

350/7078

Friday, May 21, 2021

11:25 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7480

दिनांक: 21/05/2021

गावाचे नाव: निळेमोरे

दस्तऐवजाचा अनुक्रमांक: वसई3-7078-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ज्योत्सना धनजी पुरबिया - -

नोंदणी फी

रु. 24000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 25200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:45 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

बाजार मुल्य: रु. 1830000/-

मोबदला रु. 2400000/-

भरलेले मुद्रांक शुल्क : रु. 144000/-

सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ३

1) देयकाचा प्रकार: DHC रक्कम: रु. 1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2005202103070 दिनांक: 21/05/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 24000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001353441202122E दिनांक: 21/05/2021

बँकेचे नाव व पत्ता:

Jyotsna

महाराष्ट्र शासन - नोंदणी व विभाग

मुल्यांकन अहवाल सन २०२१

वसई - ३
दस्त क्र. ७००८/२०२१
११६०

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक २५ (ब)
२. सादरकर्त्याचे नाव : JYOTSANA DHANJI PURABIYA.
३. तालुका : वसई
४. गावाचे नाव : ~~निलेभीरे~~
५. नगरभूमापन क्रमांक/सर्वे क्रमांक/अंतिम भूखंड क्रमांक : 278 part
६. मूल्य दरविभाग झोन :
७. मिळकतीचा प्रकार निवासी कार्यालय दुकान प्रति चौ.मी : 53,900 / —
८. दस्ताचा नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 30.86 चौ.मी. कारपेट/बिल्ट अप
९. करपार्किंग : .....
१०. मजला क्रमांक : ५५२१ मजला
११. बांधकाम वर्ष : .....
१२. बांधकाम प्रकार आर.सी.सी.
१३. बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क्रमांक ज्यान्वये दिलेले घट/वाढ :
१४. निर्धारित केलेले बाजारमूल्य : 18,30,000 / —
१५. दस्तामध्ये दर्शविलेला मोबदला : 24,00,000 / —
१६. देय मुद्रांक शुल्क : 144000 भरलेले मुद्रांक शुल्क :
१७. देय नोंदणी फी : 24,000 / —

लिपिक



*(Handwritten signature)*

सह दुय्यम निबंधक

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20210521691				
मूल्यांकनाचे वर्ष	2021				
जिल्हा	पालघर				
मूल्य विभाग	तालुका : वसई				
उप मूल्य विभाग	7-गृहवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी				
क्षेत्राचे नाव	Vasai-Virar Municipal Corporation			सर्व्हे नंबर / न. भू. क्रमांक :	सर्व्हे नंबर#278
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोबमागनाचे एकक
17300	53900	58200	71000	58200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	33.946चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.53900/-
उदवाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor	कार्पेट क्षेत्र-	30.86चौ. मीटर
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) * मजला निहाय घट/वाढ					
=(53900 * (100 / 100)) * 100 / 100					
= Rs.53900/-					
A) मुख्य मिळकतीचे मूल्य					
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 53900 * 33.946					
= Rs.1829689.4/-					
Applicable Rules = 3, 18, 19					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळप्राचे मूल्य + महंनार्हेन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदित वातन तळाचे मूल्य + खुल्या जमिनीवरील वातन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदित बात्कनी					
= A + B + C + D + E + F + G + H + I					
= 1829689.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs.1829689.4/-					

Home

Print







CHALLAN  
MTR Form Number-6

वसई - ३
दस्त क्र. ७०७८/२०२१
३१६०



MH001353441202122E	BARCODE		Date	20/05/2021-12:20:31	Form ID	25.2
Payment	Inspector General Of Registration		Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Registration Fee			PAN No.(If Applicable)			
Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR		Full Name	JYOTSANA DHANJI PURABIYA		
Location	PALGHAR		Flat/Block No.	FLAT NO.205, A WING		
Account Head Details	Amount In Rs.	Premises/Building				
6401 Stamp Duty	144000.00	Road/Street	ARPAN RESIDENCY			
33301 Registration Fee	24000.00	Area/Locality	NILEMORE			
		Town/City/District				
		PIN	4	0	1	2 0 3
		Remarks (If Any)	SecondPartyName=MS AKASH DEVELOPERS~			
		Amount In	One Lakh Sixty Eight Thousand Rupees Only			
	1,68,000.00	Words				
Bank Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	69103332021052011774	2681420320		
Cheque/DD No.	Bank Date	RBI Date	20/05/2021-12:24:39	Not Verified with RBI		
Branch of Bank	Bank-Branch		IDBI BANK			
Branch of Branch	Scroll No. , Date		Not Verified with Scroll			

Document ID : Mobile No. : 9999999999  
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 घलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू





वसई - ३  
दस्त क्र. १०७८/२०२१  
४/६०



CHALLAN  
MTR Form Number-6



IN	MH001353441202122E	BARCODE		Date	20/05/2021-12:20:31	Form ID	25.2
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Department	Inspector General Of Registration		Payer Details					
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)					
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)					
Location	PALGHAR		Full Name	JYOTSANA DHANJI PURABIYA				
Year	2021-2022 One Time		Flat/Block No.	FLAT NO.205, A WING				
Account Head Details	Amount In Rs.	Premises/Building						
30046401 Stamp Duty	144000.00	Road/Street	ARPAN RESIDENCY					
30063301 Registration Fee	24000.00	Area/Locality	NILEMORE					
		Town/City/District						
		PIN	4	0	1	2	0	3
Remarks (If Any)								
SecondPartyName=MS AKASH DEVELOPERS-								
Amount In	One Lakh Sixty Eight Thousand Rupees Only							
Words	1,68,000.00							

DEFACED  
168000.00  
DEFACED



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details	Bank CIN	Ref. No.	69103332021052011774	2681420320			
Cheque/DD No.	Bank Date	RBI Date	20/05/2021-12:24:39	Not Verified with RBI			
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		100 , 21/05/2021				

Department ID : Mobile No. : 9999999999  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
दर चलन केवल दुयम निवहाक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू होई.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-350-7078	0000668104202122	21/05/2021-11:25:43	IGR135	24000.00
2	(IS)-350-7078	0000668104202122	21/05/2021-11:25:43	IGR135	144000.00
Total Defacement Amount					1,68,000.00

वसई - ३
दस्त क्र. ०००८२०२१
५/१८०



**Maharashtra Real Estate Regulatory Authority**

**Registration No. P99000005384**

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT is made and entered into at Nallasopara on this 21 day of May Two Thousand 21. Between **AKASH DEVELOPERS**, a Registered Partnership Firm and having Registered office at : A/506, Navratna C.H.S. Ltd., Datta Pada Road, Near H.D.F.C. Bank, Borivali (E), Mumbai. 400066. Through its Representative / Authorized partners, hereinafter called "THE PROMOTER" (Which expression shall, unless it be repugnant to the meaning or context thereof be deemed to include the present partner or partner from time to time of the said firm, their heirs, survivors, executors, administrators and assigns) of the FIRST PART.

AND

RD Yadav  
BUILDERS SIGNATURE

Jyeshtha  
PURCHASER SIGNATURE



वसई - ३
दस्त क्र. ७७७८/२०२१
९/१०

ARPAN RESIDENCY

1. MRS. JYOTSANA DHANJI PURABIYA Aged about 37 Years,
  2. MR. DHANJI CHELABHAI PURABIYA Aged about 38 Year,
- Residing at - AZAD NAGAR, A - WING, ROOM NO. 204, 2<sup>ND</sup> FLOOR, NEAR SEWRI BUS STOP, ACHARYA DONDE MARG, SEWRI, MUMBAI - 400015. Hereinafter called "THE ALLOTTEE" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include their heirs, executors, administrators and assigns) of the OTHER PART.

**WHEREAS:**

- a) One MR. PADMAN KRISHNA PATIL, was the original owner of all that piece or parcel of the Land bearing S.N. 278 (Part), admeasuring 0-24-42 HR, lying being and situated at Talathi Nilemore Village- Nilemore, Taluka- Vasai, Dist- Palghar (herein after be referred to as the said property - 1 )
- b) Vide an agreement for sale dated 16<sup>th</sup> July 1991, Mr. Padman Krishna Patil, the vendor therein agreed to sale all his right title and interest in respect of the said property -1, to Mr. Dayanand Damodar Patil, and Mr. Pankaj Bhaskar Thakur, the Allottee and the owners herein, on the terms and conditions more particularly mentioned therein.
- c) Vide a family Power of attorney dated 9<sup>th</sup> June 2009, Mr. Padman Krishna Patil Authorized her daughter Mrs. Pramila sadanand Bhoir to represent him and to manage the futures affairs of the said property-1, in respect of the proposed said property 1.
- d) an agreement for sale dated 16<sup>th</sup> July 1991, was registered vide a confirmation Deed dated 8<sup>th</sup> January 2010, with the sub Registrar of assurance at Vasai under serial No. VSI-3/386/2010.
- e) Vide a deed of conveyance Dated 8<sup>th</sup> January 2010, Mrs. Pramila sadanand Bhoir the vendor herein Mrs Chimabai Padman Patil, Mrs. Pramila Sadanand Bhoir, Mrs. Prabhavati Chandrakant



R P Yadav  
BUILDERS SIGNATURE

PURCHASER SIGNATURE

ARPAN RESIDENCY

वसई - ३
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७/१०

Patil, Alis Mrs. Chetna Chandrakant Patil, Mrs. Bharti Umesh Patil, Alis, Mrs. Priti Umesh Patil, Mrs. Nilima Vinod Patil, Miss. Usha Padman Patil, and Miss. Trupti Padman Patil, the confirming party and Mr. Dayanand Damodar Patil and Mr. Pankaj Bhaskar Thakur, the Allottees therein and the owners herein, registered with Sub Registrar of Assurance at Vasai, Under Serial No. VSI-3, /387/2010, Mrs. Pramila sadanand Bhoir sold and conveyed all there rights, Title and interest in the said property-1 to Mr. Dayanand Damodar Patil and Mr. Pankaj Bhaskar Thakur.

- f) Dayanand Damodar Patil and Mr. Pankaj Bhaskar Thakur, the owners herein, then applied to Talati saja Nilemore, for getting there name entered in the 6/12, extract of said property 1, under transfer order No. 1558, which was disputed by MR. Padman Krishna Patil, and Mr. Moreshwar Padman Patil, and the complain was filed before Tahsildar , Vasai, saying that the said property 1, was sold and conveyed to one Mr. Manohar Vaity. However the Complain filed before the Tahsildar, Vasai was dismissed and the transfer order No. 1558, was held valid.
- g) The owners herein have declared and represented to the Allottee herein that , there is no future suit in the form of appeal is pending in front of any court, authority or Government body, in respect of the said property -1.
- h) Another Mr. Padman Krishna Patil Jointly alongwith Mr. Kamlakar Padman Patil, was the original owner of all that piece and parcel of land bearing S.No. 278 (Part) adm. 0-75-28, H.R. of Talathi saja Nilemore, Village Nilemore, Tal- Vasai, Dist- Palghar. (herein after be referred to as the "Said property-2" ).
- i) Vide an agreement for sale dated 14<sup>th</sup> Oct. 1986, Mr. Padman Krishna Patil and Mr. Kamlakar Padman Patil, the vendor herein , agreed to sale all their rights, title and interest in respect of the said property-2 to Mr. Dayanand Damodar Patil and Mr. Pankaj



R P Yadav  
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२/१०

ARPAN RESIDENCY

Bhaskar Thakur, the Allottees herein , on the terms and conditions more particularly therein mentioned therein.

- j) Mr. Kamlakar Padman Patil being unable to remain present for the further dealing and completion of the proposed sale as agreed, vide a power of Attorney dated 6<sup>th</sup> May 2004, authorised Dayanand Damodar Patil , to represent him to manage the further affairs of the said property 2.
- k) Mr. Kamlakar Padman Patil then applied to the Sub Divisional Officer, Bhiwandi, under Section 43 (1) of Bombay Tenancy and Agricultural Land Act 1948, for permission to sale the said property 2 to Mr. Dayanand Damodar Patil and Mr. Pankaj Bhaskar Thakur, Vide order No. BD/KV/VP/VASAI/SR/24/2008 DATED 21<sup>ST</sup> April 2008.
- l) An agreement for sale dated 14<sup>th</sup> Oct. 1996, was registered vide a confirmation deed dated 15<sup>th</sup> May 2008, with the sub registrar of assurance at Vasai under Serial No. VSI-3/5466/2008.
- m) Vide a deed of conveyance dated 15<sup>th</sup> May 2008 , Mr. Kamlakar Padman Patil Represented by a Power of attorney Holder Dayanand Damodar Patil and Mr. Padman Krishna Patil the vendor , therein sold and conveyed all there rights title and interest in the said property 2, to Dayanand Damodar Patil and Mr. Pankaj Bhaskar Thakur, the Allottees therein and the owners herein.
- n) Thus , the owners herein become the absolute owners of the said property .
- o) The owners then applied to Collector of Thane for Non Agriculture (N.A) used of the said property 1 & 2, which was granted vide order No. REV/K-1/T-9/NAP/SR-69/2008, DATED 23<sup>rd</sup> May 2008, and vide another order No. REV/K-1/T-9/NAP/SR-180/2009 DATED 17<sup>th</sup> Feb 2010 respectively.



RPYodav  
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*Jyeshtha*  
PURCHASER SIGNATURE

वसई - ३  
दस्त क्र. ७००६/२०२१  
२/१०

ARPAN RESIDENCY

2021

- p) The City and Industrial development Corporation of Maharashtra Ltd. (CIDCO) the special planning Authority for Vasai Virar Sub Region , by its commencement certificate No. CIDCO/VVSR/CC/BP-3721/W/342, dated 19<sup>th</sup> May 2010 has approved the plan for the proposed residential with shopline Building No. 1 to 5, to be constructed on the said plot.
- q) The Vasai Virar City Municipal Corporation and the special planning authority for Vasai-Virar Sub- Region had by it's Order No. VVCMC/TP/RDP/VP-0041/037/2013-14 dated 2<sup>nd</sup> May 2013 revised the Development Permission, which was further revised by the order No. VVCMC/TP/RDP/VP-0041/0231/2013-14 dated 21<sup>ST</sup> AUGUST 2013. In respect of the proposed residential with shopline building Nos. 4 (Plot "A") and building Nos. 5 & 6 (plot "B").
- r) The Vasai Virar City Municipal Corporation (VVCMC) the special Planning authority for Vasai Virar Sub Region by its Commencement Certificate No. VVCMC/TP/CC/VP-0041/1421/2013-14 dated 21<sup>ST</sup> AUGUST 2013, has approved the plans for the proposed the residential with shopline Building No. 6, (plot "B"), to be constructed on the said plot .
- s) The Vasai Virar City Municipal Corporation (VVCMC) the special Planning authority for Vasai Virar Sub Region by its Commencement Certificate No. VVCMC/TP/RDP/VP-0041/0219/2014-15 dated 29<sup>TH</sup> NOV. 2014, has approved the plans for the proposed the residential with shopline Building No. 5, (plot "B"), to be constructed on the said Property.
- t) An agreement is arrived at amongst the parties hereto were by the owners have agreed to grant and the Promoters have agreed to acquire the development right in respect of the said property at and for the consideration and on the terms and conditions as mutually Agreed by and between the partied hereto as more particularly appearing from a



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PURCHASER SIGNATURE

वसई - ३  
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१०१६०

ARPAN RESIDENCY

u) WHEREAS The present Promoters **MR. DAYANAND DAMODAR PATIL & PANKAJ BHASKAR THAKUR** is owners of above mentioned land and 7/12 extract stands in name of them.

v) WHEREAS the owners **MR. DAYANAND DAMODAR PATIL & PANKAJ BHASKAR THAKUR** , along with confirming party, are authorised to develop the said area **36000 Sq.Ft. i.e. 3344.47 sq. Mtrs. (F.S.I.) of Building No. 5, consisting of A wing** , on land bearing S.N. 278 (Part) adm. 0-75-28, H.R. of Talathi saja Nilemore, Village Nilemore, Tal- Vasai, Dist- PALGHAR. within the area of Sub-Registrar Vasai No.III (Nallasopara) (hereinafter called "The said land"), within the limits of Vasai Virar City Municipal corporation, Tal- Vasai, Dist- Palghar.

w) The Promoters desire to develop 36000 Sq.Ft. i.e. 3344.47 sq. Mtrs. (F.S.I.) of Building No. 5 consisting of A wing , land of thereabout and the owners are ready and willing to authorize the Promoters to develop the same, vide **Development Agreement Dated 31/12/2013, Which was Duly Registered in Vide Development Agreement Dated 31/12/2013, Under Serial No. 2853 dated 19/04/2014 at Vasai-3, to AKASH DEVELOPERS Represented Through Its partners, 1. MR. AMOL BALKRISHNA RAUT, 2. MR. RAJDEV SACHCHAN YADAV, and Power of Attorney dated 19/04/2014 , Under Serial No. 2854/2014 dated 19/04/2014 to AKASH DEVELOPERS , Represented Through Its partners, 1. MR. AMOL BALKRISHNA RAUT, 2. MR. RAJDEV SACHCHAN YADAV hereinafter known as PROMOTERS.**



x) Whereas the development agreement is legal and valid and binding on the parties.

y) Whereas on the basis of development Agreement, Commencement Certificate and Revised Development Permission the builder have started a construction of building known as **ARPAN RESIDENCY**, consisting of **Ground+ 12 floors.** at present plan have been

RAYodav  
BUILDERS SIGNATURE

*[Signature]*  
PURCHASER SIGNATURE

ARPAN RESIDENCY वसई - ३  
दस्ता क्र. ७००८/२०२१  
१११६०

2021

sanctioned gr+9 Floors, i.e. 1704 sq mtrs. & remaining balance F.S.I., i.e. 541 sq. mtrs. is in proposed.

z) By virtue of the said Development Agreement as aforesaid, the Developers are in exclusive possession of and or otherwise well and sufficiently entitled to the said Property more particularly mentioned in the Second Schedule hereunder written. The Promoter are proceeding with the construction work of the building known as **ARPAN RESIDENCY**, in **WING A of building No. 5**, on the said land as per the plans annexed herewith, and more particularly described in the Schedule herein under written.

AA) The Said Land is earmarked for the purpose of '**A**' of building **No. 5**, consisting Gr + 12 and the said Building shall be known as '**ARPAN RESIDENCY**' hereinafter referred the said Building.

AB) The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

AC) AND WHEREAS the Promoter has entered into a standard Agreement with an Architect **M/s Sanat Mehta & associates consulting Engineer as structural Engineer** registered with VVCMC

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

AE) AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's **Architects M/s Sanat Mehta & associates** of such other documents are specified under the Real Estate

RAYodav  
BUILDERS SIGNATURE

*[Signature]*  
PURCHASER SIGNATURE





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१२/१०	

(Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under; AND WHEREAS the authenticated copies of Certificate of Title issued by the **MR. SUNIL D. PAL, ADVOCATE** of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed in the agreement.

AF) AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure ,

AG) AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by Vasai Virar City Municipal Corporation.



AND WHEREAS the Promoter has got some of the approvals from Vasai Virar City Municipal Corporation to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

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

*RP Yadav*  
BUILDERS SIGNATURE

*Jyotsna*  
PURCHASER SIGNATURE

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2) AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

3) AND WHEREAS the Allottee is offered an Flat bearing number **205** on the **2<sup>nd</sup> Floor**, in **A Wing** ( herein after referred to as the said "**Apartment**") in the of the **Building No. 5** Building called "**ARPAN RESIDENCY**" (herein after referred to as the said "Building").

4) AND WHEREAS the carpet area of the said Apartment is **332.13 Square Feet. i.e. 30.86 square Mtrs.** ("carpet area") means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

5) 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;

6) 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 hereby agrees to purchase the (Apartment).

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

1.) The Promoter shall construct the said building/s consisting of 'A' of building No. 5 consisting of 12 upper Floor and the said

*RP Yadav*  
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*Jyotsna*  
PURCHASER SIGNATURE



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१०/१०

ARPAN RESIDENCY

Building shall be known as "ARPAN RESIDENCY" on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Flat No. 205 , Wing A**, area admeasuring **332.13 Square Feet. i.e. 30.86 Sq. Mtrs. ("carpet area")** on **2<sup>nd</sup> floor** in the **building No. 5** building known as "ARPAN RESIDENCY" (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked in agreement for the consideration of **Rs. 24,00,000/- (Rupees Twenty Four Lac only)**.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage/parking bearing Nos. \_\_\_ situated at \_\_\_ still being constructed in the layout for the consideration of \_\_\_/-  
The Allottee has paid on or before execution of this agreement a sum of **Rs. 4,00,000/- (Rupees Four Lac only)** as advance payment.

and balance amount of **Rs. 20,00,000/- (Rupees Twenty lac Only)** will be paid in the following manner :-



RDYadav

BUILDERS SIGNATURE



Jyashree

PURCHASER SIGNATURE

ARPAN RESIDENCY

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The purchaser will be paid the same amount in the following manner:-

- 10 % at the time of booking of flat/SHOP.
- 10% within 30 days from the date of Registration
- 5% on or before completion of piling.
- 5% on or before completion of plinth
- 4% on or before completion of 1<sup>st</sup> slab.
- 4% on or before completion of 2<sup>nd</sup> slab.
- 4% on or before completion of 3<sup>rd</sup> slab.
- 4% on or before completion of 4<sup>th</sup> slab.
- 4 % on or before completion of 5<sup>th</sup> slab.
- 4% on or before completion of 6<sup>th</sup> slab.
- 4% on or before completion of 7<sup>th</sup> slab.
- 4% on or before completion of 8<sup>th</sup> slab.
- 4% on or before completion of 9<sup>th</sup> slab.
- 4% on or before completion of 10<sup>th</sup> slab.
- 4% on or before completion of 11<sup>th</sup> slab.
- 4% on or before completion of 12<sup>th</sup> slab.
- 4% on or before completion of 13<sup>th</sup> slab.
- 4% on or before completion of brick work.
- 4% on or before completion of plaster work. (internal and external) .
- 4% on or before completion of sliding work.
- 4% on or before completion of plumbing work.
- 2% on or before Possession.

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1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, G.S.T. and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by

RDYadav

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Jyashree

PURCHASER SIGNATURE





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१९१६०

ARPAN RESIDENCY

the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments 6 % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against

RD Yadav  
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Jyeshtha  
PURCHASER SIGNATURE

ARPAN RESIDENCY

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१९१६०

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lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

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

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

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

2.3 The Promoter hereby declares that the Floor Space Index available as on date in respect of said B wing, in Building No. 5 and Promoter has planned to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are

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Jyeshtha  
PURCHASER SIGNATURE

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 १२१८०

ARPAN RESIDENCY

applicable to the said Project. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the B wing of the Building in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

2.4 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.



Without prejudice to the right of promoter to charge interest in terms of clause above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period,

*RP Yadav*  
 BUILDERS SIGNATURE

*[Signature]*  
 PURCHASER SIGNATURE

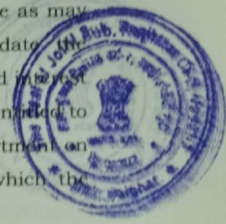
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 दस्तावेज क्र. १०८/१२०२१  
 १२१८०

ARPAN RESIDENCY

promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

2.6 The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in the said agreement hereto.

2.7 The Promoter shall give possession of the Apartment to the Allottee on or before 29<sup>th</sup> May 2021. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -



**- Procedure for taking possession -**

i.) The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment] to the Allottee. The Promoter agrees and undertakes to indemnify the

*RP Yadav*  
 BUILDERS SIGNATURE

*[Signature]*  
 PURCHASER SIGNATURE



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 ३०/१०

ARPAN RESIDENCY

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

**xxiii. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT :**

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

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

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



*R.P. Yadav*  
 BUILDERS SIGNATURE

*Jyotsna*  
 PURCHASER SIGNATURE

ARPAN RESIDENCY

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

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

- Name of Allottee
1. MRS. JYOTSANA DHANJI PURABIYA.
  2. MR. DHANJI CHELABHAI PURABIYA.

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ADD: As Mentioned Above

PROMOTER :  
**M/S. AKASH DEVELOPERS**  
 Through its Representative / Authorised Partner  
**MR. RAJDEV SACHCHAN YADAV**  
 ADD: As Mentioned Above



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

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

*R.P. Yadav*  
 BUILDERS SIGNATURE

*Jyotsna*  
 PURCHASER SIGNATURE

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दस्त क्र. ७००८१२०२१	
३२१६०	

**xxix. Stamp Duty and Registration:** - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

**xxx. Dispute Resolution:** - Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Real Estate Regulation Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

**xxxi. 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 Vasai courts will have the jurisdiction for this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL that F.S.I. area 36000 Sq.Ft. i.e. 3344.47 sq. Mtrs. (F.S.I.) of Building No. 5, consisting of A wing , on land bearing S.N. 278 (Part) adm. 0-75-28, H.R. of Talathi saja Nilemore, Village Nilemore, Tal- Vasai, Dist- PALGHAR. within the area of Sub-Registrar Vasai III (Nallasopara) (hereinafter called "The said land"), within the limits of Vasai Virar City Municipal corporation, Tal- Vasai, Dist- PALGHAR.**

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**Flat No. 205 , in the "A" Wing, having area admeasuring 332.13 Square Feet i.e. 30.86 Square mtrs. (Carpet) area on the 2<sup>ND</sup> Floor, Building No. 5, of the building/project known as "ARPAN RESIDENCY", constructed on the properties mentioned in the First Schedule, lying being & situated at **Village NILEMORE**, Tal. Vasai, Dist. Palghar and within the limits of Vasai Virar City Municipal Corporation and within the jurisdiction of Sub-Registrar Vasai.**

*RPYadav*  
BUILDERS SIGNATURE

*[Signature]*  
PURCHASER SIGNATURE

ARPAN RESIDENCY
दस्त क्र. १

IN WITNESS WHEREOF THE PARTIES H  
SUBSCRIBED THEIR RESPECTIVE HAN  
YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the  
Within named **PROMOTER**  
**M/S. AKASH DEVELOPERS**  
Through its Partner

**MR. RAJDEV SACHCHAN YADAV**

In the Presence of .....

SIGNED AND DELIVERED by the  
Within named **Allottee/s**

**1. MRS. JYOTSANA DHANJI PURABIY**

**2. MR. DHANJI CHELABHAI PURAB**

In the presence of .....

*RPYadav*  
BUILDERS SIGNATURE

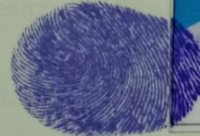


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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the  
Within named **PROMOTER**  
**M/S. AKASH DEVELOPERS**  
Through its Partner

) RPYadav



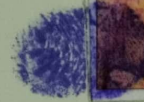
**MR. RAJDEV SACHCHAN YADAV**

In the Presence of .....

SIGNED AND DELIVERED by the  
Within named **Allottee/s**

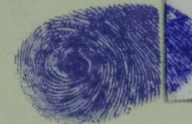
**1. MRS. JYOTSANA DHANJI PURABIYA.**

) Jyotsana



**2. MR. DHANJI CHELABHAI PURABIYA.**

) Dhanji



In the presence of .....



RPYadav  
BUILDERS SIGNATURE

Jyotsana  
Dhanji  
PURCHASER SIGNATURE



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ANNEXURE "A" ३५ १६०

**LIST OF AMENITIES****MAIN STRUCTURE & COMMON AREA :-**

- Fire fighting system.
- Generator back-up for lift & common area.
- Landscaped garden with children's play area.
- Rain water harvesting.

**LIVING & BEDROOM :-**

- 2'x2' vitrified flooring.
- Plastered smooth finished with OBD, Paint & POP cornice in living room.
- Decorative entrance door.

**BATHROOM :-**

- Designer bathroom with tiles up to door height.
- Marble/granite door frame.
- Premium sanitary & C. P. fittings.
- Geyser point in bathroom
- Instant geyser.
- Wash basin.
- Water tank

**KITCHEN :-**

- Modular kitchen with granite top, S.S. sink & service platform.
- R.C.C. loft, ceramic tiles up to 2' height.
- Sufficient electrical point & provision for washing machine.

**WINDOW'S :-**

- Anodised aluminium sliding windows with mosquito net & Granite window sill.



**R.P. Yadav**  
BUILDERS SIGNATURE

**PURCHASER SIGNATURE**

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**RECEIPT**

RECEIVED the day and the year first hereinabove written of and from the within named ALLOTTEE/S the of **Rs. 4,00,000/- (Rupees Four Lac only)** towards earnest/Part payment of consideration amount by way Cash/Cheque in following manner.

DATE	BANK NAME	RTGS DETAILS	AMOUNT
19.04.2021	COSMOS BANK	0170501057734 COSB0000017-BCCB	4,00,000
<b>TOTAL</b>			<b>4,00,000</b>

In the name of **AKASH DEVELOPERS** A/c Subject to realization, payable to us.



For **AKASH DEVELOPERS**  
*RP Yadau*  
**PARTNERS**

Authorised Signatory/Partner

**WITNESSES: -**

- [Signature]*
- [Signature]*

*RP Yadau*

**BUILDERS SIGNATURE**

*[Signature]*  
**PURCHASER SIGNATURE**



★"ARPAN RESIDENCY"★

A-WING

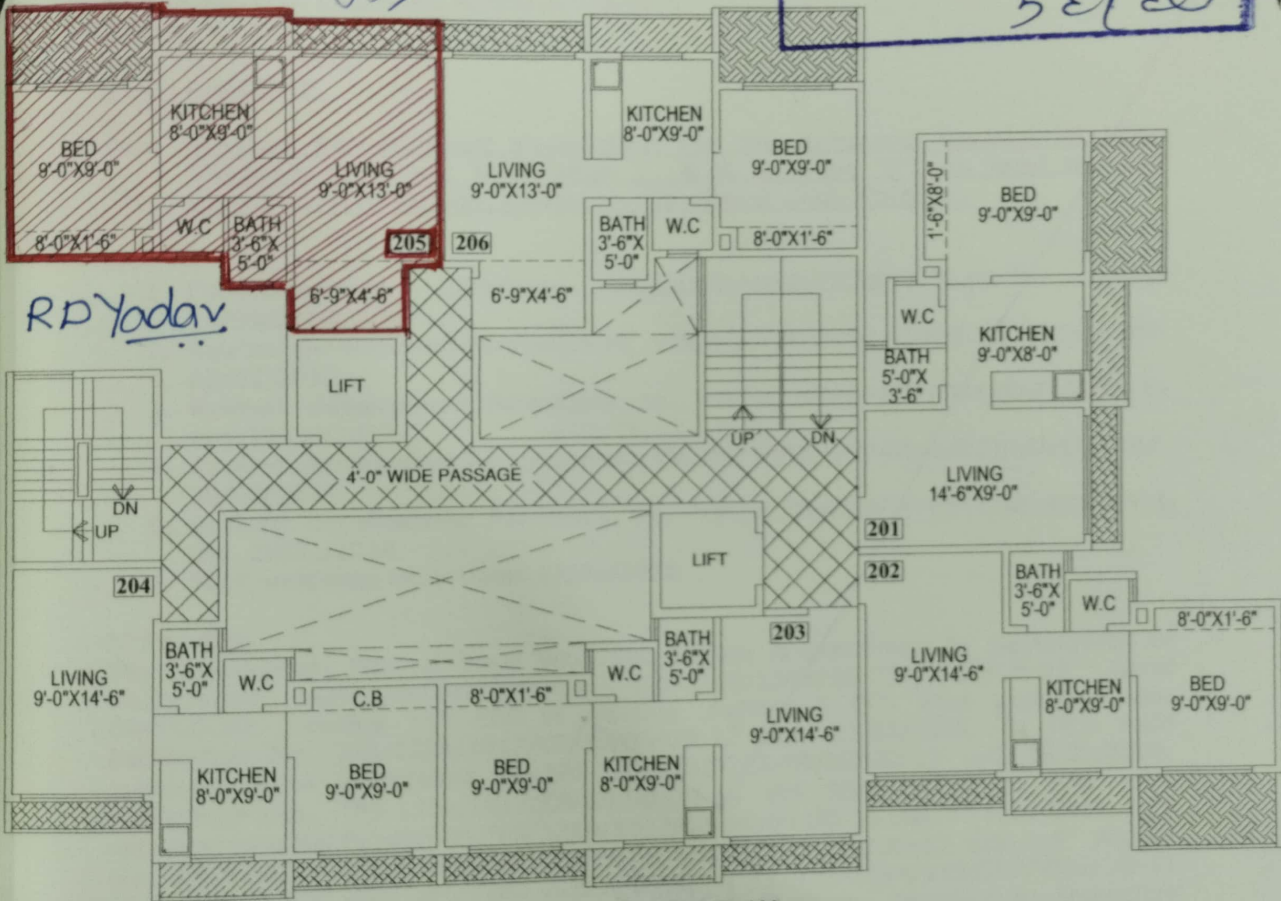
वसई - ३

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३६/६०

*Handwritten signature*

*Handwritten signature: Jyotsna*



*Handwritten signature: RP Yadav*

2ND FLOOR PLAN

.....100'-0" WIDE D.P. ROAD.....

PROPOSED RESIDENTIAL WITH SHOP LINE BLDG NO.5 IN SECTOR NO.5, PHASE I OF GROUP HOUSING SCHEME AT VILLAGE NILEMORE, TAL -VASAI, DIST- PALGHAR.

**DEVELOPERS**  
**AKASH DEVELOPERS**

506, NAVRATNA C.H.S. LTD.  
DATA PADA ROAD, NEAR H.D.F.C BANK,  
KORIVALI (E) MUMBAI - 400066  
MOB. 9769930972/9867598831  
TEL. 0250 6066069  
EMAIL ID. info@akashdevelopers.in



**LICENSED ENGINEER**

sanat mehta & associates

Civil Engineers and Architectural Project Consultants.

207, PARK VIEW,  
STATION ROAD,  
NALLASOPARA (W)  
DIST - THANE

EMAIL : sanatmehta0310@gmail.com  
PHONE NO. 0222 8999298



1130C/20150220 NIKITA GURAV





वसई - ३
दस्त क्र. ७०७८/२०२१
३८१६०

VVCMC/TP/RDP/VP-0041/268/2019-2e

3	Gross Plot Area	4318.67 sq.
4	Area under 30.00mt D.P. Road system road	1745.00 sq.
5	Area under E.S.R	173.67 sq.
6	Area under Railway Car Shed	2400.00 sq.
7	Balance Plot area	240.00 sq.
8	R.G 10% (Plot B)	1.0
9	Permissible FSI	1745.00 sq.
10	Add. D.P. Road area	1132.57 sq.
11	Add. TDR DRC No.86 (15457.41/15900 X 1165 = 1132.57)	5277.57 sq.
11	Permissible BUA (9 + 10)	5258.68 sq.
12	Proposed BUA	

The commencement certificate shall remain valid for a period of one year for particular building under reference from the date of its issue (As per Section 44 of MRTP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs. 224600/- (Rupees Two lakh Twenty four Thousand six Hundred) deposited vide Receipt No. 90497 dated. 15/04/2013, Rs. 22500/- (Rupees Two Thousand Five Hundred only) deposited vide Receipt No. 142477 dated 25/07/2013 & Rs. 26500 (Rupees Twenty-Six Thousand Five Hundred Only) deposited vide receipt no.142480 dtd. 25/07/2013 with Vasai-Virar City Municipal Corporation 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 Corporation Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for layout of proposed Residential With Shopline Building No.5 Wing A, B & C (Plot B) land bearing S.No. 278/A of Village. Nilemore as per the following details:-

Sr. No.	Predominant Building	No. of Bldg	No. of Wing	No. of Floors	No. of Shops	No. of Flats	Built Up Area (in sq. mt.)
1	Resi with shopline Bldg.	5 Bldg	Wing A & B	Part stilt/Part Gr.+ 12	31	176	5258.6
			Wing C	Part/Stilt/Gr+7			

The revised plan duly approved herewith supersedes all the earlier approved plans. Conditions of Commencement Certificate granted vide letter No. CIDCO/VVSR/CC/2721/W/342 dated 19/05/2010. Stands applicable to this approval of amended plan along with the following conditions:

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

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.

31/12/2019

4318.67 sq.

1745.00 sq.

173.67 sq.

2400.00 sq.

240.00 sq.

1.0

1745.00 sq.

1132.57 sq.

5277.57 sq.

5258.68 sq.

VVCMC/TP/RDP/VP-0041/268/2019

2) The Occupancy Certificate for potable water is made available

3) Notwithstanding anything contrary shall be lawful to the planning structures erected or use of land at specific time.

4) The Municipal Corporation responsible for maintenance of infrastructure with prior notice.

5) You shall submit detailed proposal to Municipal Corporation for rain water dry and organic waste separation

6) You have to fix a board of marginal open spaces before construction as per the format finalized by Municipal Corporation.

7) You are responsible for the disposal of waste to Vasai-Virar City Municipal Corporation.

8) You shall construct the compound wall be design & supervised by certified Certificate.

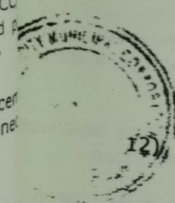
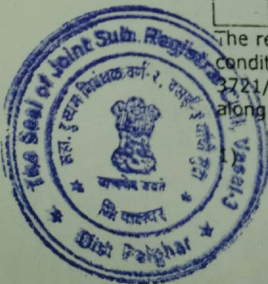
9) You shall submit Chief Fire Officer Certificate. If applicable.

10) You shall provide two distinct plots for the activities.

11) You shall not cut any tree which shall be replanted by adopting suitable species city municipal Corporations. Not less than 10 sq.m of BUA and 10@ per Sq.m. Authority of VVCMC before construction. Compliance to governing tree act.

12) You shall provide the Rain Water Harvesting system No.TBA-432001/2133/CR-230/06/24/2007/UD-11 dtd. 06/06/2007 empanelled by VVCMC. Occupancy Certificate for Rain Water Harvesting system

13) You are responsible for obtaining the necessary permission subsequent to grant of permission from the Highway Authority, NOC from Fire Authority, etc., as may be applicable and







दस्त गोपवारा भाग-2

वसई 3  
दस्त क्रमांक: 7078/2021

दस्त क्रमांक: वसई3/7078/2021  
दस्ताचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ज्योत्सना धनजी पुरबिया -- पत्ता: प्लॉट नं: 204, ए विंग, माळा नं: दुसरा मजला, इमारतीचे नाव: -, ब्लॉक नं: आझाद नगर, शेवरी बस स्टॉपच्या जवळ, आचार्य दोडे मार्ग, शेवरी, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन नंबर: CFQPP9226L	लिहून घेणार वय :-37 स्वाक्षरी:-		
2	नाव: धनजी छेलाभाई पुरबिया -- पत्ता: प्लॉट नं: 204, ए विंग, माळा नं: दुसरा मजला, इमारतीचे नाव: -, ब्लॉक नं: आझाद नगर, शेवरी बस स्टॉपच्या जवळ, आचार्य दोडे मार्ग, शेवरी, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: ASHPP1635M	लिहून घेणार वय :-38 स्वाक्षरी:-		
3	नाव: मेमम आकाश डेव्हलपर्स तर्फे भागिदार राजदेव सज्जन यादव -- पत्ता: प्लॉट नं: 7/506, माळा नं: -, इमारतीचे नाव: नवरत्न मी.एच.एस.सी.मिडिस्ट., ब्लॉक नं: दत्ता पाडा रोड, एच.डी.एफ.सी.बँकच्या जवळ, बोरीवली पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: AAYFA6908R	लिहून घेणार वय :-44 स्वाक्षरी:-		

दस्तात दस्तगोबज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
दिनांक: 3 ची वेळ: 21 / 05 / 2021 11 : 26 : 59 AM

ओळख:-  
दस्तात दस्तगोबज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: प्रशांत प्रभू -- वय: 30 पत्ता: निळमोरे, नालामोपारा पश्चिमी पिन कोड: 401203	स्वाक्षरी		
2	नाव: गकना परब -- वय: 28 पत्ता: निळमोरे, नालामोपारा पश्चिमी पिन कोड: 401203	स्वाक्षरी		

दिनांक: 3 ची वेळ: 21 / 05 / 2021 11 : 28 : 04 AM

दिनांक: 5 ची वेळ: 21 / 05 / 2021 11 : 28 : 19 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निर्बंधक वर्ग-२  
वसई क्र. ३

प्रमाणित करण्यात येते की,  
दस्तामध्ये एकूण... ६... पाने आहेत.  
पुस्तक क्र. २/वसई-३/क्रमांक... १०११  
दस्ता क्रमांक. २१५२०२९

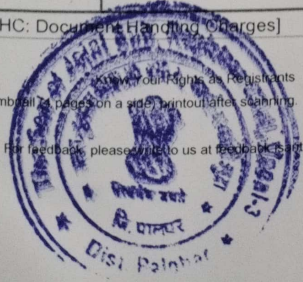
सह. दुय्यम निर्बंधक वर्ग-२  
वसई क्र. ३

Slr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use At	Deface Number	Deface Date
1	JYOTSANA DHANJI PURABIYA	eChallan	69103332021052011774	MH001353441202122E	144000.00	SD	0000668104202122	21/05/2021
2		DHC		2005202103070	1200	RF	2005202103070D	21/05/2021
3	JYOTSANA DHANJI PURABIYA	eChallan		MH001353441202122E	24000	RF	0000668104202122	21/05/2021

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

7078 / 2021

1. Verify Scanned Document for correctness through thumb nail 2 pages on a side, printout after scanning.  
2. Get print immediately after registration.







21/05/2021

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 7078/2021

नोदंगी :

Regn:63m

गावाचे नाव : निळेमोरे

करारनामा	
(1) विलेखाचा प्रकार	2400000
(2) मोबदला	1830000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन :सदनिका नं: 205,ए विंग, माळा नं: दुसरा मजला, इमारतीचे नाव: अर्पण रेसिडन्सी,बील्डींग नं.5, ब्लॉक नं: निळेमोरे, रोड नं: तालुका वसई,जिल्हा पालघर, इतर माहिती: क्षेत्रफळ 30.86 चौ.मी.कार्पेट एरिया( ( Survey Number : 278 Part ; ) )
(5) क्षेत्रफळ	1) 30.86 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स आकाश डेव्हलपर्स तर्फे भागिदार राजदेव सच्चन यादव - - वय:-44; पत्ता:-प्लॉट नं: ए/506, माळा नं: -, इमारतीचे नाव: नवरत्न सी.एच.एस.लीमीटेड., ब्लॉक नं: दत्ता पाडा रोड, एच.डी.एफ.सी.बँकच्या जवळ, बोरीवली पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AAYFA6908R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योत्सना धनजी पुरबिया - - वय:-37; पत्ता:-प्लॉट नं: 204, ए विंग, माळा नं: दुसरा मजला, इमारतीचे नाव: -, ब्लॉक नं: आझाद नगर, शेवरी बस स्टॉपच्या जवळ, आचार्य दोंडे मार्ग, शेवरी, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-CFQPP9226L 2): नाव:-धनजी छेलाभाई पुरबिया - - वय:-38; पत्ता:-प्लॉट नं: 204, ए विंग, माळा नं: दुसरा मजला, इमारतीचे नाव: -, ब्लॉक नं: आझाद नगर, शेवरी बस स्टॉपच्या जवळ, आचार्य दोंडे मार्ग, शेवरी, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400015 पॅन नं:-ASHPP1635M
(9) दस्तऐवज करून दिल्याचा दिनांक	21/05/2021
(10) दस्त नोंदणी केल्याचा दिनांक	21/05/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7078/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	144000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

:



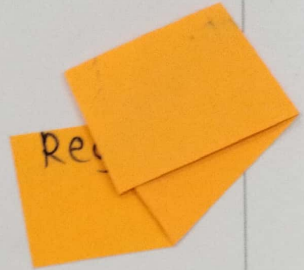


# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

### FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number :  
**P99000005384**

Project: **Arpan Residency**, Plot Bearing / CTS / Survey / Final Plot No.: **SNO278/PT NILEMORE** at **Vasai-Virar City (M Corp), Vasai, Palghar, 401203;**

1. **Akash Developers** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400066.*
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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.
  - o The Registration shall be valid for a period commencing from **11/08/2017** and ending with **31/05/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 8/11/2017 5:54:26 PM

Dated: **11/08/2017**  
Place: **Mumbai**

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

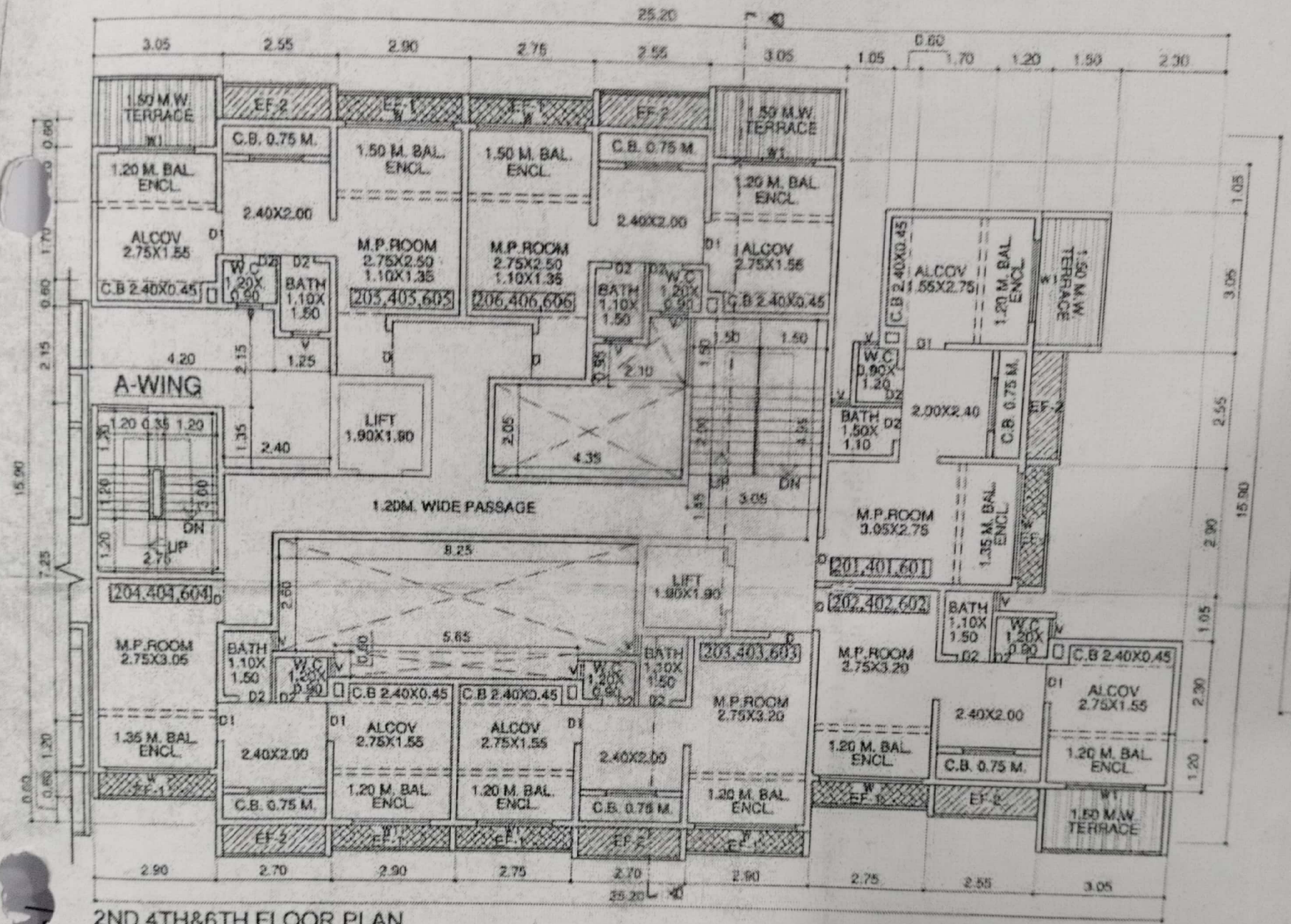


DOMINION

FC

Pa

MR



2ND, 4TH & 6TH FLOOR PLAN  
SCALE 1:100

25.20

15.90

15.90

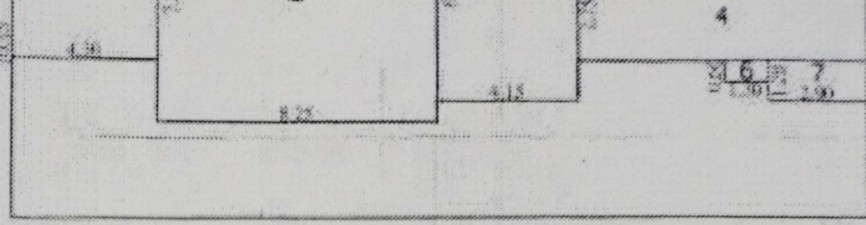
15.90

15.90

15.90



2.90	6.18	SO.M.
2.70	14.50	SO.M.
2.75	12.28	SO.M.
3.35	2.61	SO.M.
4.40	3.36	SO.M.
11.50	12.76	SO.M.
11.05	33.35	SO.M.
10.43	14.37	SO.M.
8.50	13.06	SO.M.
6.90	22.56	SO.M.
0.45	8.29	SO.M.
1.65	1.54	SO.M.
1.05	0.97	SO.M.
0.60	3.60	SO.M.
5.55	2.84	SO.M.
6.50	13.18	SO.M.
7.10	6.13	SO.M.
7.55	9.23	SO.M.
2.20	20.76	SO.M.
0.80	1.32	SO.M.
0.45	0.94	SO.M.
1.65	1.31	SO.M.
1.20	4.54	SO.M.
1.65	3.24	SO.M.
1.65	4.79	SO.M.
= 235.37 SQ.M.		
62.88 - 235.37 = 127.51 SQ.M.		



**BUILT UP AREA DIAGRAM**  
 FOR COMMERCIAL SCALE 1:200  
**BUILT UP AREA CALCULATION**  
 FOR COMMERCIAL  
 RECT A = 25.20 X 10.15 = 255.78 SQ.M.  
**DEDUCTION**

1	4.30 X 5.45	=	23.44	SO.M.
2	8.25 X 7.25	=	59.81	SO.M.
3	4.15 X 6.65	=	27.60	SO.M.
4	8.50 X 2.75	=	23.38	SO.M.
5	3.60 X 2.70	=	10.26	SO.M.
6	1.30 X 0.60	=	0.78	SO.M.
7	2.90 X 1.20	=	3.48	SO.M.
<b>TOTAL</b>		=	148.75	SO.M.
<b>NET AREA</b>		=	255.78 - 148.75	= 107.03 SQ.M.

**FORM - II**

**CONTENTS OF SHEET**  
 GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, AREA DIAGRAM,  
 AREA CAL. OF STAIRCASE, BALCONY AREA CAL., BALCONY AREA STATEMENT,  
 BUILT UP AREA STATEMENT & CALCULATION.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANE

The amended plan duly approved herewith Supercedes all the earlier approved plans

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW



Approved as amended in Subject to the Conditions mentioned in this Office letter No. VVCMCT.P./AMEND/SP VP. 211/2014/2015 DATE 20/11/2014

Deputy Director, Town Planning  
 Vasai-Virar City Municipal Corporation  
 Virar (E)

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL CUM SHOP LINE BLDG. ON PLOT BEARING S. NO. 276 PT. 280, 282/1 & 283 AT VILLAGE - NILEMORE, TALUKA - VASAI, DIST - THANE.

NAME OF OWNER

SHRI. DAYANAND D. PATIL & SHRI. PANKAJ B. THAKUR SELF & P.A. HOLDER OF SHRI. PADMAN KRISHNA PATIL.

DRAWING HAS BEEN PREPARED AS PER OWNER'S INFORMATION & INSTRUCTIONS GIVEN BY THE OWNER. ARCHITECT IS NOT RESPONSIBLE FOR COMMENCEMENT OF WORK BEFORE APPROVAL & ANY WORK DEVIATING FROM THE APPROVED PLANS.

DATE	JOB NO.	DWG NO.	SCALE	DRAWN BY	CHECKED BY
			AS SHOWN AS		ABHAY RAUT.

NORTH LINE SIGNATURE, NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED ARCHITECT.

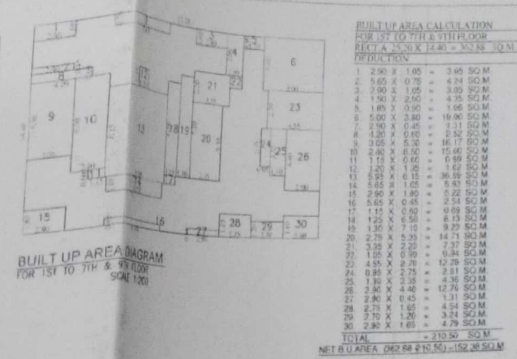
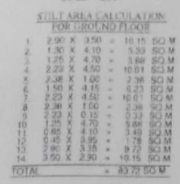
**ABHAY RAUT.**  
 1104, GOLD CREST BUSINESS CENTRE  
 L.T. ROAD, BORIVALI (W), MUMBAI - 42,  
 TEL :- 2886 4247, 8322773593.

**BLDG. NO. 05/WING - A**  
**DWG. NO. - 02**



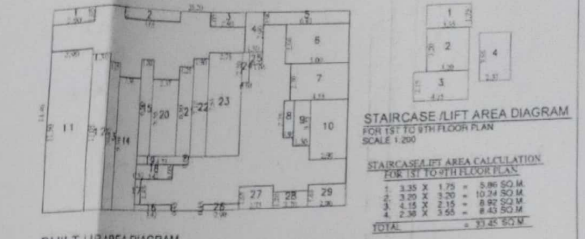
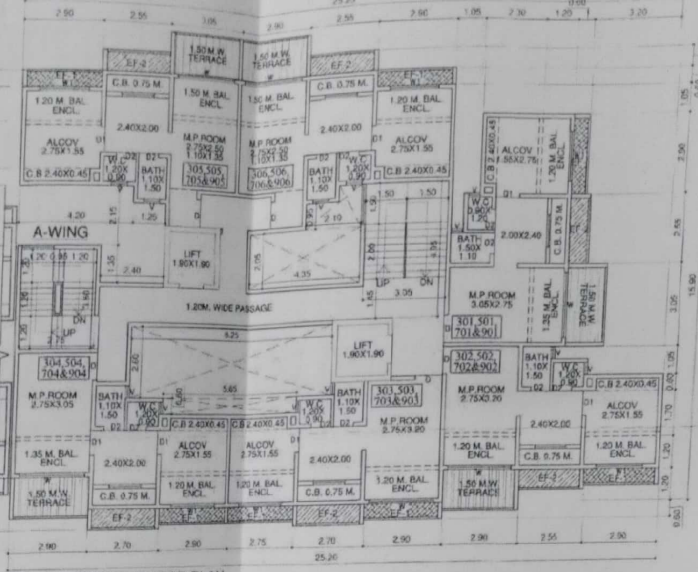
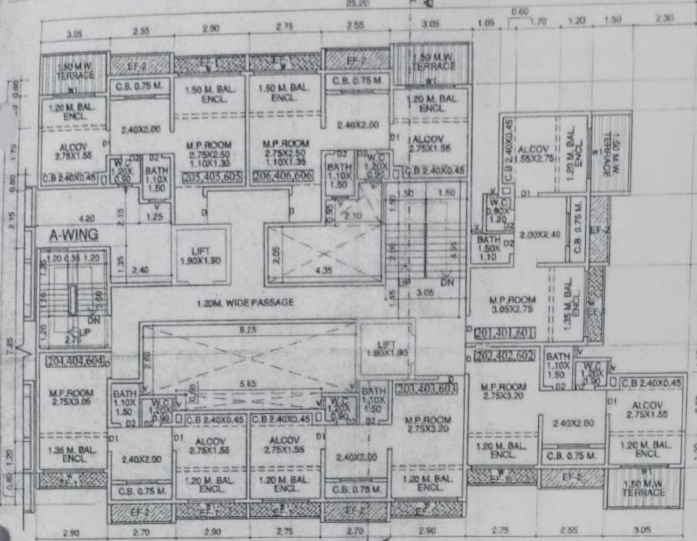
CONSTRUCTION AREA STATEMENT

Table with columns for construction area statement, including sub-totals for various areas like staircase lift, fire-escape, and refuge areas.

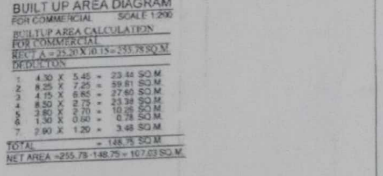
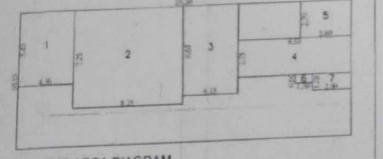
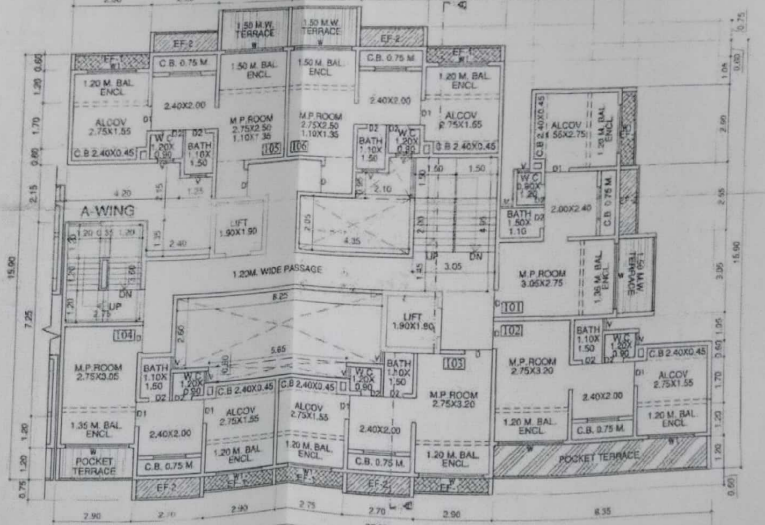
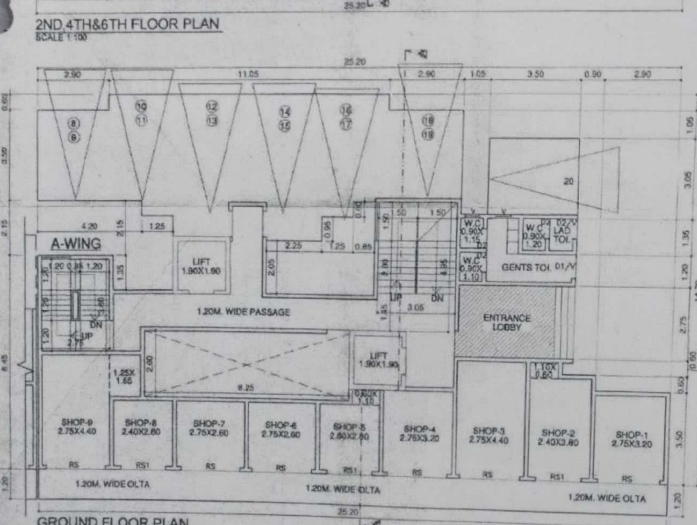
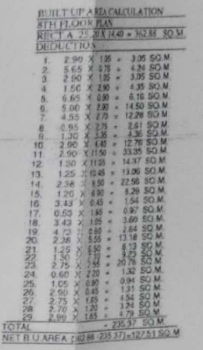


BUILT UP AREA STATEMENT

Table with columns for built-up area statement, including sub-totals for various areas like staircase lift, fire-escape, and refuge areas.



BUILT UP AREA DIAGRAM FOR 8TH FLOOR



Form-I: Description of proposal and property. Includes stamp of date of receipt of plans, stamp of approval of plans, and a section for the signature of the holder of the plan, Shri. Dayanand D. Patel & Shri. Pankaj S. Thakur.