Premises/E	Building	VAIBHAV CO OP	HSG	soc	LTD								
0030046401 Stamp Duty	251300.00	Road/Street ACHOLE ROAD						_							
0030063301 Registration Fee	30000.00	Area/Locality NALLASOPARA				<u> </u>									
		Town/City/	District												
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	11 -	Remarks (I	f Any)		1	' —	<u>, </u>			-					
₹281300.00			SecondPartyName=GYANCHANDRA JAYPRAKASH PANDEY~												
												Amount In	Two Lak	h Eighty One Thous	and 1
			Potal CFACE DE	2,81,300.00	Words	Only									
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK												
Cheque-DD Detail	s	Bank CIN	Ref. No.	6910333202412	13100	48 2	90389	9778							
Cheque/DD No.		Bank Date	RBI Date	12/12/2024-20:10	0:00	N	ot Ver	ified v	vith F	R ВI					
Name of Bank			Bank-Branch IDBI BANK				_								
Name of Branch			Scroll No. , Date Not Verified with Scroll				_								
Department ID : NOTE:- This challan is valid for document to					Mobile	e No.		84	 4619	8924					

Department ID : Mobile No. : Mobile No. : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवल दुरयम निवंधक कार्यालयात नोदणी करावयाच्या दस्तासदी लागु आहे . नोदणी नाम्याच्या दस्तासाठी क्षावर चलन लागु आहे .

दस्त क्र 29040 / २०२४

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Deracement Date	Userld	
1	(iS)-533-21750			USERIO	Défacement Amount
<u> </u>	(13)-033-21/30	0006898131202425	12/12/2024-20:34:57	IGR543	30000.00
2	(iS)-533-21750	0006898131202425	12/12/2024-20:34:57	IGR543	251300.00
		:			251300.00
L			Total Defacement Amount		2,81,300,00

Page 1/1



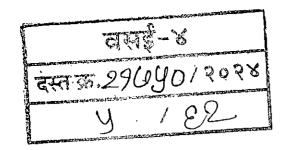
वसई-४ दस्त इत. 29/240/२०२४ ८४ / ६२

AGREEMENT FOR SALE

articles of agreement is made and entered into at Nallasopara, on this 12 hay of 12024, By AND BETWEEN M/S. SHREE ASHOKA BUILDCON, a partnership firm, registered under The Partnership Act, 1932 having its PAN: AEIFS 9823 F having their office at: SHOP NO.32, GOPAL BUILDING, AMBADI ROAD, OPP. CORPORATION BANK, VASAI ROAD WEST, DIST. PALGHAR-401202, MAHARASHIFFA for mafter referred as "THE PROMOTER/s" (Which expression shall unless in be repugnant to the context or meaning thereof be becomed to include the partner or partners for the time being of the said firm, their strivitor or survivors or the heirs, executors, administrators and assigns of the other partners) OF THE FIRST PART.

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AND

MR. GYANCHANDRA JAYPRAKASH PANDEY & MRS. SHAILJA DWIVEDI Adult/s, Indian Inhabitants, residing at Room No.4, Shree Sai Balaji Chawl No.2, B. R. Nagar, Diwa East, PO. Dahisar Thane Dist. Thane 400612, THE ALLOTTEE/S (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executions, administrators and assigns) OF THE SECOND PART.

WHEREAS the CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD. is the owners of land bearing S.NO. 116, Hissa No. 3, admeasures about 4490 sq. mtr., lying being and situate at Village – Achole, within the limits of Vasai Virar City Municipal Corporation, Tal – Vasai and Dist. – Palghar.

WHEREAS Vide conveyance deed dated: --- CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD. have conveyanced the above said land in their favour; the said conveyance deed was duly registered in the office of sub registrar of assurance Vasai - 3, under serial no. --- and the CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD. becomes the owner of land bearing S.No. 116, Hissa No. 3, admeasures about 4490 sq. mtr., lying being and situate at Village – Achole, within the limits of Vasai Virar City Municipal Corporation, Tal – Vasai and Dist. – Palghar.

Whereas the Hon'ble collector Thane vide his order No. REV/D-1/T-9/NAP.SR275/88 DATED: 30/01/1989, have granted Non-Agricultural Permission in the name of owner / society.

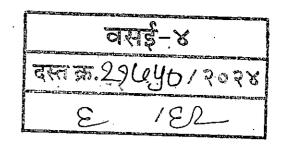
The Development Permission for Proposed Residential with Commercial Buildings on Tand Bearing St. No. 116, Hissa No. 3, admeasures about 4490 sq. mtr., Virg being and structure at village – Achole, within the limits of Vasai Virar City Municipal Corporation, Tal – Vasai and Dist. – Palghar, is granted by the VVCMC vide its order No. VVCMC/TP/CC/VP-6391/360/2021-22.

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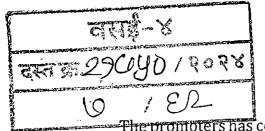


The Revised Development Permission for Proposed Residential with Commercial Buildings on land bearing S.No. 116, Hissa No. 3, , lying being and situate at Village, - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal – Vasai and Dist. – Palghar, is granted by the VVCMC vide its order No VVCMC/TP/RDP/VP-6391/297/2022-23.

Whereas owners / society i.e. CHANDRESH VAIBHAV CO OP HSG SOC LTD, have executed Development Agreement Vide Development Agreement Dated 17th December 2021 in favour of M/S. SHREE ASHOKA BUILDCON of an area admeasuring about 4490 sq. mtrs., F.S.I. Built up in the building / complex known as CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD., on land bearing S.No. 116, Hissa No. 3, admeasures about 4490 sq. mtr., lying being and situate at Village – Achole, within the limits of Vasai Virar City Municipal Corporation, Tal – Vasai and Dist. – Palghar, The said development agreement was duly registered in the office of sub registrar Serial No. **14182/2021**, dated III, under of assurance Vasai executed power attorney dated 17/12/2021 and have 17/12/2021 , under Serial No. 14200/2021, on the condition that the developer have to provide all the existing 111 members of the society new flats and shops on ownership basis in new building admeasuring equal in area of there present holding areas in the old building will be given free of cost to all members of the society by the developers.

Whereas the development agreement and Power of Attorney is legal and valid and binding on the parties.

Whereas on the basis of development agreement, Power of Attorney and Commencement Certificate the present promoter have startadia constru /Re-Development of building, the building / complex known as VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD. ... on and 116, Hissa No. 3, admeasures about 4490 sq. mtr. Wying being and situate at Village - Achole, within the limits of Vasai Virar Corporation, Tal - Vasai and Dist. - Palghar, consisting of Ground + Upper Floors and only as per sanction of plan by VVCMC / TOWN PLANNING AUTHORITY.



The promoters has commenced construction work of the building having selfcontained tenements.

The promoter are entering into several agreement similar to this agreement with several parties who may agree to take acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the promoters with a view ultimately that the Allottee/s of the various premises in the said plot of land shall form a co-operative housing society or limited company, the said plot of land together with the building thereon will be conveyed as herein provided.

The allotee/s has / have demanded from the promoter inspection of the aforesaid building plans, specification of and other documents referred to above including the agreement such inspection has been duly given to and taken by the allotee /s. The Allotees /s has / have also satisfied himself / herself/ themselves about the same.

The promoter has engaged the services of "M/S.SHREE CONSULTANTS" registered with the Vasai Virar City Municipal Corporation as licensed engineer and for such agreement is as per the agreement prescribed by the council of Architects, whereas the promoter has appointed a structural engineer for the preparation of the structural design and drawing of the buildings and the promoter accepts the professional supervision of the said licensed engineer and Structural engineer till the completion of the building/s.

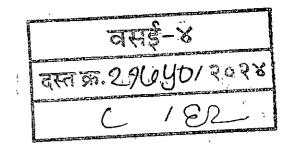
The Title certificate of the said land/F.S.I. has been issued by Advocate Charles D'Mello. The allotee/s demanded from the promoters and the promoters have given inspection to the flat / shop allotee/s of all the documents of title relating to the said land the development agreement and the plans, designs and specification prepared by the promoters Architects "M/S. SHREE CONSULTANTS" and of such other documents as are specified under the Maharashtra ownership flat / shop (regulation of the owner of construction sale management and transfer) Act, 1963 (hereinafter referred to as "The said Act" and the rules made there under) and the rules made

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there under, such inspection has been duly given to and taken by the Allotee/s. The Allotee/s has / have also satisfied himself / herself/themselves / about the same.

AND WHEREAS the promoter has entered into standard agreement with an Architect registered with the council of Architects and such agreement is as per the agreement prescribed by the council of Architects;

AND WHEREAS the promoter has registered the project under the provisions of the act with the **Maharashtra Real Estate Regulatory Authority Bearing No.** P99000033830 authenticated copy is attached.

AND WHEREAS the promoter has appointed a Structural Engineer Mr. Harsh Chhatbar for the preparation of the structural design and drawings of the buildings and the promoter accepts the professional supervision of the architect and the structural engineer till the completion of the building / buildings.

AND WHEREAS the promoters are constructing the said buildings, the promoter has sole and exclusive right to sell the apartments in the said building/s to be constructed by the promoter on the project land and to enter into agreement/s with the allotee/s of the apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allotee/s, the promoter has given inspection to the allotee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the promoter's architects and of such other documents as are specified under the real estate (Regulation and Development) Act 2016 (hereinafter referred to a said act") and the rules and regulations made thereunder;

AND WHEREAS the authenticated copies of the plans and specificant apartment agreed to be purchased by the allotee, as sanctioned and by the local authority have been marked and annexed.

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AND WHEREAS the promoter has got some of the approvals from the concerned local authority(s) to 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 occupancy certificate of the said building.

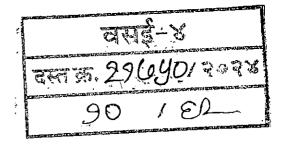
AND WHEREAS while sanctioning the said plans, concerned local authority and / or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s in accordance with the said proposed plans.

AND WHEREAS the allotee has applied to the promoter for allotment of FLAT bearing FLAT No. 105, "C-D" wing, RERA CARPET area admeasuring 34.29 Sq. Mtrs. On 1st Floor, as shown in the floor plan thereof there to annexed to agreement, in society building known as CHANDRESH VAIBHAV CO - OPERATIVE HOUSING SOCIETY LTD. is the owners of land bearing S.NO. 116, Hissa No. 3, admeasures about 4490 sq. mtrs., lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar.

AND WHEREAS, the RERA CARPET area of the said apartment is **34.29 Sq. Mtrs.** and "RERA CARPET area" means the net usable floor area of an apartment, not including the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said apartment for exclusive use of allotee or verandah area and exclusive open terrace area appurtenant to the said apartment for exclusive use of the allotee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS The parties relying on the confirmation, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this agreement and all applicable laws, are now willing to enter-into this agreement on the terms and conditions appearing

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hereinafter.

AND WHEREAS, prior to the execution of these presents the allotee has paid to the promoter a sum of Rs. 6,11,000/- (Rs. Six Lakh Eleven Thousand Only), being part/full payment of the sale consideration of the apartment agreed to be sold by the promoter to the allotee as advance payment or application fee (the payment and receipt whereof the promoter both hereby admit and acknowledge) and the allotee has agreed to pay to the promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said act the promoter is required to execute a written agreement for sale of said apartment with the allotee, being in fact these presents and also to register said agreement under the registration act, 1908, in accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the parties, the promoter hereby agrees to purchase the apartment.

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

The promoter shall construct the said building/s consisting of ground and upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. provided that the promoter shall have to obtain prior consent in writing of the allottee in respect of variations or modifications which may adversely affect the apartment of the allotee except any alteration or addition required by any government authorities or due to change in law.

a.

the promoter hereby agrees to purchase from the promoter and the promoter hereby agrees to sell to the allotee Flat bearing FLAT No. 105, "C-D" wing RERA CARPET area admeasuring 34.29 Sq. Mtrs. on 1st FLOOR, as shown in the floor plan thereof there to annexed to agreement, in society building known as

99 / E2

CHANDRESH VAIBHAV CO - OPERATIVE HOUSING SOCIETY

LTD. is the owners of land bearing S.NO. 116, Hissa No. 3, , admeasures about 4490 sq. mtr., lying being and situate at Village – Achole, within the limits of Vasai Virar City Municipal Corporation, Tal – Vasai and Dist. – Palghar. (hereinafter referred to as "the Flat") as shown in the floor plan thereof has been annexed and marked for the consideration of Rs. 35,90,000/- (RUPEES THIRTY FIVE LAKH NINETY THOUSAND ONLY) including being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities (the price of the apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

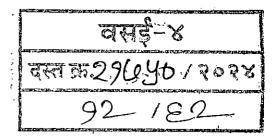
- ii. The allotee hereby agrees to purchase from the promoter and the promoter hereby agrees to sell to the allotee garage bearing Nos situated at __ Basement and/or slit and/or _ podium being constructed in the layout for the consideration of Rs.-/-
- b. The total aggregate consideration amount for the Flat including/excluding garages/covered parking spaces is thus Rs.-/-
- c. The allotee as paid on or before execution of this agreement a sum of Rs. 3,59,000/- (RUPEES THREE LAKH FIFTY NINE THOUSAND ONLY) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that promoter the balance amount of

PHOUSAND ONLY) in the following manner :-

The total consideration) to be paid to the promoter after the execution of Agreement.

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- ii) Amount of **Rs. 5,38,500**/- (not exceeding 45% of the total consideration) to be paid to the promoter on completion of the plinth of the building or wing in which the said apartment is located.
- iii) Amount of Rs. 8,97,500/- (not exceeding 70% of the total consideration) to be paid to the promoter on completion of the slabs including podiums and stilts of the building or wing in which the said apartment is located.
- iv) Amount of Rs. 1,79,500/- (not exceeding 75% of the total consideration) to be paid to the promoter on completion of the walls, internal plaster, floorings doors and windows of the said apartment.
- v) Amount of Rs. 1,79,500/- (not exceeding 80% of the total consideration) to be paid to the promoter on completion of the sanitary fittings, staircase, lift wells, lobbies upto the floor level of the said apartment.
- vi) Amount of Rs 1,79,500/- (not exceeding 85% of the total consideration) to be paid to the 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 in the said apartment.

vii) Amount of Rs. 1,79,5003 (not exceeding 90% of the total consideration) to be paid to the promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and renurronment requirements, entrance lobby/s, plinth

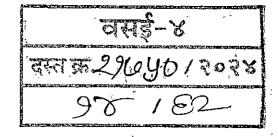
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protection, paving of areas appertain and all other requirements as may be prescribed in the agreement of sale of the building or wing in which the said apartment is located.

- Balance amount of Rs.3,59,000/- against and at viii) the time of handling over of the possession of the apartment to the allotee on or after receipt of occupancy certificate or completion certificate time is essence payment in The total price above agreement/contract. excludes taxes (consisting of tax paid or payable by the promoter by way of value added tax, and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the promoter) up to the date of handling over the possession of the apartment.
- d. The total is escalation-free. save and except escalations/increases, due to increase on account 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 promoters undertakes and agrees that while raising a demand on the allotee for increase in development charges, cost or levies imposed by the competent authorities etc., the promoter shall enclose the said otification order/rule/regulation published/ issued in that to that effect along with the demand letter being issued ∰ Which shall only be applicable on subsequent

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- e. The promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the allottee by discounting such early payments @ % per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an allottee by the promoter.
- The promoter shall confirm the final RERA CARPET area that f. 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 RERA CARPET area, subject to a variation cap of three percent. the total price payable for the RERA CARPET area shall be recalculated upon confirmation by the promoter. if there is any reduction in the RERA CARPET area within the defined limit then promoter shall refund the excess money paid by the 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, the promoter shall demand additional amount from the allottee as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square metre as agreed in clause 1.(a) of this agreement
- g. The allottee authorizes the promoter to adjust/appropriate all payments made by him /her under any head(s) of dues against lawful outstanding, if any, in his/her name as the promoter may in its sole discretion deem fit and the allottee undertakes not to object/demand/direct the promoter to adjust his payments in any manner.

h. The promoter hereby agrees to observe, perform and comply

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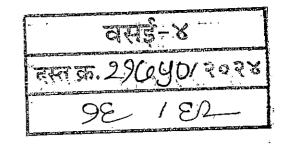
with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handling over possession of the apartment to the allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the apartment.

Time is essence for the promoter as well as the allottee. The promoter shall abide by the time schedule for completing the project and handling over the apartment 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 installment and other dues payable by him /her and meeting the other obligations under the agreement subject to the simultaneous completion of construction by the promoter as provided in clause 1.(c) herein above. ("payment plan")

The promoter hereby declares that the floor space index available as on date in respect of the project land is 4490 square meters FSI only and promoter has planned to utilize floor space index of 4490 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 maybe available in future on modification to development control regulations, which are applicable to the said project the promoter has disclosed the floor space index of __ as proposed to be utilized by him on the project land in the __ said project and allottee has agreed to purchase the said apartment based on the proposed construction and safe of apartments to be carried out by the promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to promoter only.

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- 3) if the promoter fails to abide by the time schedule for completing the project and handling over the apartment to the allottee, the promoter agrees to pay to the allottee, who does not intend to withdraw from the project, interest as specified in the rule, on all the amounts paid by the allottee, for every month of delay, till the handling over of the possession. The allottee agrees to pay to the promoter, interest as specified in the rule, on all the delayed payment which becomes dues and payable by the allottee to the promoter under the terms of this agreement from the date the said amount is payable by the allottees(s) to the promoter.
- Without prejudice to the right of promoter to charge interest in terms 4) of sub clause 4.1 above, on the allotee committing default in payment on due date of any amount due and payable by the allottee to the promoter under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installment, the promoter shall at his own option, may terminate this agreement. Provided that, Promoter shall give notice of fifteen days in writing to the allottee, by registered post A.D. at the address provided by the allottee and mail 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 rectify the breach or breaches mentioned by the promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement. Provided further that open termination of this agreement as aforesaid, the promoter shally (subject to adjustment and recovery of any agricultude damages or any other amount which may be payalleto promoter) within a period of thirty days of the termination, consideration of the apartment which may till then flave been the allottee to the promoter.

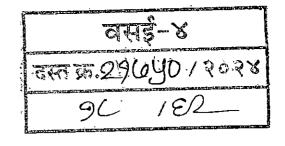
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The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like lift with particular brand, or price range (if unbranded) to be provided by the promoter in the said building and the apartment as are set out in Annexure.

- The promoter shall give possession of the apartment to the allottee on or before 31/12/2025. If the 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 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 4.1 herein above from the date the promoter received the sum till the date the amounts and interest thereon is repaid.
- 7) Provided that the 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) War, civil commotion or act of god;
 - ii) any notice, order, rule, notification of the government and/or other public competent authority/court.
- 8) The promoter hereby declares agrees to observe perform and comply with all the terms and conditions stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the flat/shop to the flat/shop allottee/s obtained from the concerned local authority occupation and/or completion certificates in respect of the Flat/Shop.

of time for giving delivery of flat/shop on the aforesaid date, if the completion of building in which that flat is to be situated is delayed on



account of:

- i) Non-availability of steel, cement and other building materials, water or electric supply.
- ii) War, civil commotion or act of god.
- iii) Any notice, order rule, notification of the government and/or other public or competent authority.
- iv) Change in policy of government authority, semi government authority, town planning authorities, local authorities regarding construction providing water etc under their power and authority.
- v) Not providing part occupancy certificate.
- vi) Any reasons which is beyond control and power of promoter and not willful default in handing over possession.
- 10) The allottee/s agrees and given his/her/their irrevocable consent that the promoter shall have right to make additions, amendments and alteration in the plan and/or to the said buildings or any part there of for any user to buildings or any part thereof for any user to change the user (excluding the said unit) including to raise additional stories or unstructured on the land open part or parts of the said buildings including on the terrace at any time either before or after transfer of the property and such right shall include the right to use F.S.I. or the additional F.S.I. which may be available in respect of the said property.
- 11) The allottee/s shall have no claim or right to any part of the said property and also to any other part or parts of the said building other than the said unit agreed to be taken by him terrally pen spaces, parking spaces, stair cases, terraces, part terrace, compound walls/fences, garden, balance F.S.I., T.D.R. etc. shall be the property of the promoter/Society I.e. land owner.
- 12) The allottee/s hereby agrees that all necessary facilities, assistance and co-operation will be rendered by him/them/her to the promoter to enable to promoter to make any additions and alterations and/or to

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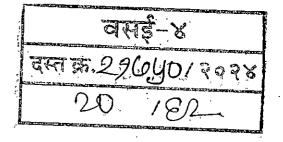
raised additional storey or storey's or structure/s in accordance with the plan sanctioned or which may be here after sanctioned GRAMPANCHAYAT/ NAGARPALIKA/ COMPETENT AUTHORITY, and allottee/s hereby further agrees that after the proposed Co-Op society is registered allottee/s as a member and share holder or such society shall accord his/her consent through such society giving to the promoter to change the user, to make the said additional storey's which maybe constructed by the promoter and also for the aforesaid, purpose to shift the water tankon the upper floor when so constructed. It is further agreed that if there is any increase in the floor space index (F.S.I.), the further benefit of such increase shall always belongs entirely to the promoter to the execution of the allottee/s and/or such society, and the promoter may utilize such increase in the F.S.I on the said property or else where at there absolute discretion and the allottee/s hereby irrevocably consent to the same.

- The promoters and their nominees intend to retain certain tenements, commercial with themselves. In such event they shall be the member of the proposed society and/or associations and they shall uninterrupted, irrevocable/right/title and interest to grant lease and/or give on lease and license of the said premises and, the allottee/s herein and the allottee/s of the other units and society or association to be formed by them, shall not have any additional or special claim, under any head against the promoters or their nominees and they shall be paying all outgoings maintenance in the matter and at the rate as shall be paid by other unit holder in the said building.
- The said building shall always be known as CHANDRESH VAIBHAV CO

 OP HOUSING SOCIETY LIMITED and the name of the co-operative
 housing society or limited company or Association to be formed shall
 bear the name CHANDRESH VAIBHAV CO OP HOUSING SOCIETY

 ILMITED as it's first name and name shall not be changed without the
 written consent of the promoters.

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- The promoter informed the allottee/s that he has F.S.I. to develop and may merge adjoining building for Re development of other building also. The buildings will be develop in phase wise. The building approvals and non agricultural permission is same, there maybe delay in executing conveyance in favour of society and in case of delay the promoter is not liable for any action by allottee/s or society. The allottee/s have granted irrevocable consent to extend the execution of conveyance. The conveyance in favour of society will be executed only after completion of entire complex project and after utilizing all the F.S.I. / T.D.R. and potential of land including increased F.S.I. by competent authority. The allottee/society shall co-operate to promoter for extension of period for execution of conveyance if required in future.
- 16) The promoter shall not be liable for any lost caused by fire, riot, strike, earthquake or give to any other cause whatsoever after handing over the possession of premises to the allottee/s.
- 17) IT IS AGREED BETWEEN the promoter and allottee/s that in case any additional F.S.I., is granted or construction of additional floor of floors is allowed then the promoter are entitled to construct and dispose of the said additional construction and the promoter have reserved the right to construct the same additional construction mentioned above and dispose the same. The necessary covenant in the deed of conveyance to be executed in favour of co-operative housing society shall be incorporated.

all Vat, Service Taxes, GST and any other taxes as maybe levied by government or any other semi government authority shall be paid and borne by the promoter.

19) The allottee/s shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the promoter under this agreement and if allottee have changed the exterior of said premises then he shall be liable to pay the loss occurs.

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20 Procedure for taking possession:

The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the allottee as per the agreement shall offer in writing the possession of the apartment, to the allottee in terms of this agreement to be taken within 03 (three months) from the date of issue of such notice and the promoter shall give possession of the apartment to the allottee. The promoter agrees and undertakes to indemnify the allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The allottee agree(s) to pay the maintenance charges as determined by the promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the allottee in writing within 7 days of receiving the occupancy certificate of the project. The allottee shall take possessions of the apartment within 15 days of the written notice from the promoter to the allottee intimating that the said apartments are ready for use and occupancy.

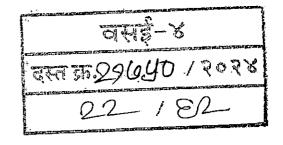
21) Failure of allottee to take possession of apartment:

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Upon receiving a written intimation from the promoter as per clause 8.1, the allottee shall take possession of the apartment from the promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this agreement, and the promoter shall give possession of the apartment to the allottee. In case the allottee fails to take possession within the time provided in clause 8.1 such allottee shall continue to be lliable to pay maintenance charges as applicable.

a) 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 promote any structural defect in the apartment or the building in which the apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the promoter at his

wn cost and in ase it is not possible to rectify such defects, then



the allottee shall be entitled to receive from the promoter, compensation for such defect in the manner as provided under the act. It is agreed that the allottee/s shall not change or alter the interior on the flat and shall be kept in same position as handed over to him/her/them for period of five years and if due to change in interior or structure by allottee/s any defect arises in such event the promoter shall not liable for cure any rectification/defects in the said building and or apartment and purchaser have agreed for the same.

- the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle and not any other purpose or business purpose and shall not conduct any function or change the structure of parking any time in future.
- The allottee along with other allottee(s) of apartments in the c) building shall join in forming and registering the society or association or a limited company to be known by such name as the promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the society or association or limited company and for becoming a member, including the byelaws of the proposed society and duly fill in, sign and return to the promoter within seven days of the same being forwarded by the promoter to the allottee, if any, changes made in the draft bye-laws, or memorand and or article association, as may be required by the registrar propsocieties or the registrar of companies, as the case may other competent authority.

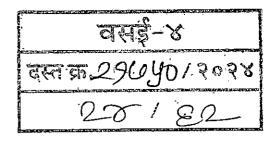
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The promoter shall, within three months of registration of the society or association or limited company, as aforesaid, cause to be transferred to the society or limited company all the right, title and the interest of the promoter and/or the owners in the said structure of the building in which the said apartment is situated as already society is formed in said building only the promoter will mention the name of purchaser in society record/registrar record and purchaser/allottee shall become member of society and shall pay admission fees and maintenance charges to society time to time.

- 23) The promoter shall, tithing 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 original owner/promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed as land is conveyed in favor of society only promoter shall change records of right in required.
- Within 15 days after notice in writing is given by the promoter to the allottee that the apartment is ready for use and occupancy, the allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the RERA CARPET area of the apartment) of outgoings in respect of the project land and building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, insurance, common lights, repair and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the society or limited company is formed and the said structure of the building/s or wings stransferred to it, the allottee shall pay to the promoter such oportionate share of outgoings as maybe determined the allottee 景 thaghkthe allottee's share is so determined the allottee pay to the prophoter provisional monthly contribution of rs. per wards the outgoings. The amounts so paid by the allottee to



the promoter shall not carry any interest and remain with the promoter until a conveyance/assignment of lease being executed for the structure of the building or wing the aforeside deposits (less deduction provided for in this agreement) shall be paid over by the promoter to the society or the limited company, as the case may be.

25)		allottee shall on or before delivery of possession of the said
	premi	ses keep deposited with the promoter, the following amounts :-
	a)	Rsfor share money, application entrance fee of the
		society or limited company/federation/apex body and
		Rsfor formation and registration of the society or
		limited company/federation/apex body.
	b)	Rsfor proportionate share of taxes and other
		charges/levies in respect of the society or limited
		company/Federation/Apex body.
	c)	Rs for deposit towards provisional monthly
		contribution towards outgoings of society or limited
		company/Federation/Apex body.
	d)	Rs for deposit towards water, electric and other
		utility and services connection charges.
	e)	Rs for deposits of electrical receiving and sub
		station provided in layout.
26)	The	allottee shall pay to the promoter a sum of Rs.
	includ	ing professional costs of the attorney-at-law/advocates of the
	promo	oter in connection with formation of the said society, or haited
	compa	any, or Apex body or federation and for preparing its rules,
		itions and bye-laws and the cost of preparing and engrossing the
	conve	yance or assignment of lease.
27)	At the	time of registration of conveyance or lease of the structure of the
	buildi	ng or wing of the building, the allottee shall pay to the promoter,
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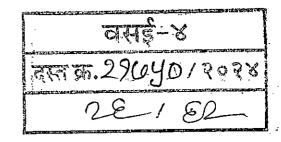
the allottee's share of stamp duty and registration charges payable, by the said society or limited company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said building/wing of the building. at the time of registration of conveyance or lease or any document or instrument or transfer in respect of the structure of the said land to be executed in favour of the apex body or federation.

- 28) REPRESENTATIONS AND WARRANTIES OF THE PROMOTER herein, may prejudicially be affected;
 - a) The promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the project and the said apartment which will, in any manner, affects the right of allottee under this agreement.
 - b) The promoter confirms that the promoter is not restricted in any manner whatsoever from selling the said apartment to the allottee in the manner contemplated in this agreement.
 - c) At the time of handing over occupation certificate the structure to the association of allottees the promoter shall handover lawful, vacant, peaceful, physical possession of the common areas and passages of the structure to the association of the allottees.

d) The 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

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- e) 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 promoter in respect of the project land and/or the project except those disclosed in the title report.
- 29) The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the apartment may come, hereby covenants with the 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 good 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 and in case any damage is caused to the building in which the apartment is situated or the apartment on account of neglegance or default of the allottee in this behalf the allottee shall be liable for the consequences of the breach.

ii)

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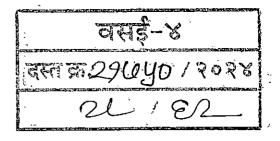
v)

To carry out at his own cost all internal repairs to the said apartment and maintain the apartment in same condition, state and order in which it was delivered by the promoter to the allottee and shall not do or suffer to be done anything in or to the building in the apartment is situated or the apartment which maybe contrary to the rules and regulations and byelaws 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.

Not to demolish or cause to be demolished the apartment or iv) 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 promoter and/or the society or the limited company.

Not to do or permit to be done any act or thing which may wordable any insurance of the project land and Kich the apartment is situated or any part where y any increased premium shall become ile in respect of the insurance.

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- 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 project land and the building in which the apartment is situated.
- vii) Pay to the promoter within fifteen days of demand by the promoter, his share of security deposit demanded by the concerned local authority or government or giving water, electricity or any other service connection to the building in which the 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 for any purposes other than for purpose for which it is sold.
- ix) The allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this agreement or part with the possession of the apartment until all the dues payable by the allottee to the promoter under this agreement are fully paid up.
- 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 maybe 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 the conditions laid down by the Society /Limited

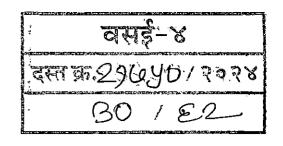
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Company/Apex body/Federation regarding the occupancy and use of the apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi) Till occupation certificate of the structure of the building in which apartment is situated is executed in favour of society/limited society, the allottee shall permit the promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii) Till occupation certificate of the project land on which the building in which apartment is situated is executed in favour of Apex Body or Federation, the allottee shall permit the promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
- 30) The promoter shall maintain a separate account in respect of sums received by the promoter from the allottee as advance or deposit, sums received on account of the share capital for the promotion of the Cooperative society or association or company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- Nothing contained in this agreement is intended to be nor shall be constructed 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 stair cases terms es recreation spaces, will remain the property

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of the promoter until the said structure of the building is transferred to the society/Limited Company or other body and until the project land is transferred to the Apex body/Federation as herein before mentioned.

32) PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the promoter executes this agreement he shall not mortgage or create 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.

33) BINDING EFFECT

Forwarding this agreement to the allottee by the promoter does not create a binding obligation on the part of the promoter or the 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 promoter. If the allottee(s) fails to execute and deliver to the 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 promoter, then the promoter shall serve a notice to the allottee for rectifying the default, Which if not rectified within 15 (fifteen) days from the date of its receipt by the allottee, application of the allottee shall be treated as cancelled and all sums deposited by the allottee in connection therewith including the booking shale re allottee without any interest or compensation

34) ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire agreement between the parties with respect to the subject matter herof and supersedes any and all understandings, any other

39 182

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.

35) RIGHT TO AMEND

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

36) PROVISIONS OF THIS AGREEMENT APPLICABLE TO 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.

37) SEVERABILITY

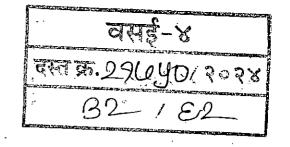
If any provision of this agreement shall be determined to be void or unenforceable under the act or the rules and regulations made thereunder or under other applicable laws, such provisions of the agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to act or the rules and regulations made there under 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.

38) 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 in proportion to the RERA CARPET area of the [Apartment/Plot], to the total RERA CARPET area of all the [Apartment/Plot] to the project.

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39) 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 maybe 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.

40) PLACE OF EXECUTION

The execution of this agreement shall be complete only upon its execution by the promoter through its authorized signatory at the promoter's office, or at some other place, which may be mutually agreed between the promoter and the allottee, in after the agreement is duly executed by the allottee and the promoter or simultaneously with the execution the said agreement shall be deemed to have been executed at.

- 41) The Allottee and/or 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 registration act and the promoter will attend such office and admit execution thereof.
- 42) That all notices to be served on the allottee and the promoter as contemplated by this agreement shall be deemed to have been duly served if sent to the allottee or the promoter by registered post A.D. And notified Email ID/ Under certificate of posting at their respective addresses specified below:

Name of Allottee: - MR. GYANCHANDRA JAYPRAKS

MRS. SHAILJA DWIVEDI residing at Room No.4

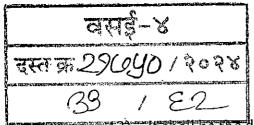
No.2, B. R. Nagar, Diwa East, PO. Dahisar, Than Dist. Thane

Promoter Name :- M/S. SHREE ASHOKA BUIL QCO

Address at :- S-32, Gopal Building, Ambadi Road, Opp Corporatio

Bank, Vasai Road (West), Dist. Palghar 401202

Email:-shreeashokabuildcon@gmail.com



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.

44) JOINT ALLOTTEES

That in case there are joint allottees all communications shall be sent by the promoter to the allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the allottees.

45) STAMP DUTY AND REGISTRATION

The charges towards stamp duty and registration of this agreement shall be borne by the promoter.

46) DISPUTE RESOLUTION

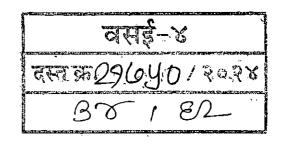
Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA, Mumbai Authority as per the provisions of the real estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

47) GOVERNING LAW

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

Sqistrar Classon, Vassaid Wasaid And Shar (Rufall

Granicali Junicali



IN WITNESS WHEREOF PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE AT NALASOPARA, TAL. VASAI PALGHAR IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

SCHEDULE OF PROPERTY

ALL THAT APARTMENT bearing FLAT bearing FLAT No.105, "C—D" wing, RERA CARPET area admeasuring 34.29 Sq.Mtrs, on 1th Floor, as shown in the floor plan thereof there annexed to Agreement, in society Building. The building known as CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD., on land bearing S.No. 116, Hissa No. 3, admeasures about 4490 sq. mtr., lying being and situate at Village – Achole, within the limits of Vasai Virar City Municipal Corporation, Tal – Vasai and Dist. – Palghar.

LIST OF AMENITIES

- 1. Italian Glazed Floor Tiles
- 2. False Ceiling in Living Room
- 3. Ultima Apex Paint (Exterior)
- 4. Premium Electric fitting with Polycab Wires
- 5. Washable Asian Paint (Inside Flat)
- 6. Bathroom CP Fitting-Jaquar/Premium PVC Fittings
- 7. Intercom
- 8. Wi-fi Input & Dish Input
- 9. Modular Kitchen with trolleys along with Full Wall Th

वसई-४ दस्त क्र.23090/२०२४ BY 182

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS

| Day of | PC | 2024. HEREINABOVE WRITEEN.

SIGNED SEALED AND DELIVERED

By the within named PROMOTERS M/S. SHREE ASHOKA BUILDCON

through its partners

1. MR. KANHEYALAL P. KOTHARI





In presence of

1. Hitesh Timani (1)

2. Tushar gaikwad A

SIGNED SEALED AND DELIVERED

BY THE WITHINNAMED PURCHASER/S

1. MR. GYANCHANDRA JAYPRAKASH PANDEY

2. MRS. SHAILJA DWIVEDI

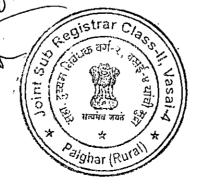
Saila Durwali



In presence of

1.

2.

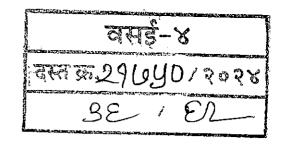








Page | 32



RECIEPT

RECEIVED of and from within named purchaser/s, the sum of **Rs.6,11,000/**(**RUPEES SIX LAKH ELEVEN THOUSAND ONLY**) by way of part payment/Full
and Final Payment of total sale price herein above mentioned by D.D./Pay
Order/Cheque/UPI as under:

Amount	Date	Cheque No/NEFT/UPI/IMPS	Bank
11,000/-	28/08/2024	UPI/424194628767	
1,000/-	08/11/2024	UPI/431315805212	
99,000/-	08/11/2024	UPI/431315877442	
1,00,000/-	11/11/2024	UPI/431663599201	
1,00,000/-	13/11/2024	UPI/431875131534	<u> </u>
1,00,000/-	15/11/2024	UPI/431875131534	
90,000/-	08/12/2024	UPI/434320275952	SBI
90,000/-	10/12/2024	UPI/434578239347	SBI
20,000/-	11/12/2024	UPI/434676773537	SBI

name of **M/S. SHREE ASHOKA BUILDCON** A/C Subject to Realization, Payable to us.

FOR M/S. SHREE ASHOKA BUILDCON.

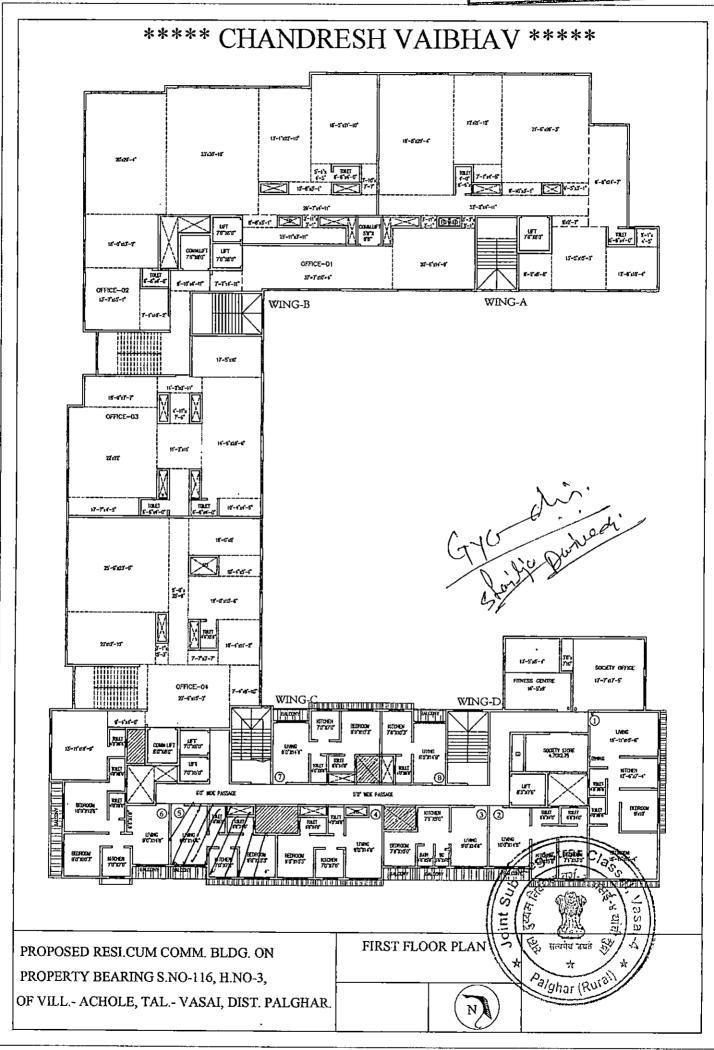
Authorized Signatory

WITNESSES:-

1.

2.

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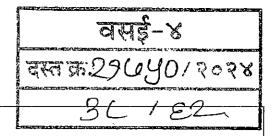




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Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 5 of the Act to the following project under project registration number: P99000033830

Project: CHANDRESH VAIBHAV, Plot Bearing / CTS / Survey / Final Plot No.:SURVEY NO.116 HISSA NO.3at Vasai-Virar City (M Corp), Vasai, Palghar, 401202;

- 1. Shree Ashoka Buildcon having its registered office / principal place of business at *Tehsil: Vasai, District: Palghar, Pin:* 401202.
- 2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the
 allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate
 (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates
 of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be
 maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose
 as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
 OR
 - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 08/03/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

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

Dated: 08/03/2022 Place: Mumbai Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary: MehaRERA)
Date: 08:03-2022 16:32:00

Signature and seal of the Authorized Officer Maharashtia Real Estate Regulatory Authorit

alghar (FRus

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तालुका :- वसई

तसई क्र. ४

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SO 32

जिल्हा :- पालघर

गाव :- आचोळे

मुमापन क्रमांक व उपविभाग

996/3

शेताचे स्थानीक नाव :

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सीमा आणि भुमापन चिन्हे



हा ७/१२ अमिलेख (दि.१६/०९/२०२१:०६:२२%८ PM रोजी) छिजिटल स्वासरीत केला असल्यामुळे त्यावर कोणत्याही सही-सिक्क्याची आवश्यकता नाही.

पृष्ठ क. १/२





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



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

09/08/2022

फॅवस : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक कः : व.वि.शःमः

दिनांक

VVCMC/TP/RDP/VP-6391/297/2022-23.

To,

- 1. Mr. Kanheyalal Poonamchand Kotharl Partner Of M/s. Shree Ashoka Buildcon P.A. Holder Of Chandresh Valbhav CHS. LTD. Shop No. 32 Gopal Building, Ambadi Road, Vasal (W), Tal: Vasal, Dist: Palghar.
- M/s. Shree Consultants B-203, Akanksha Tower, Nr. Rallway Station, Nallasopara (E) Tal:Vasai, Dist:Palghar.

Sub: Revised Development Permission for Residential with Shopline and Commercial Building Wing-A, B, C & D (E.W.S. Scheme) on land bearing S,No:116 H.No.3, of Village: Achole, Taluka, Vasal, Dist. Palghar.

Ref:

- 1. Commencement Certificate No. VVCMC/TP/CC/VP-6391/360/2021-22, Dated 11/11/2021
- 2. Your Architect's letter dated 06/06/2022.

Sir/ Madam,

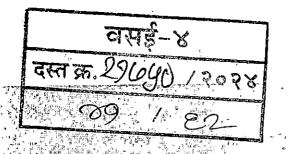
The Development Plan of Vasal Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending, Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No.TPS-1208/1917/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, Mukkam, Tembl, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, 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 conditions mentioned in the letter No. VVCMC/TP/CC/VP/G391/360/2021-22, Dated 11/11/2021. Are binding on you.

The details of the layout is given below:

1	Name of Assessed owner / P.A. Holder	Mr. Kanheyala Popparnchand Kothari Partner Of M/s. Shree Ashoka Buldeen P.A. Holder Of Chandresh Valbhay CHS. LTDS
2	Location	Achole \\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
3	Land use (Predominant)	Residential with Shopline and Commercial Building (Wing-A, B, Casp) (RWS, Scheme)
4	Gross plot area (As per 7/12)	4490.00 sq.mt.
5	Area: Under Encroachment	41.04 sq.mt.





.3"		03/08/2022
VVCM	C/TP/RDP/VP-6391/297/2022	236 - 03708 /2022
	Internal Road	
	Net plot area	4448,96.sq:mt.
		18217.28 sq.mt.
	Previously Approved Area	4893.85 sq.mt.
9	Permissible Basic FSI	2224.48 sq.mt.
10	Permissible Premium FSI	975.00 sq.mt.
11.	Tenanted (Incentive) FSI - 3 3 3	4004.06 sq.mt.
12	Permissible TDR FSI	
13	Permissible Ancillary	7681.63 sq.mt.
14.	Total Permissible Area	19779.02 sq.mt.
1,177	Total permissible BUA (Including	
15	Basic, Premium, TDR and Ancillary	19779:02 sq.mt
1,7	area) Maximum Limit	
400		19012.13 sq.mt.
16:	Total proposed P-Line BUA	4893,85 sq.mt.
3, 1	a) Basic	4. 56 A 201 C 100
40 · T	b) Premium	2224.48 sq.ml-
1	c) Tenanted(Incentive) FSI	975:00 sq.mt.
	d) TDR Premium	3524.76 sq.mt.
, ,	e) Ancillary	7394:04 sq.mt.
17	No of bldg.	
1	ו ואָט טו טונים.	

Please find the enclosed herewith the approved Revised Development Permission for the proposed Residential With Shpline and Commercial Building wing A,B,C,&,D, (EWS Scheme) on land bearing S.No. 116, H.No.3, of Village-Achole, as per the following details:

1 Society office Lightness Center	Sr. No.	Predominant Building	No. of Wings	No. of Floors	No. of Flat s	No. of Shops/Offi	Če:	Built Up Area (in sq. mt)	Remarks
Commercial 1 Fitness Center	1, 41 1 1, 41 1 2, 41 1	with Shopline	A,B,C	The state of the s	322	02 Hall		19012.13	Now Amended
		3 3 2 3 4 5 5 6 5 5 C	& D			1 Fitness Cer	iter		, '

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No VVCMC/IP/CC/VP-6391/360/2021-22, Dated 11/11/2021

Stands applicable to this approval of amended plans along with the following conditions:



This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.

The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The commencement certificate shall remain valld 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 Cromotion Regulations 2020).



मुख्य कार्यालय, विरार ता. वसई, जि. पालधर - ४०१ ३०५.



दूरव्यनी : ०२५० - २५२५१०१ / ०२/०३/०४/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.शःम.

दिनांक

- VVCMC/TP/RDP/VP-6391/297/2022-23

 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.
- You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion 6) Certificate.
- You shall provide the Rain Water Harvesting systems as per Govt, notification No.TBA-7) 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 WCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- You have to fix a board of public notice regarding unauthorized covering of marginal 8) 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 Vasai-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 Vasai-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.

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.

You shall provide two distinct pipelines for potable and for non-potable water.

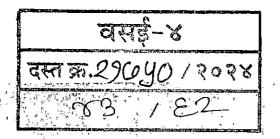
You shall submit subsoil investigation report for structural stability sharvesting purpose before Plinth completion Certificate. Rain water

17) You are responsible for the disputes that may arise die to Titler Access matter. Vasal-Virar City Municipal Corporation is not responsible for my such disputes.

18) You shall provide flush tanks in all W.C/Tollets with duel valve systems &

You shall do structural Audit for the buildings under reference completion as per Government of Maharashtra Act No.6 of 2000 har (Silvernment)





WCMC/TP/RDP/VP-6391/297/2022-23-

- 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 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) Your 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) WCMC 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 Vasai Virar Sub region affecting for your layout.
- 28) 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 Swacch 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.
- 29) You shall provide temporary fellet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed tollets blocks shall be demolished before final/occupancy Certificate.\

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वसई-४ इस्त क्र.27640/२०२४

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



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

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-6391/297/2022-23

09/08/2022

- 30) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar Assited water heating SWH system to said layout if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt, of Maharashtra.
- 34) You shall obtain Final Fire NOC from CFO before applying for Occupancy Certificate.
- 35) You should provide lightening 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) You shall obtain consent of remaining residents before next stage.

Town Plansing A ST PALGHAR

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

Asst, Commissioner, UCD,
 Vasal-Virar city Municipal Corporation.
 Ward office.

Vasal Virar City-Municipal Corporation
Certified that the above permission is issued by Commissions VVCMC, Virar.

Deputy Director, VVCMC, Virar.



4): नाव.... गिरीश राधेष्याम मित्र वय-50 पता.प्जॉट ने. ११,102. माळा ने. पहिला मजला , इमारतीचे नाव: चेद्रेय केथव को. आप. होस्मिर बोस्यप्यी तिमिरेट, ब्लॉक में... रोड में. आचोळे रोड, महाराष्ट्र हाणे. पिन कोड:-401200 पैन में-BOEF82338A नींब:--- सिता दिलीप कदम (सदमिका क्र. ए.३०) ब दुकान क्र. ००। चे मालक) बय:-.३५ पता:-नाव:-- - विठोबा कृष्णा सावंत वय:-7। पत्ता:-प्लॉट मे: ए/३०२. माळा नं: तिसरा मजला, इमारतीचे 3): नावः... सखाराम गंगराम मोडानिक वयः.80 पताः.जॉट ने: ए१०। , माळा ने: पहिला मजता . इमारतीचे नावः चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी तिगिरेड , व्यॉक मं. , रोड मं. आवोळे रोड. 5): नाव.-- गुरसेवक प्रीतम सिंह वय: 39 पताः प्लॉट नं छ।04, माळा नं पहिला मजला, इमारतीचे मतः चद्रेय वैभव कों. ऑप. होसिंग सोतायटी लिपिटेड, ब्लॉक नं. - रोड नं. आबोळे रोड, महराष्ट्र ठाणे. पिन कोड: 401200 पॅन नं-BWYPS3275G 6): नाव---- हुध नाम सिंह (सदिनिका कः एट्ट0।, दुकम कः 002 व 003 चे मातक) वय--70 पत्ताः प्लॉट से: एट्ट0।, दुकम के: 002 व 003. मात्री से: दुसरा मजदाः व राख्यभजता. इमारतीचे नाव: चेद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी तिमिटेड . व्लॉक में -, सेड नं. आचोळे रोड., महाराष्ट्र टाणे. पिन 7): नाव:-- - थांती महाराजन वय:-54 पत्ता:-प्लॉट ने: ७/202, माळा ने: दुसरा मजला , इमारतीचे नाव: इमारतीचे नावः चद्रेया कैनाव कों.आँप. होसिंग सीमाणटी शिमिटेड. ब्लॉक नं. - रोड नं. आचोळे रोड. महाराष्ट्र ठाणे. पिन कोड. न्या200 पॅन नं.न्य.CCRA7821P समारतीये गातः घडेरा वेशव को आँप. होसिंग मीमापदी लिमिटेड, ब्लॉक से., येड से अवोके रोड, महाराष्ट्र उग्जे, पिन कोड.401209 पेंन से. प्लॉट में एउठा, दुकान के 101, माळा में, तिसरा मजता व तळनजजा , इमारतीचे नात: घंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी शिमिटेड . ब्लॉक में . . रोड में. आवोळे रोड, महाराष्ट्र ठाणे. पिन नाव... - पांडुरंग धुमक वय-४४ पता-प्लॉट ने ए/३०१ माका ने तिसरा मजला इमारतीचे नाव इमारतीये नाव: चंद्रेश वैभव का. ऑप. होसिंग सोसायटी लिमिटेड . ब्लॉक न्: - रोड नं. आयोळे रोड . विकसन पात्र श्री अशोका बिल्डकॉन याना देण्यात येत आहे.सदरिल दस्तातस मुशु !): नाव:--- मायागुप्ता वय:-४६ पत्ता:-प्लॉट ने: एकका, माळा में, तळमजला, इमास्तीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसावटी शिमिटेड, व्लॉक नं.-. रोड नं. आचोळे रोड. महाराष्ट्र छाणे. पिन 2): नाव:.. - संदीप बाळ् जोगी वय:.य। पता:.प्लॉट नं. ए.002 , माळा नं. तळमजला , इमारतीचे नाव: ग्रंद्रेश वैभव कों. ऑप. होसिंग सोसायटी लिमिटेड. ब्लॉक मं. . रोड नं. आबोळे रोड. महाराष्ट्र. ठाणे. चंद्रेस वैभव को. ऑप. हौसीन सीसामटी शिमिटेड . ब्लॉक मं. . रोड मं. आवोळे रोड. महाराष्ट्र. ठाणे. पिन कोड...401200 पॅन से. A.RIPM38151 17) नाव... पांतुरंग प्रमिक वय तब पता प्ताँट ने ए१४१२ माळा ने तिसरा मजाना इमारतीचे नाव चंद्रेश वेभव को और होसिंग सोसायटी लिमिटेड ,ब्लॉक नं .. रोड नं आबोळे रोड, महाराष्ट्र, ठापे, अधिक चार मजली 94 सदनिकांची व 17 दुकानांची चंद्रेश वैभव कों. ऑप. होसिंग 1) पालिकेचे नाव:पालघरइतर वर्णन .. इतर माहिती: मीजे आचोळे येथील भुमापन दि.28/10/2021 येथे केस नं 575-2021 दि. 12/10/2021 भरण्यात आलेली आहे.(चंद्रेश वैभव को. ऑप. हीसिंग सोसायटी लिमिटेड, ब्लॉक मं. -, रोड मं. आचोळे रोड, महाराष्ट्र 9): नार्व:--- गिरीश रमेशचंद्र पातशेतकर वय:-३० पता;-प्जॉट नं: ७,२०४ , माळा नं: दुसरा मजता क. 116,हिस्सा क. 3,4490 चौ. मी. च्या बिनशेती भुखंड व त्यावरील स्तिथ तळ रु 8543900/- मा सहजिल्हा निबंधक वर्ग-। येथे अभिनिर्णय जावक क 12817 नाव:-- - महादेव केश्यव पळसमकर वय:-50 पता:-प्लॉट मं: ए/401, माळा में: चौथा मजला 8): नाव:-- - शक्षिकांत मौरेश्वर आरेकर वय:-ऽ। यता;-प्लॉट ने: ए/203, माळा नं: दुसरा मजला सीसायटी लिमिटेड ची ईमारत जमीन विकसन करारनामा पुनर्विकासाबाबत दुयम निबंधक : सहं द्.नि.वसर्ड 3 दस्त कमार्कः 14182/2021 Regn:63m 과 라다 महाराष्ट्र, ठाणे. पिन कोड: 401209 पैन नं:-AAAPM7887K Survey Number : 116, हिस्सा क. 3;1) नाव: चंद्रेश वेभव कॉ. ऑप. हीसिंग सोसायटी लिमि ठाणे. पिन कोड: -401209 पॅन नं:-,ACL.PS6210P पिन कोड:-101209 पेन मः-AJEPJ2412Q पिन कोड:-101209 पॅन नं:-A1WPD7606F गावाचे नावः आचोळे मोड:-401209 पॅन नं:-AGKPK7800Q मोड -401209 पॅन नं- BJOPG5816C कोड:-401209 पॅन नं--BCTPS8970F सची क.2 विकसनकरारनामा 4490 चौ.मीटर 170867000 68553500 स्थाः-या/लिहन नाव किया दिवाणी नामा किवा आदेश ole:-Generated Through eSearch देण्यात असेल lodule, For original report please ontact concern SRO office. गबितितपटटाकार आकारणी देतो की देने नाव व पता (३) बाजारभाव(भाडेपटटयाच्या (४) भू.मापन,योटहिस्सा व घरकमांक(असत्यास) पटटेदार ते नमुद करावे} ा विलेखाचा प्रकार (2)मोबदला 16-12-2022 14182350 joint ! **₹3!-4**

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14): नांद;...- छोटेलास बेचन गुप्ता वय: 49 पत्ता:-प्लॉट ने: बी/001 , माळा ने: तळमजला , इमारतीचे नावः घेदेया वेनाव को, आप, होसिंग सोसायदी तिमिटेड , व्लॉक मं, , रोड मं, आयोके रोड , महाराष्ट्र, ठाणे, पिन कोड, ना। 109 पॅन मं, Ar non 11 राज्य

15): नाव:..- सहमातक गीता छोटेलाल गुप्ता वय:.ऽ0 मता.प्र्लॉट ने. बी७०१ , माळा ने. तेळमज हमारतीवे नाव: चंद्रेय वेभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड. ब्लॉक नं. - रोड नं. आवोळे २ महाराष्ट्र, ठाणे. पिन कोड: 401209 पॅन न--AZZPG9338H

दस्त क्र

।6; ਜੀਵ... ਸੀ-ਸਾਡੀ गोर्थनभाई बापेला बय...ठ. पता..प्लॉट में. बी/002. माळा नं. तकमजता. इमारतीवे नव: खेरेथ तैभव कॉ. अंग. होसिंग सीसायटी तिगिटेड , व्लॉक नं. .. रोड नं. आयोळे महाराष्ट्र, ठाणे. मिन कोड.-401200 पॅन मं.-AGSPW42750 17): नोब... आयोष कुमार अलखनारायण सिंह वय...अ पता..प्लॉट मं. बी/101. माळा नं. पांह मजला. इमारतीचे नाव: बंदेश कैभव कॉ. ऑप. होसिंग सीसायटी हिमिटेड , व्लॉक मं. . रोड मं. आयोळे रोड . महाराष्ट्र ताणे. पिन कोडः-401200 पॅन मं.-BKJṛṣSS3111 18): नाव:..- सीमा संतोष कुमार सिंह वय:.40 पता: प्लॉट नं: वी 102, माळा नं: पहिला मजला, इमारतीचे नाव: चंद्रेय वैभव कों. ऑप. हीसिंग सोसायटी लिमिटेड , ष्लॉक सं. , रोड मं. आवोळे : PALGIJAR, PALGIJAR, ÎDF BÎS: 401209 ÎFF F. ECIPS0245D

20): नाव:-- उतम बैंयवंत परब वय:-ऽ0 पता-प्लॉट में बी/103, माळा में पहिला मजला ; मार्क नाव: चेट्रेश वेनब कों. अप. हीसिंग सोसायटी लिमिटेड, ब्लॉक में. - रोड में. आबोळे रोड , महार ठाणे. पिन कोड:-401209 पेंन में:-ARDP\$\$944) 19): नाव:--- सहमातक संतोष कुमार अत्यवनारायण सिंह चय:-41 पत्ता:-प्लॉट ने: बी/102. मान्त्र पहिला मजता , इमारतीचे नाव: चंद्रेश वैभव को. ऑप. होसिंग सेसायटी तिमिटेड , ब्लॉक नं. . . आबोळे रोड . महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं-DBMPS2R62C

21): नावः..- अमरनाथ लालताप्रसाद तिवारी वयः.ऽ8 पताः.प्ताँट मं: बींग्रेश, माळा मं: पहिला मे . इमारतीचे नावः बेदेश वैभव कों. ऑप. हीसिंग सीसायटी तिमिटेड . क्लॉक मं.- रोड मं. आबोळे 22): नोव:-- - नरंजन दास वय:-67 पता:-त्वॉट नं बी.26). माळा नं दुसरा मंजता (इमारतीय न चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी तिमिटेड , व्लॉक मं. - रोड नं: आचोळे रोड . महाराष्ट्र ? नींवः--- नरंजन दास वयः-६७ पताः-प्लॉट नं: बी/२७१. माळा नं: दुसरा मजला , इमारतीचे न महाराष्ट्र, ठाणे. पिन कोड:-401209 पैन नं:-ADYPTS184H

23): नाव:--- सुर्यात दत्ताराम खाडे वच:-ता पता-प्तॉट नं.वी.202, माळा नं. दुसरा मजता. िक्क इमरतीचे नाव: बंदेश वेभव कॉ. ऑप. होसिंग सोसायटी तिमिटेड, ब्लॉक नं. रोड नं. आवोळे रोड, महराष्ट्र: ठाणे. पिन कोड:--in1209 पॅन नं.-A.UCPX4480C पिन कोड: 401209 पैंन नं:-ANDPD5934A

24). नीवा... जितेदू कुन्हाडे वय...39 पता.स्वीद ने: वी 2003. मोळा ने: दुसरा मजला , इमारतीचे नाव. चंद्रेया वैभव को..ओप, होसिंग सोसायटी लिमिटेड , ब्लॉक ने... रोड ने: आंबोळे रोड , महाराष्ट्र ठाणे. ਸਿਤ कोड: 401209 पॅन ने:-ATMPK1291N

25): नाव:-- - सहमातक अर्चना जितेंद्र कुन्हाडे वय:-३६ पता:-प्लॉट ने: बी /203, माळा ने: दुसरा मजला , इमारतीचे नव: चंद्रेश वैभव कों, ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं, -, रोड नं आचोके रोड , महाराष्ट्र, ठाणे. पिन कोड; 401269 पैंन मं-BEVPK4170D

26): नावः... अरविदं यादव घषः.३४ पताः.प्लॉट नं. बी/204, माळा-तं. दुसरा मजला , इमारतीचे नावः चंद्रेश वेभव कॉ. औप. हीसिंग सोसापटी सिमिटेड , ब्लॉक नं. -, रोड नं. आदोळे रोड , महाराष्ट्र, ठाणे.

पिन कोड. -401309 पॅन नं-, ACRP 19971. 27): नाव:- - दिनेश सना ऋषी (सदिनिका क्र. बी/30) व बी/302 वे मातक व बंद्रेश वैभव को. ऑप. रमारतीचे नाव: चंद्रेश वैभव कॉ, ऑप. हौसिंग सोसायटी लिमिटेड , ब्लॉक नं. -, रोड नं, आचोळे रोड,), सोसायटी लि चे अध्यक्ष) वय:-55 पता:-प्लॉट ने: बी:301 व बी 302, माळा ने: तिसरा मजला, ाहाराष्ट्र, ठाणे. पिन कोड:-401209 पेंन सं--AHSPR0421R

28): नांव:..- सहमातक मीना दिनेश ऋषी वय:ऽऽ पता:-प्लॉट ने: बीऽश्रः, पाळा ने: तिसरा मजता, हमारतीवे नाव: बेरेश्व वेभव कॉ. ऑप. होसिंग सोसायटी सिमिटेड. ब्लॉक नं: -, रोड नं. आबोळे रोड, हिराष्ट्र, ठाणे. पिन कोड:-4012७७ पॅन नं:-AZUPR800SC

29): नीव... मनीषा प्रकाश सोलंको क्य...स्याता.स्यॉट नं बीऽध्यः माळा सं तिसस्य मजता. इमस्तीचे नातः क्षेत्रस केतव को. अग्र. होस्मि सोस्पयटी हिमिटेट. ब्लॉक नं. . सेट नं. आचोठे सेट. महाराष्ट्र ठाणे. पिन कोड..न01289 पेंन नं..CGMPS7277R नैंव... - सहमातक प्रकाश जगदीश सीलंकी वय:-74 पता:-प्लॉट ने: बी/303, माळा ने: तिसरा मजला, इमारतीचे नाव: चंद्रेया वेभव कों. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं.

31): 'नवः-- अशोक लालु वादव वयः-3। पताः-प्लॉट नं बी.304, माळा ने: तिस्ता मजाताः इमारतीचे नावः चंद्रेश्य वैभव को. ऑप. हीसिंग सोसावदी तिमिटेड, ब्लॉक मं. -, रोड मं. आषोळे रोड, महाराष्ट्र. ठाणे. पिन कोड:-401209 पॅन सं-ADSPY27558 आवोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-CGMPS7276Q

२): नाव.-- सहमातक निषा अशोक यादव वय:-२७ पता:-प्तॉट सं बी:१७५ माळा मं तिस्ता मजता. इसास्तीचे नाव: चेदेश वैभव कॉ. ऑप. हीसिंग सोसापटी लिमिटेड . ब्लॉक नं: -, रोड नं: आबोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन मं-ANNPY 5699P 33% नंदः--- सुमम आनंद साळवे वयः-50 पताः-प्लॉट नं, बी५0।, माळा नं, चौथा मजताः, इमारतीचे नावः चौदेश वैभव काँ, ऑप. हीसिग सोसावदी विमिटेड, ब्लॉक नं:-, रोड नं: आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पेन नं.-BGEPS0995M

३५): नावः--- सागर शागे वयः-३५ पता:-प्लॉट नं सी४००2. माळा नं तळमजला , इमारतीचे नाव: चंद्रेश वेमव कॉ. ऑप. होसिंग सीसायटी लिमिटेड. ब्लॉक में. ् रोड में. आचीके रोड, महाराष्ट्र, ठागे. पिन ३३). नात:... जय नारायण यमी यय:..ऽऽ पता:.लॉट में. सी १००१, माळा मं. तळमजला. क्ष्मारतीचे नाव: चेद्रेय वैभव को. ऑप. हीसिंग सोसायदी तिमिटेड . ब्लॉक मं... रोड मं. आयोळे रोड. महाराष्ट्र ठाणे. पिन कोड:.-401209 पॅन मं..DBL/54517K

36): नावः.-- सहमालक तृता सागर राणे वयः-अर पताः.प्लॉट नं. सी.002, माळा नं. तळमजता. इमारतीचे नावः चंद्रेश वेभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. . रोड मं. आयोके रोड. कोड: -101209 पॅन मं:-AMUPR7XII7G

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60): नाव..-- सचिन सुरेय घन्हाण वय:-.३ पताः-कोट में. डी/1003, माळा में, तळमजता, डुमारतीचे नाव: घेट्रेय वैभव को. औप. होसिंग सोसायटी तिमिटेड, घ्लॉक में:-, रोड नं: आयोळे रोड, महाराष्ट्र ਨਾਂਗੇ. ਸਿੰਕ कोड: 401209 ਪੱਜ ਜ::AFEPC1986D

51); नावः--- रथमी राभचंद्र घडशी वय:-51 पत्ता:-प्लॉट ने; डी/101, माळा नं; पहिला मजला, इमारतीचे नावः चंद्रेश देभव कॉ. ऑप. होसिम सीसायदी तिमिटेड, ब्लॉक नं. -, रोड नं. आचोळे रोड. महाराष्ट्र ठाणे. प्रिन कोडः.-401209 पॅन नं.-BPCPG2291D

62): नाव:-- अयोक जयराम साळवी वय:-12 पता:-प्लॉट नं. डी/102, माळा नं. पहिला मजता. इमारतीचे माव: चेद्रेय कैपव कों. ऑप. होसिंग सोसायटी लिमिटेड . ब्लॉक नं. - रोड नं. आवोळे रोड, महाराष्ट्र, ठाणे, पिन कोड:-401209 पॅन में:-BHNPS08430

64): नीवा--- श्रीकांत उ. दिवेकर वय-78 पताः जींट में. धींग04, माळा में. पहिला मजला, इमारतीचे 'गवः घेदेश वैभव कों, ऑप. हीसिंग सीसागदी तिमिटेड , ब्लॉक मं. , रोड मं. आचोळे रोड, महाराष्ट्र 63). नेवर -- सीमाजी गोपाक भीजने वया.-70 पाता.-प्लॉट से. डी/100, माळा सं पहिला मजला, इमारतीचे नाव: यदेश देभव कों, और, होसिंग सोसायटी लिस्टिंड, व्लॉक सं. , रोड सं. आचोके रोड, महाराष्ट्र, ठाणे, पिन कोड़.-401200 पॅन सं. ठाणे. पिन कोड:-401209 पेंन नं:-AARPD9384P

८९४: 'गव.-. अरेपती अप. नायर चय-.८ पता.-जॉट में. डी.२०१, माळा ने. दुसरा मजता. इमारतीचे नाव: चंद्रेया वैभव कॉ. ऑप. हीसेंग सोसायटी लिमिटेड, ब्लॉक नं.-, रोड नं. आयोळे रोड, महाराष्ट्र ठाणे. पिन कोड:-4012७७ पॅन नं.-ABDPN6197R

७०): नाव:.. - सचिन रामजी जामव यर:...ग्र पता:-जाँट नं. टी.टाट. मांक। नं. दुशरा मजदा. इमारतीने नाव: बद्देश वैभव कों. ऑप. हीसिंग सोसायटी तिमिटेड, ब्लॉक नं. , रोड नं. आयोळे रोड, महाराष्ट्र ठाणे. पिन कोड:-401209 पैन नं.-AKQP10128C

67): नाव:--- सहमात्रक अर्मना स्रीयन जाधव वय:-36 पता:-प्तीट नं: डी.202, माळा नं. दुसरा मणता . इमारतीचे नाव: चंद्रेय वैभव कॉ. ऑसेंग सीसायटी सिमिटेड, ब्लॉक नं:-, रोड नं. आयोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ARBPR4610B

68): नंदा--- सुधाकर अनंत बागवे बया-,69 पता-,प्लॉट में डी 7.03, माळा में दुसरा मजता. इमारतीचे नात: चंदेय केपव को और, होसिंग संजयति तिमिटंड , व्लोक नं, , रोड नं, आचोके रोड., महाराष्ट्र, ठागे. पिन कोड:-40.20 को में-A.HDPBs&01/C 69): प्रांच-, भागादेशी काळायम राव वस.-A पता- प्लॉट नं, डी.204, माळा नं. दुसरा मजता, इमारतीचे नात: चंद्रेश वैभव को ऑप. होसिंग सोसायटी तिमिटंड, व्लॉक मं.-, रोड मं

नावः चद्रेया वैभव को. औप. हीसिंग सीसायटी तिमिदेङ, ब्लॉक मं. , रोड मं. आयोळे रोड. महाराष्ट्र. ठाणे. पित्र कोछ.-न्या २७७ पॅन नं-AGCPC23010 70): नाव:--- इंदर जीत छावरा वय:-70 पता:-प्लॉट नं: डी/301, माळा नं: तिसरा मजला, इमारतीचे आंचोळे रोड. महाराष्ट्र, ठाणे. पिन कोड: 401209 पॅन नं.-

7)): नाव:--- थैतेश बाजीराव चीथे चन:-5) पता:-प्लॉट नं. डी.102, माळा नं. तिसरा मजता, इमारतीचे नाव: चेट्रेश वैभव को, ऑप. हीसिंग सोसायटी तिमिटेड, ब्लॉक मं.-, रोड मं. आयोळे रोड, महताष्ट्र, ठाणे. पिन कोड:-401209 पॅन मं:-A.PpcA121L

72): नाव:-- सहमालक क्षेता भेलेया चीथे वय:-४२ पता: प्लॉट से. डी.२४२. माळा से. तिसरा मजता. इमारतीचे नाव: मेडेया चेभव को. अप., होसिंग सोखायटी तिमिटेड . ब्लॉक सं. ., रोड में. आचोळे रोड, महाराष्ट्र डाणे. पिन कोड:-401209 पॅन से-AVKPC3543K 73): नोब्:-- - अजपकुमार दूध नाप सिंह (सदमिका क्र. डी३०३ व डी५३०३ चे मातक) वय: -11 पत्ता: प्लॉट में, डी.303 व डी.344, मत्त्वा में, तिसरा मजता. इमारतीचे नाव. चंद्रेय वैभव कॉ. ऑप. होसिंग सोसायटी रिमिटेड, ब्लॉक में. , योड में, आवोड़े रोड़, महाराष्ट्र, ठाणे. पिन कोड:401209 पॅन ने-

74): नावः--- पिद्रतात कुमावत वयः--10 पताः प्लॉट में इं1001, माळा में, तळमजला, इमारतीचे नाव; चंद्रेया वैभव कों. अपि, हीसिंग सोसायवी तिमिटेड, ब्लॉक मं. , रोड मं. आवोळे रोड, महाराष्ट्र, ठाणे. DBYPS7337L

अपनिके रोड, महाराष्ट्र, ठाम, मिन कोड, 401209 मेंन सं. DPHPK 8385H 76): नाव:-- चंद्रकोत अनाजी नाईकसाटम यय:-82 पता:-लॉट सं. इ,002, माळा में. तळमजता. इमारतीये नाव: चंद्रश्च वैभव कॉ. ऑप. हौसिंग संसायटी लिगिटेड, ब्लॉक मं. , रोड मं. आचोळे रोड, 73): नायः--- सहमालक दीपमाला पिटूसाल कुमावत वयः-ऽऽ पताः-प्याँट नं: इ,७४।, माळा मं. तळमजला, इमारतीये नाव: ब्रोद्रेश मेशन को. अप, होसिंग सीसामदी लिमिटेड, ब्लॉक नं: , रोड नं पिन कोड: 401209 पेंन न<u>ः</u>-

77): नाव:--- अनंत मंडपे वय:-50 पता: प्लॉट नं: इ004, माळा नं: तळमजता, इमारतीये नाव: चंद्रेश वैभव कॉ. ऑप. हीसिंग सीसामटी लिमिटेड. व्लॉक मं:-, रोड नं: आयोळ रोड, महत्ताष्ट्र, ठाणे, पिन महाराष्ट्र, ठाणे. पिन कोड: -401209 पॅन नं--AAWPN7865Q

कोड: 401209 पेन ने:-

79): नाव.--- कल्पेश किसन पालशेतकर (सदनिका स्ट. ईं10) चे मातक व चंद्रेश देभव कॉ. ऑप. ही. सी. लि. चे समिती सदस्थ) वय:--1 पता:-प्लॉट में इ100, माळा ने: पहिला भजता, इमारतीचे माव. 78): नाव... राजानन महादेव घटशी क्य.-ऽ। पद्मा.प्लॉट नं. इं1001ए, माळा मं. संग्रमजना, हमारतीये नाव: घंद्रेया वैभव को. ऑप. होसिंग सोसाबदी तिमिदेड . ब्लॉक नं. -, रोड मं. आचोळे सेड. गंद्रेश वेभव को. ऑप. होसिंग सोसायटी तिमिटेड . ब्लॉक नं . . रोड नं आचोळे रोड. महाराष्ट्र. ठाणे. महाराष्ट्र. ठाणे. पिन कोड: 401209 पेंन ने:-AGDPG2282M

80): नव--- प्रणात रवीड़ बेंड़े वच:,37 पता: प्लॉट नं इ1102, माळा नं पहिला मजला इमारतीचे नात. वहेया वेभव को. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं .. रोड नं आचोळे रोड: PALGHAR, 24LGHAR. पिन कोड:-401209 पॅन नं:-AMIPB4891P पिन कोड:-401209 पॅन नं:-AMKPP9139M

हमारतीचे नावः चंद्रेश वैभव काँ, ऑप. होसिंग सोसायटी लिमिटेड , ब्लॉक नं. . , रोड नं. आबोळे रोड, 81): नाव:—- राजशिखर गणपत जाधव वय:-३9 पता:-प्लॉट नं: इ/103, माळा नं: पहिला मजला, म्हाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AFDP10601G

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(सदनिका क. सी/1003 व ई/1003 चे भालक) वद:-43 पता:-प्लॉट से सी 603 व ई 603, माळा ने, सळमजला , इमारतीचे नाव; चंद्रेश वेभव को, अपेंच, होसिंग सोसायटी लेमिटेट , ब्लॉज से -, रोड सं, आवोळे शेड, महाराष्ट्र, डाजे, पिन कोड:-401209 पॅन सं. महाराष्ट्र, ठाणे, पिन कोड:-401209 पॅन नं-BCAPR7568

१९) नाव:-- नरेया धनजी योदगे वय:-४९ पता:-प्लॉट में. सी/००६, माळा में. तेळ मजला , इमारतीचे नाव: चेट्रेया वैभव कॉ. ऑप. हीसिंग सोसावटी लिमिटेड , ब्लॉक में. , रोड में. आवाजे रोड, महाराष्ट्र डाणे. पिन कोड: 401209 पॅन मं:-AWHPS1070R BLNPS2623C

नाव:-- - कोती पुरुषोत्तम बाघेला वय: 45 पता:-प्लॉट ने: सी/007, माळा न: तळमजला , इमारतीह नाव: चंद्रेया वैभव को, ऑप. होसिंग सोसायटी लिमिटेड , ब्लॉक नं: -, रोड नं: आचोळे रोड, महाराष्ट्र ठाणे, पिन कोड: .401209 पॅन नं:-^ABPW9520D

क्ष)ः नातः--- सुकुंद गलराज दश्वरथी वयः-४६ पताः-प्योट नैः सी।१०।, माळा नैः पहिता मजला. इमारतीये नावः चहेश्व वेभव क्रॉ. अर्पेप, हीसिंग सोसायदी तिमिटेड, व्यॉक मेः - रोड मं. आयोळे रोड. महाराष्ट्र, ठाणे. पिन कोड: 401209 पॅन ने:-APDPD9652H

41): नीवा--- प्रदीच तुकाराम जापव वय--55 पता. जॉट में. सी.7102. माळा में. पहिता मजता। हमारतीये नाव: चेत्रेय वैभव को. ऑप. होसिंग सोसायटी लिग्निटेड , ब्लॉक में. -, रोड में. आचोळे तेड. महाराष्ट्र, डाणे, पिन कोड.401209 पॅन मं.AFRP12682P

4); नीतः - शेलेय मिरिजात पटेल बयः 38 पताः लॉट सं. सीगाठ), माळा सं. पहिला मजला, इमारतीये नायः पदेषा वैभव यो, ऑप. हीसिंग सीसायटी लिमिटेड , ब्लॉफ सं. , रोड मं. आबोळे शेड,

इमारतीये नाव: घरेया वैभव को. ऑप. हीसेंग सीसावटी लिमिटेड, ब्लॉक सं. , शेंड सं. आयोळे शेड. महाराष्ट्र, ठाणे. पिन कोड.-401209 पैन सं.-AXUPT8820F 43): नोगः--- सिद्धेश व्ही. गेरवणकर वय:-38 पता:-प्लींट नः सीगाक, माज्य नः पहिला मज्ज्ञा महाराष्ट्र, ठाणे. पिन कोड: 401209 पॅन नं-AGBPP24481

44): नाव:-- - सहमालक मुजाता संतोष बहुतुले वय:-३२ पत्ता:-प्लॉट ने: सी/104. माळा ने: पहित्ता मजला इमारतीचे नाव: वेदेया वेभव को. औष. होसिंग मोसायटी सिमिटेड. ब्लॉक में . रोड में. आवोक्ते रोड. महाराष्ट्र ठाणे. यिन कोड.-401200 पेंन सं-AUPPBG423M

4): नाव:-- सागर देतात्रम सूर्यक्षी वय.,30 पता:-प्रॉट सं सीगठ, माळा नं पहिला मजला इमारतीचे नाव: चद्रेया वैभव को. ऑप. होजिंग सोसायटी लिमिटेड , ब्लॉक नं: , रोड मं. आचोळे रोड. महाराष्ट्र ठाणे, पिन कोड:-401200 पॅन सं-COLPS34444

नाव:-- - मांगीकुवर बाबूसिंह राजपुरीहित वय:-42 पता:-प्लॉट नं: सी/106, माळा नं: पहिता Ę

मजता. इमारतीचे नाव: चंद्रेश वेभव को. ऑप. होसिंग सोसायटी लिमिटेड , ब्लॉक नं. . रोड नं. आवोळे रोड. महाराष्ट्र. ठाणे. पिन कोड:-401209 पॅन नं.-CMWPR8504G

47): जावः.-- सहमातक बाबूसिंह एच. राजपुरोहित वयः.-४ पताः.प्लॉट नं. सी/10६, माळा नं. पहिता भजता, इमारतीचे नावः चेदेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड. प्लॉक नं. - रोड मं आयोळे रोड. महाराष्ट्र. ठाणे. पिन कोड:-401209 पॅन नं-ALXPR8173P

48; नाव... राजू भीतानाथ एजारे वस.eo पता.प्तारे नं सी.107.माळा मं पहिला मजता. इमारतीचे नाव: घोरा वेभव की. ऑम. होसिंग मोसायदी तिमिटेड. क्लॉक नं.. रोड नं. आबोळे रोड. महाराष्ट्र. ठणो. मिन कोड.-401209 पेंन ÷.AnPHSSen कु: नाव.-— नार्याया दीनांद देसींद वस.si पता.प्तांट में. सी.201.माळा नं. दुसरा मजता. इमारतीचे नाव: नार्याया दीनांद देसींद वस.si पता.प्तांट में. सी.201.माळा नं. दुसरा मजता. इसारतीचे नाव: नार्याया होश्य केशव की. और, हीसिंग संसायदी तिमिटेड. व्लॉक नं. रोड मं. आबोळे रोड. महाराष्ट्र. ठाणे. पिन कोडः-401209 पेंन मे.A.E.PD394012

50): नीव:--- हेमंत केश्यव बंदरकर वय:-54 पत्ता:-प्लॉट नं. सी/202, माळा नं. दुसरा मजला

महरू -- सहमाएक ग्रिया हेर्ना बंदरको चय-प्रगापता में महरू -- सहमाएक ग्रिया हेर्ना बंदरको चय-प्रगाप्तार में सीठाठ, माळा ने दुसरा मजता. महरूपी पूर्व कोड को अंगर होसम मासायवी हिमेटेड , व्यंकि ने: , रोड में, अमोके रोड, हुट्डाये, पिन कोड: 401209 पॅन ने:A11QPB(6925) हमारतीये नाव: चंद्रेय वैभव कॉ. ऑप. हीसिंग सोसायटी लिमिटेड . व्लॉक नं: .. रोड नं: आयोके रोड. महाराष्ट्र: ठाणे. पिन कोड.-40120º पॅन नं:-ACXPB0271B Joint S

क्षिय पैभव को, ऑप, होसिंग सोसायटी लिमिटेड, ब्लॉन नं . रोड नं आचोळे रोड. क्रिमाजी योकर कदम वय:-60 पता:-प्लॉट ने: सी/204, माळा ने: दुसरा मजला ग्रेस्तोद्येषम्, बेदेश येभय कॉ. ऑय. होसिंग सोसायटी लि. स्प्रेष्ट्र, जायो विभी कोडः-401209 पैन नं:-AJFPK0303A Ago. Salah

53) <u>जी</u>वे <mark>- जे</mark>वरीन दीनानाथ यादव वय-54 पता-प्तांट ने सी.205, माळा में दुसरा मजता. ईमार्स्यीत्रे माळीमंद्रीय चेथर को. ऑप. हीसिंग सोसायदी तिस्टिड , ब्लॉक में .. रोड में आवोळे रोड, 58. नोर्बर क्रिक्शिका सिंह वयः 44 पताः प्रतार सं सीरुशः, नाळा ने तिसरा मजताः इमारतीये सीर्व ग्रह्मा क्रीन में अन्य अन्य क्षा कि कर् कीं ऑप होसिंग सोसायटी लिमिटेड ,ब्लॉक नं - . रोड नं: आचीळे रोड, महाराष्ट्र ट्राणी पिर्माकोड: 401209 पॅन नं-ADRPY4177E विन कोई. 401209 पॅन ने:-DGUPS0112Q र्थ यादा क्यू

नीव, चंद्रेय वैभव को, ऑप, होसिंग सोसायटी लिमिटेड, ब्लॉक नं. . रोड नं. आचोक्ते रोड. इमारतीचे गतः चंद्रेश दैभव कॉ. ऑप. हीसिंग सोसायटी तिमिटेड , ब्लॉक मे. . , शेड मे. आवोळे रोड. महाराष्ट्र, ठाणे. पिन कोड. 40120º पॅन मे. A.COPC7132P 56): नोवं:-- . चंद्रकोत संभाजी चन्हाण चय:-६। पता:-प्लॉट नं: सी/३१७७, माळा में: तिसरा मजला, रंतन्तात भवरतात सेन वय:-४ऽ पता:-प्लॉट नं: सी/३०६. माळा नं: तिसरा मजला मिसंहि, ठाणे. पिन कोड: 401209 पॅन नं-BARPS5301L P. IESEN SHEET

57): नीव...- रमेथ कानजी मारू चय..न। पता. प्योंट नं. डी001, माळा नं. तळमजता. इमारतीचे मार्च चंद्रेश वैभव कॉ. ऑप. होसिंग सीसायदी विमिटेड . ब्लॉक मं. . रोड मं. आवोळे रोड, महाराष्ट्र 58): नाव;--- सहमातक सोनत रमेश मारू वय;-३8 पता;-प्लॉट नं: डी४००।, माळा नं: तळमजला इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. हीसिंग सीसायटी लिमिटेड , ब्लॉक न: -, रोड न: आबोळे ठाणे. पिन कोड:-401209 पॅन नं:-ALXPM9673K

नाव:-- विभा (विभा) रमेश सिंह(सदनिका क. डी/002 व डी/004 चे मालक) बय:-53 पता; त्सींट ने: डी/002 व डी/004, माळा ने: तळमजला, इमारतीचे नाव: चंद्रेश वैभव को. ऑप. होसिंग महाराष्ट्र, ठाणे. पिन कोड: 401209 पॅन नं:-CC1PM2888J

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गतः घंद्रेया वैभव को. ऑप. होसिंग सोसायटी लिमिटेड . ब्लॉक नं. ., रोड नं. आयोळे रोड. महाराष्ट्र 83): नाव:--- महेश एन. सावंत वय:-10 पता:-प्लॉट ने: इं११०४, माळा ने: पहिला मजला, इमारतीचे

१३): नाव.--. सहमातक मनस्वी महेश सावंत वय:,३४ पता:प्जॉट में, द्वागा, माळा ने: पहिला मजता. इमारतीये नाव: घेद्रेश वेभव कॉ. औप. होसिंग सोसायटी दिपिटेड , ब्लॉक मं. . रोड मं: आयोळ रोड. पिन कोड:-401209 पॅन ने:-8GPPS0839F

8को. नींव...- नीत रतन हरी बंधा राय वय:.ऽऽ पताः प्लोट में झें200, माळा में दुसरा मंजता. हमारतीने नाव: घंद्रेश वैभव कॉ. ऑप. हीसिंग सोसायटी लिसिटेड. ब्लॉक मं.. रोड में आवोछे रोड. महाराष्ट्र, ठाणे. चिन कोड: 401209 पॅन मं.-CYEPS6773A

85s नोव:...कृष्णा सुरोय घक्ताण वस.3s पताःम्लाटं सं कृष्णः, माळा सं द्वसरा मजता , क्षारतीचे नावः चंद्रेय केथत को अप्प, होसिंग चोलमायी हिमिटंड, ब्लॉक सं.. रोड मं. आचोके रोड, महाराष्ट्र, ठाणे, पिन कोड:.401309 घॅन सं..KVVP sasca. महाराष्ट्र, ठाणे. पिन कोड: -401209 पॅन न:- AJPPR0246M

६६). नावः--- सहमातक राधिका कृष्ण चव्हाण वयः-३2 पता-प्याँट मं: इ/२०३, माळा मं: दुसरा मजता . इमारतीचे नाव: चंद्रेय वेभव कॉ. ऑय. हीसिम सीसायटी सिमिटेड , व्यॉक मं: -, रोड मं. आचोळे रोड. पिन कोड:-401209 पॅन नः-AKVPC4959M

87). नोवः... जयप्रकाष सिंह वयः.न। पत्ता.प्तांट नं. इ.२०४, माळा नं. दुसरा पजना , इमरतीचे नाव: चंद्रेय वैभव क्रॉ. ऑप. होसिंग सोसायटी दिमिटेड , ब्लॉक नं. ., सेड मं. आचोळे रोड, महाराष्ट्र, टाणे. महाराष्ट्र, ठाणे. पिन कोड:-401209 पैन ने:-ADWPH7004G

१११) नावः--- नितीन काशिनाय सुर्वे वयः-४६ पताः-प्लॉट नं. इ/३०। , माळा नं: तिसरा मजला, इमारतीचे नाव: चेदेश वैभव को. ऑप. हीसिंग सोसायदी सिनिटेड, त्लॉक मं: -, रोड नं. आवोळे रोड, महाराष्ट्र, पिन कोड:-101209 पेंन नं:-CLCPSk553D

ਨਾਯੇ. ਧਿਜ कोड: 401209 ਧੱਜ ਜੋ-BNTPS5392A

89): नव.... सुरेंद्र प्रताप पादव वय...) पता..स्पोंट ने. हं.vo.), माळा ने. तिसरा मजता. इमारतीचे नात: चढेच देशव को. और, होसिंग सोमायदी लिमिटेड, ब्लॉक सं... रोड नं. आवोळे रोड. महपाष्ट्र. ठाणे. पित कोड...401 200 पी नं. Accopyory)... 90): मवः... सहमायदी कीया सुरेंद्र यादव वय...) पता.स्पोंट नं. इं.vo.), माळा नं. तिसरा मजता. इमारतीये नाव: संदेशव देशव को. और, होसिंग सोसायदी तिमिटेड, ब्लॉक नं... रोड नं. आवोळे रोड.

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महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ANFPY4294G

9)). नेवर--- रतमेथ आनंद्र पुजारी घम-अम पता-प्लॉट से. इ.२०३, माळा ने. तिसरा मजता. इमारतीचे नावः चंद्रेय वैभव जी. ऑप. होसिंग सोसायटी लिमिटेड , ब्लॉक मं. -. रोड मं. आचोळे रोड. महाराष्ट्र. ठाणे. पिन कोड:-401209 पॅन से-ASNPP1362R

92): नाव.-- जगनरामण गुत्ता वय.--) चता-व्यंदि नं इ730, माळा नं तिस्स मजता. इमारतीचे नाव: चंद्रेश वेभव को. ऑप. होसिंग सोसायटी लिमिटेड . ब्लॉक नं. - रोड नं. आबोळे रोड. महाराष्ट्र. ठाणे. पिन कोड.-401209 पॅन नं.-APLPC8809F

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१)): नाव.-- 'सहमातक पक्षीदा जगनारावण गुप्ता वच.-४ पता.-प्लॉट में इ.शक, माळा में तिसरा मजता इमारतीचे नाव: बंदेख बेभव कॉ. अंप. हीतिंग सोसावदी सिमिटंड , ब्लॉक में . . रोड में. आबोळे रोड, महाराष्ट्र ठाणे. पिन कोड.-401219 पॅन में.-AXUPG11921

%), नावः... रामवंद्रं एम. पदजी वयः,57 पताः.प्लॉट में. यॉप १०५, माळा नं. तळमजजा. १ मापतीचे नावः चंद्रया वैभव की. ऑप. होसिंग सोसायटी लिमिटेड .ब्लॉक मं. . रोड मं. आचोके रोड, महाराष्ट्र ठाणे. पिन कोड..आ)210 पॅन मं.

yy, नावः-- रामनप्रायण टी. दुवे वयः-s9 पताः-त्याँट सं. याँप 105. माळा नं. तळमजता. इमारतीचे नावः चंद्रेय वैभद की. ऑप. होसिंग सोसायटी हिमिटेड , ब्याँक सं. -, रोड सं. आबोके रोड, महराष्ट्र, ठाणे. पिन कोड:-401209 पॅन सं-AOOPD0755R

%), नाव:-- संजय रामजंद्र चौरिस्यां वय:44 पता: प्लॉट ने: आँप 006, माका ने: तकमजता. इमारतीचे नाव: चंद्रेया वैभव को. ऑप. होसिंग सीसायटी तिमिटेड , ब्लॉक में: -, रोड में: अचोक्षे रोड, महाराष्ट्र, ठाणे. पिन कोड: 401200 पॅन में:AFVPC%664Q

तकमजला, इमारतीचे नाव: चंद्रेश वैभव को. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक ने: -, रोड ने: नोवः - - मालतीदेवी सुभेदाय् श्रेओनाथ् सिंह वयः 60 पत्ताः प्लॉट नेः शॉप 007, माळा न आचोळे रोड. महाराष्ट्र. ठाणे. पिन कोड:-401209 पॅन नं:-BYLPS6536B

नातः चंद्रेय वैभव को. और, होसिंग सासायटी हितिरेंड, ब्लॉक नं. , रोड नं. आयोळे रोड, महाराष्ट्र. ठाणे. पिन कोड. 401209 पेंन नं. EDPPSS456E 99): नावः--- जिप्रेया पी. बोरा वय: 49 पता: प्लॉट में. शॉप 009, माळा नं. तळमजता, इसारतीये नाव: चंद्रेय वैभव को. ऑप. होसिंग सोसायटी शिपिरेड, ब्लॉक नं. , रोड नं. तळमजता, महाराष्ट्र, वाणे १४): नावः-- - तबस्तुम अस्तम शेख वय:-.३९ पता:-प्लॉट ने: शॉप १०४, माळा ने; तकमजता, इमारतीमे

100ा: नाव:..- सहमातक जिम्रा लिग्नेय वोरा वय:....श पताः.प्लॉट मं. शॉम 009. माळा नां. तळमजाता. इसम्दतीचे नाव: चंद्रेया वैभव को जॉप. होसिंग सोसायटी लिमिटेड , ब्लॉक मं. -, रोड मं. अप्वोळे रोड. महासष्ट, ठाणे, पिन कोड:.401200 पॅन मं.-AFKPV80799 पिन कोड:-461209 पॅन ने:-ADLPV33200

101), निवः--- दीपक मदनवात थाह वयः-अ पताः-क्रींट नं आँप 010, माळा नं, तकमजता . इमास्तीचे नावः चंद्रेश केपब कॉ. ऑप. हीसिंग सोसायटी तिमिटेड , ब्लॉक मं, -. रोड मं, आबोळे रोड, महत्ताष्ट्र ठाणे, पिन कोड:-401210 पॅन मं-AZMPS0279E १०३): नाव:--- सुरेश आर. घोषरी वय:-३। पता: जॉट नं. शॉप ११।, माळा नं. तळमजला, इमारतीचे

1031: नह...- सहमातक कमता सुरेश चीपरी वयं..३० पता. त्यांट में. श्रांच 011, मळा में, तकमजला इमारतीये नाव: वंदेश वेभव को. औप, हीसिंग सोसायरी लिंमिटेड, ब्लॉक सं.. रोड में. आवोक रोड. नाव. - - शारदा एम मोरे वय: - 70 पता: प्लॉट ने: शॉप 01.2 माळा ने: तळमजला . इमारतीचे चंद्रेश वैभव कॉ. ऑप. हीसिंग सोसायटी निमिटेड , ब्लॉक नं. ., रोड नं. आचोळे रोड, महाराष्ट्र

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1017. नया. - सहसायक विनाद एस. विवाद वस.- 50 पता. स्वॉट नं. शॉप 013. माळा मं. तक्काजता. इमारती वे नाव. बंदेश वैभव को. ऑप होहिंसा सीसायदी हिमिदंड , ब्लॉक मं. . रोठ मं. आयोवे दोड , सहसाद को. को. - नविहाद करें में में- 1018 माथा मं. तक्काजता. इमारती वे नाव. ने कोडिंसा होत्रा हिम्म कर वय- 11 पता- नविहाद होते होते के को. नविहाद कर वय- 11 पता- स्वाद में शोप 014, माळा मं. तक्कमजता इमारती चाला मं श्री श्री के विकाद की. और होति मां सीसायदी हिमिदंड , जॉक मं. . रोड मं. आयोव्हेश इ. पाता मं. तक्कमजता इमारती चाला के अप होता माथा होता होते होते माथा हम्मुतीव नाव. इसेश वे में को और होति माशापदी हिमिदंड , ब्लॉक मं. . रोड मं. आयोव्हेश इ. वाला इस्ट्रेती वाला सम्भुतीव नाव. इसेश वे में को और होति माशापदी हिमिदंड , ब्लॉक मं. . रोड मं. आयोव्हे रोड महाराष्ट्र वाणा हम्मुतीव नाव. इसेश वे में को और होता माशापदी हिमिदंड , ब्लॉक मं. . रोड मं. आयोव्हे रोड महाराष्ट्र वाणा हम्मुतीव नाव. - सहमायक सुवित्रा एम. पळसमकर वय.-40 पता. स्वॉट मं. थाए। माळा मं. वोच (i) within the limits of any Municipal Corporation or any Cantonment area शॉप क. ११. माळा नं .. इमारतीचे नाव: गोपाळ बिल्डिंग, ब्लॉक नं .. रोड नं. अंबाडी रोड, महार्प्यू ठाणे. पिन कोड, 401 202 पॅन नं. 106: नेवर... मीरा की तिवारी वच..10 पता..जॉट ने यॉप 113. माळा ने तकमजता, इमारतीचे नाव: चंद्रेय वेभद को. जॉप, होसिंग मोलायदी लिमिटेड , ब्लॉक नं . , रोड नं .आपोळे रोड. म**हम्मू** हाणे. पिन कोड:-401209 पॅन नं.-4011PT3594D 105): नाव:--- सहमालक अमित एम. मोरे वय:-40 पता:-प्लॉट नं: शॉप 012, माळा नं: तळमजता 2): नाव:श्री अयोका विख्डवर्गन तर्फे भागीदार राषु भगवंत कोटला वयः, पताःप्लॉट में. ग्रॉप र 32. माळा सं. , इमारतीचे नाव:गोपाळ विल्डिंग, व्लॉक सं. , रोड सं. अंबाडी रोड, महारष्ट्र, ठाणे 🕦 नाव-श्री अशोका बिल्डकॉन तर्फे भागीदार कन्हैयालाल पुनमचंद कोठारी 🏻 बयः: पता:-प्लॉर्ह मजला . इमारतीचे नाव: चंद्रेया वैभव कों, ऑप, होसिंग सोसायटी लिमिटेड . ब्लॉक नं: -. रोड नं: मूल्यांकनाची आवश्यकता नाही कारण अभिर्मिणीत दस्त कारणाचा तपशील महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन ने:-ASEPM0968M आचोळे रोड. महाराष्ट्र, ठाणे. पिन कोड: 401209 पॅन नं: पिन कोड -401202 पॅन न अभिनिणीत दस्त annexed to it. 20/10/2021 14182/202 17/12/2021 8543900 30000 8)दस्तऐवज करून घेणा-या पक्षकाराचे व किदा दिवाणी न्यायातयाचा हुकुमनामा किदा आदेश असत्यास,प्रतिवादिचे नाव व मुद्रांक शुल्क आकारताना निवडलेला (७) दस्तऐवज करुन दिस्याचा दिनांक (13)बाजारभावाप्रमाणे नोंदणी शुल्क ११३)बाजारभावाप्रमाणे महोक यात्क मृत्यांकनांसाठी विचारात घेतलेता (10)दस्त नींदणी केल्पाचा दिनांक (11)अनुक्रमांक खंड व पृष्ठ (14)शेरा

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विकासिकाती कार्यांक पापने التعليم :- ما ٠٠ - ١٠١٩٠٩ शो न्यासुरेव बान्य माडीए व इतर ५ रा जावीन धा नवाई भिन्छाणी वाहार दिन्यण प्र-८

ा अस्प्यक संबासक, जनात्त्वता काणी वरी पत्र ६० ध्वितिप्रेश्वास्त्रेजवर्षीच्या अत्रापी בוואלת מדרד ויסו לידוח אלה ביויום

2) त्वानकारा त्वर्ध चारिक्दीत क्रोक्ती अष्टवात धा के किमानेती मत्रात १४३५/मा पि

ा जुर मिल्हा निर्मात काने वाधिष्यात अनोष्यातीय धंकरी अज्ञारा १८४३ Takan Trasanika 77.11 75.71

हियास द वाधितक या अक्षेत्रिक प्रयोजनाटी वापर कर्मयाची परवातभी भिष्यिपार्थास्यः ग्रन् वित्यानी सं पत्रई तातुरायानाति प्रायोत्रे पारिकाणी नामापन क्र.शद पे. वि. मं ्रिता हे - मानी बानुत्या मासकी प्या बीमनीसीव १५६८, ०० वो भी एक्ट्या भागांत्या उचर प्रधाने, धी व्यासुदेव बाबु नाईक व श्वारान्य ता जापरीये धानवाई विकलाने परिता 治療

केंद्र प्रदिश्व कारपन औराधिक १६६६ वे एका १८ अन्यो भिष्टा पिन गरि केंद्र निर्मेत करणात जक्षेत्रा जीराधारांपा यापर कस उस्ते, फिला पिरंगर केंद्रिविय परंशु सर्केट व इतर ५ रा अपनेटे धा स्वर्के पूरा आहेभा थारी गरी डियास व धर्मिणाज्य पा अक्षीबांक प्रयोधनार्थं धावर करण्यान्तांता ब्रामिन्डिंग् अरता घडाराष्ट्र प्रमीन महात अरिट्रिन्यम १९६६ वे अन्ना-४५ प्रतिष् का शह के . हि. ने - प्रकांड- मानित १७६८ . के मी मवल्या TITY THE THE ATEN THE THE THE

उच द्धांत अत्याचन उच्चांत एक विभिन्न व्या प्रयोवनार्थ उच्चांत अप्योज कर्ष्यास परवान्ती. उच्चात अतो अते तथा प्रयोवनार्थ थेव स्ति पाडिने आभा त्याने अती बसी । कि अनुनाना का किनी मिटी शे अना वामिषा व स्थापित वसारति हा मिन भरदात वापर छाता अम्म त्री था प्रयोधनां में भारती या भारतावस्त भीमती वा जाता शिक्त रिमाण हो वाजी वर्ग प्रमार्क्डन धर्मा अधर्मित अभिने वेदम पर्मान मिक्की बता

अंदानकी अधिराज्यिम व खादानकी केले नियम प्रांत असीन देखा केष्यांत बारती

मिनासी अनेत थर्ग अपनुष्टिंडाची जाजासी भी क्षित्रशिक्षमा क्षित्रकारी अस्त भारत विस्था-धार्मा आता. नागडामी भिया खारे पे क्ति करता अभ्यां ने いった人であるようという schools 130 45

हैं ती, मदाने करि मांचून आणि (य) म्हा प्रित्रमात न्यासारी तका वर्गा रिगकापन जा मिक्ति व त्यांवे तो मान्त्र जन्म तो व्योज वा म्बर गराहारामान्ये काटेन त्या मधुन १४ वज्रहरूष्

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तिरहिष्या भिरा अपना निसीने की क्ष्मीन विक्रीसन नेक्षीन बार्न व्या वभिनीयी कोण्यायात्वी रितीने विद्यार आयता जाना का

कावायनी अने का अस्ता अनुसानी माधिन तो मूकांड वर प्रादेशमात आधिन सन्ती है। विन्धेयार जायणे आणि रनाने निष्यातित वेत्रेत्या विवेतास कारणव्य धारास यस्ता राज 4) Agalyich ruften um elvis faoruan udu fear aurgi gur gort neadair नक्षद केमेरा रासिके पातन धन्तव विकम् विधा अना रासिनुसारथ त्यायो उन्न प्रजार े निर्मे क्षीय जीते.

८) या तोक कोकोच्या रुपन आरागाज्यात आरोप्रशिका द्यारातीच्या न्यासात हिस् धेस्य ग्रमाणी १७७७ नव गी.मी प्रथमा शीते होणांवर पांटाधात असण्यात्रेवराती हि दरदा गोधने सोडने प्राधिन दमार्गे "अन् व अन् गण्धे तिमंत्रास्य २५००० थी गि इत्ते द्राज्यिक देण्एंग अ्तिको आहे . सदर भूठां जातीस ६०५० . धर भी भे अविदित शोश विभाषां धराजा

रत) सम्बन्धक संवासक क्यारवना याण्ये धान्ती रुता राजीस अधिनान राष्ट्रत वांध्यकाम नुसान सा विभागताले स्त्री आधेन्या नार्वाति प्रमुख्य अर्थनार धान्ती कार्यकाराण्ये करणते आधे

ा गंगुर नेवानज्याप्रमाण्ने वामेवर रस्ते,धाक्षो धामा शंभारधिवारी प्रत्यान प्रांधामा ७ ह। ह ्रीभिधी धिष प्रमारकीया वापर करत रोध्यात वं प्रवाध व प्रश्व ध्यारकीय क्षाध्यक्षावरोह्न परां मिं से निरोटा, मुक्ती अभिनेकेन थानी वर्षकडून नीक्ष्मी कन्न दोनवटंत वाजा

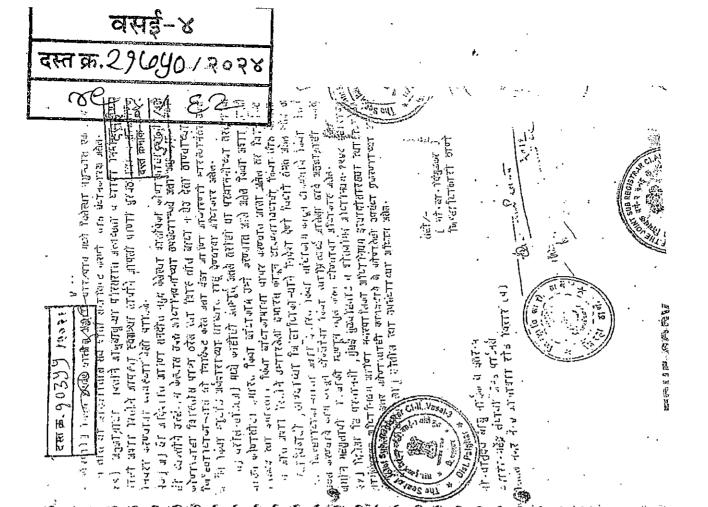
रिन वापर एक जन्यापुर्वी रेगार्थनातीस तके र्याच्या गदाराधरः बङ्काक्षेत / पर्गारे । ती जोणायाती बांदरनामच। तिरिक्त अक्षत्र ताती ठेकपक्षि भिगंधनातील वाजी वागा हि प्रतारा साथेवर वर्षण शोजात्ता १८१० ति को प्यां स्वस्तात वरंगण्यात वाधेत व कापी क्षेत्र भारोप्रमाने हैं र्मित्रे वाग, फ्रिडाग्रंजन उद्यान रवस्तार रुष्ट्यांत धाला. \$. 2,938.7

अनस्परा तारमी पर्पामी घावस्पर उपलक्ष्य अतस्ताय आरतीच्या जापरातुर्यी उद्धारा ५) भियमेष्यत धमारंशिष्या वाषराह्याठी नाण्याची सोत होष वांडक्यण्वास के छत्ता न्त्राज्यो अक्षेत्र क्षेत्रं क्ष्मित क्षेत्रं कार्या कार्या क्ष्माना क्ष्मारीहे जि राज्यात्रा साथ् १००१ च्या च्या व्यवनाम च्यामा । १४ असेपाराने वानेवा निवजन छत्त्रा तहेड भिषात व्यवनाभे स्रोध्यांका केर्या है संस्थापेश चिवमांथा कावृद्य ट्रोक्श अस्त्याभुये रेडाइचेरासील धारोदी बुटीस ट्रोज्यारी न्यांत्राधमी विभार करता थेनात भादी.

टो भिरोतिया, वर्टनजनगणनातुन दुनील सम्भीत व बाबुवी जीवी क्रायर बानोवर अंबुरोप्रभाजी वेरमधेनातीस ग्लै वर नोष्यातीस वरमांना सम्प्रांत्रसमान वर अपना गंकातीत धन्ताः रेवा निरम्पतीत तत्मारीत ने क्षेत्रपतात हे दावत्मातां ही वर्षाचनी धारीत वारीत. word angene are.

ागी मेद्रा विमायमायोम्ब उपार प्रायक्षा वर्षान्य प्रवासकी विभाषा को प्रायमा ी नियोधित वर्रायमा है सञ्चाता व स्वावर स्वार वामे अपेश्मा मारत प्रामी

विशेषों ते संबंधि हो परवास्ती फिल्को हे अतार व्यक्तींवर बंधनन्तर अहेत. ८) स्वाराख्य सहाग द्रां क्रिका-वाके समातींच्य स्टिकारी स्वेश्वर करण्यसे अधि ण्डे मुस्तानीया द्वमारत दिवार जन्म कोण्यतेक्षो काम विश्वसारत। घरच्या यर्थनामास सुन कारण्यपुर्वी अनुवारताही व्यवसीने(जिन्हीने) ज्ञायव्वायव आवीके जांकी क्षेत्र यांनायाय धरण्य ें जैसा धरारक्षेत्रे आस्रोप्त सर अस्त्राम् अङ्ग्रहामाधी स्वअधिभ सदर प्राप्तमान्त्र -ट्याब्यूक-



े तोदी इस मार्गन कार्यान असमाप है बहेराणा की वास्त्रिक मार्गना मार्गना अन्यवन्तित अन्याति क्षेत्र क्षाति क्षेत्रीयर अन्यक्षक विज्ञानम् क्षेत्री प्राप्ति क्षातिन्त्री

१६३ असेर विभिन्नोध्यम ब्रक्षीयोक वायुरासा ग्रासंस्य केला स्व विकासमञ्ज्ञ भीत वर्षात्री ह्या

्रासावन विध्यासार्वेद्भ अभिनीयो पोजवारे अध्यातंत्र आसारांत्रं अस्तारांत्रं असार

क्षा काममें द्या प्रशीयक वापतास कुस्यान केस्सामासून एक मोहत्ताच्या जा.. इनुप्राथा ने

अस्तरण मोकारियों की पूर्ती पाहिथे.

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जायक आवस्ता वेशन शिक्षतम् क्षेत्रायकाष्यक्षित भुवार ता आदेशारत् आभाग राजधी क्यो स्थार

भी गाव क्षेत्र अर्थाचा अल्लास्त्री पात बद्द काण्यात वैदेत.

अंति भूत भेतेमा नगपारित हुक् प्रातित्वक व्यापित व्यापति प्रकारक । ाति सामित्राचा प्राचन प्राचन विवेदम्यात सामानीय प्रोचनानुसार प्राचनात्रा है कि

भारताने श्रीमृत्य पेजन कायून प्रेस

अंदर प्राप्तित भरमा मंगे विध्या भी मध्ये जीजनाताणी द्राज्यत वराता जामा नी

राजा है जा का जो महार के महाराजा के महाराजा में जा कि को किया के महाराज्य है कि जो कर है कि महिन्दर के मह

िया केरबद्ध छत्यवाहारी हिन्दारियन्त्रापी ब्रामानि

ः धारभवास्त्रधि

द्रिकामकाम मिल्रामिकन वाष्ट्रास गुरुवासं केल्पारमा दिन्नाभाषेष्टभूतं एक स्टिक्ना स्था गान्त अनुरानुसारी कानासीते महास्ताद वांमन् महाकाम्मीत्रया तानासक बन्न । अर्थ

्य) चि शिवासोतेजी नेतने आवरत्योतिको धृषी वैद-भूर-के १६६४ तथा कार्यान्ता कार्यान्ता । चैन अस्टेक्टनेसर अस्ता दस्तत पुरांतरका करणात आसी अक्षेत्र तर पर दस्ती केरावस्त्राचनी

नोटेट विधासना टोण्यात वेणात साक्षे

177.4 <u>j9</u>

क्षीराज्याच्या रिक्की वानोडके ज्ञाता अभिनी यार व्यापास क्षेत्रा धाराशी प्रकारत जिल्लात मतेस्य अक्षका आराजात्या क्षांकी प्रशानका तमान्य प्याकार

में गों भार भारति भारत्या दराने अनी अवीदा अन्तरमाने अन्यता

मिनीया संबद्धात दर दरे थि प्राप्तिक का श्राम के प्राप्त प्राप्तिक

था प्रमित्ता दायर करणात्र प्रारंग केल्याच्या दिन्सकंत्याता | विन

व्या स्वरोदनार्ध पादर अस्परार वृज्ञाजातीत परवानमी निवास अनिति

मा के प्राथिक अर्थन कर्णांच्या किया मिन्यनाञ्च क्षिर अस पीके प्राथिक आध

स्तार तंत्रत नवारमाज्ञतात् क्षात्रतीते वांध्यका क्षेत्रे व्याध्यहे.

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नाति कारो भीत क्या प्रोक्ष माथिक, जन्म कोणायात्री प्रजाण व्यापे काम जागायाने

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महामाही व्यक्तीने कोच्य घोळीत्या अजारास्य वर्गीयत्रामुमाम् सामाभिक माने अन्त

्रतेस्ते मारिनस भिरत्यक्षेत्रां सोध्ये वारोह्ये.

वा अदेशाच्या दिश्यप्राधुन ४७ वहारिया काशायपीत बन्नाज़ाही द्यासीते अशाप

न्त्रकृतिक इपांचनाताकी नापर करण्यास एकास देवी पाधिक मात्र ठेडोठेकी जात

oint or

विजयम जाता अभि तर ती भीष्ट जता हिना, जनुभाषी प्रवसी ने उपतीयन

डि दादानशी रदद ठाण्यात आती प्राथाते सम्बन्धात वेर्डन

स्मित्वने अत्ता वोगनोप्त उद्दोग्नर क्योबनार्य नाम क्रम्यात का रिज्ञा बिरोणिटीयेश खा रे.जगरंग गारी अगा गामीका जायराथ व्यव नेता

मिष्य गोटन्यांच्या आग त्याच्यामार्थः व्यदं विभिन्नामान व्यक्ति पा कि के क्षारापट दक्षा मध्यम् वामानाम् वाक्तात् क्षा क क्षार्

जिए आकारणो। निवत १९६२ हरोति निवय ६ अन्छ। धार्ष्युद्ध

न अनुस्ति १७ थते.

Vasai-virar City Municipal Corporation FULL OCCUPANCY CERTIFICATE

of a fire control of a

Approval No.: VVCMC/F0/2024/APL/00037 Proposal Code: VVCMC-24-ENTRY-72801

Date: 27/08/2024 Bullding Proposal Number - 279597

> Floor AND COMMERCIAL BUILDING(Mixed) RESIDENTIAL WITH SHOPLINE Sunding Name :

ijshree Ashoka Bulldcon, Kanheyalel Poonamchand Kothan, Raju Bhagwant Koda, S,NO.116 H.NO.3, OF VILLAGE: ACHOLE, TALLIKA, VASAI DIST, PALGHAR

FLOORIZES BY SEMETYPICAL RED TO 7TH AND STH TO 12TH FLOORIZES BY HANGE 13TH FLOORIZES BY SEMESTYPICAL STHE 13TH FLOORIZES BY SEMESTYPICAL STHE FLOORIZES BY SEMESTYPICAL STHE FLOORIZES BY ME GROUND FLOORISTERS SEINM, 1ST FLOORITIER BE SEIN, 2ND FLOORITIERS BI SEINM, TYPICAL, 3RD TO 7TH AND STH TO 12TH

RESIDENTIAL WITH SHOPLINE AND COMMERCIAL BUILDINGUINGUI PIOLNO., Final Piol No., City Survey Permission No. VVCMCTPROPNP-63912972022-23 Date 08/08/2022 with deviation within 1% within The FULL development work / erection re-erection / or aircration in of building / part building No / Name No. Survey No. Khasara No. J Gut No. S.NO. 116 H.NO.3, Village Name Mouje ACHOLE, Sector No. -, completed under the supervision of Analized, License No CA11900112661 as per approved plan vide permissible FSI, may be occupied on the following conditions, II) Shamrao Kashid (Architect) StrMadam

1. Authority will supply only drinking water as per availability

All Conditions mentioned in NOC of Tree, Water & Draitage, NOC of the fire department will be binding.

3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system (if applicable)

It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal (if applicable)



Palghar (Rula)

ican QR code for Building Scan QR code for veri sumenticity.

Vasai-

Yours faithfully. Municipal Commissioner. Vasal-virar City Municipal Corporation,

मुख्य कार्यालय, विरार

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



हरस्यती : ०२५० - रूपर्पाय / ०३/०३/०४/०५/०६ क्ष्मिति - अन्रेक : सिकेक्

5-44 : vasaivirarcorporation@yahoo.com

जावक क्र.: य वि.श.म. विनांक :

Dt. 27/09/2024 WCMC/TP/OC/WP-6391/2 of polabouy/APL JODOST

,

Mr. Kanheyalal Poonamchand Kothari Partner Of M/s., Shree Ashoka Buildcon P.A., Holder Of Chandresh Vaibhay CHS. Ltd., Shop No.32 Gopal Building, Ambadi Road, Vasai (W), Tal: Vasai, DIST: PALGHAR ٥

Nallasopara (E), Taluka-Vasai, B-203, Akanksha Tower, M/s. Shree Consultants Near Railway Station, DIST: PALGHAR

Commercial Building Wing-A. B. C & D for (E.W.S. Scheme) Stilt+Gr+14 Grant of As Bullt Occupancy Certificate for Residential with Shopline and pt. Floors on plot bearing S.No.116, H.No.3, of Village: Achole, Taluka; Vasai, Dist: Palghar,

Sub

Commencement Certificate vide letter No. VVCMC/CC/VP-5391/360/2021-22 Dated- 11/11/2021.

Revised Development Permission No.

WCMC/RDP/VP-6391/297/2022

Development Completion Certificate Dt. 22/07/2024 from the Licensed Architect. Structural Stability Certificate from Structural Engineer vide letter dated: Dated- 09/08/2022. 04/07/2024.

Plumbing Completion Certificate Dated 10/07/2024. ιή

Receipt No.397 Dated-10/07/2024. From Vasal Virar City Municipal Corpul Report from Composting Consultant Dated 11/07/2024. for potable water supply. ő

8. Letter from Grey Water Treatment Dated 20/07/2024.

9. Letter from Rafn Water Harvesting Consultant Dated 15/06/2014.

10. Fihal Tree NOC from Tree Department vide letter Dated 24/07/2024. 11. Your Architect letter Dated 22/07/2024.

· 12.The said proposal location Latitude-19º24'43"N Longitude-72º49'33"E.

اري اري ا

Dt.27/08/2024 DENIC/TP/OCNP-6391/20/\$/2024/APU/00037 Joint Sug

posal Code.VVCMG-24-ENTRY-72801) on dated and this covering letter is josal approved vide Building Permission management system proposal lance with same. でScasai人 100 Page 10

alghar (Rural

4.14 pt. Floors) on plot bearing S.No.116, H.No.3, of Village: Actiole, Taluka-Seff, Dist.-Palghar, along with drawings completed under the supervision of Mr. Shyam with Shopline and Commercial Building Wing-A, B, C & D for E.W.S. Scheme nclosed herewith the necessary Grant of As Built Occupancy Certificate for R. Kashid, Architect (Registration No.CA/90/12881) may be occupied on the conditions. You are required to submit revised TILR map showing the roads, R.G. amenity plat, D.P. Road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components within 3 months as requested in undertaking given by you.

A set of certified completion plans is returned herewith.



g

Certified that the above permission is Issued by Commissioner Wolds, Virac

Vasai Virar City Municipal Corporation

Commissioner, ć

> Vasal-Virar City Municipal Corporation Asst. Commissioner, UCD,

Deputy Director,

Vasal Virar City Municipal Corporation Property Tax Department 2) DMC,

J DMC

Vasai Virar City Municipal Corporation Tree Department,

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



द्रवानी : ०१५० - १५३५१०१ / र-मेल : vasaivirercorporati 50 344 : 0750 - 6444800

gn

मायक क.: व वि. श. म. दिनांक

Dt.27/08 UVCMC/TP/OC/VP-6391/201/F0/2024/BRV/0037

AS BUILT OCCUPANCY CERTIFICATE

hereby certify that the development of Residential with Shopline Commercial Building Dist-Palghar, is completed under the supervision of M/s,Shree Consultants, Architect/Licensed Engineer (License/Registration No. CA/90/12881) and has been inspected on 23/07/2024 and I declare the development has been carried out in Certificate vide letter No. VVCMC/CC/VP-6391/360/2021-22 Dated-11/11/2021. Revised 18994.08 Sq.mt. on plot bearing S.No.116, H.No.3, of Village: Achole, Taluka-Vasal, accordance with regulations and the conditions stipulated in the Commencement Development Permission No. VVCMC/RDP/VP-6391/297/2022-2023 Dated-09/08/2022. Wing-A, B, C & D for E.W.S. Scheme (Stilt+Gr+14 pt. Floors) with as Buil Pline. a permitted to be occupied subject to the following conditions: -

putting pump rooms etc., electric arrangements and improvement, shifting of poles No physical possession to the residents/Occupants shall be handed over by the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These disposal of sullage and sewage without creating any insanitary conditions in the applicant developers/owner unless power supply and potable water is made certificate about tree plantation from Tree Officer of WVCMC under section 19 of The You will have to provide necessary infrastructural facilities on site and also the infrastructures are mainly the drainage arrangement for storm water disposal by to sultable locations, collection of solid waste, arrangement for conveyance and available in the flat/Shops/Galas and also mosquito proof treatment certificate and Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained. surrounding area, channelization of water courses and culverts, if any.

sanction, Vasal Virar City Municipal Corporation may cause the same to be carried Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or out and recover the cost of carrying out the same from grantee/successors and alteration of any building or structure erected or use contrary to the provision of this every person deriving titles through or under them.

The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice. Office, Society Office, Fitness Center, Driver Room constructed in Residential with Shopline and Commercial Building Wing-A,B,C,& D for E.W.S. Scheme (Stilt+Gr+14

This certificate of occupancy is issued only in respect of 329 Flats, 30 Shops,

the Security deposit will not be refunded.

In the event of your obtaining Occupancy Certificate by suppressing any vital Also you shall submit a cloth mounted copy of the as built drawing without which

information on submitting forged/unauthenticated documents, suppressing any

9640/2028 दस्त क्र.

Dt.27/08/2024 WCMC/TP/OC/VP-6391/20/20/20/19 pt/00037 court order, this occupancy certificate is liable to be cancalled. You are responsible for Lot this, type of lapse on your part, and VVCMC is, not responsible, for any consequence arising out of above act of yours if any while obtaining the Occupancy

After complying with the condition of all and complying with legal orders of and

forum only you shall give possession of flats. You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the 6

execution work of buildings.
You shall submit revised TILR map showing the roads, R.G. amenty plot, D.P. Road reservation, buildings as constructed at site within 3 months as requested in 10)

 You shall maintain provide separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016. undertäking given by you.

management plan by reviewing currents development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendation of IIT Bombay and NEERI for flood management of Vasal Virar-12) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood

Sub region affecting for your layout.

You shall abide by the condition mentioned in the N.A order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various acts of both Central and State, governing the development HE WITH YOUR TOOK IS not responsible for non compliance of any of the statutory 13)

It the Interior Works and solar assisted water heating (SWH) top phytovoltaic (RTPV) system as mentioned in Undertaking out Only the said permissions stand cancelled without giving prior matter processes any Civil/Criminal courts or in Hon'ble High Court, any appendive couply or with any Govt. Authority like Police, NCILT, ED, etc., v∂jehtg heard Sphmitted by Roun requirements by Ŋ,

the preaction of the polyton will lead to cancellation of this order without giving tay reduce of any population will be heard by following natural justice.

July set of contillety of plan duly certified is returned herewith. earliselon stand cancelled without giving prior notice or opportunity being Palghar (Rura

Town Planning Yenney

Vasal Virar City Municipal Corporation Certified that the above permission is issued by Commissionar VYCMC, Viras. **}d**. Commissioner

Deputy Director,

वसई-४ दस्त क्र.29090 /२०२४ УЗ / Е2



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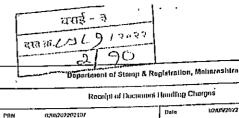
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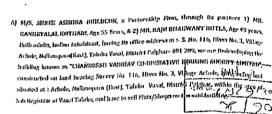
TO ALL TO WHOM THESE PRESENTS SHALL Come, We

- 1] M/S. SHIRRE ASHOKA BUILDOUR, a Partnership Firm, through its partners 1] MIL KANHKYALAL SUTHIARI, Age S5 Years, & 2] MIR RAHU DHAGWANY KUTLA, Age 49 years, Buth adults, Incian Infashitani, baving its office address at v. S. No. 116, Hissa No. 3, Village Arbaio, Malhacquara (East), Taluka Vasai, District Palghare 401 209.
- 2) CHANDRESH VARRIAV CO-OPERATIVE HOUSING SOCIETY LIMITED, a registered Co-operative Housing Society, registered under the provisions of the Maharashtra Co-operative Societies Act, 1940 hearing Registration Number as TNA/VSI/HSG/TC/7501/1995-1996 DATED 04.12.1995 having address registered as Survey No. 116, Village Achole, Nallasupara East, Taluka Vasal, District Palgiant 401-209 do hearby jointly or severally DO SIGN GREETINGS.



Received from kontatyalal kulturi, Mobile number 7768875444, on emount of Rs.2007, towards Decument Hamiling Charges for the Document to be registered (ISARITA) in the Sub-Registrar office John S.R.Vasal 3 of the District Pulghor.

> वसई-४ दस्त क्र.29090/२०२४ У४ /82__



D) CHANDRISH VARBIAV CH-DPERATIVE HIDISING SUCIETY LIMITED, a registered to operative Housing Society, registered under the provisions of the Maharastora Co-operative Societies Act, 1960 hearing Registration Mumber as TRA/VSI/HSG/TC/7501/1995-1996, DATISH 04.12.1995 having address registered as Survey No. 116, Village Achole, Nallasupara Bast, Taluka Vasai, District Pulghar 401-209, We are the Confirming Pany to the Permanent Alternate Accommodation Agreement to be executed between, Shree Asholic Buildean, Our Members & Society.

 On account of our pre-occupation it is not passible for us to register the said agreement/s in favour of the various purchaser/s of Plats/Shops.

NOW, THEREFORE, THIS PRESENTS WITNESS AND WE M/S. SHREE ASHOKA BUILDION, a Partnership First, through its partners 1] MR. RANNEYALAL ROTHARI, & 2] MR. HAJU BHAGWIDE ROTHAR & CHARLES WASHINAY CO.OF HOUSING SOCIETY LIMITED through the property of the partners of the property of the property of the partnership of the property of the property of the partnership of the property of the partnership of the partnershi

 THE, Power of attorney is given for registration of the documents jointly-measured and sign by us only.



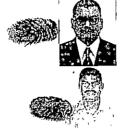
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IN WITNESS WHEREOF WE HAVE HEREORITO SET AND SHESCHHED OUR RESPECTIVE HAY SEARLY SHATURES OF THIS $\Sigma^{1,0}$ DAY OF LYZIZOZZ.

SIGNED AND HELVERED by the WEIDER UNDER THE EXPLIFEART? [*) M/S. SHURR ASHDRA HUILD CON-a For needship from through its Portners

1 MR. KANDINALAL ROTHARI





2) CHANDRESH VAIBHAV CO.OP. RSG. SOC. LTD BY THE HANDS OF

Chvirman :- MR DINRSH SANA RUSHI

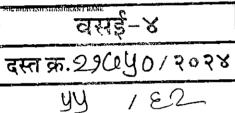












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आधार -सामान्य माणसाचा अधिकार

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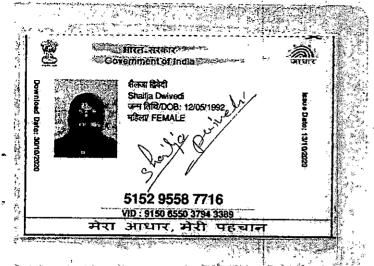
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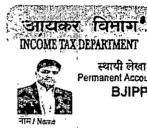
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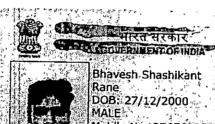


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दस्त गोषवारा भाग-1

दस्त क्रमांक: वसई4 /21750/2024

वाजार मुल्य: रु. 17,77,000/-

में बदला: रु. 35,90,000/-

भरलेले मुद्रांक शुल्क: रु.2,51,300/-

दु. नि. मह. दु. नि. वमई4 यांचे कार्यालयात अ. क्रं. 21750 वर दि.12-12-2024

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पावनी:22566

पावती दिनांक: 12/12/2024

सादरकरणाराचे नाव: ग्यांच द्रा जयप्रकाश पांडेय

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दस्ताचा प्रकार: करारनामा

दस्त हजर करणाऱ्याची सट्टी

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

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शिक्का क्रं. 2 12 / 12 / 2024 08 : 33 : 41 PM ची वेळ: (फी)

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लिइन देणार

लिह्न घेणार क्रिक्टिंग के क्रि



दस्त गोषवारा भाग-2

वसई4

दस्त क्रमांक :वसई4/21750/2024 दस्ताचा प्रकार :-करारनामा

पक्षकाराचे नाव व पत्ता. अनु क्र.

> नाव:मे. श्री अशोका बिल्डकॉन तर्फे भागीदर कन्हैयालाल पी कोठारी लिहून देणार तर्फे कु.मू. भावेश राणे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप

नं.३२,गोपाल विल्डिंग, अंबाडी रोड, वसई रोड पश्चिम, रोड नं: -, महाराष्ट्र, THANE.

पॅन नंबर:AEIFS9823F

नाव:ग्यांचांद्रा जयप्रकाश पांडेय 2 पत्ता:प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं ४, श्री साई बालाजी चाळ नं २, बी. आर नगर, दिवा पूर्व दहिसर, रोड नं: -, महाराष्ट्र, ठाणे.

पॅन नंबर:BJIPP2581B नाव:शैलजा द्विवेदी 3 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं ४, श्री साई बालाजी चाळ नं २, बी. आर नगर,दिवा पूर्व दहिसर,

> रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:GSCPD6184C

पक्षकाराचा प्रकार

स्वाक्षरी:-

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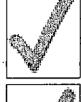
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क्षांसरी:-





ठसा प्रमाणित





वरील दस्तऐवर्ज कुरुन देणार तथाकथीत करारनामा । चा दस्त ऐवज करुन दिल्याचे कवुल करतात. शिक्का क्र.3 ची वेळ:12 / 12 / 2024 08 : 35 : 38 PM

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Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)			
1	लिहून देणार मे. श्री अशोका विल्डकॉन तर्फे भागीदर कन्हैयालाल पी कोठारी तर्फे कु.मु. भावेश राणे	12/12/2024 08:35:56 PM	भावेश शशिकांत राणे M 1168443287428161536			
2	लिहून घेणार ग्यांचांद्रा जयप्रकाश पांडेय	12/12/2024 08:36:13 PM	ग्यांचांद्रा जयप्रकाश पांडेय M 1187677057897226240			
3	लिहून घेणार शैलजा द्विवेदी	12/12/2024 08:36:29 PM	शैलजा द्विवेदी F 1187676084781010944			

शिक्का क्र.4 ची वेळ:12 / 12 / 2024 08 : 36 : 30 PM

शिक्का क्र.5/ची वेळ:12 / 12 / 2024 08 : 36 : 47 PM नोंदणी: प्रस्तक-

Joint & Provesai-4

ुसह. दुय्यमें निबंधक वर्ग-२

वसई क्र. ४



Payment Details.

,	syntem Details.							
sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREE ASHOKA BUILDCON	eChallan	69103332024121310048	MH012508296202425E	251300.00	SD	0006898131202425	12/12/2024
2	SHREE ASHOKA BUILDCON	eChallan		MH012508296202425E	30000	RF	0006898131202425	12/12/2024
3		DHC		1224120720370	1240	RF	1224120720370D	12/12/2024

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

21750 /2024

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- 2. Get print immediately after registration.

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

दस्त क्र. 29040/२०२४ ६२ / ६२

प्रमाणित करण्यात येते की सदर दस्तामध्ये एकूण... ट्रि.... पाने आहेत पुस्तक क्र. १ ही.... १ क्रमांकावर नोंदले. १ सह दुख्या निवंधक यसई वर्ग-४ तारीख 92 माडे 92 सन २०२४



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12/12/2024

सूची क्र.2

दुय्यम निवंधक : सह दु.नि.वसई 4

दस्त क्रमांक : 21750/2024

नोंद्रंणी : Regn:63m

गावाचे नाव: आचोळे

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

3590000

(3) ਗੁਜ਼ਦੂਆਰ(ਬੁਸਟੈਰ

2290000

(3) वाजारभाव(भाडेपटटयाच्या वावतितपटटाकार आकारणी देतो की पटटेदार ने नमद करावे)

1777000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्याम)

1) पालिकेचे नाव:वसई विरार महानगरपालिका इतर वर्णन :सदिनका नं: फ्लॅट नं.105,सी-डी विंग, माळा नं: पहिला मजला, इमारतीचे नाव: चंद्रेश वैभव को-ऑप. हो. सो. लि, ब्लॉक नं: आचोळे रोड,नालासोपारा पूर्व((Survey Number : 116, HISSA NO.3 ;))

(5) क्षेत्रफळ

1) 34.29 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यान असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता. 1): नाव:-में. श्री अशोका विल्डकॉन तर्फे भागीदर कन्हैयालाल पी कोठारी तर्फे कु.मु. भावेश राणे वय:-; पना:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं.३२,गोपाल विल्डिंग, अंबाडी रोड, वसई रोड पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401202 पॅन नं:-AEIFS9823F

(8)दम्तऐवज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-ग्यांचांद्रा जयप्रकाश पांडेय वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं ४, श्री साई वालाजी चाळ नं २, वी . आर नगर ,दिवा पूर्व दहिसर , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BJIPP2581B

2): नाव:-शैलजा द्विवेदी वय:-32; पत्ता:-प्लॉट नं: -, माळा न: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं ४, श्री साई बालाजी चाळ नं २, बी . आर नगर ,दिवा पूर्व दहिसर , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:- GSCPD6184C

(9) दम्तएवज करन दिल्याचा दिनांक

12/12/2024

(10)दस्त नोंदणी केल्याचा दिनांक

12/12/2024

(11)अनुक्रमांक,खंड व पृष्ठ

4

21750/2024

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

21100/202

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

251300

(14)शेग

30000

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sг.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREE ASHOKA BUILDCON	eChallan	69103332024121310048	MH012508296202425E	251300.00	SD	0006898131202425	12/12/2024
2	SHREE ASHOKA BUILDCON	eChállan		MH012508296202425E	30000	RF	0006898131202425	12/12/2024
3		DHC		1224120720370	1240	RF	1224120720370D	12/12/2024

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

प्रह. दुस्यम निबंधक वर्ग-१ वसई क्र. ४