

80/27403

पावती

Original/Duplicate

Friday, December 27, 2024

नोंदणी क्र.: 39म

9:44 AM

Regn.: 39M

पावती क्र.: 30610 दिनांक: 27/12/2024

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई-27403-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विश्वास शांताराम लाड

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकूण:

रु. 31140.00

आपणास मूळ दस्त ,थंबनेल प्रिंट, सूची-२ अंदाजे

10:03 AM ह्या वेळेस मिळेल.

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

बाजार मुल्य: रु.2827440 /-

मोबदला रु.3524500/-

भरलेले मुद्रांक शुल्क : रु. 246750/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224272500571 दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013261248202425E दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:



| | |
|-----------------------------------|---|
| वर्ष | 2024 |
| पालघर | |
| तालुका : वसई | |
| वैभाग | 4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी |
| Vasai-Virar Municipal Corporation | सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#124 |

| | | | | | |
|-----------------------------------|---------------|----------|--------|----------|----------------|
| मूल्य दर तक्त्यानुसार मूल्यदर रु. | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
| | 57600 | 66700 | 70900 | 66700 | चौ. मीटर |

| | | | | | |
|---------------------|----------------|----------------|-------------------|------------------|---------------|
| माची माहिती | | | | | |
| क्षेत्र (Built Up)- | 46.75 चौ. मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2 वर्षे | बांधकामाचा दर- | Rs.26620/- |
| सुविधा - | आहे | मजला - | 5th to 10th Floor | कार्पेट क्षेत्र- | 42.5 चौ. मीटर |

- First Sale
Date of built up Property constructed after circular dt.02/01/2018

नेहाय घट वाढ = 105 / 100 Apply to Rate= Rs.60480/-

नुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((60480-11700) * (100 / 100)) + 11700
= Rs.60480/-

मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 60480 * 46.75
= Rs.2827440/-

Table Rules = 3, 9, 18, 19

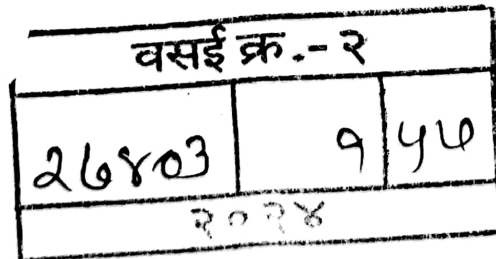
अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचालित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2827440 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2827440/-
= ₹ अठ्ठावीस लाख सत्तावीस हजार चार शे चाळीस /-

Home

Print

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



CHALLAN
MTR Form Number-6



| | | | | | |
|-------------------------------------|------------------------|---|---|------|---------|
| 1013261248202425E | BARCODE | 27/12/2024-09:11:18 | Date | 25.2 | Form ID |
| Inspector General Of Registration | | Payer Details | | | |
| Stamp Duty | TAX ID / TAN (if Any) | | | | |
| ment | PAN No.(if Applicable) | AFHPL6470K | | | |
| VS12_VASAI NO 2 JOINT SUB REGISTRAR | Full Name | VISHWAS S LAD | | | |
| PALGHAR | Flat/Block No. | B/501 SAI SHAKTI | | | |
| 2024-2025 One Time | Premises/Building | SAI BABA NAGAR | | | |
| Account Head Details | Road/Street | VIRAR | | | |
| Stamp Duty | Amount In Re. | 246750.00 | | | |
| Registration Fee | Area/Locality | 30000.00 | | | |
| | Town/City/District | VIRAR | | | |
| | PIN | 4 0 1 3 0 5 | | | |
| | Remarks (if Any) | SecondPartyName=MS VED GANGA- | | | |
| | Amount In | Two Lakh Seventy Six Thousand Seven Hundred Fifty | | | |
| | Words | Rupees Only | | | |
| FOR USE IN RECEIVING BANK | | | | | |
| Bank of Maharashtra Details | Bank CIN | Ref. No. | 02300042024122721469 002950945 | | |
| | Bank Date | RBI Date | 27/12/2024-09:12:39 Not Verified with RBI | | |
| | Bank-Branch | BANK OF MAHARASHTRA | | | |
| | Scroll No. , Date | Not Verified with Scroll | | | |
| | Mobile No. : | 9999999999 | | | |

This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 प्रकृत चालन सिव्हरक कार्यालयत मोदणी कयवयाच्या दस्ताखती लागू आहे . मोदणी न कयवयाच्या दस्ताखती सदर चलन लागू

वसई क्र.-२
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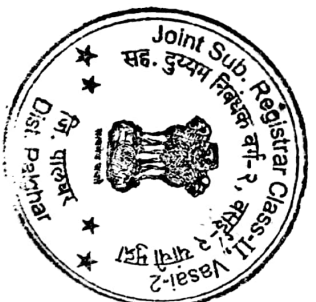
CHALLAN
MTR Form Number-6



| | | | | | |
|-------------------------|-------------------------------------|---------------------------|---|----------------------|-----------------------|
| MH013261248202425E | BARCODE | Date 27/12/2024-09:11:18 | | | Form ID 25.2 |
| Attachment | Inspector General Of Registration | Payer Details | | | |
| Stamp Duty | | TAX ID / TAN (if Any) | | | |
| | | PAN No. (if Applicable) | AFHPL6470K | | |
| Registration No. | VSI2_VASAI NO 2 JOINT SUB REGISTRAR | Full Name | VISHWAS S LAD | | |
| Location | PALGHAR | Flat/Block No. | B/501 SAI SHAKTI | | |
| Account Head Details | Amount In Re. | Premises/Building | SAI BABA NAGAR | | |
| 046401 Stamp Duty | 246750.00 | Road/Street | SAI BABA NAGAR | | |
| 063301 Registration Fee | 300000.00 | Areal/Locality | VIRAR | | |
| | | Town/City/District | VIRAR | | |
| | | PIN | 4 | 0 | 1 3 0 0 5 |
| | | Remarks (if Any) | SecondPartyName=MS VED GANGA-- | | |
| | | Amount In Words | Two Lakh Seventy Six Thousand Seven Hundred Fifty Rupees Only | | |
| | | FOR USE IN RECEIVING BANK | | | |
| | 76750.00 | Bank CIN | Ref. No. | 02300042024122721469 | 002950945 |
| | DEFAECED | Bank Date | RBI Date | 27/12/2024-09:12:39 | NOT VERIFIED WITH RBI |
| Defacement Details | BANK OF MAHARASHTRA | Bank-Branch | BANK OF MAHARASHTRA | | |
| Cheque/DD No. | | Scroll No. , Date | NOT VERIFIED WITH SCROLL | | |
| Defacement No. | Defacement Date | UserId | Defacement Amount | | |
| 1 (S)-80-27403 | 0007318540202425 | IGR134 | 300000.00 | | |
| 2 (S)-80-27403 | 0007318540202425 | IGR134 | 246750.00 | | |
| Total Defacement Amount | | | 2,76,750.00 | | |

Document ID:
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 Mobile No.: 9999999999
 In case of any discrepancy, please contact the concerned office.

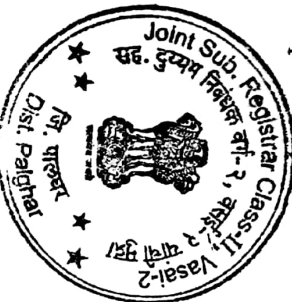
बसई क्र. - २
 २६४०३ य १५०
 २०२४



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| बसई क्र.-२ | | |
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AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at Virar, on this 29th day of Dec in the Christian year Two Thousand Twenty Four BETWEEN M/s. VED GANGA a Partnership firm, duly registered under Indian Partnership Act, 1932, having its office at Shop No. 4, Om Vrindavan Co-operative Housing Society Ltd., Phoolpada Road, Virar (East), Taluka Vasai, District Palghar, 401 305, hereinafter referred to as "**THE PROMOTER**" (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 partners) of the **FIRST PART:-**



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A N D

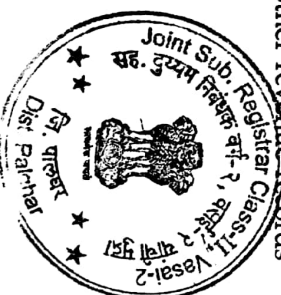
M.R. VISHWAS SHANTARAM LAD, Age 59 years, Indian Inhabitant/s, residing at E-90, SBI Staff Quarters, Raheja Township, Malad (East), Mumbai - 400 097, hereinafter called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART :-



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| २७४०३ | २५७ |
| २०२४ | |

WHEREAS:-

- a) Mr. Anant Bapu Patil was the owner of Land bearing Survey No. 124, Hissa No. 1, admeasuring 6800 Square meters, assessed at Rs.5032.00 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II (Virar).
- b) By Conveyance Deed dated 29/11/1946, Mr. Anant Bapu Patil sold and conveyed the land bearing Survey No. 124, to Mr. Damodar Bhaskar Patil. The said land was mutated in the name of Mr. Damodar Bhaskar Patil vide Prant Order No. W.T.N-5760, dated 04/04/1947 and Subsequent Taluka Order No. W.T.N./SR-150, dated 17/04/1947.
- c) The Provisions of Inam Varga 6B (Patil Inam) were applicable to the said Land. Mr. Harishchandra Damodar Patil & others have paid amount of Possessory right in respect of the said land and as per Taluka Order No. WTN/WS/992/SR-55, dated 23/08/1972, the said land was Re-granted to Mr. Harishchandra Damodar Patil & others on New Impartiable Tenure.
- d) Mr. Damodar Bhaskar Patil, was having Four Sons namely 1) Mr. Harishchandra Damodar Patil, 2) Mr. Anant Damodar Patil, 3) Mr. Vijayanand Damodar Patil, 4) Mr. Dayanand Damodar Patil and Two married daughters namely 1) Mrs. Anjali Arvind Vartak, 2) Mrs. Pushplata Vinayak Raut. However after demise of late Damodar Bhaskar Patil, names of 1) Mr. Harishchandra Damodar Patil, 2) Mr. Anant Damodar Patil, 3) Mr. Vijayanand Damodar Patil, 4) Mr. Dayanand Damodar Patil, were recorded as the his legal heirs vide Mutation Entry No. 2858. Thereafter as per तालुका आदेश क्र. महसुल/हक्कतोद/कावि/१६६५, तारीख ०६/०४/२००८, the names of 1) Mrs. Anjali Arvind Vartak, 2) Mrs. Pushplata Vinayak Raut were recorded in the 7/12 Extract and such other Revenue records. The said reference is given on the basis of Mutation Entry No. 11022.
- e) Mr. Vijayanand Damodar Patil died intestate leaving behind him 1) Smt. Chitra Vijayanand Patil 2) Dipi Vijayanand Patil 3) Priti Vijayanand Patil, being the legal heirs according to the Hindu Succession Act, by which he was governed at time of his death. The names of the aforesaid legal heirs were recorded in the 7/12 Extracts and such other revenue records



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The said Mutation Entry No. 9951. The Circle Officer, Virar.

f) Mr. Harishchandra Damodar Patil died intestate leaving behind him 1) Smt. Bhamini Harishchandra Patil 2) Mr. Pradip Harishchandra Patil 3) Mr. Sachin Harishchandra Patil, 4) Mrs. Pranita Pankaj Thakur, being the legal heirs according to the Hindu Succession Act, by which he was governed at time of his death.

g) By Release Deed dated 27/03/2008, and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No.3822/2008, dated 27/03/2008, 1) Mrs. Anjali Arvind Vartak, 2) Mrs. Pushplata Vinayak Raut released their undivided share in the said land alongwith other land in favour of 1) Mr. Anant Damodar Patil, 2) Mr. Dayanand Damodar Patil, 3) Smt. Chitra Vijayanand Patil 4) Dipi Vijayanand Patil 5) Priti Vijayanand Patil, 6) Smt. Bhamini Harishchandra Patil 7) Mr. Pradip Harishchandra Patil, 8) Mr. Sachin Harishchandra Patil, 9) Mrs. Pranita Pankaj Thakur.

h) By Partition Deed dated 28/04/2016, and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No.2626/2016, made between 1) Mr. Dayanand Damodar Patil (therein called "The Party of the First Part") 2) Mr. Anant Damodar Patil (therein called "The Party of the Second Part") 3) Smt. Chitra Vijayanand Patil & Others (therein called "The Party of the Third Part") 4) Smt. Bhamini Harishchandra Patil & Others (therein called "The Party of the Fourth Part") the land admeasuring H.R. 0-29-5, out of Survey No. 124, Hissa No. 1, admeasuring H.R. 0-68-0, alongwith other land has came to the share of Mr. Anant Damodar Patil AND land admeasuring H.R. 0-38-5, out of Survey No. 124, Hissa No. 1, admeasuring H.R. 0-68-0, alongwith other land has came to the share of Vijayanand Patil & others.



सह. दुय्यम निकाश कार्यालय, विरार
 २०१६ रोजी ७/१२ उता-यावरील भोगदादार वर्ग -२ ची बर्त
 निघाले करून घेतले जाणारे वार्ड १ करून मिळणारे विनती केल्याने सह दुय्यम निकाश
 कार्यालय मुद्रांक जिल्हाधिकारी, पालघर, याचेकडील जा.क्र./साजिनी/पालघर
 मुद्रांकन अहवाल/४०६२/१९, दिनांक ३०/०३/२०१९ अन्वये मुल्यांकनानुसार
 होणारी ५०: टक्के नजराणा एकूण रक्कम रुपये २,९४,८४,५००/- दिनांक
 ०२/०८/२०१९, रोजी भरणा केली आहे. त्यानुसार घासनाचे परिपत्रक क्र. जतन/प्र

(Handwritten signature)



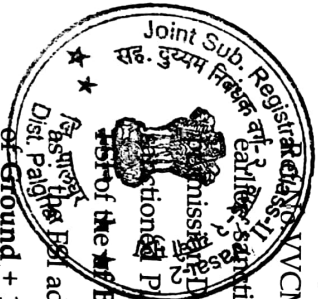
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| m) The Vasai Virar City Municipal Corporation granted the approval to | | |

sub-division of plot of land bearing Survey No. 124 Hissa No. 1 and Survey No. 125, Hissa No. 7, under Section 18/44 of the Maharashtra Regional and Town Planning Act, 1966, to carry out the development work on the said land. The said Sub Division layout tentatively approved and recommended for demarcation subject to conditions mentioned in the said permission No. VVCMC/TP/SUBDIV/VP-6203/229/2022-23, dated 27/07/2022.

n) सतर सर्व्हे क्र. १२४, हिस्सा क्र. १ व सर्व्हे क्र. १२५, हिस्सा क्र. ७, हया मिळकतीची उप अधिष्ठाक भूमी अभिलेख वसई याचेकडील क्र. भूमापन/मौजे विरार/अ.ता.पो.हि.मो.र.नं. ११९६/२०२२/४२००, दिनांक ३०/०६/२०२२, अन्वये मोजणी होऊन सतर मिळकतीचे कमी जास्त पत्रक झाल्याने मा. तलसिलदार वसई याचेकडील आदेश क्र. महसूल/क-१/डे-२/हक्कनोट/कावि-१०४०/२०२२, दिनांक २१/१०/२०२२, अन्वये सतर मिळकतीचे सर्व्हे क्र. १२४/ब, हि. क्र. १, २, ३, ४, ५, ६, असे नवीन पोटहिस्से तयार झाल्याने मुळ सातबारा बंद करून नवीन पोट हिस्से तयार केले. As per the said कमी जास्त पत्रक land bearing Survey No.124B, Hissa No. 1,2,3,6 was recorded in the name of M/s. Ved Ganga, and Survey No.124B, Hissa No. 4, was recorded in the name of Mr. Dayanand Damodar Patil, and Survey No.124B, Hissa No. 5, was recorded jointly in the names M/s. Ved Ganga and Mr. Dayanand Damodar Patil.

o) As such M/s. VED GANGA, (hereinafter called "The Promoter") are the owners of or otherwise well and sufficiently entitled to the land bearing Survey No. 124B, Hissa No. 1, admeasuring 5216.32 Square meters, assessed at Rs. 3860.00 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. II (Virar), (hereinafter called "The said land"), more particularly described in the First schedule hereunder written.

p) In pursuance of the Revised Development Permission bearing No. VVCMC/TP/RDP/VP-6203/231/2022-23, dated 27th July 2022, the earlier sanctioned area is increased. As per the sanctioned Plan and permission bearing No. 1 dated 27/07/2022, the FSI of Building No. 1 is increased. In the sanctioned Plan and permission Dated 27/07/2022, the description of the Building No. 1, Wing No. A,B & C, mentioned in the Lay-out Plan admeasuring 15619.96 square meters (Built up area), consisting of Ground + 14th upper Floors, of Building No. 1, Wing A,B &C, lying



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| पत्र क्र.-२ | | |
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being and situated at Survey No. 124, Hissa No. 1, of Village VIRAR, Taluka Vasai, District Palghar.

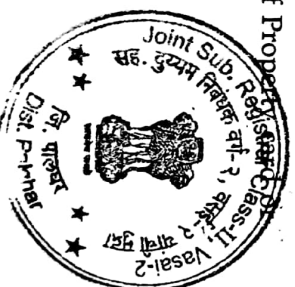
q) M/s. Ved Ganga, (hereinafter called "The Promoter") are constructing the Building No.1, having 'A' 'B' & 'C' Wing, consisting of Ground + 14th Upper Floors, known as "Sai Shakti", in SAI BABA NAGAR, on the N.A. land bearing Survey No. 124B, Hissa No. 1, admeasuring 5216.32 Square meters, Assessed at Rs. 3860.00 Paise, more particularly described in the First Schedule hereunder written (collectively also referred to as "The Said Project") lying being and situated at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai Nos. 1 to 6.

r) AND WHEREAS the Promoter have entered into a standard Agreement with Architect Mr. Kuldeep Patil, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects; whereas the Promoter has appointed Mr. Paresh Umankar, as the Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts of professional supervision of the Architect and the structural Engineer till the completion of the Building/Buildings.

s) AND WHEREAS by virtue of the Conveyance Deed the Promoter alone have the sole and exclusive right to sell the Flat in the said Building/s with the Allottee/s of the Flat and to receive the sale price in respect thereof;

t) AND WHEREAS the Allottee/s demanded from the Promoter and the Promoter have given inspection to the Allottee/s of all the documents of title relating to the said land, the said Order, the Conveyance Deed and the Plans, designs and specifications prepared by the Promoter's Architects Mr. Kuldeep Patil, and of such other documents as are specified under the Maharashtra Ownership flats Regulation of the Promotion of Construction, Sale, Management and Transfer Act, 1963 (hereinafter referred to as "The said Act") and the Rules made thereunder.

u) AND WHEREAS the copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, copies of



| | | |
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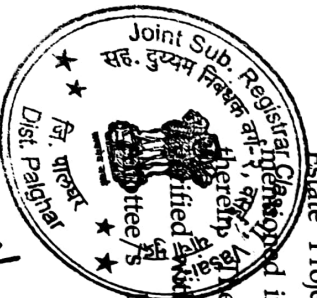
extract of Village Forms VI or VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the said land on which the flats are constructed or are to be constructed and the copies of the plans and specifications of the Flat agreed to be purchased by the Allottee/s approved by the concerned local authority.

v) AND WHEREAS the carpet area of the said Flat is 29.92 square meters and "Carpet area" means the net usable Floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee/s of balcony and verandah area and exclusive open Terrace area appurtenant to the said Flat for exclusive use of the Allottee/s of open Terrace area, but includes the area covered by the internal partition walls of the Flat.

w) AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai No. P99000031872, dated 17/11/2022. (The said Registration shall be valid for a period commencing from 22/11/2021 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6).

x) AND WHEREAS the Promoter have accordingly commenced construction of the said Building/s in accordance with the said plans.

y) Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Flat, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and such title being clear and marketable; (ii) the approvals and permissions (including CC/RDP) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable law and sell the premises hereby, the Allottee/s undertake/s that he/she/it/they has/have identified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the



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transaction.

z) AND WHEREAS the Allottee/s has/have agreed to purchased from the Promoter **Flat No. B/501**, admeasuring **29.92** square meters carpet area (which is exclusive of the area of balconies), on the 5th Floor, in "B" Wing, of Building No. 1 known as 'Sai Shakti', in "Sai Baba Nagar", situated at Village **VIRAR**, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai Nos. 1 to 6.

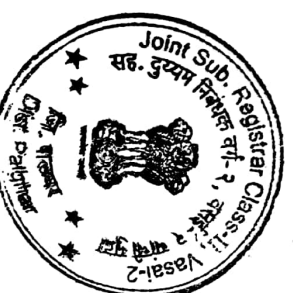
zi) AND WHEREAS prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of **Rs. 1,00,000/- (Rupees One Lakh Only)**, being part payment of the sale price of the Flat agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter do and each of them doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing.

zii) AND WHEREAS under **Section 13** of the said Act the Promoter are required to execute a written Agreement for sale of said Flat to the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

ziii) AND WHEREAS, the Parties relying on the confirmations, 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 hereinafter;

ziv) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Flat.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-



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1. The Promoter are constructing the Building No.1, having A, B & C Wing, known as "Sai Shakti", in "Sai Baba Nagar", on the said land bearing Survey No. 124B, Hissa No. 1, in accordance with the plans designs, specifications approved by the concerned local authority and which have been seen and approved by the Allottee/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them:

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Flat of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.

1.a The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Flat No. B/501, of the Carpet area admeasuring 29.92 Square meters + Enclosed Balcony area 9.55 sq. meters + Open Balcony/Flower Bed area 3.03 sq. meters, on 5th Floor (as shown in the floor plan thereof hereto annexed and marked Annexures '____'), in Wing "B", of the Building No.1, known as 'Sai Shakti', in the "Sai Baba Nagar", (hereinafter referred to as "The Flat") for the price of Rs. 35,24,500/- (Rupees Thirty Five Lakh Twenty Four Thousand Five Hundred Only) including the proportionate price of the common areas and facilities appurtenant to the premises, which are more particularly described in the Second Schedule hereunder written. The Allottee/s hereby agrees to pay to that Promoter amount of purchase price of Rs. 35,24,500/- (Rupees Thirty Five Lakh Twenty Four Thousand Five Hundred Only) in the following manner:-

- i. Amount of Rs. 3,52,450/- (not exceeding 10% of the total amount of Rs. 35,24,500/-) as advance payment or application fee and hereby agrees to pay to that Promoter.
- ii. Amount of Rs. 7,04,900/- (not exceeding 30% of the total amount of Rs. 35,24,500/-) to be paid to the Promoter after the execution of the contract.
- iii. Amount of Rs. 5,28,675/- (not exceeding 45% of the total amount of Rs. 35,24,500/-) to be paid to the Promoter on completion of the Plinth of the building.




26803 9844
30. Dispute Resolution :-

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

31. GOVERNING LAW

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

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Survey No. 124B, Hissa No. 1, admeasuring 5216.32 Square meters, Assessed at Rs. 3860.00 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai Nos. 1 to 6.

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. B/501, on the 5th Floor, admeasuring 29.92 Square meters (Carpet area) + Enclosed Balcony area 9.55 sq. meters + Open Balcony/Flower Bed area 3.03 sq. meters, in Wing "B" in the Building No. 1, known as "Sai Shakti", in 'Sai Baba Nagar', constructed on N.A. land bearing Survey No. 124B, Hissa No. 1, admeasuring 5216.32 Square meters, Assessed at Rs. 3860.00 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai Nos. 1 to 6.

ANNEXURE
LIST OF AMENITIES

- * All ceramic vitrified reputed companies flooring 2' x 2' tiles in all rooms with skirting.
- * Granite kitchen platform with S.S. sink & kitchen Trolley with kitchen cabinet.



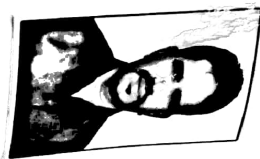
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| SIGNED AND DELIVERED by the | |

withinnamed "THE PROMOTER"
 M/s. VED GANGA
 a Partnership firm,
 through it's Partner
MR. SUNIL CHORGHE
 in the presence of

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SIGNED AND DELIVERED by the)

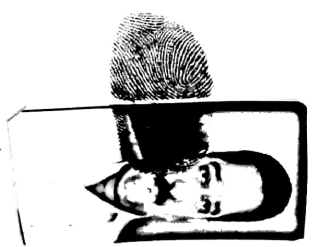
withinnamed "THE ALLOTTEE/S")

MR. VISHWAS SHANTARAMLAD)

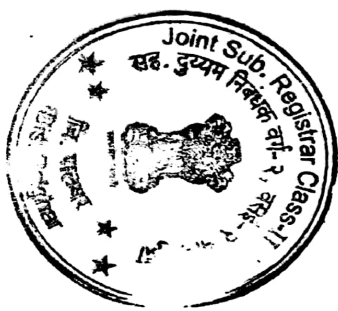
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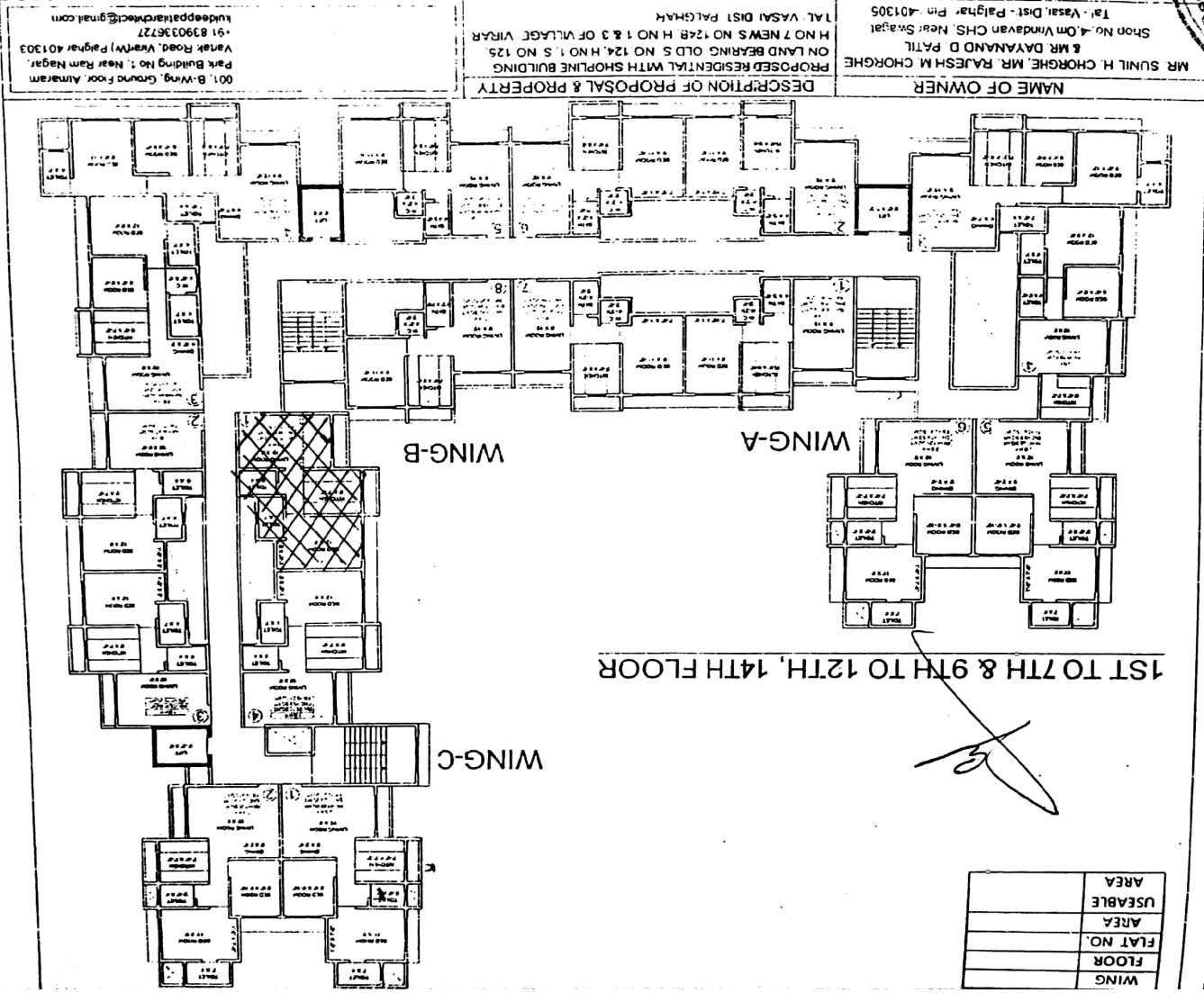
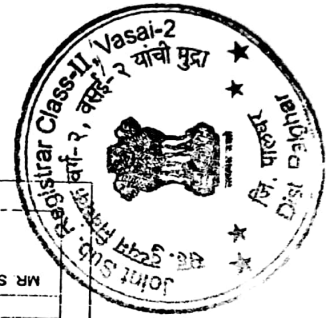
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*L.H.T.F.
 Vishwas Lad*



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| WING | FLOOR | FLAT NO. | AREA | USEABLE AREA |
|------|-------|----------|------|--------------|
| | | | | |
| | | | | |
| | | | | |

NAME OF OWNER
 MR SUNIL H. CHORGHE, MR. RAJESH M. CHORGHE
 & MR. DAYANAND D. PATIL
 Shop No. 4, Om Vindavan CHS, Near Swagati
 Tal. Vasai, Dist. Palghar, Pin - 401305

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL WITH SHOPLINE BUILDING
 ON LAND BEARING OLD S NO 124, H NO 1, S NO 125
 H NO 7 NEWS NO 124B, H NO 1 & 3 OF VILLAGE VIRAR
 TAL. VASAI DIST. PALGHAR

001, B-Wing, Ground Floor, Almaram
 Park Building (to 1, Near Ram Nagar,
 Varak Road, Vashi) Palghar 401303
 -91 839036727
 kudeppatkar@rediffmail.com

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

1

This registration is granted under section 5 of the Act to the following project under project registration number P99000031872

Project: **SAI BABA NAGAR, Plot Bearing / CTS / Survey / Final Plot No. Survey No.124B,Hissa No.1 and 3 of Village Virar,Taluka Vasai,Dist.Palghar at Vasai-Virar City (M Corp), Vasai, Palghar, 401305**

1. Ved Ganga having its registered office / principal place of business at Tehsil: Vasai, District: Palghar, Pin: 401305.
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 (1) 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 22/1/2021 and ending with 31/12/2026 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 therein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Remanand Prabhu
(Secretary, MahaRERA)
Date: 17/11/2022 11:43:36

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

Dated: 17/11/2022
Place: Mumbai



तहसिलदार तथा कार्याकारी दंडाधिकारी वसई

(महसूल शाखा)

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| गांचे कार्यालय | ४२५७ |
| पिन ४०३२०१. | २०२४ |

किल्लाबंदर रोड, मालांडे-वसई गाव, ता.वसई, जि.पालघर
दुरध्वनी क्र. (०२५८) २३३२००७

क्र.महसूल/क १/टे १/जमिनबाब/कावि — /एसआर ४०० /२०१९

दिनांक ०३/०९/२०१९

प्रति,
श्री.अनंत दामोदर पाटील व इतर
रा.विरार ता.वसई जि.पालघर

विषय :- जमिनीचे विनशेती व रूपांतरण कर भरून घेण्याबाबत.

| गावाचे नाव | स.नं/दि.नं | क्षेत्र (क्र.आर) | पॉट क्रमाबा | एकुण क्षेत्र (हे.आर) | पूर्वी परवानगी मागितलेले क्षेत्र |
|------------|------------|------------------|-------------|----------------------|----------------------------------|
| विरार | १२४/१ | ७.६८.० | ०.००.० | ०.६८.० | ०.६८.० |

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०९/२०१७

मधील अध्यादेश क्रमांक २/२०१७

२. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

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

दिनांक २१/०६/२०१७

३. मा.जिल्हाधिकारी कार्यालय पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/४२बा/कावि.३३७१/२०१८

दिनांक १४/१२/२०१८

महाराष्ट्र,

आपण या कार्यालयात अर्ज दाखल करून विषयात नमुद जमिनीस रहिवास व याणित्त्व कारणासाठी

विनशेती व रूपांतरण कर भरून मिळणेबाबत विनती केली आहे.

प्रकरणातील कागदपत्रे तपासता, उक्त जमिन मिळवत ही वसई विरार शहर महानगरपालिका यांनी जा.क्र./वाचिशम/नद/झे.दा/७३२१२७८४/२०१८-१९ दिनांक १५/११/२०१८ अन्वये अभिप्राय कळविलेनुसार तसेच मा.जिल्हाधिकारी कार्यालय पालघर यांचेकडून संदर्भिय पत्र क्र. ३ अन्वये प्राप्त झालेल्या यादीत नमुद असलेनुसार उक्त जमिन वसई विरार शहर महानगरपालिकेच्या विकास आराखड्यात समाविष्ट असल्याचे दिसून येते.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०९/२०१७ मधील अध्यादेश क्रमांक २/२०१७ अन्वये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ व मध्ये विषद केलेल्या तरतुदीनुसार मंजूर व प्रारुध आराखड्यात समाविष्ट असलेल्या जमिनीसाठी कलम ४७अ अन्वये रूपांतरण कर व अकृषिक आकारणी निश्चित करण्याची आहे. त्यानुसार उक्त जमिन मिळकतीसाठी आपण झालेली नमुद केलेप्रमाणे रूपांतरण कर व विनशेती आकारणी रक्कम शासनजर्मा करावयाची आहे.

तसेच आपले विनती अर्जांनुसार आपणाकडून महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ व मध्ये तसेच आपले विनती अर्जांनुसार केवळ रूपांतरण कर व विनशेती आकारण्याची रक्कम वसूल करणेत येत आहे. त्यामुळे आपणास जागेवर नियोजित अकृषिक वापर करावयाचा असल्यास त्यापूर्वी संबंधित नियोजन प्राधिकरणाची व इतर आवश्यक त्या प्राधिकरणांची पूर्तपरावानी घेणे बंधनकारक राहिले.



मुख्य कार्यालय, विरार

विरार (पूर्व),

1. बसई, जि. पालघर - ४०१ ३०५.



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| बसई क्र.-२ | |
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फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasairvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

27/07/2022

WGMC/TP/RDP/NP-6203/231/2022-23

To, 1. Mr. Sunil H Chorghhe, MR. Rajesh M Chorghhe &

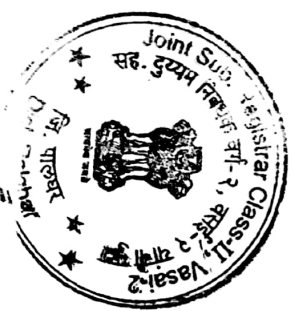
Mr. dayanand D. Patil
Shop No.4, on vrindavan CHS,
Near Swagat Restaurant & Bar,
Phoolpada Road, Virar (E), Tal: Vasai,
DIST: PALGHAR

2. M/s. Kuldeep Patil Architects
001, B- Wing, Ground Floor,
Atmaram Park, Building No:1,
Near Ram Nagar, Vartak Road,
Virar (W), Tal: Vasai, DIST: PALGHAR.

Sub: Revised Development Permission for proposed Residential bldg under EWS/ LIG Scheme on land bearing S.No:124, H.No.1, S.No.125 H.No.7 of Village: Virar Taluka Vasai, Dist Palghar.

- Ref :
1. Commencement Certificate No. WGMC/TP/CC/NP-6203/06/2021-22 dtd.05/04/2021
 2. Revised Development permission vide dtd. 25/11/2021 & 03/01/2022.
 3. Your Architect's letter dated. 01/06/2022.

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, Patlipada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasali, Rangoa, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamn, 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 WGMC is functioning, as per MRTTP Act 1966. The details of permission are as under:..



सूची क्र.2

दुष्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 27403/2024

नोंदणी :

Reugn:63m

गावाचे नाव : विरार

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| गर आकारणी देतो की पटदेदार | |

गिटेहिम्मा व
ल्यास)

1) पालिकेचे नाव:वसई इतर वर्णन : इतर माहिती: गाव मोजे विरार सर्व्हे नं.124बी हिम्मा नं 1 या सिल्करीवरील बिल्डिंग नं 1,साई शक्ति,साई बाबा नगर इमारतीमधील सदनिका क्र. बी/501,पाचवा मजला,एरिया 29.92 चौ.मी.कारपेट + एनक्लोज बालकनी एरिया 9.55 चौ मी + ओपन बालकनी/ फर्नाचर बेड एरिया 3.03 चौ. मी.,चिा - बी((Survey Number : 124बी. ;))

1) 42.5 चौ.मीटर

किंवा जुडी देण्यात असेल नेव्हा.

करून देणा-या/लिहून ठेवणा-या व किंवा दिवाणी न्यायालयाचा वा आदेश असल्यास प्रतिवादिने

1): नाव:-विश्वास शांताराम लाड वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई/90 एमबीआय स्टाफ क्वार्टर्स, रव्हेजा टॅकनॉशिय, मालाड पु. मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400097
पॅन नं:-AFHPL6470K

| | |
|---------------------------|------------|
| करून दिल्याचा दिनांक | 27/12/2024 |
| णी केल्याचा दिनांक | 27/12/2024 |
| क.खंड व पृष्ठ | 27403/2024 |
| गवाप्रमाणे मुद्रांक शुल्क | 246750 |
| गवाप्रमाणे नोंदणी शुल्क | 30000 |

ठी विचारत घेतलेला नपशील:-

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