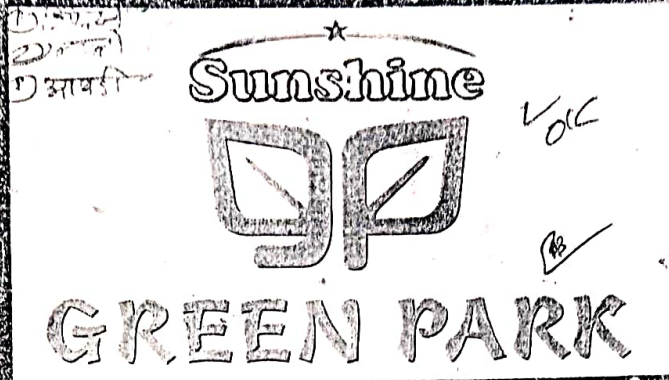
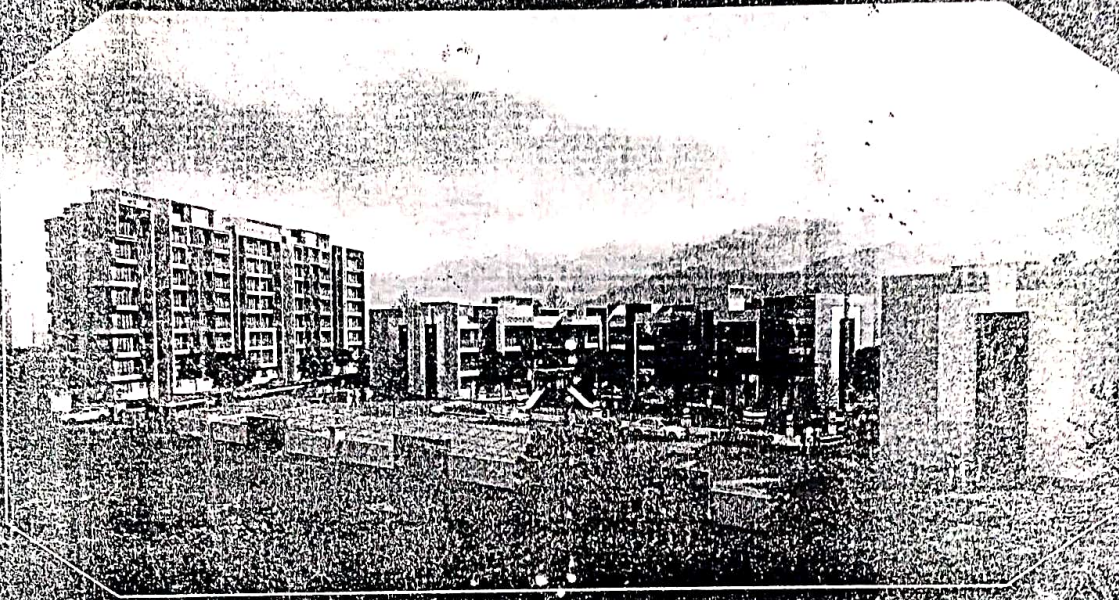


Agreement For Sale



Fatherwadi, Gokhiware, Vasai (East)



Flat/Shop / Unit No. 615

Floor Ground Wing —

Building Name Sunshine Green Park Bldg No 2

Mr./Mrs./M/s. Tara Chandan Tiwari

BUILDERS & DEVELOPERS

SHANTEE HOMES REALTY LLP

Shop No. 5, Sunshine Garden, Opp. Shantee Park Garden,
 Nallasopara (East) - 401 209
 E-mail : shanteehousing@gmail.com
 Web : www.shanteehomes.com

88

79/1326

पावती

Original/Duplicate

Friday, February 08, 2019

नोंदणी क्र.: 39M

1:52 PM

Regn.: 39M

पावती क्र.: 1682 दिनांक: 08/02/2019

गावाचे नाव: गोखिबरे

दस्तऐवजाचा अनुक्रमांक: वसह1-1326-2019

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: तारा चंद्र तिवारी - -

नोंदणी फी

रु. 15800.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 17800.00

Sub Registrar Vasal 1

बाजार मूल्य: रु.1576000/-

मोबदला रु.1350000/-

भरलेले मुद्रांक शुल्क : रु. 94600/-

1) देयकाचा प्रकार: eChallan रकम: रु.15800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011567729201819E दिनांक: 08/02/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0602201900369 दिनांक: 08/02/2019

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यात तपशिल :-

i) Fee Adjustment : Fee Adjustment (yzshada training) code added for keeping tack of adjusted fees

DELIVERED

ताराचन्द्र तिवारी



08/02/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

दस्तावेज क्रमांक : 1326/2019

नोंदणी :

Regn:63m

गावाचे नाव : गोखिवरे

गावाचे प्रकार	करारनामा
इला	1350000
जारभाव(भाडेपट्ट्याच्या तपट्टाकार आकारणी देतो की तार ते नमुद करावे)	1576000
मू-मापन,पोटहिस्सा व घरक्रमांक (ल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: विभाग क्र.4, गाव मीजे गोखिवरे,ता. वसई,जि. पालघर येथील स. नं. 226,227,हि. नं. 3 व 4 आणि स. नं. 228 या जमीन मिळकती वरील युनिट नं. जी15,तळ मजला,सनशाईन ग्रीन पार्क,बिल्डींग नं. 07,क्षेत्र 19.07 चौ. मीटर(कारपेट)म्हणजेच 22.88 चौ. मीटर(बिल्ट अप)ही मिळकत (Survey Number : 226, 227, 228 ; HISA NUMBER : 3, 4 ;)
5) क्षेत्रफळ	1) 22.88 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. शांती होम्स रियल्टी एलएलपी तर्फे भागीदार श्री. राज अब्दुल समद पठाण व श्री. नियाझ अब्दुल समद पठाण या दोघांतर्फे कु. सु. म्हणून श्री. सरफराज खान वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सनशाईन गार्डन बिल्डींग, ब्लॉक नं: शॉप नं. 5, रोड नं: आचोळे रोड, नालासोपारा पूर्व, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ACNFS5210P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तारा चंद्र तिवारी -- वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: महात्मा फुले चाळ, ब्लॉक नं: रूम नं. 272, रोड नं: पंचशिल नगर, अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-AOSPT8615E
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2019
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2019
(11)अनुक्रमांक,खंड व पृष्ठ	1326/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	94600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15800
(14)शेरा	

W/1110
08/2/19

पुसह.दुय्यम निबंधक, वसई क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

मुन्याकन अहवाल सन २०१७

पुस्तक	१३२६	१	२००

१. दस्ताचा प्रकार : कमालनागा अनुच्छेद
२. सादरकर्त्याचे नाव : तारा चंद्र तिवारी
३. तालुका : वसई गावाचे नाव : डी विठ्ठल
४. नगरभूमापन क्रमांक/सर्वे नं. : २२६, २२७, २२८
५. नूत्य दरविभाग (झोन) : _____ उपविभाग : _____
६. मिळकतीचा प्रकार :- खुली जमीन/निवासी/कार्यालय/दुकान/औद्योगिक/--- निवासी
७. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ २२.८८ चौ.मी. कारपेट/विल्टअप/सुपरविल्टअप/
चौ.फूट/ची. मीटर
८. कार पार्किंग : _____ गच्ची : _____ पोटमाळा : _____
९. मजला क्रमांक :- _____ तळ : मजला उद्वाहन सुविधा : _____
१०. बांधकाम वर्ष : _____
११. बांधकाम प्रकार :- आर.सी.सी./इतर पक्के/अर्ध पक्के/कच्चे
१२. बाजार मूल्य तक्त्यातील मार्गदर्शक सूचना क्र. _____ ज्यान्वये दिलेली वाढ /घट
१३. लिट्ट अँड लायसेन्स दस्त : १. अनामत रक्कम/आगावू भाडे _____
२. प्रतिमाह भाडे रक्कम _____
३. कालावधी _____
१४. निर्धारित केलेले बाजारमूल्य : १५७६०००/-
१५. दस्तानमध्ये दर्शविलेला मोबदला : १३५००००/-
१६. देय मुद्रांक शुल्क : १५६००/- ८. भरलेले मुद्रांक : १५६००/-
१७. देयक नोंदणी फी : १५८००/-

लिपिक

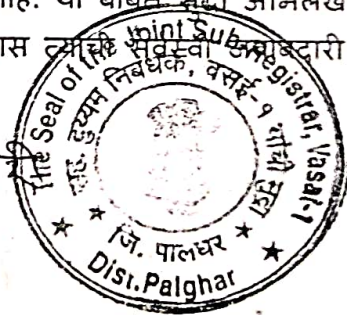
सह दुय्यम निबंधक

प्रतिज्ञा/घोषणापत्र

- मी/आम्ही १) श्री/श्रीमती तारा चंद्र तिवारी
- २) श्री/श्रीमती _____
- ३) श्री/श्रीमती _____

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी गान्याने कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखमानमध्ये त्तविलेली नाही. यांची नोंदणी कायदा- १९०८ मधील अरणाच्या शोध (search) तरतुदीनुसार खात्री करून तलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. या बाबत मुदा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकती बाबत काही वाद उत्पन्न झाल्यास त्याची जबाबदारी मज्जी/आमची राहिल याची मी/आम्ही हमी देतो.

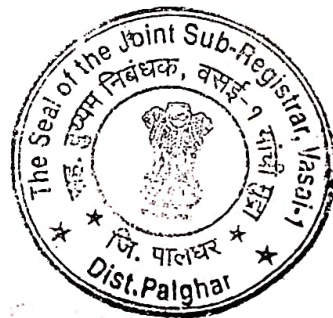
१. तारा चंद्र तिवारी
२. _____
३. _____



Valuation ID		201902082716		मूल्यंकन घटक (काली ४७३, क-२०१९)	
मूल्यांकनाचे वर्ष	2018			मूल्यंकन घटक (काली ४७३, क-२०१९)	
जिल्हा	पालघर			मूल्यंकन घटक (काली ४७३, क-२०१९)	
मूल्य विभाग	ता.दुका वसई गावाचे माव - गौजे भोखीवरे (३७) (मरुई विहार बाहेर महापौरावरील			मूल्यंकन घटक (काली ४७३, क-२०१९)	
उप मूल्य विभाग	ब.विकसित/विकसन क्षमता असलेल्या जमिनी			मूल्यंकन घटक (काली ४७३, क-२०१९)	
क्षेत्राचे नाव	Vasai-Vitar Municipal Corporation			मूल्यंकन घटक (काली ४७३, क-२०१९)	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	राज्य मंदिर/व. भू. कमीक			मूल्यंकन घटक (काली ४७३, क-२०१९)	
खुली जमीन	निवासी शहणिका	कार्यालय	दुकाने	औद्योगिक	मिळकतीचे मूल्य
8570	42300	54000	65600	54000	१३२९६३९००
बांधीय क्षेत्राची माहिती					२०१९
बांधकाम क्षेत्र (Built Up)	22 88 चौ. मीटर	मिळकतीचा वापर -	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार.	वाढीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर.	२६६६६६६६
उद्भववाहन सुविधा .	नाही	मजला -			
रस्ता सन्मुख .	आहे	कॉर्नरवरील दुकान .			
		नाही.			
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)			
		=(65600 * (100 / 100))			
		= Rs.65600/-			
मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 65600 * 22.88			
		= Rs.1500928/-			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेरॅनॉईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहने तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी			
		= A + B + C + D + E + F + G + H + I			
		= 1500928 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.1500928/-			
		75% = 1126000			

Home

Print



पत्रांक	932E	6	900
१	२०१९		

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Vasai on this 08th day of February, 2019, BETWEEN **M/S.SHANTEE HOMES REALTY LLP**, a Regd. partnership firm having its office at Shop No.5, Sunshine Garden Bldg, Achole Road, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar. (Old Dist.-Thane) Hereinafter referred to as "DEVELOPERS" (Which expression shall unless it be repugnant to the context of meaning thereof be deemed to include the survivor of the proprietor and his heirs, executors, administrators and assigns) OF THE ONE PART:-

AND

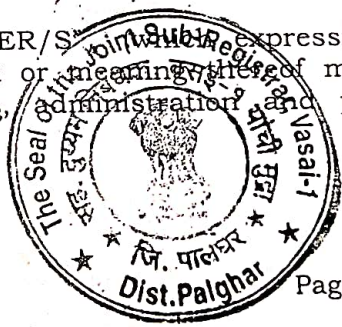
Shri./Smt./M/s Tara chandra Tivari ✓

Mahatma Phule chawl, Room NO. 272, ✓

Panchasal Nagar, Andheri (East), ✓

Mumbai - 400 059. ✓

hereinafter called the "THE PURCHASER/S" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART.



(Handwritten signature)

ताराचंद्र तिवारी

1
WHEREAS

Asajad Husain Afzal Khan & Others herein and
 owned and possessed of or well & sufficiently entitled to ALL THAT
 property situated at Village-Gokhivare, Tal-Vasai Dist-Palghar
 Admeasuring 0.756 Hector on land bearing S No & Hissa No, as
 shown in table below :

Survey No.	Hissa No.	Area	Potkharaba
226		0-24-5 Hector	0-02-8 Hector
227	3	0-26-1 Hector	-
227	4	0-03-0 Hector	-
228	-	0-17-7 Hector	0-01-5 Hector

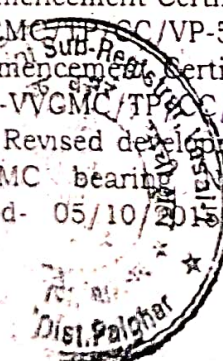
more particular described in schedule written herein under &
 hereinafter referred to as "Said Property" for brevity's sake).

2. WHEREAS Mr. Asajad Husain Afzal Khan & Others have jointly &
 severally sold ALL THAT Said Property of Land of their shares
 having undivided Right, Title & Interest to Mr. Raaz Abdul Samad
 Pathan & Mr. Niyaz Abdul Samad Pathan vide Regd. Conveyance
 Deed No.Vasai-3256/2014 dated 05/04/2014 situated at village-
 Gokhivare, Tal- Vasai, Dist- Thane, Land bearing:-

Survey No	Hissa No.	Area	Potkharaba
226		0-24-5 Hector	0-02-8 Hector
227	3	0-26-1 Hector	-
227	4	0-03-0 Hector	-
228	-	0-17-7 Hector	0-01-5 Hector

Total Area 0.75.6 Hector, (more particularly described in schedule
 written hereinunder & hereinafter referred to as "Said Property" for
 brevity's sake)

- Since the execution of the said Conveyance Deed vide Regd.No
 Vasai-3256/2014, Dated 05/04/2014, Mr. Raaz Abdul Samad
 Pathan & Mr. Niyaz Abdul Samad Pathan (hereinafter referred to as
 the "Owners" of the said Property) & are in exclusive physical
 possession of the said Property.
- That the said entire property is N.A. property vide N.A. Permission
 bearing No.-K-1/T-1/NAP/Gokhivare-Vasai/SR-112/2014, Dated
 31/01/2015, sanctioned by collector Palghar.
- The Owners has obtained the Commencement Certificate from
 VVCMC for Bldg No.03 bearing No. -VVCMC/TP/CC/VP-
 5545/1919/2015-16 dated- 05/10/2015 And Commencement
 Certificate from VVCMC for Bldg No.04 bearing No. -
 VVCMC/TP/CC/VP-5545/1920/2015-16 dated- 05/10/2015 And
 Commencement Certificate from VVCMC for Bldg No.05 bearing No.
 -VVCMC/TP/CC/VP-5545/1921/2015-16 dated- 05/10/2015 And
 Commencement Certificate from VVCMC for CFC building bearing
 No. -VVCMC/TP/CC/VP-5545/1922/2015-16 dated- 05/10/2015
 And Revised development permission for the proposed layout from
 VVCMC bearing No. -VVCMC/TP/RDP/VP-5545/221/2015-16
 Dated- 05/10/2015 AND Revised development permission for

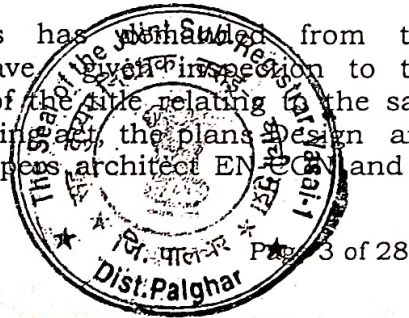


(Handwritten signature)

राशचन्द्र तिकारी

Bldg No. 01 to 09 bearing No. VVCMCKTR/RDP/AF- 9322 e/200
5545/056/2016/17 dated 05/12/2016 for the said

6. In the premises aforesaid the "Owners" are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property & has power to develop the said Property.
7. The Subject land is falling outside the limits of 8 kms peripheral area of greater Mumbai Agglomeration and as such Urban Land (Ceiling and Regulation) Act. 1976 is not applicable.
8. The Owners herein decided to develop & construct the proposed residential & commercial buildings on the said Property and hence the Owners are referred to as the "Developers" for the Buildings mentioned herein.
9. In the premises above the Developers alone have the sole and Exclusive right to sell flats/shops/offices/units and any other premises in the said buildings and to enter in to agreement for Sale with prospective purchasers and receive the sale amounts in respect thereof.
10. Compiles of following documents are attached here to an annexure.
 - a) Commencement Certificate for the proposed building.
 - b) Non-Agricultural order bearing No.-K-1/T-1/NAP/Gokhivare-Vasai/SR-112/2014, Dated-31/01/2015, issued by the district collector Palghar.
 - c) Title certificate issued by PEN VAKIL & SONS Advocates High Court.
 - d) Typical floor plan.
11. AND WHEREAS the Developers have entered in to standard agreement with an architect EN-CON, having their office at Ambadi Road, Vasai (w), Tal. Vasai, Dist. Palghar, who are registered with the council of architect and whereas the Developers have appointed a structural engineer for the preparation of the structural design and drawings of the said building and the Developers shall accept the professional supervision of the architect and the structural Engineer till completion of the said buildings.
12. AND WHEREAS the concerned authority have approved the plans, Specification, elevations section and details of the said buildings and Developers have accordingly commenced construction of the said building in accordance with said plans.
13. AND WHEREAS the purchaser/s has ~~been~~ ^{been} ~~inspected~~ ^{inspected} from the Developers and the Developers have ~~given~~ ^{given} inspection to the purchaser/s of all the Documents of the title relating to the said Property, order under the land building act, the plans Design and specification prepared by the Developers, architect EN-CON and of



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Other documents as are specific under the Maharashtra Co-op Societies (Regulation of construction Sale management and transfer) Act, 1963 (hereinafter referred to as the ownership flats Act) and the rules made thereunder.

14. AND WHEREAS prior to making application as aforesaid, as required by the provision of the Maharashtra Co-op. Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the urban land (Ceiling and Regulation) Act, 1976 the purchaser/s has made a declaration to the effect that neither the purchaser/s nor the member of the Family (as defined under the URBAN AND CEILING AND REGULATION ACT 1976) of the purchaser/s own a tenement, house or building within the limits of Palghar Urban Agglomeration.

15. AND WHEREAS the Purchaser/s applied to the Developers for allotment to the purchaser/s of Unit/M.P room no. 415 Wing Ground on the Ground Floor in "Sunshine Green Park" Building No. 07 (hereinafter referred to as "The Said Unit" for brevity's sake and more particularly described in Schedule 'B' hereinafter).

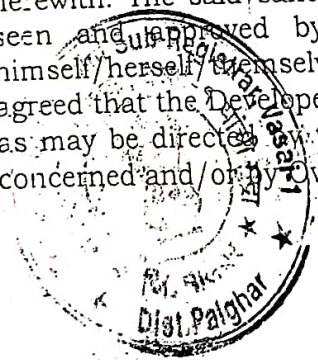
16. AND WHEREAS relying upon the agreement, the Owners/Developers agreed to sell to the Purchaser/s the said Unit at the price and on the terms and conditions herein after mentioned.

17. AND WHEREAS prior to execution of these presents the Purchaser/s has paid to the Developers a sum of Rs. 51,000/- (Rupees fifty one Thousand only) Only being Earnest money of the sale price of the said Unit /M.P room agreed to be sold by the Developers to the Purchaser/s as advance payment or deposit payment and receipt hereof the Developers hereby admire and Acknowledge and the Purchaser/s has agreed to pay the Developers balance of the sale price in the manner hereinafter mentioned.

18. AND WHEREAS under Section 4 of the said Act, the Developers are required to execute a written Agreement for sale of the said Unit, the Purchaser/s being in fact these presents and Also to register the said agreement under the Registration Act.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Developers are proceeding with the construction work of the said buildings on the said Property as per the plans annexed herewith. The said sanctioned plans and specifications have been seen and approved by the purchaser/s and having satisfied himself/herself/themselves about the same, he/she/they have agreed that the Developers shall be entitled to make such variations as may be directed by the VVCMC, and/or by any other authority concerned and/or by Owners/Developers themselves.



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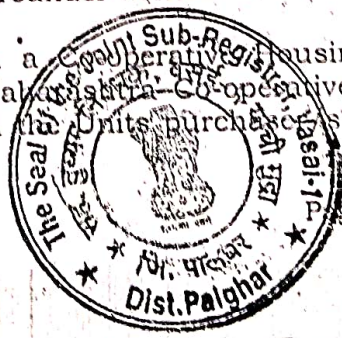
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2. The purchaser/a hereby declares that before agreement, the Developers have given the complete entire set of title, deeds, and plans etc. as follows:

- a) Nature of development work, the title to the said property and encumbrances thereto, along with all relevant documents.
- b) All plans and specifications duly approved and sanctioned by CIDCO/VVCMC, to be built on the said property.
- c) Nature and particulars of fixtures, fittings and amenities to be provided in the buildings, to be constructed on the said Property
- d) All particulars of design and materials to be used in Construction of the buildings on the said property.
- e) The nature of organization of person to be constituted and to which the title to be passed, being either a Co-operative Housing Society Governed by provisions of Maharashtra Co-operative Societies Act, 1960 or a Private Limited Company to be governed by Provisions of Companies Act, 1956 and/or an Apartment Owner's Association to be governed by the Maharashtra Apartments Ownership Act, 1970.
- f) The various amounts that are to be paid inter-alia towards the ground rent, betterment charges, land revenue, Assessment, municipal and other taxes and water and Electricity charges including water deposit and electricity Deposits which would be for the time being in force.
- g) The list of the Amenities provided by the Developers to the Purchaser/s as attached here with.
- h) The Purchaser/s hereby declare that after reading and having Understood the contracts of the aforesaid document and after taking the inspection of the entire set of title, deeds, plans etc he/she has entered into this agreement.

3. The Developers hereby declare that:-

- a) The building shall be constructed in accordance with the plans and specifications approved and sanctioned by CIDCO/VVCMC and all other concerned authorities.
- c) Possession of the said Unit/M.P room shall be handed over to the Purchaser/s on or before such date that may be mutually agreed upon, by and between the parties hereto and subject to the force major clause hereunder written
- d) The Developers shall form a Co-operative Housing Society Under provisions of the Maharashtra Co-operative Societies Act 1961, comprising of all the Units purchased or Private



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Company governed by the Provisions of the Apartment Ownership Act 1970 or any other relevant act in force.

e) The said Unit is intended and shall be used for residential/commercial purposes as per the approval by the CIDCO/VVCMC. And the Purchaser/s undertakes that the said Unit shall not be used by her/him/them for any other purpose whatsoever.

4. The Purchaser/s hereby agrees to Purchase from the Developers And the Developers hereby agrees to sell Unit/M.P Room to the Purchaser/s being No. 415, Wing having area 19.07 sq.mtr Carpet and having area 22.98 sq.mtr Built up area thereof sq.mtr terrace on ground floor as shown in floor plan thereof hereto annexed herewith in the building known as "Sunshine Green Park" Bldg No. 07 (hereinafter referred to as the said Unit), for the total price of Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand only)

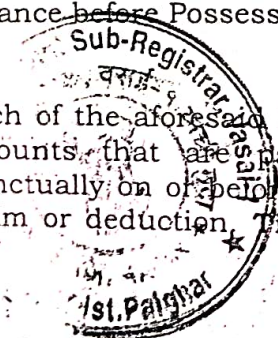
the total amount including the proportionate price of the limited amenities which are more particularly described in the schedule hereunder written. The Unit Purchaser/s hereby paid to the Developers a sum of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only)

money/part payment and balance amount of purchase price of Rs. 12,00,000/- (Rupees Twelve Lakh only)

paid to The Developers in the following manner: Only to be

- | | |
|----------------------------------------------|-----------------------|
| A) Or. Registration | Rs. <u>1,20,000/-</u> |
| B) Or. or before Completion of Foundation | Rs. <u>1,35,000/-</u> |
| C) Or. or before Completion of Plinth | Rs. <u>1,35,000/-</u> |
| D) Or. or before Completion of First Slab | Rs. <u>1,35,000/-</u> |
| E) Or. or before Completion of Second Slab | Rs. <u>1,35,000/-</u> |
| F) Or. or before Completion of Third Slab | Rs. <u>1,35,000/-</u> |
| G) Or. or before Completion of Fourth Slab | Rs. <u>1,35,000/-</u> |
| H) Or. or before Completion of Brick Work | Rs. <u>1,35,000/-</u> |
| I) Or. or before Completion of Plaster Work | Rs. <u>67,500/-</u> |
| J) Or. or before Completion of Flooring Work | Rs. <u>40,500/-</u> |
| K) Balance before Possession | Rs. <u>27,000/-</u> |

5. Each of the aforesaid installments of the consideration and all the amounts that are payable as recorded herein, shall be paid punctually on or before their respective due dates and without any claim or deduction. Time being the Essence of the Contract.



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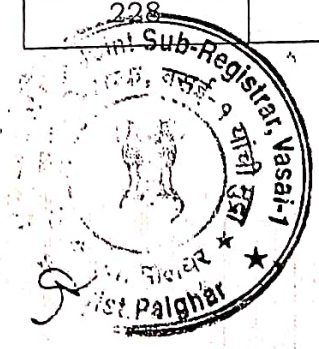
The Developers shall have the right to give for the purpose of advertising on space in the said property including on the terrace and side walls either by putting up support and/or by using the compound walls for the purpose on such terms and conditions as the Developers may desire. The said right shall continue to subsist even after the portion of the said property is transferred to the society or to the Limited or similar organization as the case may be and the said right shall also be incorporated in the final Deed of Conveyance/Assignment/Lease. The Purchaser/s herein shall not be entitled to object to the same for any reason whatsoever and shall also allow the Developers their agents, servants etc to enter into the portion of the said property for the purpose of putting and/or removing such advertisement.

- 74. The Purchaser/s agrees and accepts that if the carpet area of the premises is found to be less up to 4-5% for whatsoever reason, the Purchaser/s shall not complain for the said reduction. The Purchaser/s will accept such reduced area and shall not complain or demand any compensation for such reduced area.
- 75. The Purchaser/s shall be liable to pay and bear all taxes such as Sales Tax, VAT, Service Tax, Excise Duty, CGST, SGST or any other Taxes which may be imposed by the State and or Central Governments from time to time which shall be over & above the agreement Value as mentioned above.
- 76. The Project "Sunshine Green Park" has been financed by ECL FINANCE LTD and all the payments to be made by the Purchaser/s under this Agreement for the Purchase of Units in "Sunshine Green Park" shall be by cheques / demand drafts / payorders (including remittances from abroad) made in the favour of "SHANTEE HOMES REALTY LLP- COLLECTION ESCROW ACCOUNT A/C NO.- 002205004041".

SCHEDULE -"A"

ALL THAT Property lying being & situated at Village-Gokhivare, Tal.- Vasai, Dist.-Palghar, Area admeasuring-0.75.6 Hector on land bearing S. No. & Hissa No. as shown in table below :

Survey No	Hissa No.	Area	Potkharaba
226		0-24-5 Hector	0-02-8 Hector
227	3	0-26-1 Hector	-
227	4	0-03-0 Hector	-
228	-	0-17-7 Hector	0-01-5 Hector



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SCHEDULE "B"

Unit/M.P room No. 415, Wing --- On the Ground Floor,
 Building No. 07, known as "Sunshine Green Park", Constructed
 on N.A. land lying being & situated at Village-Gokhivare, Tal.-Vasai,
 Dist.-Palghar, Area admeasuring-0.75.6 Hector on land bearing S.
 No. & Hissa No. as shown in table below :

Survey No	Hissa No.	Area	Potkharaba
226	3	0-24-5 Hector	0-02-8 Hector
227	4	0-26-1 Hector	-
227	-	0-03-0 Hector	-
228	-	0-17-7 Hector	0-01-5 Hector

IN WITNESS WHERE OF THE PARTIES HERE TO HAVE SET
 SUBSCRIBED THEIR RESPECTIVE HANDS HERE UNTO THE AND
 THE YEAR FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED)
 BY THE WITHIN NAMED "DEVELOPERS")
 "M/s Shantee Homes Realty LLP"
 Through its partners)

1) Mr. Raaz Abdul Samad Pathan

(Signature)

2) Mr. Niyaz Abdul Samad Pathan

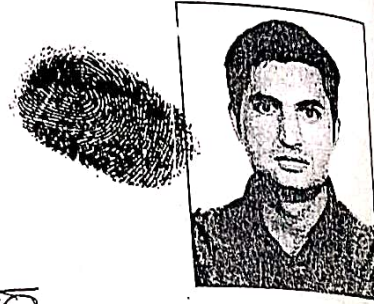


(Signature)
 In the presence of

1. रवींद्र गुर्जर मन्दा गुर्जर
2. Lally Mathew लॉली

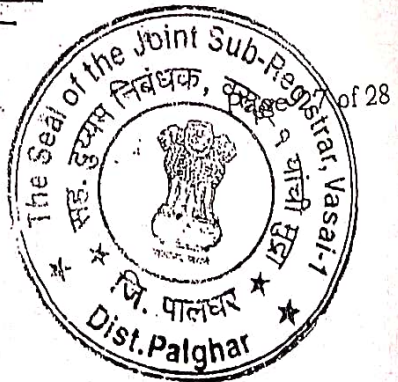
SIGNED AND DELIVERED)
 BY THE WITHIN NAME "PURCHASER/S")

Tara chandra Tivani
ताराचंद्र तिवारी



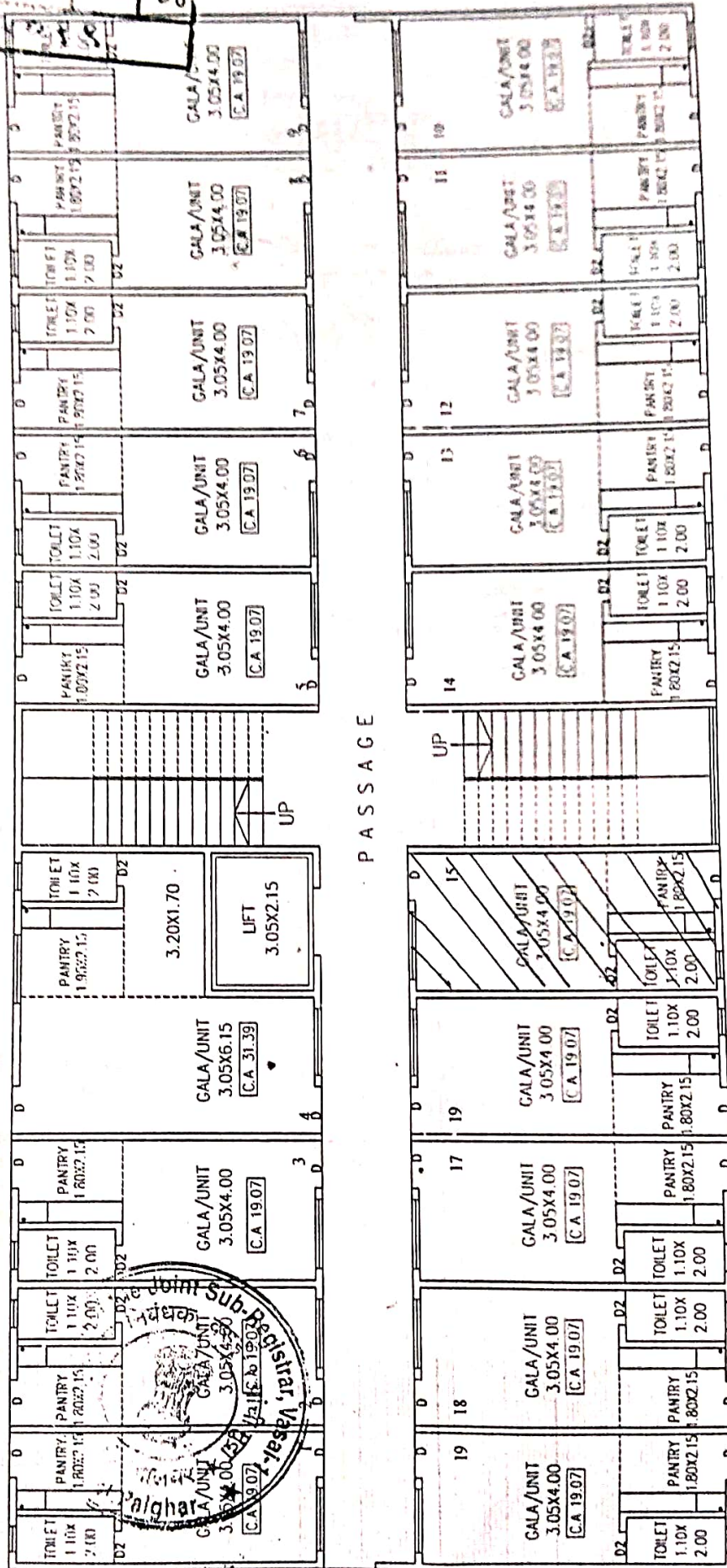
In The Presence Of

1. रवींद्र गुर्जर मन्दा गुर्जर
2. Lally Mathew लॉली



BUILDING NO.07

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Unit No 10 to 19 Tera chandera Tivari

GROUND FLOOR PLAN



पुण्य काचालय, विरार
विरार (पुनं),
क. वसई, जि. पालघर - ४०१ ६०५.



पुण्य काचालय : पुण्य काचालय / पुण्य काचालय
क. वसई : पुण्य काचालय
प. वि. : vasai@vrcmunicipalcorporation.gov.in

नामका सं. : म. वि. वि. म.
दिनांक :

13/11/2018

VVCMC/TP/RDP/VP-5545/166/2018-19

To,
Mr. Raaz Abdul Samad Pathan &
Mr. Niyaz Abdul Samad Pathan,
Shop No. 9, Saidham Tower,
Achole Road, Nallasopara(E),
Taluka: Vasai,
DIST-PALGHAR.

Sub: Revised Development Permission for proposed Layout of Residential with Shopline Building in Residential zone; Residential Building (Staff Quarters) & Industrial Buildings in Industrial zone on land bearing S.No.226; S.No.227, H.No.2, 3, 4, 5 & S.No.220 of Village-Gokhivare, Taluka-Vasai, Dist -Palghar.

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-5545/464/2015-16 Dtd. 19/05/2015.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/221/2015-16 dated 05/10/2015.
3. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/056/2016-17 dated 05/12/2016.
4. Your Registered Engineer's letter dated 30/08/2018 & 13/11/2018.

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 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, Mulkam, Tembl, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochlwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The respective Jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No. VVCMC/TP/CC/VP-5545/464/2015-16 Dated. 19/05/2015. The details of the layout are as given below:

1	Name of Assessee owner / P.A. Holder	Mr.Raaz Abdul Samad Pathan & Mr.,Niyaz Abdul Samad Pathan.
2	Location	Gokhivare
3	Land use (Predominant)	Residential with Shopline Building in Residential Zone; Residential building (Staff Quarters) & Industrial Building in Industrial Zone.
4	Gross plot area (As per 7/12)	18260.00 Sq.m
5	Area Under 12.00 mts D.P. Road	1369.72 Sq.m
6	Net Plot Area	6890.28 Sq.m



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



दफ्तरी : ४१५ - २४२५१९ / ०२/०३/०४/०५/०६
 फोन : ४१५ - २४२५१९
 ई-मेल : vasavirarcorporation@yahoo.com

सचिव : व. वि. न. म.
 दिनांक

VVCYC/TP/RDP/VP-5545/166/2019-19

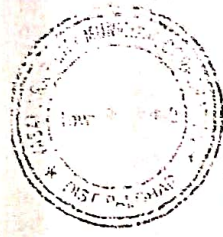
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		Residential Zone	Industrial Zone	Total
7	Net Plot Area	1857.08	15033.20	16890.28 Sq.m
8	R.G@ (10% Residential Zone & 10% Industrial Zone)	185.70	1503.32	1689.03 Sq.m
9	CFC @ 5%	---	751.66	751.66 Sq.m
10	Builcable Plot Area	1857.08	12778.22	14635.30 Sq.m
11	Permissible FSI	1.00	0.75	---
12	Permissible Built-up-Area	1857.08	9583.66	11440.74 Sq.m
13	Maximum permissible FSI with DR /TDR	1.75 (As Per sanctioned DCR)	---	---
14	Maximum permissible BUA with DR /TDR	3249.89	---	---
15	Add. 12.00 mts D.P. Road	1369.72	---	1369.72 Sq.m
16	Total Permissible Built-up-Area	3226.80	9583.66	12810.46 Sq.m
17	Proposed Built-Up-Area	3221.37	9579.55	12800.92 Sq.m

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The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 196 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The additional amount of Rs. 21,300/- (Rupees Twenty One Thousand Three Hundred only) deposited vide Receipt No. 713205 dated 14/11/2018, with Vasai Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.



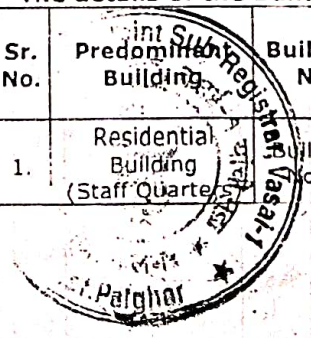
Please find enclosed herewith the approved Revised Development Permission for proposed Layout: of Residential with Shopline Building in Residential zone; Residential Building (Staff Quarters) & Industrial Buildings in Industrial zone on land bearing S.No.226; S.No.227, H.No.2, 3, 4, 5 & S.No.228 of Village-Gokhivare, Taluka-Vasai, Dist -Palghar proposed Layout of Residential with Shopline Building & Industrial Buildings on land bearing S.No.226; S.No.227, H.No.2, 3, 4, 5 & S.No.228 of Village-Gokhivare, Taluka-Vasai, Dist - Palghar., as per the following details:-

The details of the Buildings is given below: (Residential Zone)

Sr. No	Predominant Building	Building No./wings	No. of Floors	No. of Shops	No. of Flats	Built Up Area (in sq. mt.)	Remark
1.	Residential with Shopline Building	Building No. 1/ Wings A & B	Stilt/Gr +7	18	91	3221.37 Sq.m	OC Granted

The details of the Buildings is given below: (Industrial Zone)

Sr. No.	Predominant Building	Building No.	No. of Floors	No. of Flats/ Galas/ Units/	Built Up Area (in sq. mt.)	Remark
1.	Residential Building (Staff Quarters)	Building No. 2	Gr.+3 (Pt)	38 Flats	949.65 Sq.m	OC Granted





VVCMC/TP/CC/VP-5545/116/2015-16

१	Industrial Building	Building No. 3	Gr. +3	80 Galas/ Units	1653.76 Sq.m	OC Granted
२	Industrial Building	Building No. 4	Gr. +3	56 Galas/ Units	1158.40 Sq.m	OC Granted
३	Industrial Building	Building No. 5	Ground Only	1 Gala/ Unit	25.00 Sq.m	OC Granted
४	Industrial Building	Building No. 6	Gr. +3	72 Galas/ Units	1699.64 Sq.m	Now Amended
५	Industrial Building	Building No. 7	Gr. +3	76 Galas/ Units	1637.24 Sq.m	Now Amended
६	Industrial Building	Building No. 8	Gr. +3	76 Galas/ Units	1637.24 Sq.m	Now Amended
७	Industrial Building	Building No. 9	Gr. +1	38 Galas/ Units	818.62 Sq.m	Now Amended
Total			38 Flats+399 Galas /Units		9579.55 Sq.m	

The revised development permission duly approved herewith supersedes all the earlier approved plans except Building No. 1, 2, 3, 4 & 5. The conditions of Commencement Certificate granted vide letter No. VVCMC/TP/CC/VP-5545/464/2015-16 Dated. 19/05/2015 stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure-facilities during reasonable hours of the day and with prior notice.
- 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 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.
- 7) 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.
- 8) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.



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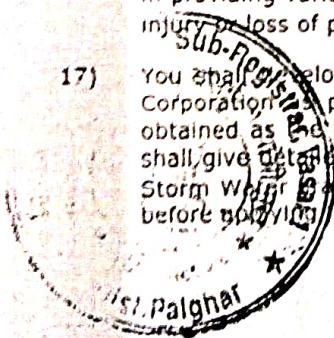
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प्लान नं. ११४/१९९९/२०१९-२०

VVCMC/TP/POP/VP-5545/144/2018-19 10/11/2018

- 10) You shall provide two distinct pipelines for drinking, cooking and for other need of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar City Municipal Corporation. New trees shall be planted on the premises @ 30 per sq.m of BJA and 10@ per Sq.m in P.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) 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.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands etc. as may be applicable and N.A TILP 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.
- 14) You are responsible for complying with all conditions of N.A. order/sale permission & other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 15) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2012 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 15) 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.
- 17) 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.F. Road/ access obtained as per case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained Storm Water Management systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.

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मुख्य कार्यालय, विरार
विरार (पूर्व),
भा. वसई, जि. पालघर - ४०२ ३०५.



दफ्तरी / Office - Vasai Virar / Vasai Virar City Municipal Corporation
दूरभाष : ०२२५० - २६२१५०९
ई-मेल: vnsbvirarcorporation@yahoo.com

आपका क्र. : व.वि.प.प.
दिनांक :

VVCMC/TP/RDP/VP-5545/166/2018-19

- 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders. 15/11/2018
- 19) 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.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to Occupancy Certificate.
- 21) 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.
- 22) 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.
- 23) 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.

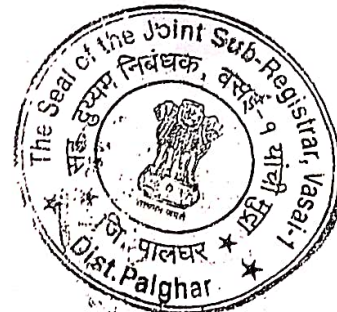
Yours faithfully,

(Issued as per approved by the Commissioner)

c.c. to:

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

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation



Maharashtra Real Estate Regulatory Authority

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

Registration is granted under section 5 of the Act to the following project under project registration number **27/07/2017-1294**

Sunshine Green Park Phase 2, Plot Bearing / CTS / Survey / Final Plot No.:S.no.226, 228, 227 H.no.2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100
Mirar City (M Corp), Vasai, Palghar, 401208;

Shantee Homes Realty Llp having its registered office / principal place of business at Tehsil: Vasai, District: Palghar, Pin: 401202.

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

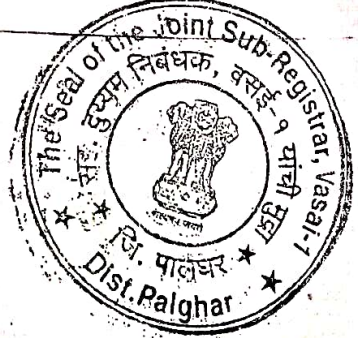
- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Regulation of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
- OR
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 27/07/2017 and ending with 31/03/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:7/27/2017 4:58:52 PM

Date 27/07/2017
Place Mumbai

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



Announcement For Sale

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



दुरध्वनी : ०२५० - २५२५१०९ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasavirarcorporation@yahoo.com

जायक क्र.: य.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-5545/113/2023-24

31/08/2023

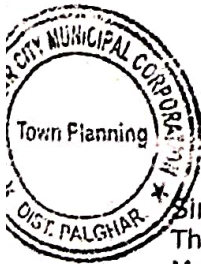
To,
✓ 1. Mr.Raaz Abdul Samad Pathan &
Mr.Niyaj Abdul Samad Pathan
Partners of shantee Homes Realty LLP
Shop No.9, Saldham Tower
Achole Road, Nallasopara(E)
Tal-Vasai. DIST: Palghar.

2. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai, Dist: - Palghar.

Sub: Revised Development Permission for Residential Buildings of the Layout & Development Permission of Residential Building No.11 on land bearing S.No.226, S.No.227, H.No.2, 3, 4, 5; & S.No.228 of Village Gokhivare, Tal. Vasai, Dist. Palghar.

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-5545/464/2015-16 dated 19/05/2015.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/221/2015-16 dated 05/10/2015.
3. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/056/2016-17 dated 05/12/2016.
4. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/166/2018-19 dated 15/11/2018.
5. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/108/2020-21 dated 08/12/2020.
6. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/327/2021-22 dated 19/07/2021.
7. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/637/2021-22 dated 09/12/2021.
8. Revised Development Permission No. VVCMC/TP/RDP/VP-5545/31/2022-23 dated 17/05/2022.
9. Your Registered Engineer's letter dated 25/01/2023.
10. Hearing conducted by this office on dated 05/05/2022.
11. This office letter dated 18/05/2023.



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 vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal

TPS-1200/2420/CR-262/2010/UD-12 dtd. 07/07/2010.

VVCMC/TP/RDP/VP-5545/113/2023-24

31/08/2023

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 MRTTP Act 1966. The details of permission are as under.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No VVCMC/TP/CC/VP-5545/464/2015-16 dated 19/05/2015. The details of the layout is given below:

1	Name of assess owner / P.A. Holder	Mr.Raaz Abdul Samad Pathan & Mr.Niyaj Abdul Samad Pathan Partners of shantee Homes Realty LLP
2	Location	Gokhivare
3	Land use (Predominant)	Residential Building, Residential with shopline & Industrial Buildings
4	Gross plot area (As per 7/12 extract)	18260.00 sq.m
5	Area Under 12 mt DP Road (Plot-D)	1369.72 sq.m
6	Balance Plot Area	16890.28 sq.m
7	Area under Encroachment	414.65 sq.m
8	Area under NHSRCL	1285.00 sq.m
9	Balance Plot Area	15190.63 sq.m
10	Amenities Area	1333.35 sq.m
11	Net Plot Area	13857.28 sq.m
12	RG@ 10%	1385.73 sq.m
13	Base F.S.I (16X1.10)	15243.01 sq.m
14	Max. Permissible Premium (14)X0.50	8137.82 sq.m
15	Proposed F.S.I on payment of Premium	8137.82 sq.m
16	Max. DR/TDR area	10579.17 sq.m
17	Add. Area Under 12.00mt DP Road	1369.72 sq.m
18	TDR Area (Premium in case EWS/LIG) (as per clause No,7.7.1)	5695.39 sq.m
19	Total Entitlement Area (13+15+17+18)	30445.94 sq.m
20	Constructed BUA	8195.49 sq.m
21	Balance Entitlement (19-20)	22250.45 sq.m
22	Add. Ancillary Area F.S.I 60% of (17315.68 sq.m)	13259.42 sq.m
23	Add. Ancillary Area F.S.I 80% of (151.42 sq.m)	121.14 sq.m
24	Total Entitlement of F.S.I Permissible Including Ancillary (21+22+23)	35631.01 sq.m
25	Proposed P-Line Area	29583.40 sq.m



Advertisement For Sale

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



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

जाचक क्र.: व.वि.श.म.
दिनांक :

VCMC/TP/RDP/VP-5545/113/2023-24

31/08/2023

The details of the buildings is given below :(Residential Zone & Industrial Zone to Residential Use)

Sr. No	Predominant Building	Building No	No. of Floors	No. of Flats	No. of Shops	Built Up Area Unless Noted (in sq. mt.)	Remarks
1	Residential with shopline Building	01	Gr/st+7	91	18	3221.37 sq.mt	OC granted
2	Residential Building	06	Gr+6	126	--	1699.64 sq.m	Earlier Approved BUA Area
						2863.69 sq.m	Now Amended (P-Line Area)
3	Residential Building	07	Gr+8th	157	--	1637.24 sq.m	Earlier Approved BUA Area
						3847.50 sq.m	Now Amended (P-Line Area)
4	Residential Building	08	Gr+10 th	179	--	1637.24 sq.m	Earlier Approved BUA Area
						5669.83 sq.m	Now Amended (P-Line Area)
5	Residential with shopline Building	09	Gr/st+12	167	14	9332.90 sq.m	Now Amended (P-Line Area)
6	Residential Building	10	St+7	28	--	1203.62 sq.m	No Changes (P-Line Area)
7	Residential Building	11	St+12	119	--	6665.85 sq.m	Newly Proposed (P-Line Area)



The revised plan duly approved herewith supersedes the earlier approved plans except plan for bldg. no.1. The earlier approved Buildings No.2,3,4 & 5 which was granted OC by VCMC are now demolished as they were under NHRCL alignment. The conditions of Commencement Certificate granted vide VCMC office letter No. VCMC/TP/CC/VP-5545/464/2015-16 dated 19/05/2015 stands applicable to this approval of amended plans along with the following conditions:

Commencement For Sale

VVCMC/TP/RDP/VP-5545/113/2023-24

31/08/2023

- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The commencement certificate shall remain 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).
- 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 done as per the system of Mosquito proofing to control



Agreement For Sale

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



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

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र. : य.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-5545/113/2023-24

31/08/2023

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.

- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoll investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) 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.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 21) 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.
- 22) 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.
- 23) 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.
- 24) 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.
- 25) 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 to avoid accidents leading to loss of life.

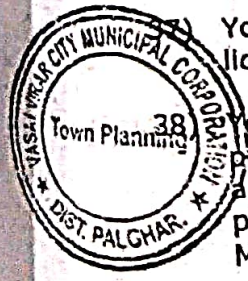


Home For Sale

VVCMC/TP/RDP/VP-5545/113/2023-24

31/08/2023

- 27) 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.
- 28) 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.
- 29) 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
- 30) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasal Virar Sub region affecting for your layout.
- 31) 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.
- 32) 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.
- 33) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority, if applicable.
- 34) You shall provide Grey Water recycling plant for said layout, if applicable.
- 35) You shall provide Solar assisted water heating SWH system to said layout if applicable.
- 36) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra. If applicable.
- 37) You should provide lightening resistant system and produce the certificate from licensed agency for each building at the time of occupancy certificate.
- 38) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third-party rights are created by way of registered agreement for sale or lease of apartment by taking consent from Interested party or persons. Any disputes that may arise due to violation of said provisions Vasal Virar City Municipal Corporation is not responsible for such disputes.
- 39) If any legal matter arises at any Civil/Criminal courts or In Hon'ble High Court, any



for materials, items
from (198),
for items - 198 304



File No. _____
Date _____

NYC/MC/TP/RTN/VS/2024/1572024.00

- 21) You shall inform within 30 days of the date of the order, the appropriate legal action will be initiated to enforce the order if you do not comply.
- 22) Regarding the compliance due to Bangalore Green Park Building No. 7, the undertaking bearing no. 51/2019/2022 wherein the development work was referred to the court is already filed by them in the High Court. The status of the High Court will petition no. 25273 of 2023 in this matter will be pending in court.
- 23) The responsibilities of Architects, Licensed Engineer and Structural Engineer shall be as per C-2.3, C-3.3, C-4.3 & C-4.4 of VVCMC if any of the responsibilities are violated the eventually shall be faced by the concerned technical person accordingly.
- 24) Any breach of conditions mentioned above the said permission stand cancelled without giving any opportunity to be heard.



M.L.
Commissioner
Vasai-Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VVCMC, Virar.
[Signature]
Deputy Director,
VVCMC, Virar.

C.c. to:
1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation,
Ward office _____
Dist.-Palghar.