

Receipt (pavti)

350/2480

Thursday, January 30, 2025

12:31 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2648

दिनांक: 30/01/2025

गावाचे नाव: सांडोर

दस्तऐवजाचा अनुक्रमांक: वसई3-2480-2025

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: जयप्रकाश नथुराम श्रीवास्तव -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:49 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

वाजार मुल्य: रु.2454000/-

मोवदला रु.3331600/-

भरलेले मुद्रांक शुल्क: रु. 233300/-

सह. दुय्यम निर्बंधक वर्ग-३  
वसई क्र. ३

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125304206825 दिनांक: 30/01/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125306206973 दिनांक: 30/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015264332202425E दिनांक: 30/01/2025

बँकेचे नाव व पत्ता:

वसई-३  
टस क्र. २७८० / २०२५  
११९९०

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२५

१. दस्ताचा प्रकार : करारनामा अनुच्छेद कमांक : २५(h)
२. तालुका : वसई
३. गावाचे नाव : जिसीरे
४. सर्व्हे क. कमांक : १८८ B & १८९
५. मुल्य दरविभाग झोन : ६
६. मिळकतीचा प्रकार : निवासी अनिवासी  
४८००० ३३२७५ (महाडा)
७. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ६७.०३ चौ मी कार्पेट
८. कारपार्किंग : \_\_\_\_\_ गच्ची : \_\_\_\_\_ चौ. मी
९. मजला कमांक : \_\_\_\_\_ घसारा : \_\_\_\_\_
१०. वांधकामाचा प्रकार : आर आर सी
११. वाजारमुल्य तक्तायातीस मार्गदर्शक सुचना क. : \_\_\_\_\_ ज्याअन्वये दिलेली घट वाढ
१२. निर्धारित केलेले वाजारमुल्य : रु. २५,५५,०००/-
१३. दस्तात दर्शविलेला मोवदला : रु. ~~३३,९८,२८७~~ ३३३१६००/-
१४. देय मुद्रांक शुल्क : रु. भरलेले मुद्रांक शुल्क : रु. २,३३,३००
१५. नोंदणी फी : रु. ३०,०००



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CHALLAN  
MTR Form Number-6



GRN	MH015264332202425E	BARCODE			Date	30/01/2025-09:24:17	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				VSI3_VASAI NO 3 JOINT SUB REGISTRAR				
Location				PALGHAR				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				233300.00				
0030063301 Registration Fee				30000.00				
Total				2,63,300.00				
Payment Details				IDBI BANK				
Cheque/DD No.				FOR USE IN RECEIVING BANK				
Name of Bank				IDBI BANK				
Name of Branch				Not Verified with Scroll				
Bank CIN				69103332025013011570				
Ref. No.				2912044620				
Bank Date				30/01/2025-09:25:34				
RBI Date				Not Verified with RBI				
Scroll No. , Date				Not Verified with Scroll				

Department ID : Mobile No. : 9823412541  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलान केवल दुययम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





वसई-३

दस्तावेज क्र. २४८० / २०२५

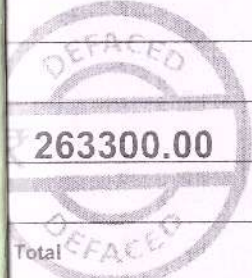
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CHALLAN  
MTR Form Number-6

GRN	MH015264332202425E	BARCODE		Date	30/01/2025-09:24:17	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name		VSI3_VASAI NO 3 JOINT SUB REGISTRAR		Full Name		JAYPRAKASH NATHURAM SHRIVASTAV	
Location		PALGHAR		Flat/Block No.		Flat No 1405 BUILDING No 1 E wing	
Year		2024-2025 One Time		Premises/Building		GHANSHYAM ENCLAVE-GREEN MEADOWS	
Account Head Details		Amount In Rs.		Road/Street		Village Sandor	
0030046401 Stamp Duty		233300.00		Area/Locality		Taluka Vasai	
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 1 2 0 2	
				Remarks (If Any)			
				SecondPartyName=MAHAVIR MAHALAXMI REALTORS			
				LLP~CA=3331600			
				Amount In			
				Two Lakh Sixty Three Thousand Three Hundred Rupees			
Total		2,63,300.00		Words		Only	

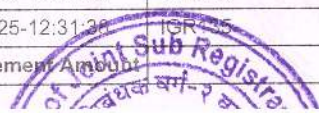


Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025013011570	2912044620		
Cheque/DD No.		Bank Date	RBI Date	30/01/2025-09:25:34	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9823412541  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 याचि चालन संकेतक दस्तऐवज निलंबक कार्यालयाला नोंदणी करवावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तावेजांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-350-2480	0008437189202425	30/01/2025-12:31:38	IGR135	30000.00
2	(iS)-350-2480	0008437189202425	30/01/2025-12:31:38	IGR135	233300.00
Total Defacement Amount					2,63,300.00





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### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 30th day of January 2025. BETWEEN **M/S. MAHAVIR MAHALAXMI REALTORS, LLP** a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Lalgodown, College Road, Vasai West, Taluka Vasai, Dist Palghar 401202 (**PAN AAXFM2586N**), represented by its authorized Partner 1) **MR. MAHESH KANTILAL SHAH** aged 64 years, Having Aadhar Card No.6050 5433 6370, and **MR. ANIL KANTILAL SHAH** aged 60 years, Having Aadhar Card No.6984 3382 5780, and Pan No.ADYPS1114Q, hereinafter referred to as the "**VENDORS**" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include their respective heirs, executors, administrators and assigns/partners for the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns of the deceased partners, their successors and assigns) of One Part;



*M. Shah*



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AND

**M/s. GHANSHYAM ENTERPRISES** a Partnership firm constituted under the Indian Partnership Act 1932, having its regd. office at Shop No.1, Trimurti, Ambadi Road, opp Corporation Bank, Vasai West, Taluka Vasai, Dist Palghar 401202, having PAN Card No. **AANFG1779P**, represented by its authorized Partner **MR. GHANSHYAM VIRJIBHAI DHADUK**, (Pan No.ABKPD9490Q) authorized vide Authority Letter dated 10/07/2017 hereinafter referred to as the "**Promoter**" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include his/her/their respective heirs, executors, administrators and assigns/partners for the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns of the deceased partners, their successors and assigns) of the **SECOND PART**.

AND

**MR. JAYPRAKASH NATHURAM SHRIVASTAV** aged 54 years, Pan No. BIOPS1902C and having UID No. 3042 3310 4699, and **MRS. SHIVANI JAYPRAKASH SHRIVASTAV**, aged 53 years, Pan No.EZGPS5042R, and Adhar Card No.8315 1582 3891, Residing at Flat No B-100-2/2, Indra HCS., Jaishankar Yadnik Marg, Near G. T. B. Nagar Station, Sion Koliwada, Antop Hill, Mumbai 400037, hereinafter called the "**Allottee/s/Purchaser/s**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators, successors-in-interest and permitted assignees). of the **THIRD PART**.

WHEREAS:

- a) WHEREAS **MR. ANIL KANTILAL SHAH**, and **MR. MAHESH KANTILAL SHAH** (hereinafter referred as "The Owner of Land" ) herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to the lands bearing Survey No.185, Hissa No.11, Survey No.186, Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189 , Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar and NOW forming part of the reconstituted new Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, in terms of Kami Jast Patrak No.843/2017 of Taluka Inspector of Land Records, Vasai and record in terms of Mutation Entry No.15167 of Village Sandor, Taluka Vasai, Dist-Palghar.

**M/S. MAHAVIR MAHALAXMI REALTORS LLP** hereinafter referred as "The Vendors" have purchased the aforesaid land hereinabove in





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the names of the Owners for the sake of convenience of the business and have compensated or facilitated relinquishment and/or settlement of all obligations subsisting thereupon in the names of the Owners being the partners of M/S. MAHAVIR MAHALAXMI REALTORS LLP and have accordingly obtained and retained unto themselves unfettered rights, title and interests thereon and hence hold complete ownership, possessory and all other residual entitlements thereon presently and in future in the lands/plot stated in Schedules First of land hereinabove.

- c) WHEREAS Vasai Virar City Municipal Corporation are owner of land bearing Survey No.188B hissa No.1 area admeasuring 0.70.00 R. Sq. Mtrs. assessed of Rs.14.00, and Survey No.188B, Hissa No.4, area admeasuring 27.30.00 R. Sq. Mtrs. assessed of Rs.273.00. and Mr. Anil Kantilal Shah and Mr. Mahesh Kantilal Shah are owner of land bearing Survey No.188B, Hissa No.2, area admeasuring to 7.60.00 R.Sq. Mtrs. assessed Rs.152.00, to (hereunder written. Hereinafter referred as "the said Land") more particularly described in the First Schedules.
- d) WHEREAS the Collector Palghar has issued Class I Certificate vide its letter No.REV/K-1/T-1/Vinischiti/SR-21/15 dated 27/10/2015.
- e) WHEREAS the Collector Palghar has issued Class I Certificate vide its letter No.REV/K-1/T-1/Vinischiti/SR-23/15 dated 11/12/2015.
- f) WHEREAS the Vendor amalgamated the said properties and prepared the lay-out plan together with the building plans for construction of the buildings and submitted the same to the planning authority i.e. Vasai Virar City Municipal Corporation (hereinafter referred to "VVCMC") for approval
- g) WHEREAS the Vendors amalgamated the said properties and prepared the lay-out plan together with the building plans for construction of the buildings and submitted the same to the planning authority i.e. Vasai Virar City Municipal Corporation (hereinafter referred to "VVCMC") for approval
- h) AND VVCMC has granted Commencement Certificate vide its letter No.VVCMC/TP/CC/VP-5793/2408/2015-2016 for above referred the said land.





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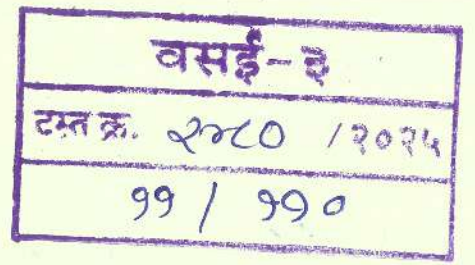
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- i) The Owners hereby declare that owners had applied to VVCMC for further C.C. for above floor consisting Eight floor and the owner have full right to transfer, sell or convey said FSI to purchaser or any third person and the owner will enter into new /supplementary Agreement for said additional F.S.I.
- j) By a Development Agreement dated 06/07/2017, registered in the office of Sub-Register Vasai-3 at Nallasopara at Document No. Vasai-3-6235-2017, Dated 06/07/2017, entered into by and between MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH (therein called as The Owners") and M/s. GHANSHYAM ENTERPRISES, through its Partners 1) MR. GHANSHYAM VIRJIBHAI DHADUK and , 2) Mr. YUSUF AKBARALI INDORWALA (therein called as "The Promoter"). And the said MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH have granted the Development rights in respect of F.S.I. admeasuring 1449.36 Sq. Meters. (built up area) in respect of "E" Wing of Building situated on N.A. lands bearing Survey No.185, Hissa No.11, Survey No.186, Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189 , Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar.
- k) By virtue of registered Development Agreement the Builder are constructing F.S.I. of "E" wing of Building, consisting Stilt/Gr+7 storey upper floor and proposed Stilt/Gr+8 situated on N.A. lands bearing Survey No.185, Hissa No.11, Survey No.186, Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189, Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar. and NOW forming part of the reconstituted new Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, in terms of Kami Jast Patrak No.843/2017 of Taluka Inspector of Land Records, Vasai and record in terms of Mutation Entry No.15167 of Village Sandor, Taluka Vasai, Dist-Palghar
- l) AND WHEREAS the VVCMC by its order No. VVCMC/TP/RDP/VP-5793/146/2018-2019 dated 03/11/2018 has granted revised Development permission for proposed residential with shop line building No.1, consisting A, B C, D and E wing as under :







Sr. No	Predominant Building in residential Zone	Bldg No.	No of Floors	No.of flat / shops	Built up area in sq. Mtrs
1	Residential Newly proposed	1 wing A	G + 8	30	1112.70
2	Residential (now Amended)	1 wing B	G + 9	47	1560.61
3	Residential with shopline (now Amended)	1 wing C	St+G+14	76/8	3098.92
4	Residential with shopline (now Amended)	1 wing D	St+G+12	43/6	1611.45
5	Residential with shopline (now Amended)	1 wing E	St+G+14	63/8	3085.20
					10468.88

Sr No.	Predominant Building for Plantation Zone	Bldg No.	No of Floors	No. of bunglow / shops	Built up area in sq. Mtrs
1	Residential with shopline Now Amended	Bunglow	St + 1	1/5	193.32

SrNo.	Predominant Building for MHADA	Bldg No.	No of Floors	No.of flat / shops	Built up area in sq. Mtrs
1	Residential Now Amended	A	On 7 & 8 floor	10	407.40
		B	On 9 <sup>th</sup> Floor	6	218.63
		C	On 14 <sup>th</sup> Floor	6	259.54
		D	On 12 <sup>th</sup> Floor	4	154.91
		E	On 14 <sup>th</sup> Floor	5	258.99
					1299.47

- m) The Owners MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH have already granted development rights to the Developer herein for developing and constructing the Proposed E wing of the Building, Stilt/Ground plus Six upper floors and use the Build up Area 1449.36 square meters out of Constructed Build up Area/FSI available from said Property and the Developers approached to the Owners to grant additional F.S.I of wing E consisting 7 to 13 upper floor admeasuring to 1635.84 sq. Mtrs. (herein after referred to and called as "the said FSI"). The Developers is acquiring only the rights to develop/construct the said FSI area and consume the same, as mentioned herein above, subject to compliance of the terms and conditions mentioned in the sanctions, permissions and approvals by the competent authorities from time to time.





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- n) By a Development Agreement dated 29/03/2019, registered in the office of Sub-Register Vasai-3 at Nallasopara at Document No. Vasai-3-4654-2019, Dated 29/03/2019, entered into by and between MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH (therein called as The Owners") and M/s. GHANSHYAM ENTERPRISES, through its Partners 1) MR. GHANSHYAM VIRJIBHAI DHADUK and , 2) Mr. YUSUF AKBARALI INDORWALA (therein called as "The Promoter"). And the said MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH herein after referred as "The Owners" have granted the Development rights in respect of F.S.I. admeasuring 1635.84 Sq. Meters. (built up area) in respect of "E" Wing of Building situated on N.A. lands bearing Survey No.185, Hissa No.11, Survey No.186, Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189 , Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, and NOW forming part of the reconstituted new Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8,in terms of Kami Jast Patrak No.843/2017 of Taluka Inspector of Land Records, Vasai and record in terms of Mutation Entry No.15167 of Village Sandor, Taluka Vasai, Dist-Palghar.
- o) The Said Land is earmarked for the purpose of E wing of building, in consisting Stilt/Gr + 13 upper floor and 14<sup>th</sup> Floor for MHADA and the said E wing of Building No.1, shall be known as "**GHANSHYAM ENCLAVE-GREEN MEADOWS**" hereinafter referred the said Building.
- p) The Vendor herein has right to sale flat the flat situated on 14<sup>th</sup> Floor as per direction and guideline of MHADA authority on ownership basis and to enter into the Agreement for sale and to receive consideration from the prospective Allotee/s and to appropriate the same as the Promoter/builder herein deems fit and proper (As per the Builder Share mentioned in Development Agreement dated 20/06/2019 and Development Agreement dated 14/03/2019).
- q) AND WHEREAS the authenticated copies of Certificate of Title issued by the **Shri. Kailash H. Patil, Advocate** of the Promoter annexed hereto and marked as **Annexure VI**, authenticated copies of Property card or extract of Village Forms VI and 7/12 extract or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are

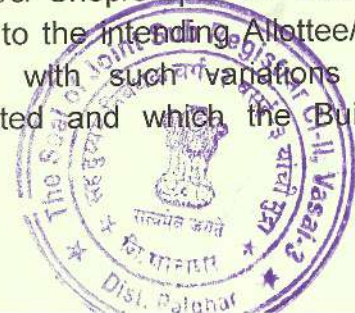




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constructed or are to be constructed have been annexed hereto and marked as **Annexure VII**, respectively.

- r) The Builder/Promoter have constructed residential building known as "**GHANSHYAM ENCLAVE-GREEN MEADOWS**" on the said Land.
- s) The development of said building is Stilt/Gr + 13 upper floor and 14<sup>th</sup> Floor for MHADA on the said Land is more particularly described in the First Schedule hereunder written. Development and construction of the buildings known as "**GHANSHYAM ENCLAVE-GREEN MEADOWS**" on the said land proposed as "Real Estate Project" ("said Project/Real Estate Project") by the Promoter and will be registered as a "Real Estate Project with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("RERA Rules").
- t) AND The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai revised on 06/08/2017 under registration No.**P99000003723** under the provisions of the Real Estate (Regulation & Development) Act, 2016 AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908 and time to time amended.
- u) AND WHEREAS the Promoter has entered into a standard Agreement with an Architect **Shape Consultants**, Architect, Engineers, Valuers and Project Consultants registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- v) The promoter/Vendors now constructed residential building/s on the said land with intention to sell the flat/s/ Shop/s upto 14<sup>th</sup> Floor on what is known as "Ownership Basis" to the intending Allottee/s as per the plans stated hereinabove with such variations and modifications which may be permitted and which the Builder/





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promoter may consider necessary and desirable hereinafter (hereinafter referred to as "the said building" for sake of brevity).

- w) According to above said development agreement, the Vendors are entitled to sell flat unit on 14<sup>th</sup> Floor as per allotment letter issued by MHADA Authority to the intending Allottee/s as per own skill & terms but not affecting to terms and condition of development agreement.
- x) The Allottee/s with full notice and knowledge of the several facts has/have agreed to purchase Flat in the Residential building/s which is known as **“GHANSHYAM ENCLAVE-GREEN MEADOWS”** being constructed on the said land, on the terms, and conditions hereinafter appearing.
- y) The Allottee/s has/have taken inspection of the documents and plans herein before recited and has/have acquainted and satisfied herself / himself / themselves/ itself with all the terms and conditions and covenants therein contained and also other documents such as lay out scheme referred herein and the plans, designs and the specifications of the said building proposed to be constructed and / or under construction.
- z) The Vendor/Builder/Promoter has supplied to the Allottee/s such other documents mentioned in rule of the Maharashtra Ownership flat Rules 1964 as demanded by the Allottee/s. The Vendor/Builder/Promoter can be entered into separate agreement similar to this agreement with such modifications or variations as may be necessary with various persons, in respect of other flats & other rights in the said building on the said land.
- aa) The Allottee/s prior to the execution of these present has/have satisfied himself / herself / themselves / itself about the title of the Vendor/Builder / Promoter to the said land described in the first schedule hereunder written and he/she/they shall not be entitled to further investigation of the title of the Builder/Promoter to the said land, similarly the Allottee/s has/have inspected the site of the said Building and has/have approved the same.
- bb) The Builder/Promoter have constructed said Building on the said land Building known as **“GHANSHYAM ENCLAVE-GREEN MEADOWS”** and obtained Occupancy Certificate No.VVCMC/TP/OC/NP-5793/137/2021-22 dated 25/11/2021.





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- cc) In accordance with circular issued by the Maharashtra Housing and Area Development Authority ("MHADA"), certain units were required to be handed over to MHADA on the Larger Property. The Developer Promoter has handed over the requisite units to MHADA, annexed hereto as **ANNEXURE 'E'**
- dd) Pursuant to **Payment of Rs.33,316/-**, the Mhada have issued an offer letter dated 22/03/2024 ("**Offer Letter**"), MHADA and directed the Vendor to grant allotment of **Flat No. 1405, in the "E" Wing**, admeasuring **67.03 square meter** carpet area (as per RERA) on the **14th Floor**, in Building No. 1, (herein after referred to as the said "**FLAT**" in the building called "**GHANSHYAM ENCLAVE-GREEN MEADOWS**" ("**Building**") annexed hereto as **ANNEXURE 'F'**.
- ee) Pursuant to the Offer Letter, the Vendors have agreed to sell and allot to the Allottee and the Promoter have agreed to confirm the sale of the Flat on ownership basis and the Allottee has agreed to purchase from the Promoters, the Flat for a **Total Consideration of Rs.33,31,600/- (Rupees Thirty Three Lakhs Thirty One Thousand Six Hundred only)** and on the terms and conditions as hereinafter appearing.
- ff) The carpet area of the said Flat is **67.03 Square Meters** and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Flat and as per Provision of RERA.
- gg) The Vendors/Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- hh) The Vendors/Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.





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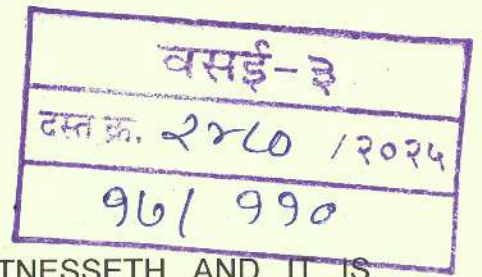
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- ii) The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Vendors/Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Vendors/Promoter to the project land on which the Flat/Shop are constructed or are to be constructed have been annexed hereto and marked as **ANNEXURE 'D' AND 'A'**, respectively.
- jj) The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **ANNEXURE "F"**.
- kk) The authenticated copies of the plans of the Layout as proposed by the Vendors/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 "G"**.
- ll) The authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as **ANNEXURE "H"**.
- mm) The Vendors/Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, such as Occupancy Certificate of the said Building.
- nn) 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.
- oo) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Builder/Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the (Flat/Shop).







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

1. The Builder/Promoter have constructed the said building/s on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.
2. The Vendor has agreed to sell to the Allottee/s and the Allottee/s has being fully satisfied in respect of title of Vendors in respect of the land and agreed to purchase and acquire from the owner, the said Flat No. **1405** an admeasuring area **67.03 SQ. MTRS** (CARPET) on the **14th Floor**, of "E" WING, Building No. 1, in the Building known as "**GHANSHYAM ENCLAVE-GREEN MEADOWS**" of plan annexed and marked as **ANNEXURE J (HERE TO THE SAID FLAT)** at or for the price of **Rs.33,31,600/- (Rupees Thirty Three Lakhs Thirty One Thousand Six Hundred only)** and upon the terms and conditions mentioned in this Agreement ("**SALE CONSIDERATION**") including proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Flat including the proportionate price of the common areas and facilities should be shown separately.
3. The said Flat also has attached balcony/ies ("**Balcony/FB/DB/Patio**"). All balcony/ies attached to flats shall be for the exclusive use of the occupants / owners of such flat and are being given without any consideration.
4. (i) The Allotees has paid to MHADA a sum of **Rs.33,316/- (Rupees Thirty Three Thousand Three Hundred Sixteen only)** being 1% of the Total Consideration value. The Allotee therefore is required to pay balance consideration of **Rs.32,98,284/- (Rupees Thirty Two Lakhs Ninety Eight Thousand Two Hundred Eighty Four only)** to the **Vendor**.

(iii) The total aggregate consideration amount for the apartment excluding of Car parking spaces.





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Prior to the execution of these presents, the Allottee/s has/have paid to the Owner a sum of **Rs.2,98,284/- (Rupees Two Lakhs Ninety Eight Thousand Two Hundred Eighty Four only)** being Part payment of the Sale Consideration of the flat agreed to be sold by the Owner to the Allottee/s and agrees to pay Balance Amount of **Rs.30,00,000/- (Rupees Thirty Lakhs only)**, within 45 days period from execution of this Agreement. The time is essence of this Contract. If the Allottee is fail to pay balance payment within stipulated period, the Vendor has right to terminate this Agreement by giving seven days notice, and the Allottee has not pay said balance amount within seven days from receipt of the notice, the said Agreement treated as null and void.

6. 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 the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s 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/s, which shall only be applicable on subsequent payments. The Builder /Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/s by discounting such early payments for the period by which the respective installments has been prepended. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s 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/s 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/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s 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 2(i) of this Agreement.

7. The Allottee/s authorizes the Builder /Promoter to adjust/appropriate all payments made by him/her under any head(s)

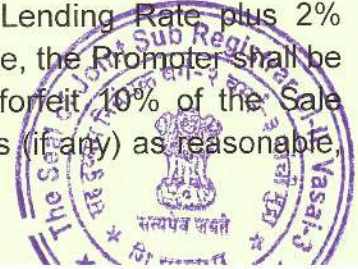




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of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Builder /Promoter to adjust his payments in any manner. Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/podiums/floors in case of multi- storied building /wing.

8. The Builder /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 Flat/Shop to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat/Shop. Time is essence for the Builder /Promoter as well as the Allottee/s. The Builder/Promoter shall abide by the time schedule for completing the project and handing over the [Flat/Shop] to the Allottee/s and the common areas to the association of the Allottee/s after receiving the occupancy certificate or the completion certificate or both, as the case may be Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Builder /Promoter as provided in clause 2 (iv) herein above ("PAYMENT PLAN").
9. In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the said Premises, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Consideration due and payable to the Promoter through an account payee cheque / demand draft / wire transfer / any other instrument drawn in favour of the said Account immediately upon the relevant stage of construction being completed. Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Premises and shall be construed as a breach on the part of the Allottee/s in which event without prejudice to the right of the Promoter to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate, plus 2% thereon ("Interest Rate") on the amounts due, the Promoter shall be entitled to terminate this Agreement and forfeit 10% of the Sale Consideration along with brokerage charges (if any) as reasonable,





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pre-estimated, genuine and agreed liquidated damages and return balance (if any) to the Allottee/s within 30 (thirty) days from the date of such termination of the Agreement.

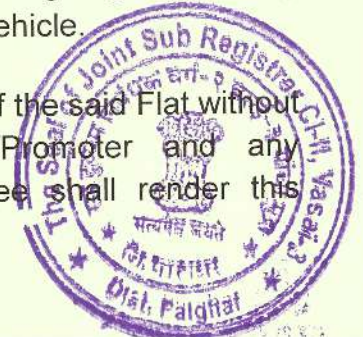
10. The Promoter hereby declares that the Floor Space Index available as on date in respect of said E wing, in building is **3085.2 square meters** for Stilt/Gr + 13<sup>th</sup> Upper Floor and 14<sup>th</sup> Floor MHADA only admeasuring to 258.99 sq. Mtrs.
11. Without prejudice to the right of Builder /Promoter to charge interest in terms of clause (2) (iv) above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Builder /Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of installments, the Builder/Promoter shall at his own option, may terminate this Agreement Provided that, Builder/Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s, of his/her/their 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/s fails to rectify the breach or breaches mentioned by the Builder /Promoter within the period of notice then at the end of such notice period, Builder /Promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Builder / Promoters shall, after deducting an amount equal to 10 % of the total consideration payable hereunder, refund to the Allottee/s the balance of the sale price which the Allottee/s may have till then paid to the Builder/Promoters without any interest on the amount so refundable within a period of thirty days of the termination, the installments of sale consideration of the said Apartment which may till then have been paid by the Allottee/s to the Promoters. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose-off and to sell the said Flat/Shop to such person or persons at such price and on such conditions as the Builder /Promoter may desire and think fit in their absolute discretion and the Allottee/s shall have no objection for the same.





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12. 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 Builder /Promoter in the said building.
13. The Vendor have obtained Occupancy Certificate vide its order No. Occupancy Certificate No.VVCMC/TP/OC/NP-5793/137/2021-22 dated 25/11/2021.
14. **Procedure for taking possession:** - The Vendor have obtained Occupancy Certificate from the competent authority and after full and final payment from Allottee, the Owner shall handover possession of said flat within 7 days.
15. **Failure of Allottee/s to take Possession of Said Flat/Shop:** - Upon receiving a written intimation from Vendor, the Allottee/s shall take possession of the Said Flat from the Vendor by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Vendor shall give possession of the Said Flat to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 9 such Allottee/s shall continue to be liable to pay maintenance charges as applicable.
16. If within a period of five years from the date of handing over the Flat to the Allottee/s, the Allottee/s brings to the notice of the Builder /Promoter any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Builder/Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
17. The Allottee/s shall use the Said Flat Shop or any part thereof or permit the same to be used only for purpose of residence/commercial. He/she/they shall use the garage or parking space only for purpose of keeping or parking vehicle.
18. The Allottee/s agrees not to change the user of the said Flat without prior consent in writing of the Vendor/Promoter and any unauthorized change of user by the Allottee shall render this





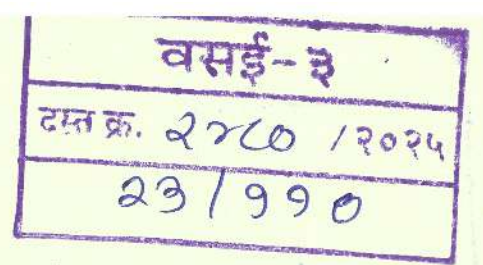
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Agreement voidable at the option of the Builder /Promoter and the Allottee/s in that event shall not be entitled to any right arising out of this Agreement.

19. The Allottee/s along with other allottee(s)s of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common organisation of Allottee/s. No objection shall be taken by the Allottee/s if any; changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
20. The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.
21. The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.
22. Within 15 days after notice in writing is given by the Promoter to the Allottee/s that the Apartment is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common







lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined the Allottee/s shall pay to the Promoter provisional monthly contribution Rs. \_\_\_\_\_/- per month towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

23. The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the Vendor/Promoter, the following amounts :-
- (i) Rs. \_\_\_\_\_/- for share money, application entrance fee of the Society
  - (ii) Rs. \_\_\_\_\_/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
  - (iii) Rs. \_\_\_\_\_/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
  - (iv) Rs. \_\_\_\_\_/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
  - (v) Rs. \_\_\_\_\_/- For Deposit towards Water, Electric, and other utility and services connection charges &
  - (vi) Rs. \_\_\_\_\_/- for deposits of electrical receiving and Sub Station provided in Layout
24. The Allottee/s shall pay to the Vendor/Promoter a sum of amount as applicable for cost of meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules





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regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

25. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

26. REPRESENTATIONS AND WARRANTIES OF THE Vendor/PROMOTER : The Promoter hereby represents and warrants to the Allottee/s as follows:

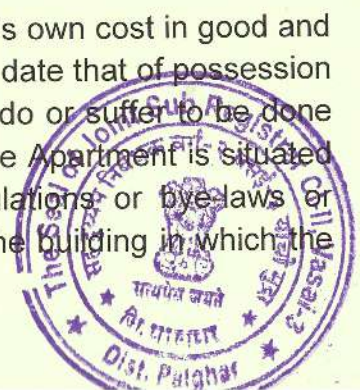
- i. The Vendors have clear and marketable title with respect to the project land; as declared in the title report annexed to this Agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Vendors/Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no injunction order against litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with





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- all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Vendor/Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
  - vii. The Vendors/Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment] which will, in any manner, affect the rights of Allottee/s under this Agreement;
  - viii. The Vendor/Promoter confirms that the Vendor/Promoter is not restricted in any manner whatsoever from selling the said [Apartment] to the Allottee/s in the manner contemplated in this Agreement;
  - ix. At the time of execution of the conveyance deed of the structure to the association of allottee/s the Vendor/Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee/s;
  - x. The Vendor/Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
  - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
27. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the





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Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the

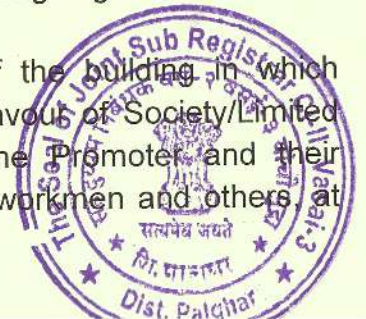




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building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee/s for any purposes other than for purpose for which it is sold.
- ix. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up.
- x. The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at





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all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

28. The Vendor/Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

29. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

30. VENDORS/PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE After the Vendors/Promoter executes this Agreement he shall not mortgage or create a charge on the \*[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such [Apartment/plot].

31. **BINDING EFFECT** : Forwarding this Agreement to the Allottee/s by the Vendors/Promoter does not create a binding obligation on the part of the Vendors/Promoter or the Allottee/s until, firstly, the Allottee/s signs And delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and





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secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

32. **ENTIRE AGREEMENT** : This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.
33. **RIGHT TO AMEND** : This Agreement may only be amended through written consent of the Parties.
34. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES** : It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.
35. **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.





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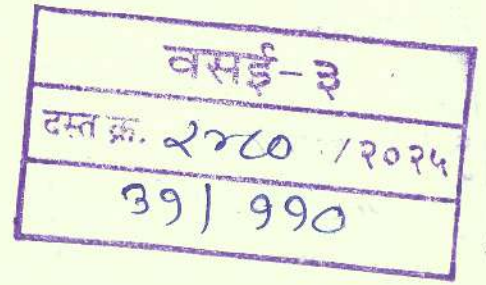
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36. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT** : Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.
37. **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 hereunder or pursuant to any such transaction.
38. **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/s, in after the Agreement is duly executed by the Allottee/s 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 .
39. The Allottee/s and/or Vendor/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 Vendors/Promoter will attend such office and admit execution thereof.
40. That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:
- Name of Vendors :**  
M/S. MAHAVIR MAHALAXMI REALTORS LLP  
represented by its authorized Partner  
1) MR. MAHESH KANTILAL SHAH  
2) MR. ANIL KANTILAL SHAH  
Add : Lalgodown, College Road, Vasai West, Taluka Vasai, Dist







Palghar 401202

**Name of Confirming Party / Promoter:**

**M/s. GHANSHYAM ENTERPRISES**

Represented by its authorized Partner

**MR. GHANSHYAM VIRJIBHAI DHADUK,**

Add: Shop No.1, Trimurti, Ambadi Road, opp Corporation Bank,

Vasai West, Taluka Vasai, Dist Palghar 401202

Notified Email ID: ghanshyamdhaduk@yahoo.in

**Allottee/s :**

**MR. JAYPRAKASH NATHURAM SHRIVASTAV**

**MRS. SHIVANI JAYPRAKASH SHRIVASTAV**

ADD: Flat No B-100-2/2, Indra HCS., Jaishankar Yadnik Marg,

Near G. T. B. Nagar Station, Sion Koliwada, Antop Hill,

Mumbai 400037,

It shall be the duty of the Allottee/s 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/s, as the case may be.

41. **JOINT ALLOTTEES** That in case there are Joint Allottee/s 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 Allottee/s
42. **Stamp Duty and Registration:** - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee/s.
43. **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.
44. **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



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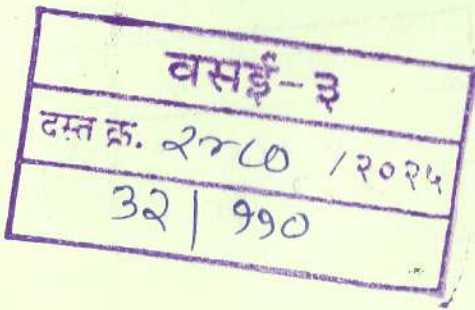
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**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**"A" SCHEDULES OF LAND**

All that land bearing Survey No.185, Hissa No.11, admeasuring to 0-01-5 H.R.P., Survey No.186, Hissa No.1 admeasuring to 0-09-1 H.R.P., Survey No.186, Hissa No.12 admeasuring to 0-03-0 H.R.P., Survey No.188, Hissa No.5, admeasuring to 0-02-0 H.R.P., Survey No.188, Hissa No.7 admeasuring to 0-02-8 H.R.P., Survey No.188, Hissa No.8 admeasuring to 0-05-1 H.R.P., Survey No.188, Hissa No.9 admeasuring to 0-03-3 H.R.P., Survey No.188, Hissa No.10 admeasuring to 0-02-0 H.R.P., Survey No.188, Hissa No.11 admeasuring to 0-02-0 H.R.P., Survey No.188, Hissa No.12A admeasuring to 0-04-8 H.R.P., Survey No.188, Hissa No.12B admeasuring to 0-02-5 H.R.P., Survey No.188, Hissa No.13 admeasuring to 0-09-1 H.R.P., Survey No.188, Hissa No.14A admeasuring to 0-03-0 H.R.P., Survey No.188, Hissa No.14B admeasuring to 0-05-6 H.R.P., Survey No.188, Hissa No.15 admeasuring to 0-07-6 H.R.P., Survey No.189, Hissa No.11 admeasuring to 0-01-8 H.R.P., Survey No.189, Hissa No.13 admeasuring to 0-03-0 H.R.P., Survey No.190, Hissa No.1 admeasuring to 0-02-5 H.R.P., Survey No.190, Hissa No.2 admeasuring to 0-03-0 H.R.P., Survey No.190, Hissa No.3 admeasuring to 0-05-1 H.R.P., Survey No.190, Hissa No.5 admeasuring to 0-08-8 H.R.P., Survey No.190, Hissa No.6 admeasuring to 0-09-9 H.R.P., and NOW forming part of the reconstituted new Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, in terms of Kami Jast Patrak No.843/2017 of Taluka Inspector of Land Records, Vasai and record in terms of Mutation Entry No.15167 of Village Sandor, Taluka Vasai, Dist-Palghar.

**"B" SCHEDULES OF F.S.I.**

All that F.S.I. admeasuring 1449.36 Sq. Meters. (built up area) in respect of "E" Wing of Building out of proposed residential with shop line building Stilt +Ground + upper Six Floors admeasuring 5010.47 Sq. Mtrs Built up F.S.I. and 7<sup>th</sup> for MHADA admeasuring to 884.92 Sq. Mtrs. area and one Residential bungalow admeasuring to 42.81 Sq. Mtrs. approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/011/2016-17 dated 16/07/2016 and additional F.S.I. of wing E consisting 7 to 13 upper floor admeasuring to 1635.84 sq. Mtrs. and 14<sup>th</sup> Floor MHADA only admeasuring to 258.99 sq. Mtrs. approved by VVCMC/TP/RDP/VP-5793/146/2018-2019 dated 03/11/2018 situated on land properties mentioned in the First Schedule, lying being & situated situation at village Sandor, Taluka Vasai, District Palghar.



12/11/2018



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**"C" SCHEDULES OF FLAT/APARTMENT**

ALL THAT residential Flat bearing No. 1405, area admeasuring 67.03 square Mtrs. Carpet area on 14th floor, in "BUILDING No.1, E wing, known as "GHANSHYAM ENCLAVE-GREEN MEADOWS" constructed on land bearing New Survey No.188B H. No.1 to 8 and amalgamation of S. No.189 H. No.12 of Village Sandor, Taluka Vasai Dist Palghar, within the limit of Sub-Registrar Assurance Vasai, and local limit of Vasai Virar City Municipal Corporation, along with one no's Tower Car Parking.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**DESCRIPTION OF COMMON AREAS AND COMMON FACILITIES**

1. Common areas shall include :-
  - a) Areas covered under the external and internal walls and pardis (built up areas)
  - b) Staircases, lobbies, passages and landings, common terraces (excluding pocket/attached terraces abutting certain flats and, as such, exclusively allotted to Purchaser of the said flat) Open spaces appurtenant to the building including garden.
2. Common facilities in the building shall include :-
  - a) Overhead and underground water storage tanks and water pipes, water meter, pump room with pumps and accessories.
  - b) Drainage and sewerage including septic tank and soak etc.
  - c) Electrical common load wiring, starters/switches and all common wirings.
  - d) Common lights in staircases, landings, gates, terrace and compounds.
  - e) Unallotted open bathroom spaces.
  - f) Compound gate/s
  - g) Common Compound walls.
  - h) Lift





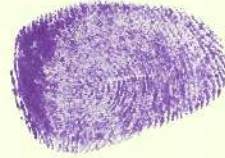
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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Vasai, Dist Palghar in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED by the )  
Within named OWNERS )  
**M/S. MAHAVIR MAHALAXMI REALTORS LLP**  
Represented by its authorized Partner  
1) **MR. MAHESH KANTILAL SHAH**



*Mahesh K. Shah*



2) **MR. ANIL KANTILAL SHAH**



*A. Kantilal*



SIGNED AND DELIVERED by the )  
Within named PROMOTER )  
**M/s. GHANSHYAM ENTERPRISES** )  
Represented by its authorized Partner  
**MR. GHANSHYAM VIRJIBHAI DHADUK**



SIGNED AND DELIVERED by the )  
Within named ALLOTTEE/S /Purchaser/s )  
**MR. JAYPRAKASH NATHURAM SHRIVASTAV**



**MRS. SHIVANI JAYPRAKASH SHRIVASTAV**



In the Presence of .....

1. Name : *V. H. Patil* ) *V*

2. Name : *Sunil Pawar* ) *S*

*Shivani*





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**RECEIPT**

RECEIVED the day and the year first hereinabove written of and from the within named Allottee/s the Amount of **Rs.2,98,284/- (Rupees Two Lakhs Ninety Eight Thousand Two Hundred Eighty Four only)** as Part payment of consideration amount be paid by him / her /them to us.

Cheque No.	Bank name / Branch	Date	Amount
		05/08/2024	Rs.1,01,000/-
		17/09/2024	Rs.1,00,000/-
		01/01/2025	Rs.97,284/-
		Total	<b>Rs.2,98,284/-</b>

WE SAY RECEIVED

For **M/S. MAHAVIR MAHALAXMI REALTORS LLP.**

*Mahesh K. Mah*

*A. V. V. V.*

Partner

WITNESS :

1) *Ⓞ*

2) *h*







उप मुख्य अधिकारी (पणन) यांचे कार्यालय

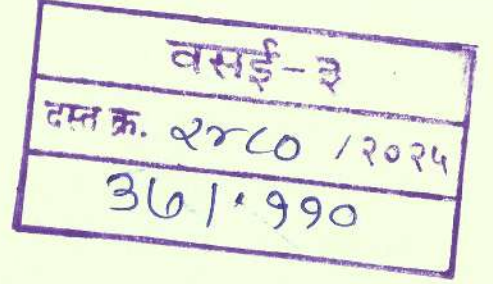
कक्ष क्र. 255 (पणन) पहिला मजला, गृहनिर्माण भवन (म्हाडा), कलानगर, वांद्रे (पूर्व), मुंबई -400051

दूरध्वनी : 022- 66405027, 5054, 5064, 5026, 5044, 5045, 5019

दिनांक: 22-03-2024



देकारपत्र (OFFER LETTER)



प्रति,

श्री/श्रीमती,

JAYPRAKASH NATHURAM SHRIVASTAV

S/O: NATHURAM SHRIVASTAV B-100-2/2, INDIRA HCS, JAISHANKAR YADNIK MARG, NEAR G.T.B. NAGAR STATION, SION KOLIWADA MUMBAI MUMBAI MAHARASHTRA 400037

विषय: - कोंकण मंडळ, म्हाडा सोडत मार्च-2024

संकेत क्रमांक 379 योजनेतील सदनिका वितरणाचे देकार पत्र.

संदर्भ: - संदर्भ: - आपला अर्ज क्र. 2830024084 प्रवर्ग .GP प्राधान्य क्र.1

महोदय / महोदया,

1. उपरोक्त विषयास अनुसरून आपण ऑनलाइन पद्धतीने सादर केलेली कागदपत्रे व प्रमाणपत्रांनुसार आपण संगणकीय प्रणालीद्वारे पात्र ठरले आहात.

2. आपणांस सादरहू योजनेतील संकेत क्र. 379 अंतर्गत असलेल्या इमारत/सदनिका क्रमांक E, -, 1405, 14 चे वितरणासाठी देकार पत्र देण्यात येत आहे.

3. आपणांस देण्यात येणाऱ्या सदनिकेचा तपशील पुढीलप्रमाणे:-

3.1) इमारत/सदनिकाचा क्रमांक E, -, 1405, 14

3.2) योजनेचे नाव व ठिकाण : 20% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पांतर्गत सीटिएस क्र. S. No. 188, Hissa No. 1 to 8, S. No. 189/14, मौजे Sandor, ता. जि. Mouje Sandor, Tal. Vasai and Dist. Palghar संकेत क्र. 379 आहे.

3.3) सदनिकाचे चटई क्षेत्रफळ चौ. मी. 67.03 आहे.

3.4) सदनिकाची अंदाजित किंमत रु. 3331600/-

Signature Not Verified

Signed By: Rupal Santosh Ghag  
Reason:





3.5) सदनिकेच्या विक्री किंमतीमध्ये म्हाडाचा प्रशासकीय आकार अंतर्भूत असल्याने सदर प्रशासकीय आकारापोटी अर्जासमवेत भरणा केलेल्या अनामत रक्कमेची वजावट करून उर्वरित रक्कमेचा (खालील तक्त्यामधील स्तंभ -5 मध्ये नमूद रक्कम) ऑनलाइन पद्धतीने भरणा करावा.

योजना संकेत क्र.	सदनिकेची एकूण विक्री किंमत	1% प्रशासकीय आकार रक्कम	म्हाडाकडे अर्जासोबत भरणा केलेली अनामत रक्कम	मंडळाकडे भरावयाची उर्वरित रक्कम	विकासकास भरावयाची उर्वरित रक्कम
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वरील रक्कमेचा भरणा म्हाडाकडे केल्यानंतर विक्री किंमतीची उर्वरित रक्कम आपणांस योजनेचे विकासक M/s. Mahavir Mahalaxmi Realtors यांचेकडे करावयाचा आहे.

4. संकेत क्र. 379 अंतर्गत अनुक्रमे अत्यल्प व अल्प उत्पन्न गट सदनिका 20% सर्व समावेशक गृहनिर्माण योजना वसाह प्रकल्पासाठी निर्गमित केलेल्या शासन निर्णयानुसार मंजूर करण्यात आल्या आहेत. सदर शासन निर्णयानुसार म्हाडामार्फत फक्त पात्र लाभार्थीयांची यादी योजनेचे विकासक M/s. Mahavir Mahalaxmi Realtors यांना द्यावयाची आहे.

5. सदर योजनेचे बांधकाम M/s. Mahavir Mahalaxmi Realtors या विकासकामार्फत करण्यात आले आहे. त्यामुळे बांधकामाचा दर्जा व नियोजनाबाबत, देखभाल, विक्री, सोई-सुविधा इत्यादी बाबत विकासक जबाबदार राहिल.

6. 20% सर्व समावेशक गृहनिर्माण योजना प्रकल्पासाठी निर्गमित केलेल्या शासन निर्णयानुसार सदर योजनेमधील बाह्य सुविधांचे काम विकासकाने करावयाचे आहे.

7. जाहिरातीत नमूद केलेली किंमत सदनिकेची मूळ विक्री किंमत असून लाभार्थीयांना जाहिरातीमध्ये नमूद केलेल्या सदनिकांच्या रक्कमेव्यतिरिक्त वाहनतळ चार्जस, जीएसटी, मुद्रांक शुल्क व नोंदणी शुल्क, प्रॉपर्टी टॅक्स व देखभाल शुल्क थकबाकीसह, एम.एस.ई. बी. चार्जस, सोसायटी रजिस्ट्रेशन चार्जस, दस्तावेज नोंदणीसाठी लागणारे लिगल शुल्क, सोसायटीच्या नावे जमीन हस्तांतरण चार्जस इ. शासकीय/महानगरपालिकेकडील शुल्काचा भरणा करावा लागेल.

8. या योजनेअंतर्गत म्हाडाकडे 1 टक्के प्रशासकीय शुल्काचा भरणा केल्यानंतर लाभार्थी यांना गृह कर्ज उभारणीसाठी ना हरकत प्रमाणपत्र देण्याची जबाबदारी विकासकाची राहिल.

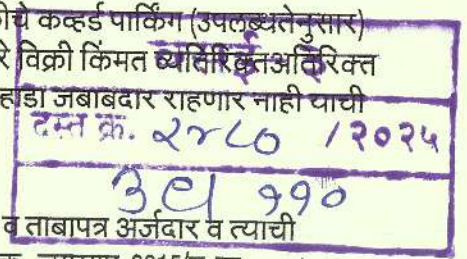
9. सदर देकारपत्रातील सर्व अटी- शर्तीची पूर्तता करून सदनिकेच्या विक्री किंमतीपोटी मागील कोष्टकामध्ये (स्तंभ 5 मध्ये) दर्शविल्याप्रमाणे सदर 1% रक्कम देकारपत्र निर्गमित केल्याच्या दिनांकापासून 30 दिवसांत पात्र लाभार्थीयांनी म्हाडाकडे भरणा करावी व सदनिकेची उर्वरित विक्री किंमत विकासकाने लाभार्थी यांनी लेखी पत्रान्वये काढविलेल्या वेळापत्रकानुसार मुदतीत भरणा करणे बंधनकारक राहिल. विकासकाने दिलेल्या वेळापत्रकानुसार लाभार्थी याने सदनिकेच्या उर्वरित विक्री किंमतीचा भरणा न केल्यास व विकासकाने तसा प्रस्ताव सादर केल्यानंतर प्राधिकरणात दिनांक 01/04/2017 रोजीच्या परिपत्रकानुसार सदनिका वितरण रद्द करणेबाबत कार्यवाही करण्यात येईल तसेच एकूण सदनिका विक्री किंमतीच्या रक्कमेमधून 1% एवढी रक्कम समपहरण करून उर्वरित रक्कम विनाव्याज परत करण्यात येईल. अर्जदाराने सदनिकेच्या प्रशासकीय रक्कमेपोटी निरंक रक्कमेचा भरणा केल्यास तथा उपरोक्त समपहरण करावयाची रक्कम अनामत रक्कमेपेक्षा कमी असल्यास, अनामत रक्कमेचा भरणा करण्यात येणार नाही. आपण अर्जात नमूद केलेल्या आपल्या बँक खात्यामध्ये NEFT/RTGS द्वारे निवृत्त होणारी रक्कम विनाव्याज जमा करण्यात येईल याची कृपया नोंद घ्यावी.

Signature Not Verified  
Signed By: Supa Santhosh  
Reason: [ ]





10. सदर प्रकल्पामध्ये सामाईक पार्किंग उपलब्ध असून या व्यतिरिक्त स्वमालकीचे कवर्ड पार्किंग (उपलब्धतेनुसार) हवे असल्यास विकासकाकडे संपर्क साधावा लागेल व त्याकरिता विकासकाद्वारे विक्री किंमत व्यतिरिक्त अतिरिक्त किंमत आकारल्यास/ मागणी केल्यास ती भरणे क्रमप्राप्त राहिल व त्याकरिता म्हाडा जबाबदार राहणार नाही याची कृपया नोंद घ्यावी.



11. यशस्वी व पात्र ठरलेला अर्जदार विवाहित असल्यास सदनिकेचे वितरणपत्र व ताबापत्र अर्जदार व त्याची पत्नी/पत्नी या दोघांच्या संयुक्त नावे देण्याची कार्यवाही ही महाराष्ट्र शासन पत्र क्र. न्यायाप्र-2015/प्र.क्र. 168/गृनिभू/गृनिवि दिनांक 24.09.2015 अन्वये करणे विकासकास क्रमप्राप्त आहे याची कृपया यशस्वी लाभार्थी याने नोंद घ्यावी.

12. सदर प्रकल्पाची विकसकामार्फत महारेरा कायद्यांतर्गत झालेल्या नोंदणीनुसार लाभार्थी यांनी टप्पेनिहाय रक्कमेचा भरणा करणे बंधनकारक राहिल. महानगरपालिकेचे सर्व कर, पाणीपट्टी, मल:निस्सारण आकार, वीज आकार इत्यादी लाभार्थी यांना / सहकारी गृहनिर्माण संस्थेस त्या त्या स्थानिकसंस्थाकडे परस्पर भरावे लागतील.

13. महाराष्ट्र गृहनिर्माण व क्षेत्रविकास मिळकत व्यवस्थापन विनियम 1981 मधील तरतुदीनुसार मंडळाच्या सदनिकेची 5 वर्षांच्या कालावधीपर्यंत विक्री करता येणार नाही. सदनिकेची अनधिकृत विक्री, हस्तांतरण झाल्याचे आढळून आल्यास आपल्याविरुद्ध कायदेशीर कारवाई केली जाईल.

14. सदनिका ताब्यात घेताना व सदनिका ताब्यात घेतल्यानंतर गाळ्याची कसल्याही प्रकारची देखभाल व दुरुस्तीची जबाबदारी मंडळावर राहणार नाही.

15. आरक्षण प्रवर्गाकरिता (जातपडताळणी प्रमाणपत्र ते उपलब्ध नसल्यास जातीचा दाखला) शासन परिपत्रक क्र. लोआप्र.1109/प्र. क्र.349/गृनिभू-1, मंत्रालय, मुंबई दि. 07/05/2010 अन्वये म्हाडा अंतर्गत अनुसूचित जाती - नवबौध्दांसह, अनुसूचित जमाती, भटक्या जमाती, विमुक्त जमाती या प्रवर्गातील अर्जदारांना वितरीत करण्यात येणारे गाळे/ सदनिकांचा ताबा देण्यापूर्वी संबंधित लाभार्थ्यांने जात पडताळणी समितीकडून जात वैधता प्रमाणपत्र (Caste Validity Certificate) सादर करणे बंधनकारक असेल (ज्या अर्जदारांकडे समितीद्वारे निर्गमित प्रमाणपत्र उपलब्ध असेल अशा प्रमाणपत्रांची पडताळणी Online संगणकीय प्रणालीद्वारे केली जाईल) व अर्जदाराने सादर केलेले प्रमाणपत्र संबंधित समितीकडे प्रमाणपत्राची वैधता तपासण्यासाठी पाठविण्यात येईल. संबंधित समितीचा अहवाल प्राप्त झाल्यापश्चात अर्जदाराला सदनिकेचा ताबा देण्याची कार्यवाही करण्यात येईल.

16. आपण सादर केलेल्या कागदपत्रामधील भविष्यात कोणतेही कागदपत्रे खोटी/ बनावट आढळून आल्यास वितरणाच्या कोणत्याही टप्प्यावर तसेच वितरणानंतरही कोणत्याही टप्प्यावर सदनिकेचे वितरण म्हाडा अधिनियम, 1976 अंतर्गत अंतर्गत रद्द करण्यात येईल.

17. सदनिकेच्या वितरणाबाबत शासनाचे व प्राधिकरणाचे वितरणासंबंधी सर्व कायदे, नियम, अटी-शर्ती तसेच वेळोवेळी होणाऱ्या सुधारणा/ बदल लागू राहतील.

18. कोंकण मंडळाने/ म्हाडाने सदनिकांच्या वितरणासाठी किंवा याबाबतच्या कोणत्याही कामासाठी, कोणालाही प्रतिनिधी/ सल्ला देणारा वा प्रॉपर्टी एजंट म्हणून नेमलेले नाही अर्जदाराने कोणत्याही अनधिकृत व्यक्तीशी परस्पर पैशाचा व्यवहार केल्यास त्याला कोंकण मंडळ/ म्हाडा जबाबदार राहणार नाही. तसेच अर्जदारांस कोणी व्यक्ती परस्पर म्हाडाचे नावे पैसे उकळणे किंवा फसवणूक करणे इ. बाबी आढळल्यास म्हाडाच्या मुख्य दक्षता व सुरक्षा अधिकारी/ प्रा. आणि मिळकत व्यवस्थापक/ कोंकण मंडळ/ पणन यांचेशी संपर्क साधावा.

Signature Not Verified  
Signed By: Rubal Sanlosh  
Ghag  
Reason:





19. प्रधानमंत्री आवास योजनेअंतर्गत (PMAY) कर्ज संलग्न व्याज अनुदान (Credit Link Subsidy-CLSS) घेण्यासाठी सदर सदनिकेकरीता आपण निर्देशित बँकांकडून कर्ज घेऊ शकता. याबाबत अधिक माहिती HUDCO/ National Housing Bank यांचे कडून प्राप्त करावी.

20. अर्जदारास 1% प्रशासकीय आकार स्तंभ क्र. 5 मध्ये दर्शविलेली रक्कम रु. 18316/- किंमतीचा भरणा करावा.

वसई-३
दस्त क्र. २४८० / २०२५
४०   ९९०

आपला विश्वासू,

मिळकत व्यवस्थापक/पणन  
कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ म  
मुंबई

Signature Not Verified  
Signed By: Rupa Santosh  
Ghag  
Reason:





KONKAN HOUSING AND AREA DEVELOPMENT



First installment Payment Receipt

वसई-३  
वस्त क्र. २४८० / २०२५  
४९ / ९९०

Application Details

Application Number 2830024084  
Lottery Name KB23\_2\_03 - 20 PERCENT INCLUSIVE HOUSING SCHEME  
Scheme Name 379 - M/s. Mahavir Mahalaxmi Realtors LLPMouje Sandor,  
Tal. Vasai and Dist. Palghar-MIG  
Category Name GP - General Public  
Income Group Name MIG - MIDDLE INCOME GROUP  
PAN BIOPS1902C  
Applicant Name JAYPRAKASH NATHURAM SHRIVASTAV

Transaction Id	Payment Date	Payment Amount
120424223000143148	2024-04-12 13:32:32.712	18316

This is computer generated receipt and Subject to realization of Online transaction.





Date: 19.10.2024

Ref. No: RBCMSZ/TS/24-25/IP146

To,  
 Mr Jayprakash N Shrivastav  
 B-100-2/2, Indira HCS, JY Marg, Near GTB Nagar Station,  
 Sion Koliwada, Mumbai, MH-400037

Dear Sir/Madam,

WITHOUT PREJUDICE

वसई-३
हस्त क्र. २०८०
०२१ ११०

**IN - PRINCIPLE APPROVAL LETTER - BANK'S STAR HOME LOAN SCHEME - FIRST HOUSE-TERM LOAN**

With reference to your enquiry for financial assistance & based on preliminary information furnished by you, we are, in-principle, agreeable to consider approval of Star Home Loan of **Rs.30.00 Lakh (Rupees Thirty Lakh Only)** to you on the broad terms & conditions of the Bank's Home Loan Scheme. The Approval of the loan shall be subject to completion of various formalities/documentation as per Bank's extant guidelines. Formal Sanction letter upon Approval of the loan, stating the major terms & conditions of the loan would be issued to you on receipt of all requisite papers/details/clearances to the satisfaction of the Bank.

**Amount of Loan: Rs.30.00 Lakh (Rupees Thirty Lakh Only)**

**Subject to: Margin & LTV**

Maximum loan amount shall be restricted to the LTV ratio as prescribed by RBI. Calculated on the lower of (i) & (ii) of the following:

Home Loan Amount	1. Agreement to Sale Value	2. Realizable Value
Up to Rs. 30.00 Lakhs	=<90%	=<90%
Above Rs.30.00 Lakh and upto Rs.75.00 Lakhs		=<80%
Above Rs.75.00 Lakh & upto Rs.7.50 Cr		=<75%

Maximum loan amount shall be restricted to the LTV ratio as prescribed by RBI, Margin to be calculated on pure cost of the house /flat plus GST excluding stamp duty, registration charge and other documentation charges i. e. sale consideration amount as mentioned in the agreement to sale plus GST or value of the property as per valuation report, whichever is lower.

**Rate of Interest:** On floating, current rate being RBLR (9.35) + CRP (0.00%) less BSD (0.95%) = 8.40% p.a. for Cibil Personal Loan Score 843(above 825), valid upto 31.12.2024. Business strategy discount is linked to review of account or one year whichever is earlier. BSD/Concession offered in the account to be withdrawn ab-initio, if the account is taken over by other Banks/FIs within the period of one year from the date of sanction/review.

**Tenure & Repayment:** Tenure 180 Months (15 Years), Repayment in 180 EMI's of Rs.29,367/-.

**Note:** In case of resale, tenure of proposed home loan will be based on residual life of the property (Max 25 Years) and proportionately EMI will increase.





वसई-३

दस्ता क्र. २४८० / २०२५


४३ / ११०

Processing Charges: Nil, under festival offer.

Other Conditions:

1. The in-principle Approval is valid for 30 days from the date of this letter for completion of all pre-Approval formalities, after expiry of which period this in-principle Approval shall lapse automatically. As the Approval is subject to evaluation of your request from credit angle and also the legal and technical clearances, you are requested to contact us, well in time, and furnish the requisite details and documents including in respect of the properties offered as security in order to complete requisite pre-Approval related formalities within the stipulated 30 days mentioned above.
2. This in-principle Approval letter is being issued at your specific request and this should not be treated as Sanction of the Loan.
3. This in-principle Approval shall stand automatically eliminated/cancelled in the event it is seen that any misleading or incorrect information is provided by you to Bank.
4. This In-Principle is subject to the applicants satisfying all the norms of Star Home Loan Scheme (118/005).
5. Creation of valid equitable mortgage over the land/house/flat to be purchase out of bank finance.
6. This In principal is subject to satisfying bank's Margin and LTV norms.
7. In case of resale, tenure of proposed home loan will be based on residual life of the property (Max 25 Years).
8. This In-Principal is issued on assessment of income as per latest Salary Slips, ITR and Computation of AY 2023-24 subject to provide all the income related documents including last 3 years ITR's, Computation, Salary Account Statement, Loan Statements, Asset Proofs and Other Financials for further processing and Due Diligence.
9. This In-Principal is issued for **First House/Flat (Residential)**, on the basis of **number of Residential Houses owned by the applicants. 3<sup>rd</sup> House onwards there will be CRE Exposure and ROI is 0.50% Additional to the applicable ROI.** Kindly confirm us number of Houses before proceeding.
10. Kindly provide acceptance copy for further Processing.

For Bank of India

  
Asst. General Manager





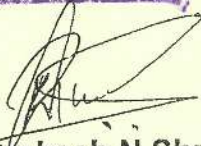
I/We are fully aware that the in-principle Approval does not entitle me/us for any claim on the Bank in the event of the loan, for any reason, not materializing & the final Approval would be Subject to:

- 1) I/We being eligible for finance under the Bank's scheme.
- 2) Verification and acceptability of the relevant details/papers/documents furnished by me/us
- 3) Evaluation of our/my request from credit angle by the Bank
- 4) Title of the properties offered as security is found to be clear and marketable and free of encumbrances to the satisfaction of the Bank for creation of valid equitable mortgage over the flat/property and
- 5) Approval would be subject to receipt of satisfactory verification of employment and Banker's opinion (status) report.
- 6) This In-Principle is subject to approval of deviation (if any) from the competent Authority.
- 7) The Bank will have a sole discretion to reject/reduce the loan amount or change the Rate of Interest without assigning any reason there for.
- 8) I/We comply with all other terms of Approval of Bank.
- 9) This In-Principle is subject to satisfactory credit report.

वसई
दस्तक्र. २७८० / २०२५
७७१ ९९०

**ACCEPTED**

**Signature with Date**



**Mr Jayprakash N Shrivastav**

