

VIJAY ASSOCIATES

LEGAL CONSULTANT

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

Mr. / Mrs. / M/s. Gyanchandra Panday

Flat / Shop No. CD-105 On 1st Floor Chandeshi Vasthau

Floor 1st Floor In Wing CD

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

पावती

Original/Duplicate

Thursday, December 12, 2024

नोंदणी क्र. :39म

8:35 PM

Regn.:39M

पावती क्र.: 22566 दिनांक: 12/12/2024

गावाचे नाव: आचोळे

दस्तऐवजाचा अनुक्रमांक: वसई4-21750-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: ग्यांचांद्रा जयप्रकाश पांडेय

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

एकूण:

रु. 31240.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:53 PM ह्या वेळेस मिळेल.

Johit S R Vasai-4

वाजार मूल्य: रु.1777000/-

मोबदला रु.3590000/-

भरलेले मुद्रांक शुल्क : रु. 251300/-

अह. दुय्यम निबंधक वर्ग-३
वसई क्र. ४

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

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

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.1240/-

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

वैकेचे नाव व पत्ता:

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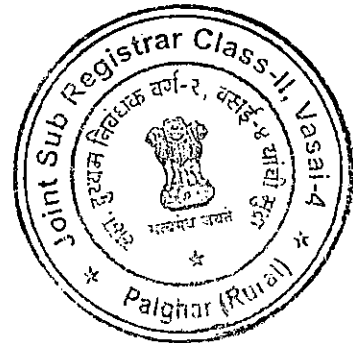
CHALLAN
MTR Form Number-6

वसई-४
दस्ता क्र. 29640/२०२४
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GRN	MH012508296202425E	BARCODE	[Barcode]		Date	12/12/2024-20:03:30	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty					
Office Name				VSI4_VASAI NO 4 JOINT SUB REGISTRAR		Full Name			SHREE ASHOKA BUILDCON
Location				PALGHAR		Flat/Block No.			FLAT NO. 105, C-D WING , CHANDRESH
Year				2024-2025 One Time		Premises/Building			VAIBHAV CO OP HSG SOC LTD
Account Head Details				Amount In Rs.		Road/Street			ACHOLE ROAD
0030046401				Stamp Duty		Area/Locality			NALLASOPARA
0030063301				Registration Fee		Town/City/District			
						PIN			4 0 1 2 0 9
						Remarks (If Any)			SecondPartyName=GYANCHANDRA JAYPRAKASH PANDEY~
						Amount In			Two Lakh Eighty One Thousand Three Hundred Rupees
Total				2,81,300.00		Words			Only
Payment Details				IDBI BANK					FOR USE IN RECEIVING BANK
Cheque/DD Details				Bank CIN		Ref. No.		69103332024121310048 2903899778	
Cheque/DD No.				Bank Date		RBI Date		12/12/2024-20:10:00 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

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

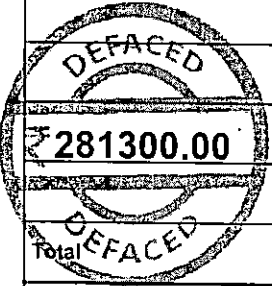




CHALLAN
MTR Form Number-6



GRN	MH012508296202425E	BARCODE	[Barcode]		Date	12/12/2024-20:03:30	Form ID	25.2	
Department Inspector Genera Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment				PAN No.(If Applicable)					
Office Name VSI4_VASAI NO 4 JOINT SUB REGISTRAR				Full Name		SHREE ASHOKA BUILDCON			
Location PALGHAR				Flat/Block No.		FLAT NO. 105, C-D WING , CHANDRESH			
Year 2024-2025 One Time				Premises/Building		VAIBHAV CO OP HSG SOC LTD			
Account Head Details			Amount In Rs.		Road/Street				
0030046401 Stamp Duty			251300.00		ACHOLE ROAD				
0030063301 Registration Fee			30000.00		Area/Locality				
					NALLASOPARA				
					Town/City/District				
					PIN				
					4 0 1 2 0 9				
				Remarks (If Any)					
				SecondPartyName=GYANCHANDRA JAYPRAKASH PANDEY-					
				Amount In					
				Two Lakh Eighty One Thousand Three Hundred Rupees					
				Words					
				Only					
Total				2,81,300.00					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		69103332024121310048 2903899778	
Cheque/DD No.				Bank Date		RBI Date		12/12/2024-20:10:00 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

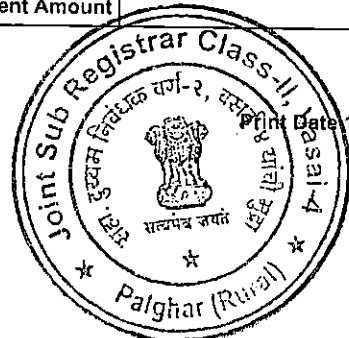


Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8446198924
यादर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी यादर चलन लागू नाही.

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दस्ता क्र 29040/2024
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Challan Defaced Details

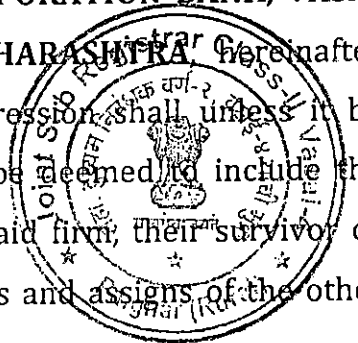
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-533-21750	0006898131202425	12/12/2024-20:34:57	IGR543	30000.00
2	(IS)-533-21750	0006898131202425	12/12/2024-20:34:57	IGR543	251300.00
Total Defacement Amount					2,81,300.00



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दस्ता क्र. 29640/2024
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at NALLASOPARA, on this 12th Day of December 2024, 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, MAHARASHTRA. Hereinafter referred as "THE PROMOTER/s" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the other partners) OF THE FIRST PART.



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Shaily Deshpande

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AND

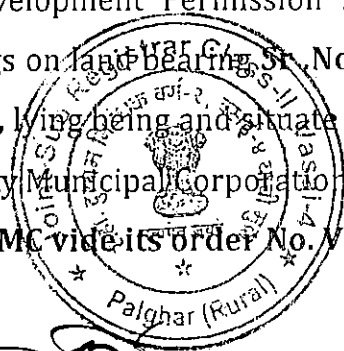
MR. GYANCHANDRA JAYPRAKASH PANDEY & MRS. SHAILJA DWIVEDI
Adult/s, Indian Inhabitants, residing at Room No.4, Shree Sai Balaji Chawl
No.2, B. R. Nagar, Diwa East, PO. Dahisar Thane Dist. Thane 400612, **THE**
ALLOTTEE/S (Which expression shall unless it be repugnant to the context
or meaning thereof be deemed to include his/her/their heirs, executors,
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 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, is granted by
the **VVCMC** vide its order No. **VVCMC/TP/CC/VP-6391/360/2021-22.**



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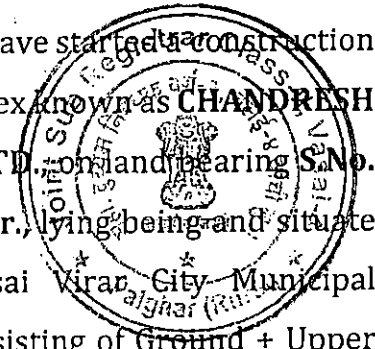
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दस्ता क्र. 29645/2024
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The Revised Development Permission for Proposed Residential with Commercial Buildings on land bearing S.No. 116, Hissa No. 3, , lying being and situate at **Village - Achole**, 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 of assurance Vasai - III, under Serial No. **14182/2021**, dated **17/12/2021** and have executed power of attorney dated **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 started construction /Re-Development of building, 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, consisting of Ground + Upper Floors and only as per sanction of plan by VVCMC / TOWN PLANNING AUTHORITY.



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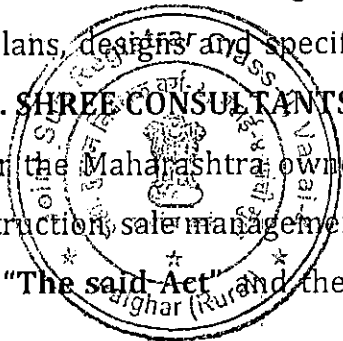
The promoters has commenced construction work of the building having self-contained tenements.

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 allottee/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 allottee /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 allottee/s demanded from the promoters and the promoters have given inspection to the flat / shop allottee/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 allottee/s of the apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee/s, the promoter has given inspection to the allottee 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 as "the said act") and the rules and regulations made thereunder;

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



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Shriya Deshpande

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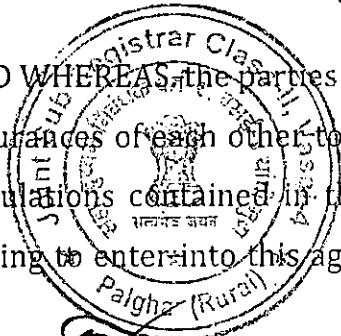
AND WHEREAS the promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain building completion certificate 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 allottee 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 allottee or verandah area and exclusive open terrace area appurtenant to the said apartment for exclusive use of the allottee, 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 allottee 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 allottee as advance payment or application fee (the payment and receipt whereof the promoter both hereby admit and acknowledge) and the allottee has agreed to pay to the promoter the balance of the sale consideration in the manner hereinafter appearing.

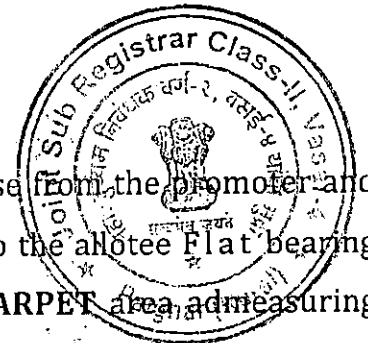
AND WHEREAS, under section 13 of the said act the promoter is required to execute a written agreement for sale of said apartment with the allottee, being in fact these presents and also to register said agreement under the registration act, 1908, in accordance with the terms and conditions set out in 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: -

- 1) 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 allottee except any alteration or addition required by any government authorities or due to change in law.

a.

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



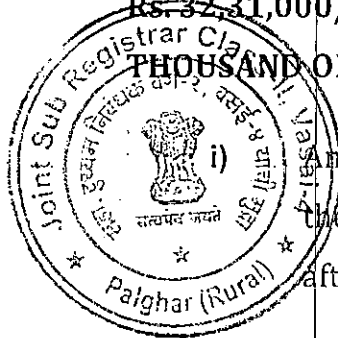
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CHANDRESH VAIBHAV CO - OPERATIVE HOUSING SOCIETY LTD. is the owners of land bearing S.NO. 116, Hissa No. 3, , admeasures about 4490 sq. mtr., lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, 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 allottee hereby agrees to purchase from the promoter and the promoter hereby agrees to sell to the allottee 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 allottee 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 **Rs. 32,31,000/- (RUPEES THIRTY TWO LAKH THIRTY ONE THOUSAND ONLY)** in the following manner :-

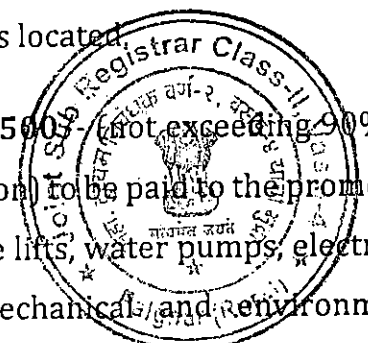


Amount of **Rs. 7,18,000/-** (not exceeding 30% of the total consideration) to be paid to the promoter after the execution of Agreement.

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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.
- vii) Amount of Rs. 1,79,500/- (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 environment requirements, entrance lobby/s, plinth



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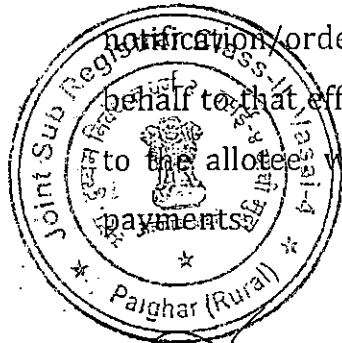
G. V. Chitambar
Joint Sub Registrar

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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.

viii) Balance amount of **Rs.3,59,000/-** against and at the time of handling over of the possession of the apartment to the allottee on or after receipt of occupancy certificate or completion certificate payment in time is essence of agreement/contract. The total price above 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.

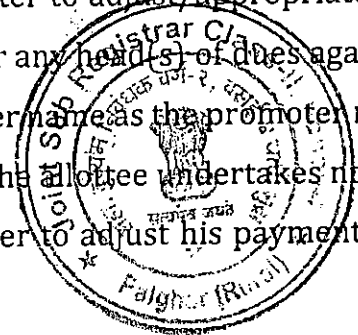
d. The total is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local bodies/ government from time to time. the promoters undertakes and agrees that while raising a demand on the allottee for increase in development charges, cost or levies imposed by the competent authorities etc., the promoter shall enclose the said notification/order/rule/regulation published/ issued in that behalf to that effect along with the demand letter being issued to the allottee which shall only be applicable on subsequent payments



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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.
- f. The promoter shall confirm the final RERA CARPET area that has been allotted to the allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the 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



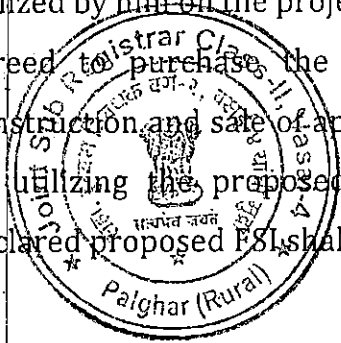
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with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the apartment to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

- i. Time is essence for the promoter as well as the allottee. The promoter shall abide by the time schedule for completing the project and handing over the 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")
- 2) 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 sale 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.

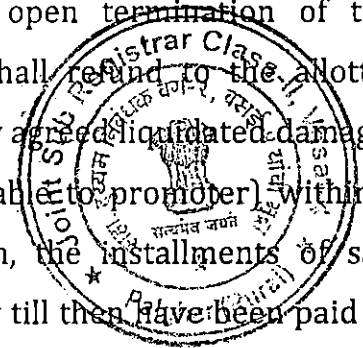


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- 3) if the promoter fails to abide by the time schedule for completing the project and handling over the apartment to the allottee, the promoter agrees to pay to the allottee, who does not intend to withdraw from the project, interest as specified 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.
- 4) Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the allottee committing default in payment on due date of any amount due and payable by the allottee to the promoter under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) 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 shall refund to the allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to promoter) within a period of thirty days of the termination, the installments of sale consideration of the apartment which may till then have been paid by the allottee to the promoter.

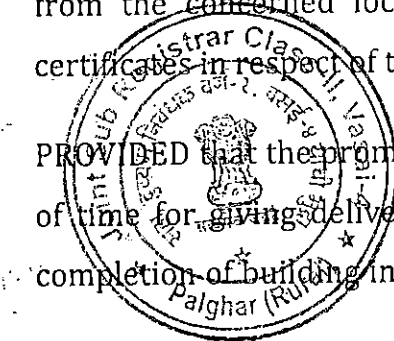


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- 5) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like lift with particular brand, or price range (if unbranded) to be provided by the promoter in the said building and the apartment as are set out in Annexure.
- 6) 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 -
- War, civil commotion or act of god ;
 - 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.
- 9) PROVIDED that the promoter shall be entitled to reasonable extension 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



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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/her, all open 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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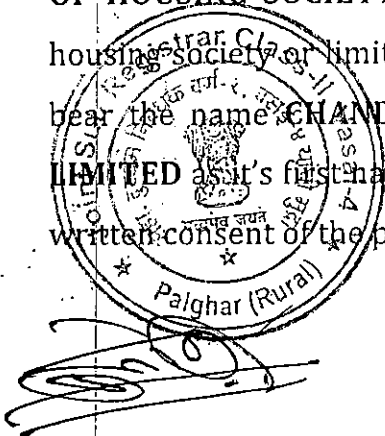
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raised additional storey or storey's or structure/s in accordance with the plan sanctioned or which may be here after sanctioned GRAMPANCHAYAT/ NAGARPALIKA/ COMPETENT AUTHORITY, and allottee/s hereby further agrees that after the proposed Co-Op society 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 tank on 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.

13) 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 outgoing maintenance in the matter and at the rate as shall be paid by other unit holder in the said building.

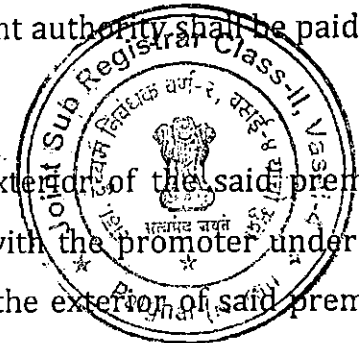
14) The said building shall always be known as **CHANDRESH VAIBHAV CO OP HOUSING SOCIETY LIMITED** and the name of the co-operative housing society or limited company or Association to be formed shall bear the name **CHANDRESH VAIBHAV CO OP HOUSING SOCIETY LIMITED** as it's first name and name shall not be changed without the written consent of the promoters.



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- 15) 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.
- 18) 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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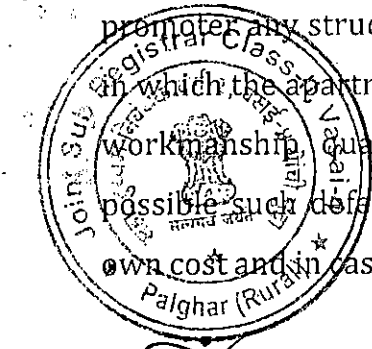
20) Procedure for taking possession:

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 possession 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:

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 liable 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 promoter 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 own cost and in case it is not possible to rectify such defects, then



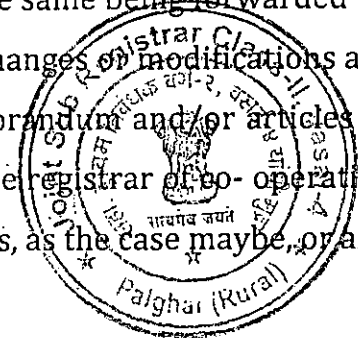
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the allottee shall be entitled to receive from the promoter, compensation for such defect in the manner as provided under the act. It is agreed that the allottee/s shall not change or alter the interior on the flat and shall be kept in same position 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.

- b) The allottee shall use the apartment or any part thereof or permit 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.
- c) The allottee along with other allottee(s) of apartments in the building shall join in forming and registering the society or association or a limited company to be known by such name as the promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and 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 bye-laws of the proposed society and duly fill in, sign and return to the promoter within seven days of the same being forwarded by the promoter to the allottee, if any, changes or modifications are made in the draft bye-laws, or memorandum and/or articles of association, as may be required by the registrar of co-operative societies or the registrar of companies, as the case maybe, or any other competent authority.



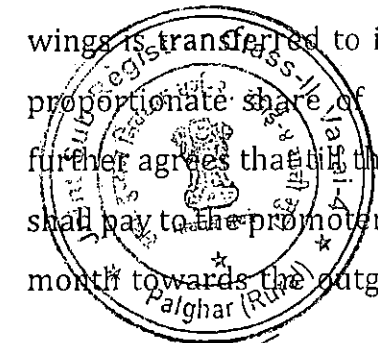
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22) The promoter shall, within three months of registration of the society or association or limited company, as aforesaid, cause to be transferred to the society or limited company all the right, title and the interest of the promoter and/or the owners 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.

24) 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 is transferred to it, the allottee shall pay to the promoter such proportionate share of outgoings as maybe determined. the allottee further agrees that if the allottee's share is so determined the allottee shall pay to the promoter provisional monthly contribution of rs. per month towards the outgoings. The amounts so paid by the allottee to



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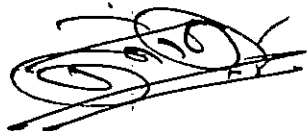
the promoter shall not carry any interest and remain with the promoter until a conveyance/assignment of lease being executed for the structure of the building or wing the aforeside deposits (less deduction provided for in this agreement) shall be paid over by the promoter to the society or the limited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

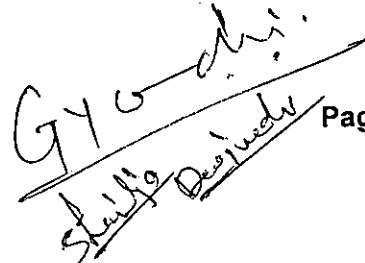
25) The allottee shall on or before delivery of possession of the said premises keep deposited with the promoter, the following amounts :-

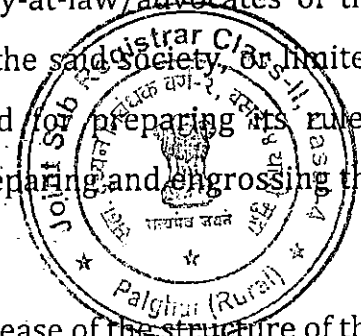
- Rs. _____ for share money, application entrance fee of the society or limited company/federation/apex body and Rs. _____ for formation and registration of the society or limited company/federation/apex body.
- Rs. _____ for proportionate share of taxes and other charges/levies in respect of the society or limited company/Federation/Apex body.
- Rs. _____ for deposit towards provisional monthly contribution towards outgoings of society or limited company/Federation/Apex body.
- Rs. _____ for deposit towards water, electric and other utility and services connection charges.
- Rs. _____ for deposits of electrical receiving and sub station provided in layout.

26) The allottee shall pay to the promoter a sum of Rs. _____/- for meeting all legal costs, charges and expenses, including professional costs of the attorney-at-law/advocates of the promoter in connection with formation of the said society, or limited company, or Apex body or federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

27) At the time of registration of conveyance or lease of the structure of the building or wing of the building, the allottee shall pay to the promoter,







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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.

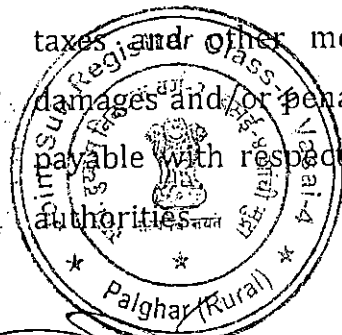
28) REPRESENTATIONS AND WARRANTIES OF THE PROMOTER herein, may prejudicially be affected;

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.

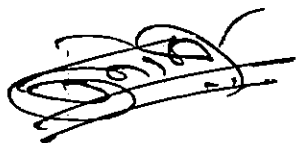
d) The promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent authorities.



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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.
- ii) 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 negligence or default of the allottee in this behalf, the allottee shall be liable for the consequences of the breach.



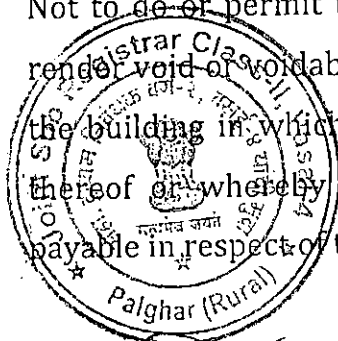
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iii) To carry out at his own cost all internal repairs to the said apartment and maintain the apartment in same condition, state and order in which it was delivered by the promoter to the allottee and shall not do or suffer to be done anything in or to the building in the apartment is situated or the apartment which maybe contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the allottee committing any act in contravention of the above provision, the allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv) Not to demolish or cause to be demolished the apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the apartment is situated and shall keep the portion, sewers, drains and pipes in the apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, parris or other structural members in the apartment without the prior written permission of the promoter and/or the society or the limited company.

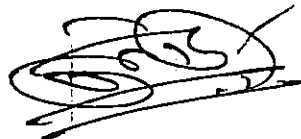
v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



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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.
- x) The allottee shall observe and perform all the rules and regulations which the society or the limited company or apex body or federation may adopt at its inception and the additions, alterations or amendments thereof that 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

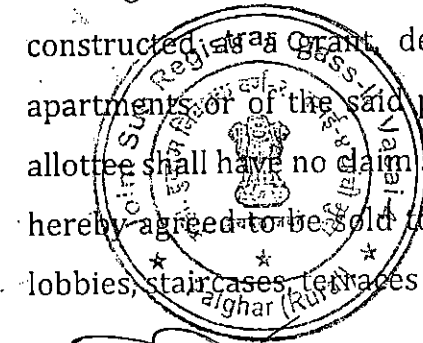


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Company/Apex body/Federation regarding the occupancy and use of the apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- 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 Co-operative 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.
- 31) 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, staircases, terraces recreation spaces, will remain the property



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Gyan Chandra
Shankar Dandekar

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30 / E2

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

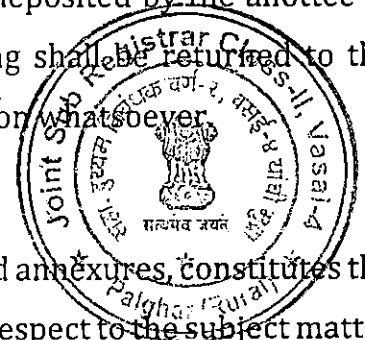
After the promoter executes this agreement he shall not mortgage or create charge on the apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest 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 shall be returned to the allottee without any interest or compensation whatsoever.

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



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GTC
Shri Purvika

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

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

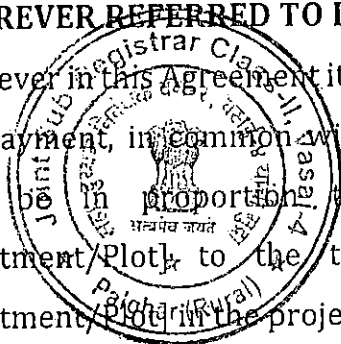
It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent allottees of the [apartment/plot], in case of a transfer, 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] in the project.



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Shriy Prasad*

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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 JAYPRAKASH PANDEY & MRS. SHAILJA DWIVEDI residing at Room No.4 Shree Sai-Balaji Chawl

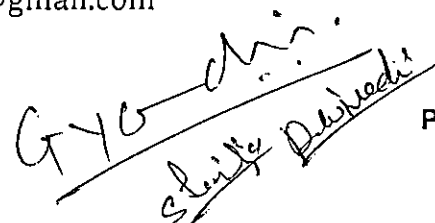
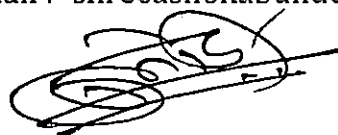
No.2, B. R. Nagar, Diwa East, PO. Dahisar, Thane Dist. Thane 400612.

Promoter Name :- M/S. SHREE ASHOKA BUILDCON

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

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

Email :- shreeashokabuildcon@gmail.com



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

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.

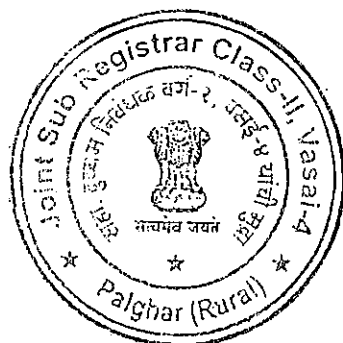
46) DISPUTE RESOLUTION

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.

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G. Y. Chis.
Shalji Doriadi

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दस्ता क्र 29640/२०२४
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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 Tiles.



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Gyanendra
S. L. Jais
D. S. Jais

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS 12th Day of Dec 2024. HEREINABOVE WRITEN.

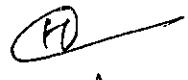

SIGNED SEALED AND DELIVERED

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

1. MR. KANHEYALAL P. KOTHARI




In presence of

1. Hitesh Timani 
2. Tushar Gaikwad 

SIGNED SEALED AND DELIVERED



BY THE WITHIN NAMED PURCHASER/S

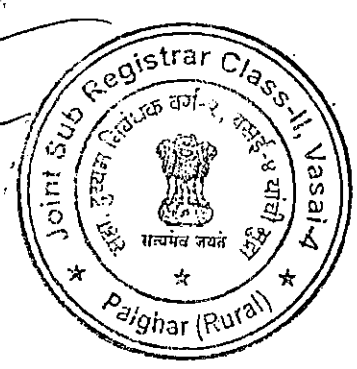
1. MR. GYANCHANDRA JAYPRAKASH PANDEY
2. MRS. SHAILJA DWIVEDI

Gyanchandra Jayprakash Pandey
Shailja Dwivedi



In presence of

1. 
2. 



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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	
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

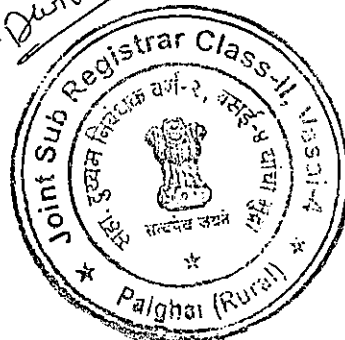
name of **M/S. SHREE ASHOKA BUILDCON A/C** Subject to Realization, Payable to us.

FOR M/S. SHREE ASHOKA BUILDCON.





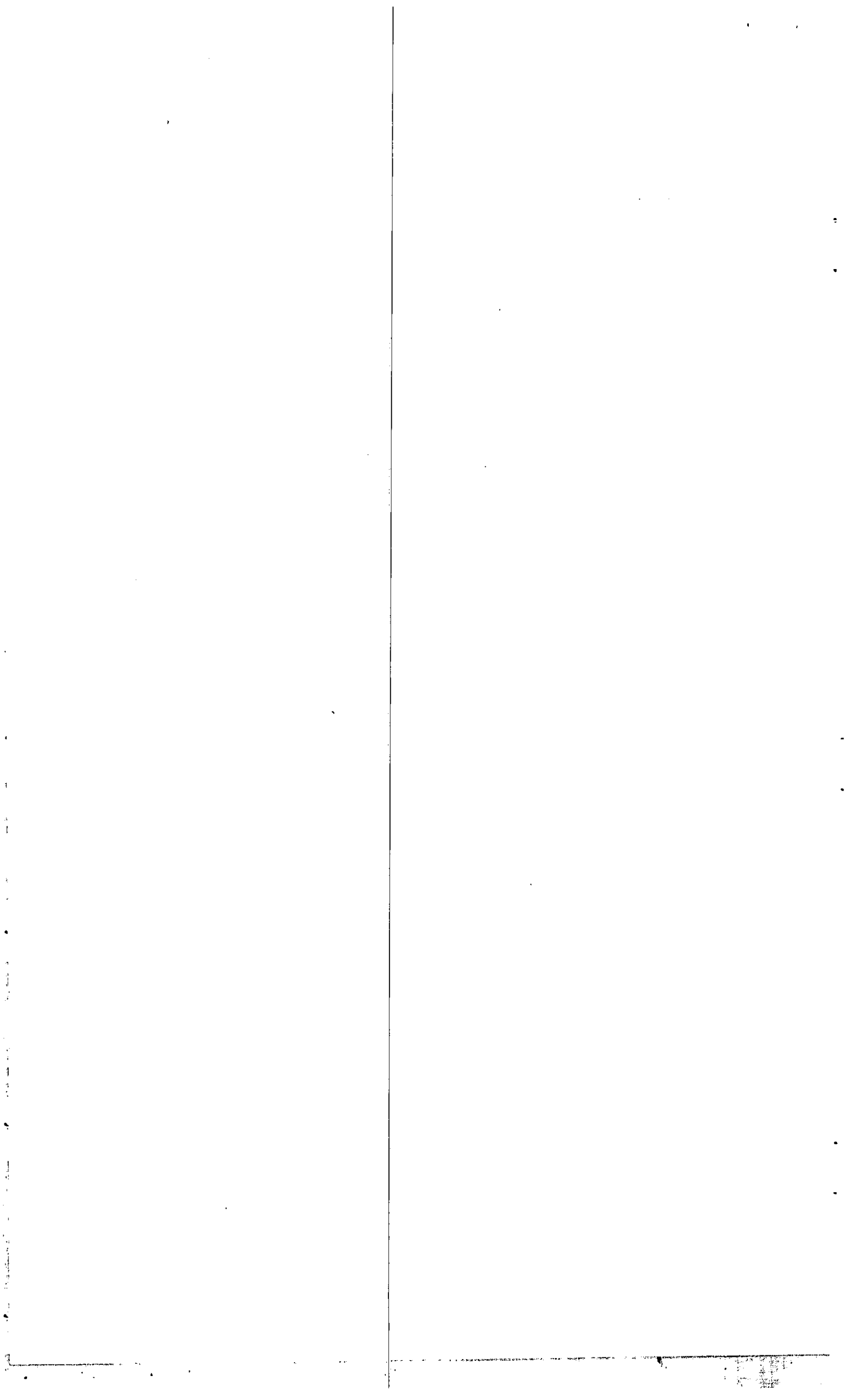
Authorized Signatory

G. M. ...
Shriji D. ...



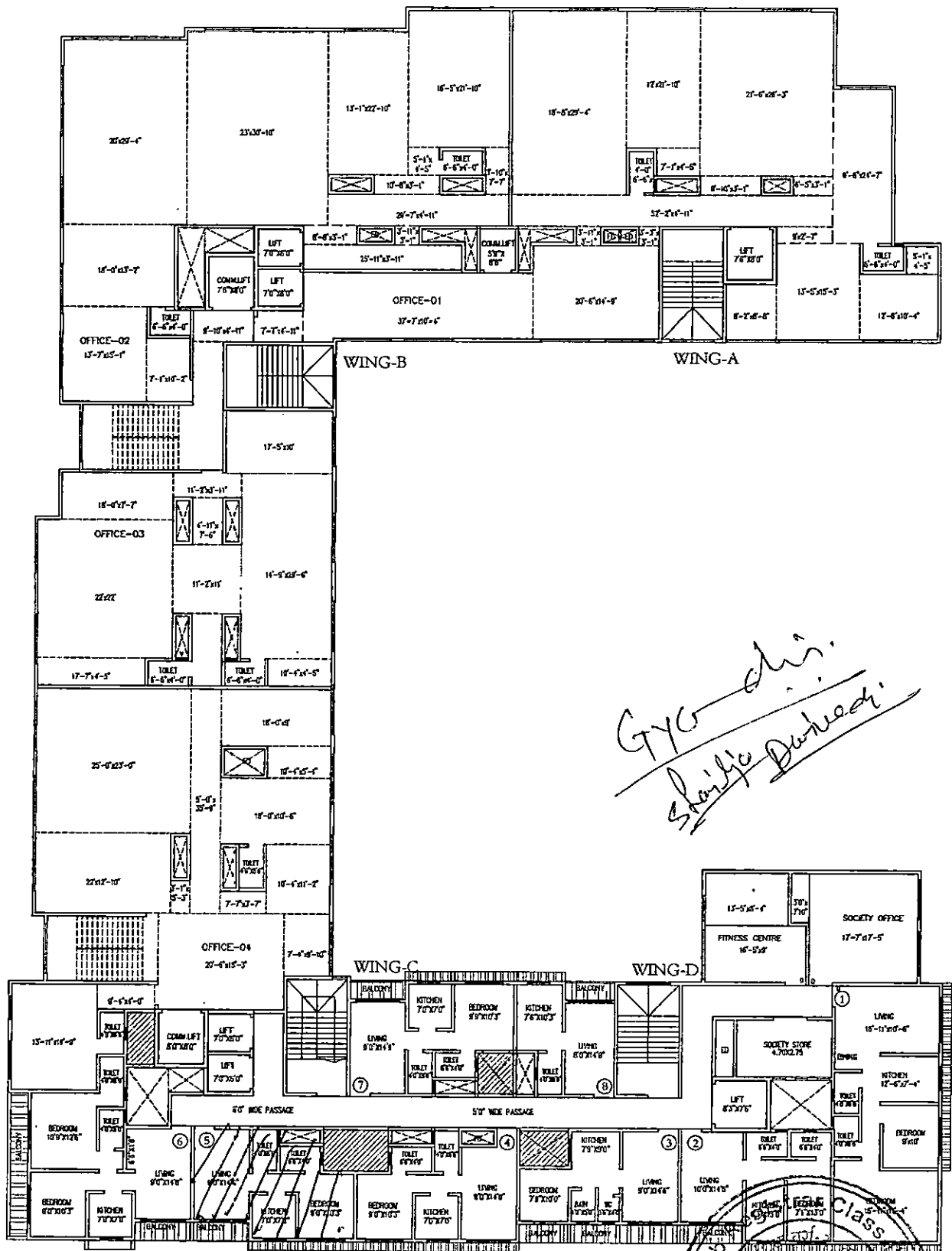
WITNESSES :-

1. 
2. 



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 वस्त क्र 29640 / 2024
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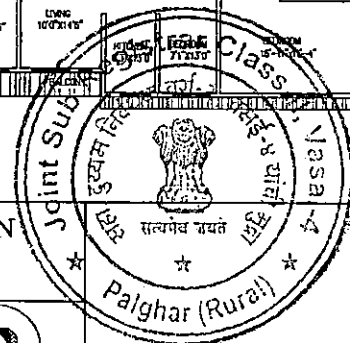
***** CHANDRESH VAIBHAV *****

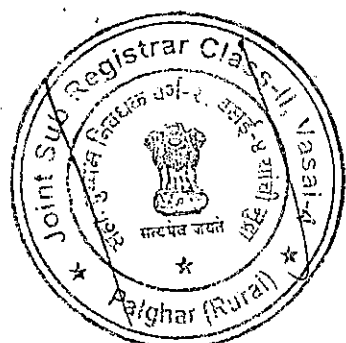


*Gyo chis.
 Shriya Dabodi*

PROPOSED RESI.CUM COMM. BLDG. ON
 PROPERTY BEARING S.NO-116, H.NO-3,
 OF VILL.- ACHOLE, TAL.- VASAI, DIST. PALGHAR.

FIRST FLOOR PLAN





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दस्त क्र. 29640/2024

3C/1E2



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.31 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 Pramanand Prabhu
(Secretary, MahaREDA)
Date: 08/03/2022 16:32:08

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



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



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

जावक क्र. : व.वि.श.म.
दिनांक :

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

03/08/2022

To,

1. Mr. Kanheyala Poonamchand Kothari Partner
Of M/s. Shree Ashoka Buildcon P.A. Holder
Of Chandresh Valbhav CHS. LTD. Shop No. 32
Gopal Building, Ambadi Road,
Vasai (W), Tal: Vasai, Dist: Palghar.
2. M/s. Shree Consultants
B-203, Akanksha Tower, Nr. Railway
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. Vasai, 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.

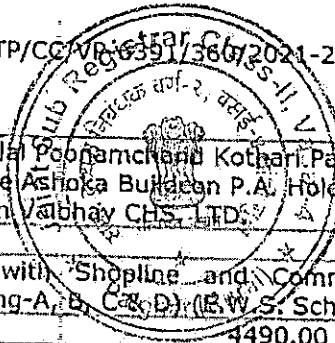
Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 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 Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalaj, Rangao, Doliv, Khardi, Khochlwada, Pall, Tivri, Octane, Tarkhad, Maljpada, 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-6391/360/2021-22, 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 Poonamchand Kothari Partner Of M/s. Shree Ashoka Buildcon P.A. Holder Of Chandresh Valbhav CHS. LTD.
2	Location	Achole
3	Land use (Predominant)	Residential with Shopline and Commercial Building (Wing-A, B, C & D) (E.W.S. Scheme)
4	Gross plot area (As per 7/12)	4490.00 sq.mt.
5	Area Under Encroachment	41.04 sq.mt.



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दस्त क्र. 29690 / 2024
09 / 12

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

08/08/2022

6	Internal Road	373.14 sq.mt.
7	Net plot area	4448.96 sq.mt.
8	Previously Approved Area	18217.28 sq.mt.
9	Permissible Basic FSI	4893.85 sq.mt.
10	Permissible Premium FSI	2224.48 sq.mt.
11	Tenanted (Incentive) FSI	975.00 sq.mt.
12	Permissible TDR FSI	4004.06 sq.mt.
13	Permissible Ancillary	7681.63 sq.mt.
14	Total Permissible Area	19779.02 sq.mt.
15	Total permissible; BUA (Including Basic, Premium, TDR and Ancillary area) Maximum Limit	19779.02 sq.mt.
16	Total proposed P-Line BUA	19012.13 sq.mt.
	a) Basic	4893.85 sq.mt.
	b) Premium	2224.48 sq.mt.
	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

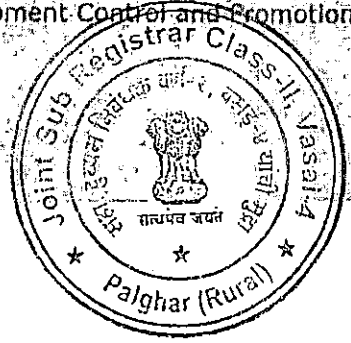
Please find the enclosed herewith the approved Revised Development Permission for the proposed Residential With Shpline and Commercial Building wing A, B, C & D (EWS Scheme) on land bearing S.No. 116; H.No.3, of Village-Achole, as per the following details:-

Sr. No.	Predominant Building	No. of Wings	No. of Floors	No. of Flats	No. of Shops/Office	Built Up Area (in sq. mt.)	Remarks
1.	Residential with Shopline and Commercial Building	Wing A, B, C & D	Stillt+Gr+ 14pt	322	29 Shops 02 Hall 1 Society office 1 Fitness Center 1 Driver Room	19012.13	Now Amended

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No VVCMC/TP/CC/VP-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.
- Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).



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दस्ता क्र. 29040/2022

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मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१३०५.



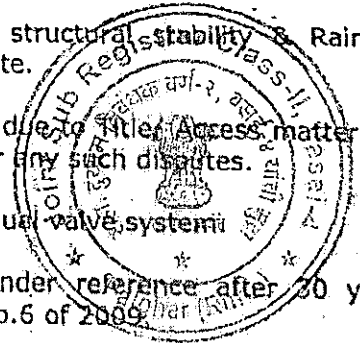
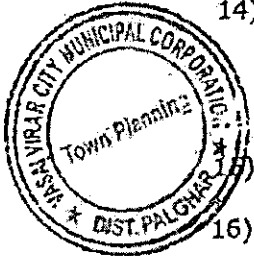
दूरध्वनी : ०२५० - २५२५१०९ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

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

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- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
 - 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
 - 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
 - 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
 - 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
 - 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
 - 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of 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.
 - 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
 - 17) You are responsible for the disputes that may arise due to Title Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
 - 18) You shall provide flush tanks in all W.C/Toilets with dual valve system.
 - 19) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.



वसई-४

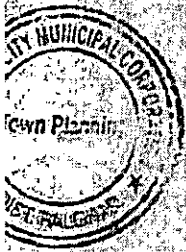
दस्त क्र. 29040 / 2024

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03/08/2022

- 20) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-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. Vasai Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 23) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 25) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 26) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 27) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of 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 toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.



वसई-४

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



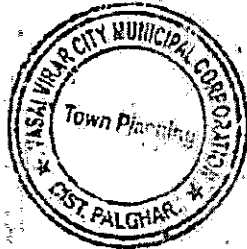
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

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

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- 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 infrastructurè 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.

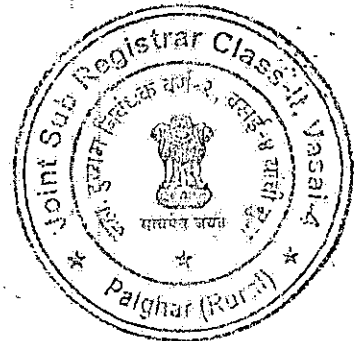


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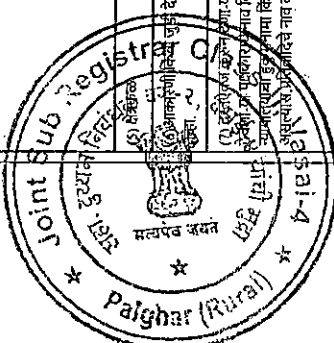
1. Asst. Commissioner, UCD,
Vasai Virar city Municipal Corporation.
Ward office

Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
Issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.



14182350 18-12-2022 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2 दुग्धम निबंधक : सह दु. नि.वसई 3 दस्ता क्रमांक : 14182/2021 नेदणी : Regn:63m	गावाचे नाव : आचोळे विकासनकरानामा	विकासनकरानामा 1708670000 168553500	1) पालिकेचे नाव:पालघरहर वर्धन ; इतर माहिती: मोजे आचोळे येथील भूमापन क्र. 116.हिस्सा क्र. 3,4490 चौ. मी. च्या विनाशेती भूखंड व त्यावरील स्थिर तळ अधिक चार मजली 94 सदानिकाची व 17 दुकानांची चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड ची इमारत जमीन विकसन करारनामा पुनर्विकासाबाबत विकसन पात्र श्री अशोका विडलकॉम याना देण्यात येत असून दस्तास मुमु रू 8543900/- मा सहजिल्ला निबंधक वर्ग-1 येथे अभिनियंण जावक क्र 12817 दि.28/10/2021 येथे केस नं 575-2021 दि. 12/10/2021 भरण्यात आलेली आहे.((Survey Number : 116, हिस्सा क्र. 3.1)	4490 चौमीटर	1) नाव:-... गणपत गुला वय:-46 पता:-व्हॉट नं. ५/००1, माळा नं. तळमजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-BQPQ5816C 2) नाव:-... चंटीप बाळ जोगी वय:-41 पता:-व्हॉट नं. ५/००2, माळा नं. तळमजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AJEP24112Q 3) नाव:-... सखाराम गंगाराम मांडविक वय:-80 पता:-व्हॉट नं. ५/101, माळा नं. पहिला मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AALPMTW7K 4) नाव:-... शिशु राधेश्याम सिंह वय:-50 पता:-व्हॉट नं. ५/102, माळा नं. पहिला मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-BQEP52358A 5) नाव:-... पुरुदेवक प्रीतम सिंह वय:-39 पता:-व्हॉट नं. ५/104, माळा नं. पहिला मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-BWPVPS725G 6) नाव:-... रूपा नाम सिंह (तदनिका क्र. ५/201, दुकान क्र. 002 व 003 वे मातक) वय:-70 पता:-व्हॉट नं. ५/201, दुकान क्र. 002 व 003, माळा नं. दुसरा मजला व तळमजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-BGTSPS970F 7) नाव:-... शंती मकरजन वय:-54 पता:-व्हॉट नं. ५/202, माळा नं. दुसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-APPM3815L 8) नाव:-... शक्तिदास पोरेरु अरेकर वय:-51 पता:-व्हॉट नं. ५/203, माळा नं. दुसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-ACCPA7821P 9) नाव:-... शिशुबाळ रमेशचंद्र पाठोशेकर वय:-30 पता:-व्हॉट नं. ५/204, माळा नं. दुसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.- 10) नाव:-... सिता विलीप करम (सदनिका क्र. ५/301 व दुकान क्र. 001 वे मातक) वय:-35 पता:-व्हॉट नं. ५/301, दुकान क्र. 001, माळा नं. तिसरा मजला व तळमजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AGLPS6210P 11) नाव:-... विठोबा कृष्ण सावंत वय:-71 पता:-व्हॉट नं. ५/302, माळा नं. तिसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AGPK7800Q 12) नाव:-... पांडुरंग धमक वय:-64 पता:-व्हॉट नं. ५/303, माळा नं. तिसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AIVPD7666F 13) नाव:-... महादेव कैचव पळसकर वय:-50 पता:-व्हॉट नं. ५/401, माळा नं. चौथा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-
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वसई-४
दस्ता क्र. 29040/2024

- महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-ANNPF6583D
 14) नाव:-... छोट्यावर वैभव गुला वय:-49 पता:-व्हॉट नं. बी/001, माळा नं. तळमजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AJQFG153K
 15) नाव:-... सहभाळक गीता छोट्यावर गुला वय:-50 पता:-व्हॉट नं. बी/001, माळा नं. तळमजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AZZPG9338H
 16) नाव:-... मीनाबी गोरखभाई बाघेला वय:-62 पता:-व्हॉट नं. बी/002, माळा नं. तळमजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AGSPW4275D
 17) नाव:-... अशिशु कुमार अलखनारायण सिंह वय:-38 पता:-व्हॉट नं. बी/101, माळा नं. पहिला मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-BKPFS6831H
 18) नाव:-... सीमा सतीश कुमार सिंह वय:-40 पता:-व्हॉट नं. बी/102, माळा नं. पहिला मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-FCIFPS0245D
 19) नाव:-... सहभाळक संतोष कुमार अलखनारायण सिंह वय:-41 पता:-व्हॉट नं. बी/102, माळा नं. पहिला मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-DPMPS2862C
 20) नाव:-... उत्तम ध्यातक परब वय:-50 पता:-व्हॉट नं. बी/103, माळा नं. पहिला मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-ARDPP8944
 21) नाव:-... अमराथ तालावगाव तिवारी वय:-58 पता:-व्हॉट नं. बी/104, माळा नं. पहिला मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-ANDPD5934A
 22) नाव:-... नखन वसु वय:-67 पता:-व्हॉट नं. बी/204, माळा नं. दुसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-ATMPK1291N
 23) नाव:-... सहभाळक अर्चना वित्ति कुचडे वय:-36 पता:-व्हॉट नं. बी/203, माळा नं. दुसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-BEPYK4170D
 24) नाव:-... अरविंद यादव वय:-34 पता:-व्हॉट नं. बी/204, माळा नं. दुसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-ACRPY9097L
 27) नाव:-... विनेश सना ऋषी (तदनिका क्र. बी/201 व बी/202 वे मातक) व चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लि. व अयश्री वय:-55 पता:-व्हॉट नं. बी/201 व बी/202, माळा नं. तिसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AHSFPU2121K
 28) नाव:-... सहभाळक मीना दिनेश ऋषी वय:-53 पता:-व्हॉट नं. बी/302, माळा नं. तिसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AZUPR8008C
 29) नाव:-... मनीषा प्रकाश सोलेकी वय:-48 पता:-व्हॉट नं. बी/303, माळा नं. तिसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-CGMPS7277R
 30) नाव:-... सहभाळक प्रकाश रामदीप सोलंकी वय:-74 पता:-व्हॉट नं. बी/303, माळा नं. तिसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-CGMPS7276Q
 31) नाव:-... अशोक वाळू यादव वय:-31 पता:-व्हॉट नं. बी/304, माळा नं. तिसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-ADSPY2755R
 32) नाव:-... सहभाळक निशा अशोक यादव वय:-29 पता:-व्हॉट नं. बी/304, माळा नं. तिसरा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-ANNPY5699P
 33) नाव:-... सुप्रम अर्पट साळवे वय:-50 पता:-व्हॉट नं. बी/401, माळा नं. चौथा मजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-BGEPS9095M
 34) नाव:-... जय नारायण बर्मा वय:-35 पता:-व्हॉट नं. सी/001, माळा नं. तळमजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-DBLPS4317K
 35) नाव:-... सगर रण वय:-35 पता:-व्हॉट नं. सी/002, माळा नं. तळमजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-AMUPR7817G
 36) नाव:-... सहभाळक लता सगर रण वय:-36 पता:-व्हॉट नं. सी/002, माळा नं. तळमजला, इमारतीचे नाव: चंद्रेश वैभव कॉ. ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. आचोळे रोड, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं.-



Vasai-Virar City Municipal Corporation
FULL OCCUPANCY CERTIFICATE

Approval No.: VVCMC/FO/2024/HAPL/00037
Proposal Code: VVCMC-24-ENTRY-72801

RESIDENTIAL WITH SHOPLINE AND COMMERCIAL BUILDING (Mixed)
Building Name: FLOOR: 1233.81 Sq.m, TYPICAL 3RD TO 7TH AND 8TH TO 12TH FLOOR: 1233.81 Sq.m, Typical Floor: 131.14 Sq.m, TYPICAL FLOOR: 1195.87 Sq.m, Typical Floor: 14TH FLOOR: 1217.18 Sq.m

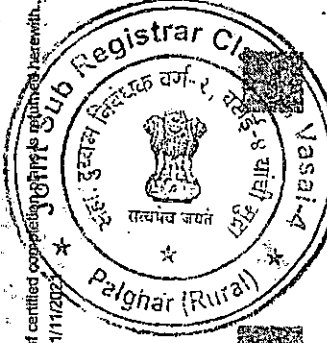
To,
1) Shree Ashoka Bulidcon, Kambayalal Poonamchand Kothari, Raju Bhupkanti Kotha, S.NO.116 H.NO.3, OF VILLAGE: ACHOLE, TALUKA: VASAI DIST: PALGHAR
2) Shamrao Kashiid (Architect)

Sir/Madam,
The FULL development work / erection re-erection / or alteration in of building / part building No / Name RESIDENTIAL WITH SHOPLINE AND COMMERCIAL BUILDING (Mixed) Plot No.: Final Plot No., City Survey No./Survey No./Khasra No./ But No. S.NO.116 H.NO.3, Village Name/Mouje ACHOLE, Sector No., completed under the supervision of Architect. License No CA119207122021 as per approved plan vide Permission No. VVCMC/TP/POP/VP-6391/297/2022-23 Date 08/08/2022 with deviation within 1% within permissible FSI, may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of this 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)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal. (if applicable)

A set of certified copy of this certificate herewith, Permission No. VVCMC/TP/CC/VP-6391/350/2021-22 Date 11/11/2021.

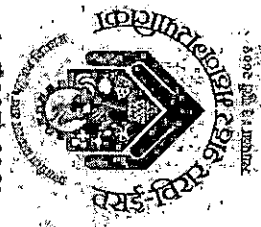
Signature valid



Yours faithfully,
Municipal Commissioner,
Vasai-Virar City Municipal Corporation.

Scan QR code for verification of authenticity.
Details.

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

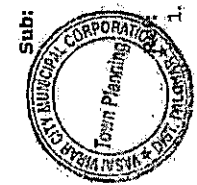


दुरध्वनी : ०२५० - २५५५१०१ / ०३/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasai@vircorp.net / vasai@vircorp.net / vasai@vircorp.net

वाचक क्र.: य.वि.रा.न.
दिनांक :

VVCMC/TP/OC/VP-6391/12/01/FO/2024/HAPL/00037 Dt. 27/08/2024

1. To,
Mr. Kanheyalal Poonamchand Kothari Partner
Of M/s. Shree Ashoka Bulidcon P.A. Holder
Of Chandresh. Vaibhav CHS. Ltd. Shop No.32
Gopal Bulidging, Ambadi Road,
Vasai (W), Tal.: Vasai,
DIST: PALGHAR
2. M/s. Shree Consultants
B-203, Akanksha Tower,
Near Railway Station,
Nallasopara (E), Taluka-Vasai,
DIST: PALGHAR



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

1. Commencement Certificate vide letter No. VVCMC/CC/VP-6391/360/2021-22 Dated- 11/11/2021.
2. Revised Development Permission No. VVCMC/RDP/VP-6391/297/2022-23 Dated- 09/08/2022.
3. Development Completion Certificate Dt. 22/07/2024 from the Licensed Architect.
4. Structural Stability Certificate from Structural Engineer vide letter dated: 04/07/2024.
5. Plumbing Completion Certificate Dated 10/07/2024.
6. Receipt No.397 Dated-10/07/2024. From Vasai Virar City Municipal Corporation for potable water supply.
7. Report from Composting Consultant Dated 11/07/2024.
8. Letter from Grey Water Treatment Dated 20/07/2024.
9. Letter from Rain Water Harvesting Consultant Dated 15/06/2014.
10. Final 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-19°24'43"N Longitude-72°49'33"E.

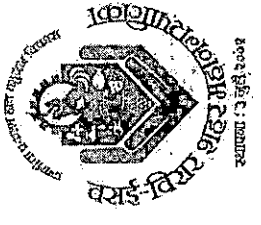
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दस्ता क्र. 29650/2024
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वसई-४

दस्त क्र. 29690/2024

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दुरध्वनी : ०२२० - २५२५६२१ / ०२२०२६४४०६०६
फॅक्स : ०२२० - २५२५६०७
ई-मेल : vasai@virarcorporation.org
वाचक क्र.: व.वि.श.म.
दिनांक :



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

VVCMC/TP/OC/NP-6391/20/F0/2024/JR/100037 Dt: 27/08/2024

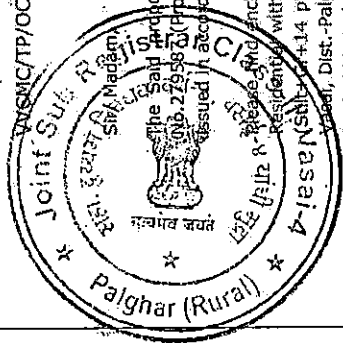
AS BUILT OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential with Shopline Commercial Building Wing-A, B, C & D for E.W.S. Scheme (Silt+Gr+14 pt. Floors) with as Built Plans, Area 18994.08 Sq.mt. on plot bearing S.No.116, H.No.3, of Villages: Achole, Taluka-Vasai, 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 accordance with regulations and the conditions stipulated in the Commencement Certificate vide letter No. VVCMC/CC/NP-6391/360/2021-22 Dated-11/11/2021. Revised Development Permission No. VVCMC/RDP/NP-6391/297/2022-2023 Dated-09/08/2022. Permitted to be occupied subject to the following conditions: -

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Garage and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sewage and sewage without creating any insanitary conditions in the surrounding area, channelization of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantees/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) This certificate of occupancy is issued only in respect of 329 Flats, 30 Shops, 04 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 (Silt+Gr+14 pt. Floors)
- 6) Also you shall submit a cloth mounted copy of the as built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any



VVCMC/TP/OC/NP-6391/20/F0/2024/JR/100037 Dt: 27/08/2024

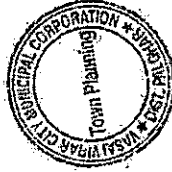


The Sub-proposal approved vide Building Permission management system proposal (Proposal Code.VVCMC-24-ENTRY-72801) on dated and this covering letter is issued in accordance with same.

Please find enclosed herewith the necessary Grant of As Built Occupancy Certificate for Residential with Shopline and Commercial Building Wing-A, B, C & D for E.W.S. Scheme (Silt+Gr+14 pt. Floors) on plot bearing S.No.116, H.No.3, of Villages: Achole, Taluka-Vasai, Dist-Palghar. along with drawings completed under the supervision of Mr. Shyam 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 plot, D.P. Road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components within 3 months as requested in undertaking given by you.

A set of certified completion plans is returned herewith.



Commissioner,
Vasai Virar City Municipal Corporation
Certified that the above permission is issued by Commissioner VVCMC, Virar.
Deputy Director,
VVCMC, Virar.

- Encl.: a.a.
c.c. to:
- 1) Asst. Commissioner, UCD, Vasai-Virar City Municipal Corporation Ward Office
 - 2) DMC, Property Tax Department, Vasai Virar City Municipal Corporation.
 - 3) DMC, Tree Department, Vasai Virar City Municipal Corporation.

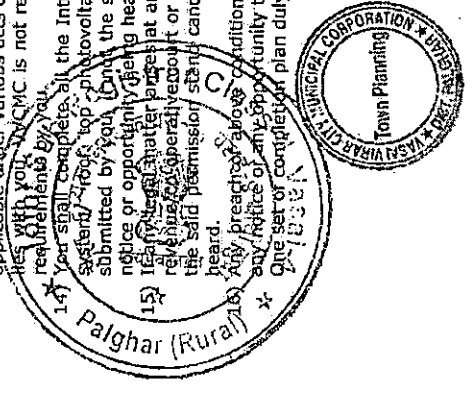
WCMC/TP/OC/NP-6391/20/FoP/2024/18 Pt-1/00037 Dt. 27/08/2024

court order, this occupancy certificate is liable to be cancelled. You are responsible for this type of lapse on your part and WCMC is not responsible for any consequence arising out of above act of yours if any while obtaining the Occupancy Certificate.

- 8) After complying with the condition of all and complying with legal orders of and forum only you shall give possession of flats.
- 9) 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.
- 10) You shall submit revised TILR map showing the roads, R.C. amenity plot, D.P. Road reservation, buildings as constructed at site within 3 months as requested in undertaking given by you.
- 11) You shall maintain provide separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 12) WCMC has asked IT-Bombay and NEERI to prepare Comprehensive flood 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-Sub region affecting for your layout.
- 13) 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 lies with you. WCMC is not responsible for non compliance of any of the statutory requirements by you.

- 14) Your special complete all the Interior Works and solar assisted water heating (SWH) system, top photovoltaic (RTPV) system as mentioned in Undertaking submitted by you. Until the said permissions stand cancelled without giving prior notice or opportunity being heard.
 - 15) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any relief being sought or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
 - 16) Any breach of above condition will lead to cancellation of this order without giving any notice of any opportunity to be heard by following natural justice.
- One set of completion plan duly certified is returned herewith.

वसई-४
 वस क्र. २९७५०/२०२४
 ५२/६२



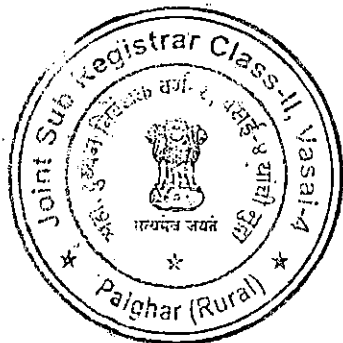
Commissioner
 Vasal Virar City Municipal Corporation
 Certified that the above permission is
 Issued by Commissioner WCMC, Virar.

Deputy Director,
 WCMC, Virar

वसई-४

दस्त क्र. 29040 / २०२४

५९ / ६२



वसई - ३
दस्त क्र. ८५८९/२०२२
५/१०

IN WITNESS WHEREOF WE HAVE HERETO SET AND SUBSCRIBED OUR RESPECTIVE HANDS AND SIGNATURES ON THIS 20th DAY OF May 2022.

SIGNED AND DELIVERED by the undersigned "THE EXECUTORS"
of the late Smt. SHRI. ASHOKA BHOODHAN
a Partnership firm through its Partners

1) MR. KANDIVALAL ROTHARI



2) MR. RAJ BHAGWANT RUTLA



3) CHANDRESH VAHIAV CO. OP. HSG. SOC. LTD BY THE HANDS OF

Chairman: MR. DINRSH SANA RUSHI



AND

Treasurer: MR. PRADHEEP JAUHAR



Accepted by me



वसई-४
दस्त क्र. २९०५०/२०२४
५५ / १६२

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महाराष्ट्र, 20/05/2022 04:41:02

वसई - ३
दस्त क्र. ८५८९/२०२२
५/१०

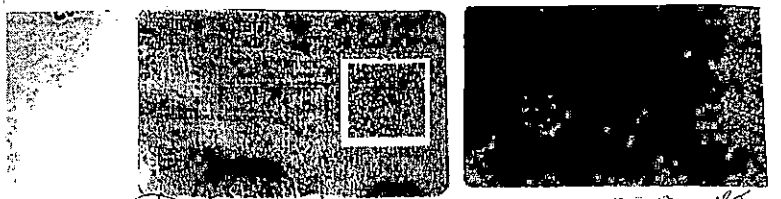
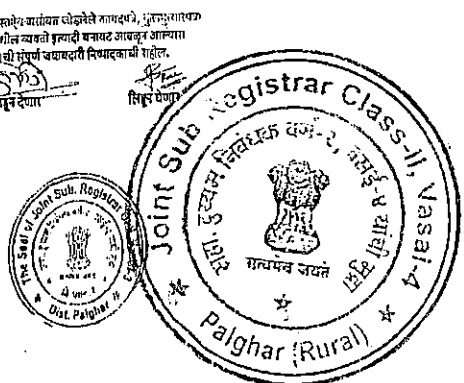
शुद्ध मूल्य: १,००,००,०००/-
शुद्ध मूल्य: १,००,००,०००/-
शुद्ध मूल्य: १,००,००,०००/-

वसई - ३
दस्त क्र. ८५८९/२०२२
५/१०

३५०७५८१

३५०७५८१

३५०७५८१



Shikhar Rajram Dhatl
DOB: 02/09/1970
MALE
Mobile No: 7768075444
5260 2936 3391
VAT: 9117 7865 7246 8665
माझे आधार, माझी ओळख

मि. शिकार राज
Dhawah Snehgopi Flats
जवळ सानेयुव २००६
पुणे आहे
4470 9353 9268
आधार - सामान्य माणसाचा अधिकार

Address:
S/O: Rajram Dhatl, UG01 Brand Chaur,
Asha Cross Road, Near Hanra Apartment,
Sanyal Nagar, Palghar, Maharashtra - 41209
5260 2936 3391
VAT: 9117 7865 7246 8665

वसई - ३
दस्त क्र. ८५८९/२०२२
५/१०
Andhar - Aam Andmi ka Adhikar



3507581

3507581

३५०७५८१

वसई - ३
दस्त क्र. ८५८९/२०२२
५/१०

क्र.सं.	वसई - ३	दस्त क्र. ८५८९/२०२२	५/१०
१	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-
२	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-
३	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-
४	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-
५	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-

क्र.सं.	वसई - ३	दस्त क्र. ८५८९/२०२२	५/१०
१	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-
२	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-	शुद्ध मूल्य: १,००,००,०००/-

३५०७५८१

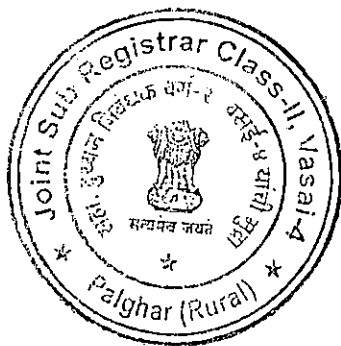
३५०७५८१



वसई-४

दस्त क्र. 29040/2024

यु 182



भारत सरकार
Government of India

शैलजा द्विवेदी
Shailja Dwivedi
जन्म तिथि/DOB: 12/05/1992
पहलिया FEMALE

5152 9558 7716
VID : 9150 6550 3794 3389

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

ग्यांचंद्रा जयप्रकाश पांडेय
Gyanchandra Jayprakash Pandey
जन्म तिथि / DOB: 07/07/1992
पुरुष / MALE
Mobile No.: 8655363073

6672 6044 4424
VID : 9137 0557 0971 2661

माझे आधार, माझी ओळख

Gyanchandra

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GSCPD6184C

नाम / Name
SHAILJA DWIVEDI
पिता का नाम / Father's Name
SHIV SWAROOP DWIVEDI
जन्म की तारीख / Date of Birth
12/05/1992

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BJIPP2581B

नाम / Name
PANDEY GYANCHANDRA JAYPRAKASH
पिता का नाम / Father's Name
JAYPRAKASH HARISHANKAR PANDEY
जन्म की तारीख / Date of Birth
07/07/1992

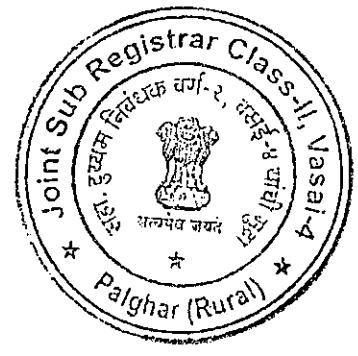
वसई-४
दस्त क्र. 29090/2024
- YL 1 ER

भारत सरकार
GOVERNMENT OF INDIA

Bhavesh Shashikant
Rane
DOB: 27/12/2000
MALE
Mobile No: 9765602583

4470 9353 9288
VID : 9157 0056 7008 6491

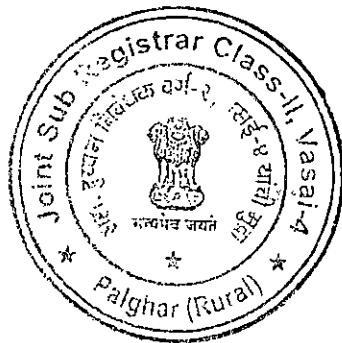
माझे आधार, माझी ओळख



वसई-४

दस्ता क्र. 29640/2024

५९ / ९२



533/21750

गुरुवार, 12 डिसेंबर 2024 8:35 म.नं.

दस्त गोषवारा भाग-1

वसई 4

दस्त क्रमांक: 21750/2024

दस्त क्रमांक: वसई 4 /21750/2024

वाजार मूल्य: रु. 17,77,000/-

मोबदला: रु. 35,90,000/-

भरलेले मुद्रांक शुल्क: रु.2,51,300/-

दु. नि. मह. दु. नि. वसई 4 यांचे कार्यालयात

अ. क्रं. 21750 वर दि.12-12-2024

गेजी 8:32 म.नं. वा. हजर केला.

पावती:22566

पावती दिनांक: 12/12/2024

सादरकरणाराचे नाव: ग्यांचंद्रा जयप्रकाश पांडेय

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

एकूण: 31240.00

दस्त हजर करणाऱ्याची सही:

Joint S R Vasai-4

सह. दुय्यम निबंधक वर्ग-३

वसई क्र. ४

दस्ताचा प्रकार: करारनामा

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

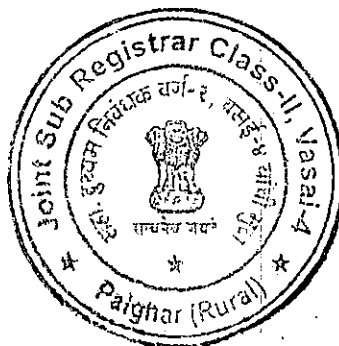
शिक्का क्रं. 1 12 / 12 / 2024 08 : 32 : 27 PM ची वेळ: (सादरीकरण)

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

दस्ताएवजा पोखल जोडलेले कागदपत्र
कुळमुल मधील व्यक्ती इत्यादी
बनावट आढळून आल्यास याची संपूर्ण
जबाबदारी निव्यापकाची राहिल.

लिहून देणार

लिहून देणार





दस्त गोषवारा भाग-2

वसई4

E9/E2

दस्त क्रमांक:21750/2024

12/12/2024 8 38:01 PM

दस्त क्रमांक :वसई4/21750/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उसा प्रमाणित
1	नाव:मे. श्री अशोका विल्डकॉन तर्फे भागीदर कन्हैयालाल पी कोठारी तर्फे कु.मु. 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	लिहून घेणार वय :- स्वाक्षरी:-		
2	नाव:ग्यांचांद्रा जयप्रकाश पांडेय 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:BJIPP2581B	लिहून घेणार वय :-32 स्वाक्षरी:-		
3	नाव:शैलजा द्विवेदी 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	लिहून घेणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.

शिकका क्र.3 ची वेळ:12 / 12 / 2024 08 : 35 : 38 PM

ओळख:-

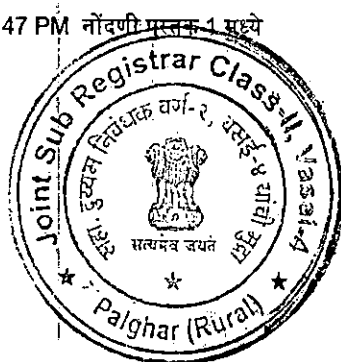
दस्तऐवज निष्पादनाचा कवुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार 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

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

शिकका क्र.5 ची वेळ:12 / 12 / 2024 08 : 36 : 47 PM नोंदणी प्रसंग 1 मध्ये

Joint Sub Registrar Class-4

सह. मुख्य निबंधक वर्ग-२
वसई क्र. ४

Payment Details.

sr.	Purchaser	Type	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

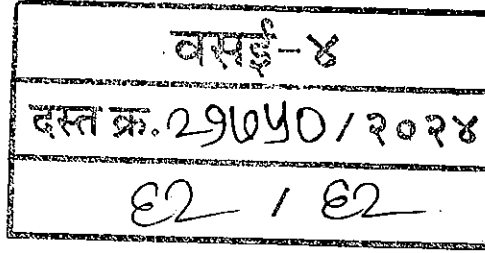
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

21750 /2024

Know Your Rights as Registrants

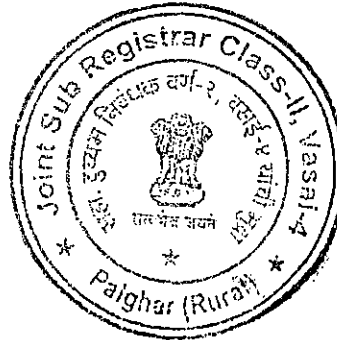
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



प्रमाणित करण्यात येते की
सदर दस्तामध्ये एकूण... E2 ... पाने आहेत
पुस्तक क्र. १ चे.....
..... 29040 क्रमांकावर नोंदले.

सह मुख्य निबंधक वसई वर्ग-४
तारीख १२ मार्च २०२४





12/12/2024

सूची क्र.2

द्वयम निबंधक : सह दु.नि.वमई 4

दस्त क्रमांक : 21750/2024

नोंदणी :

Regn:63m

गावाचे नाव : आचोळे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3590000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकान आकारणी देतो की पट्टेदार ते नमुद करावे)	1777000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:वसई विरार महानगरपालिका इतर वर्णन :सदनिका नं: फ्लॉट नं.105,सी-डी विंग, माळा नं: पहिला मजला, इमारतीचे नाव: चंद्रेश वैभव को-ऑप. हों. मो. लि, ब्लॉक नं: आचोळे रोड,नालासोपारा पूर्व((Survey Number : 116, HISSA NO.3 ;))
(5) क्षेत्रफळ	1) 34.29 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अमेन तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्री अशोका विल्डकॉन तर्फे भागीदार कन्हैयालाल पी कोठारी तर्फे कु.मु. भावेश राणे वय:-; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं. ३२,गोपाल बिल्डिंग, अंबाडी रोड, वमई रोड पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401202 पॅन नं:-AEIFS9823F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,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 बालाजी चाळ नं २, वी. आर नगर, दिवा पूर्व दहिसर, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BJJIPP2581B 2): नाव:-शैलजा द्विवेदी वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं ४, श्री साई बालाजी चाळ नं २, वी. आर नगर, दिवा पूर्व दहिसर, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-GSCPD6184C
(9) दस्तऐवज करून दिल्याचा दिनांक	12/12/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/12/2024
(11)अनुक्रमांक,खंड व पृष्ठ	21750/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	251300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

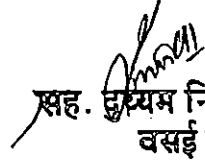
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	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]


 सह. मुख्य निबंधक वर्ग-३
 वसई क्र. ४