

80/11446

Tuesday, September 07, 2021

9:16 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: गोखिंदे

पावती क्र.: 12645 दिनांक: 07/09/2021

दस्तावेजाचा अनुक्रमांक: वसई-2-11446-2021

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: नयना जयवंत तेली

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी


रु. 2800.00

पृष्ठांची संख्या: 140

एकूण:

रु. 32800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
9:36 AM ह्या वेळेस मिळेल.


सह-सुदृष्टी निबंधक कार्या-२
वसई क्र. २ (विसर)

राजार मूल्य: रु. 3145000/-

मावदला रु. 4490000/-

भरलेले मुद्रांक शुल्क: रु. 224500/-

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0609202113097 दिनांक: 07/09/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0609202113075 दिनांक: 07/09/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005613474202122E दिनांक: 07/09/2021

बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

समर्थ क्र. २
९९००८६/२०२१
९ १९००

MH03610474202122E	BARCODE	Date 30/08/2021-16:01:47	Form ID 25.2
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Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Amount of Payment Registration Fee		PAN No.(If Applicable)	BIOPD0385E
Name VSI6_VASAI NO 6 JOINT SUB REGISTRAR		Full Name	Nayana Jaywant Teji
Location PALGHAR		Flat/Block No.	flat No. 1105, Imperial Splendora
2021-2022 One Time		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Gokhivare
946401 Stamp Duty	224500.00	Area/Locality	Vasai
963301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 1 2 0 8
Remarks (If Any)			
PAN2=AADCI4198N~SecondPartyName=imperial Lifestyle Pvt Ltd~			
Amount In Words		Two Lakh Fifty Four Thousand Five Hundred Rupees Only	
2,54,500.00			



Bank Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332021083017900 2699738486
DD No		Bank Date	RBI Date 30/08/2021-16:03:46 31/08/2021
Bank		Bank-Branch	IDBI BANK
Branch		Scroll No. , Date	100 , 31/08/2021

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9762267441
 नोंदणी कार्यालय कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू.

Signature Not Verified
 Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.09.07
 09:21:31 IST
 Reason: Secure Document

Defacement No.	Defacement Date	Userid	Defacement Amount
(IS)-80-11446	0002827614202122	07/09/2021-09:16:35	IGR134
(IS)-80-11446	0002827614202122	07/09/2021-09:16:35	IGR134
Total Defacement Amount			224500.00
			2,54,500.00



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		07 September 2021, 09:07:15 AM	
Valuation ID	20210907118		
मूल्यांकनाचे वर्ष	2021	वसई क्र. २	
जिल्हा	पालघर	दस्तावेज क्र. १११४४२४२०२१	
मूल्य विभाग	तालुका : वसई	क्रमांक : 3 1970	
उप मूल्य विभाग	३. रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी		
क्षेत्राचे नाव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर / न. १	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
12100	48100	50100	61000
औद्योगिक	मोजमापनाचे एकक	चौ. मीटर	
50100			
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	61.105 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	१-आर सी सी	मिळकतीचे वय-	० TO २ वर्षे
उद्दगहन सुविधा-	आहे	मजला-	11th to 20th Floor
		मिळकतीचा प्रकार-	बांधीव
		मूल्यदर/बांधकामाचा दर-	Rs.48100/-
		कार्पेट क्षेत्र-	55.55 चौ. 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		
	= (48100 * (100 / 100)) * 107.5 / 100		
	= Rs.51708/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 51467 * 61.105		
	= Rs.3144891.035/-		
Applicable Rules	= 3, 18, 19		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 3144891.035 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.3144891.035/-		
	= २ एकतीस लाख चव्वेचाळीस हजार आठ शें एक्याण्णव /-		

Home Print



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल

यमई क्र. २
२९९९४६/२०२१
४/१९८०

- दस्तावा प्रकार : मालिका अनुच्छेद क्रमांक : _____
- सादरकर्त्याचे नाव : _____
- तालुका : वसई
- गावाचे नाव : जिवेवडे
- नगरमुभापन क्रमांक/सुई क्र./अंतिम भुखंड क्रमांक : २७४, २७५
- मूल्य दरविभाग (झोन) : _____ उपविभाग ३
- मिळकतीचा प्रकार:- खुली जमिन निवासी कार्यालय दुकान औदयोगिक
प्रति चौ. मी. दर ४८१००
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ५५.५५ कारपेट/बिल्टअप चौ. फुट/मीटर
- कारपाकिंग : _____, गच्ची _____, पोटमाळा _____
- मजला क्रमांक : ३/४/१०१ उदवाहन सुविधा आहे/नाही
- बांधकाम वर्ष : _____ घसारा : _____
- बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. _____ ज्यान्वये दिलेली घट/वाढ
- लिहू अॅन्ड लायसेन्सचा दस्त : १. प्रति माह भाडे रक्कम _____
निवासी/अनिवासी २. अनामत रक्कम/आगावू भाडे _____
३. कालावधी _____
- निर्धारित केलेले बाजारमूल्य :- ३१४५०००/-
- दस्तामध्ये दर्शविलेला मोबदला :- ४४९००००/-
- देय मुद्रांक रक्कम :- २२४५०० भरलेले मुद्रांक शुल्क :- २२४५००
- देय नोंदणी फी :- ३००००/-

लिपिक

सह दुय्यम निबंधक

प्रतिज्ञापत्र / घोषणापत्र



- आम्ही १) श्री/श्रीमती. _____
२) श्री/श्रीमती. _____
३) श्री/श्रीमती. _____

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लीज मुखत्यार, वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा १९०५ मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या बाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्व जबाबदारी माझी/आमचीच राहिल याची मी/आम्ही हमी देतो/देते.

१) Nayag

२)

३)



CHALLAN
MTR Form Number-

मसुं क्र. २
२१/०८/२०२१
५/१९८०



QRN	MH005613474202122E	BARCODE					Date	30/08/2021-16:01:47	Form ID	25.2	
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
Office Name	VSI6_VASAI NO 6 JOINT SUB REGISTRAR				PAN No.(If Applicable)	BIOPD0385E					
Location	PALGHAR				Full Name	Nayana Jaywant Teli					
Year	2021-2022 One Time				Flat/Block No.	flat No. 1105, Imperial Splendora					
Account Head Details			Amount in Rs.		Premises/Building						
0030046401	Stamp Duty		224500.00		Road/Street	Gokhivare					
0030063301	Registration Fee		30000.00		Area/Locality	Vasai					
					Town/City/District						
					PIN	4	0	1	2	0	8
					Remarks (If Any)	PAN2=AADC14198N-SecondPartyName=imperial Lifestyle Pvt Ltd-					
Total			2,54,500.00		Amount In Words	Two Lakh Fifty Four Thousand Five Hundred Rupees Only					
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	69103332021083017900		2699738486			
Cheque/DD No.				Bank Date	RBI Date	30/08/2021-16:03:46		Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9762267441
सदर चलन केवल दृश्य निबंधक कार्यालय नोदणी कचवयाच्या दस्तांसाठी लागू आहे. नोदणी न कचवयाच्या दस्तांसाठी सदर चलन लागू नाही.



वसई क्र. २

दस्ता क्रमांक ११००८९/२०२१

६/१२/२०

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Vasai on this 07 day of SEPT 2021 BETWEEN **M/S. IMPERIAL LIFESTYLE PVT. LTD., (PAN NO. AACCI4149N)** a company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office address at:- Shop No. C/111, Shivshruti Complex, Near Dubey Medical College, Nallasopara (East), Tal. Vasai, Dist. Palghar 401209, to whom hereinafter referred to as the "BUILDER'S"/PROMOTER" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to include its/his/their successors, survivors, heirs, executors, nominees, administrators and assigns) OF THE ONE PART:-

AND

MRS. NAYANA JAYWANT TELI Aged 31 years, (PAN NO. **BIOPD0385E**) Indian Inhabitant, residing at **FLAT NO.1101,BLISS C GLOBAL ARENA COMPLEX TIVARI NAIGAON EAST, NEAR TIVRI PHATA, VASAI EAST IE PALGHAR, MAHARASHTRA 401208**, hereinafter referred to as the "**THE ALLOTTEE/S**" (Which expression shall unless it be repugnant to the context of meaning thereof be deemed to include his/her/their/its successors, survivors, heirs, executors, administrators, nominees and assigns) OF THE OTHER PART :-



[Handwritten signature]

[Handwritten signature]

A) By and under adverse registered conveyance Deed, the **MR. DEVENDRA RAJNIKANT LADHANI AND OTHERS** (hereinafter referred to as "original owners) are the absolute owners of and seized and possess of and otherwise well and sufficiently entitled to all that piece and parcel of contiguous lands bearing Survey No. 62, Hissa No. 1, 7; Survey No. 63 Hissa No. 2/1, 2/2, 3; Survey No. 64 Hissa No. 1, 2, 3; Survey No. 65; Survey No. 68 Hissa No. 1, 2, 3; Survey No. 69 Hissa No. 1, 2, 3, 4, 5; Survey No. 72; Survey No. 73; Survey No. 75, Hissa No. 1, 2/1, 2/2, 3, 4, 5, 7; Survey No. 76; Survey No. 77, Hissa No. 2, 3, 4, 5, 6, 7; Survey No. 81, Hissa No. 5, 6, 8, 9, 13, 14, 16, 18, 22, 23; Survey No. 82, Hissa No. 5, 7, 8/1, 9; Survey No. 83, Hissa No. 1/pt.; Survey No. 84, Hissa No. 3, 4 6/pt., 7/pt., 8, 10, 11; Survey No. 85, Hissa No. 3B, 9, 10, 12; Survey No. 87, Hissa No. 1, 2, 4; Survey No. 88, Hissa No. 1A, 1B, 2A, 2B, 3, 7; Survey No. 88, Hissa No. 1A, 1B, 2A, 2B; Survey No. 89, Hissa No. 1, 2, 4, Survey No. 271, Survey No. 272, Survey No. 273, **Survey No. 274 Hissa No. 1, 2, 3; Survey No. 275, Hissa No. 1, 2;** Survey No. 276, Hissa No. 1, 2, 3, 4; Survey No. 277, Hissa No. 2, 3; Survey No. 278 Hissa No. 1, 2, 3; Survey No. 279, Hissa No. 1; Survey No. 280 Hissa No. 1, 2, 3, 4, 5 of Village - Gokhiware, Taluka Vasai, District Palghar, which consists of the entire Layout and known as "**YASHWANT SMART CITY**" and more particularly described in the first schedule and hereinafter referred to as "said larger property for sake of brevity.

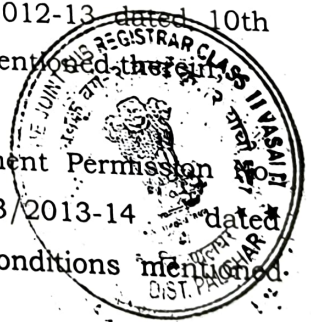
The said original Owners have jointly agreed to develop the said Larger Property and have accordingly prepared and submitted a layout in respect of the said Larger Property to the Vasai Virar Municipal Corporation (VVCMC).

C) Pursuant thereto the original Owners have obtained the following sanctions, permissions, approvals, clearances, etc from the competent authorities in respect of the said Larger Property:

PROMOTER

PURCHASER

- (i) The N. A. Permission has granted by The Collector Office Palghar in respect of the land bearing Survey No.274 Hissa No. 2, Survey No. 275 Hissa No. 1, vide their N. A. **Order No. REV/K-1/T-1/NAP-Gokhivare-Vasai/SR-36/2012, dated 31/05/2012. Hereto Marked and Annexed "Annexure-A Colly"** the copy of 7/12 extract of Survey No. 274 Hissa No. 2 & 3 and Survey No. 275, Hissa No. 1 & 2 and **"Annexure-B Colly"** copy of N.A. Permission of Survey No. 274 Hissa No. 2 & 3 and Survey No. 275, Hissa No. 1 & 2.
- (ii) The Tahasildar, Vasai has converted the land bearing survey No. 274 Hissa No. 1 of Village Gokhivare, Tal - Vasai, Dist. Palghar from Agricultural Land to Non Agricultural Land for residential cum commercial purpose vide NA Tax receipt No. MH010789662 AND MH010789679 and issued land conversion certificate vide order No. REV/K-1/T1/JAMINBAB/KAVI--/SR-129/2019 Dated 16/02/2019. **Hereto Marked and Annexed "Annexure-A Colly"** the copy of 7/12 extract of Survey No. 274 Hissa No. 1 and **"Annexure-B Colly"** copy of land conversion certificate of Survey No. 274 Hissa No. 1.
- (iii) VVCMC has granted Commencement Certificate bearing VVCMC/TP/CC/VP-329,815,509/1065/2012-13 dated 10th July 2012 on the terms and conditions mentioned therein.
- (iv) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/0223/2013-14 dated 25th July 2013 on the terms and conditions mentioned therein;
- (v) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/0189/2014-15 dated 15th November 2014 on the terms and conditions mentioned therein;




PROMOTER



21/07/2018
e1920

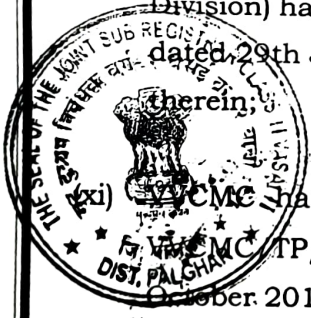
Ministry of Environment and Forest (MOEF) has vide MOEF letter No. SEAC-2013/CR-198/TC-1 dated 31st May 2014 granted environment clearance on the terms and conditions mentioned therein;

(vii) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/120/2015-16 dated 20th July 2015 on the terms and conditions mentioned therein;

(viii) Maharashtra Coastal Zone Management Authority (MCZMA) have vide their letter bearing No. CRZ 2015/CR 244/ TC-4 dated 12th January 2016 recommended certain terms and conditions for the development of certain portions of the said Larger Property;

(ix) State Level Environment Impact Assessment Authority has vide its letter bearing No. SEAC 2016/CR 366/ TC1 dated 6th January 2017, granted amendment in environment clearance in respect of the said Larger Property on the terms and conditions mentioned therein;

(x) Ministry of Environment, Forest and Climate Change (Wildlife Division) has issued its letter bearing No. F. No. 6-87/2018 WL dated 29th June 2018 on the terms and conditions mentioned therein;



(xi) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/123/2018-19 dated 12th October 2018 on the terms and conditions mentioned therein.

(xii) VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-329,815&509/196/2019-20 dated 18th November 2019 on the terms and conditions mentioned therein.


PROMOTER


PURCHASER

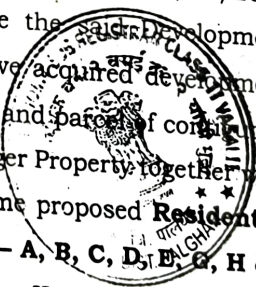
2021/22
90/970

(xiii) VVCMC has granted revised Development permission bearing No. VVCMC/TP/RDP/ VP-0329, 0815 & 0509/367/2019-20, dated 23/03/2020 on terms and conditions mentioned therein.

(xiv) VVCMC has granted separate building and wing wise Commencement Certificate bearing No. VVCMC/TP/CC/VP-0329, 0815 & 0509/459, 460, 461, 462, 463 & 465/2019-20, dated 23/03/2020 for the purposed **Residential cum shophline Building No. 9 Wing - A to G in Sector - I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3, & Survey No. 275, Hissa No. 1 & 2,**

(xv) VVCMC has granted separate building and wing wise Commencement Certificate bearing No. VVCMC/TP/CC/VP-0329, 0815 & 0509/17, 18/2020-21, dated 28/10/2020 for the purposed **Residential cum shophline Building No. 9 Wing - H & I in Sector - I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3, & Survey No. 275, Hissa No. 1 & 2,**

D) The Promoter/Builder has entered into Development Agreement dated 30/03/2021 registered at Vasai sub registrar office under serial no. Vasai 5 - 4668/2021 dated 31/03/2021 with the said original owners, Vide the said Development agreement the Promoter/Builder have acquired development Rights with regard to ALL that piece and parcels of contiguous lands forming portion of the said Larger Property together with the right to avail, utilize and consume proposed **Residential cum shophline Building No. 9 Wing - A, B, C, D, E, G, H & I in Sector - I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2** collectively lying and situated at Village : **Gokhiware**, Taluka Vasai, District : Palghar and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION. Hereinafter written in the Second schedule and hereinafter referred to as "the said property".




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the said Development agreement dated registered at Vasai sub registrar office under serial no. Vasai 5 - 4668/2021 dated 31/03/2021, the said original owner therein handed over and put the Promoter/Builder herein in vacant and peaceful possession of the said property and the Builders herein has absolute right to construct the building on the said property as per the sanctioned plan i.e. **Residential cum shophline Building No. 9 Wing - A, B, C, D, E, G, H & I in Sector - I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2 lying being and situated at Village Gokhivare, Tal - Vasai, Dist. Palghar** collectively lying and situated at Village : **Gokhiware**, Taluka Vasai, District : Palghar and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION.

- F) VVCMC has granted Revised Development permission bearing its order No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22, dated 31/05/2021 for the purposed **Residential cum shophline Building No. 9 in Sector - I, Hereto Marked and Annexed "Annexure-C"**

The details of the building is given below :

Predominant Building	Bldg. No	Wing	No. of Floors	No. of Flats	No. of Shop/Of fices	Built up area in Sq. mtr.
Sector I						
Residential with Shopline	9	A	Stilt +P+1/P	147	20	6457.00
Residential with Shopline		B	t. to 22	147	20	6457.00
Residential		C	Stilt + 22	84	Nil	3129.00
Residential with Shopline		D	Stilt +P+1/P	126	22	6189.69
Residential with Shopline		E	t. to 22	84	10	4159.17
Residential		G	Stilt + 22	150	Nil	6257.01
Residential		H	Stilt + 19	136	Nil	5391.35
Residential		I	Stilt + 1	Nil	Nil	0.00

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- G) Thereafter the **BUILDER/PROMOTER** become absolutely seized all that piece and parcel of consuming FSI consisting of stilt +Ground + Podium + 1/Part to 22 upper floors, Building No. 9, wing - A, B, C, D, E, G, H & I in Sector - I, as approved by Vasai Virar City Municipal Corporation vide their Revised Development permission bearing its order No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22, dated 31/05/2021 situated at Village: Gokhiware, Taluka: Vasai, District: Palghar within the limit of Vasai Virar City Municipal Corporation. **Hereto Marked and Annexed "Annexure-“C” Colly**
- H) The **BUILDER /PROMOTER** have obtained Search Report and Title regarding the project land from respected **Advocate Bharat N. Bhoir** accordingly, Title of the project land is clear & marketable. The tenure of the said property is free hold. The said Title Certificate and search Report have been annexed hereto and marked as **ANNEXURE "D"**.
- I) Abovementioned project land is in residential zone in interim draft of development plan of CIDCO/VVCMC.
- J) The promoter/builder has appointed **M/S. SANAT MEHTA & ASSOCIATES** as an architect registered as Architect and **MR. DILIP PARIKH** as a Structural Designer with Council of Architects for purpose of preparation of plans, supervision of construction of building and looking after structural design and drawings of the buildings
- K) The Builder/Promoter has sole and exclusive right to develop the above mentioned land and to sell the Flats/Shops and to receive sale price in respect thereof.
- L) The promoter/builder is now constructing/constructed residential with shophline building/s consisting of **A, B & D wing** on the project land with intention to sell the flats/Shops 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



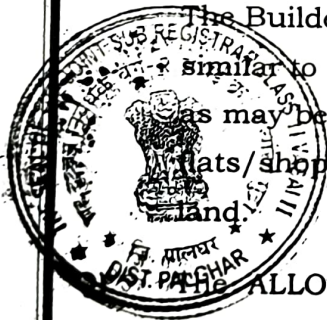
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which the Builder/ promoter may consider necessary and desirable hereinafter (hereinafter referred to as "the said building" for brevity's sake).

- M) According to above said Agreement for Sale, the promoter/ builder is entitled to sell flats/Shops to the intending ALLOTTEE/s as per own skill & terms but not affecting to terms and condition of agreement.
- N) The ALLOTTEE/s has/have agreed to purchase Flat/Shop in the Residential with shophline building which is known as **"IMPERIAL SPLENDORA"** being constructed on the project land, with full notice and knowledge of the several facts covenants and on the terms and conditions hereinafter appearing.
- O) 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.
- P) The 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 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/shops & other rights in the said building on the project land.
- The ALLOTTEE/s prior to the execution of these present has/have satisfied himself/herself/themselves/itself about the title of the Builder/Promoter to the project land described in the schedule -B hereunder written and he/she/they shall not be entitled to further investigation of the title of the Builder/Promoter to the project land, similarly the



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ALLOTTEE/s has/have inspected the site of the said Building and has/have approved the same.

- R) The Builder/Promoter has proposed to construct on the project land Building known as **"IMPERIAL SPLENDORA"** having Stilt + Ground + Podium + 1/Part to 22 upper Floors as per Development Permission bearing order No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22, dated 31/05/2021.
- S) The Allottee is offered a Flat bearing number **1105** in **D** wing, on the **ELEVENTH** floor, (herein after referred to as the said **"FLAT/SHOP"** in the Building No. **9, in Sector I** and Building called **"IMPERIAL SPLENDORA"** (herein after referred to as the said "Building") being constructed on the project land by the Builder/Promoter.
- T) The Builder/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;
- U) The BUILDERS/PROMOTER have registered the building project for **A, B & D wing** under the provisions of the Real Estate (Regulation & Development) Act 2016 (hereinafter referred to as the 'Act') and the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Registration and Disclosure on Website) Rules 2017 made thereunder (hereinafter referred to as the 'Rules') with the Real Estate Regulatory Authority under No **P9900027833** on **08/01/2021** the authenticated photocopy whereof is annexed hereto as **Annexure 'E'**.
- V) The Builder/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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- CC) The Builder/Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.
- DD) 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 Builder/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.
- EE) The Builder/Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.
- FF) The Allottee has applied to the Promoter for allotment of an Flat No. **1105** in **D** wing, Area admeasuring **55.55** sq. mtrs (Carpet) on **ELEVENTH** Floor being constructed in said **Building No. 9, Sector I** in Building Known as "**IMPERIAL SPLENDORA**". (hereinunder written in **Schedule - C**)

The said Flat also has attached balcony/ies approximately an admeasuring ----- **SQ. MTRS (Carpet)** as a "**Balcony**". The balcony/ies attached to flats in the building known as "**IMPERIAL SPLENDORA**" shall be for the exclusive use of the occupants / owners of such flats and are being given without any consideration.



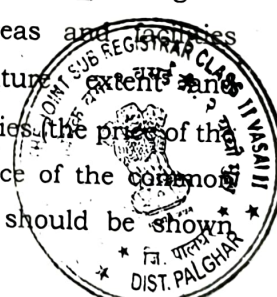
- GG) The carpet area of the said Flat is **55.55** sq. meters and "carpet area" means the net usable floor area of an Flat/Shop, excluding the area covered by the external walls, areas under

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

1. The Builder/Promoter shall construct the said building/s consisting **Stilt + Ground + Podium + 1/Part to 22 upper floors** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Builder/Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat/Shop 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 Builder/Promoter and the Builder/Promoter hereby agrees to sell to the Allottee Flat No. **1105** in **D** wing, of carpet area **55.55** sq. mtrs. on **ELEVENTH** floor in **BUILDING NO. 9**, in **Sector I**, Building known as **"IMPERIAL SPLENDORA"** (hereinafter referred to as "the Flat/Shop") as shown in the Floor plan thereof hereto annexed and marked **ANNEXURES "H"** for the consideration of Rs. **43,90,000/-** (In words Rupees **FORTY THREE LAC NINETY THOUSAND ONLY**) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities. (the price of the Flat/Shop including the proportionate price of the common areas and facilities and parking spaces should be shown separately).



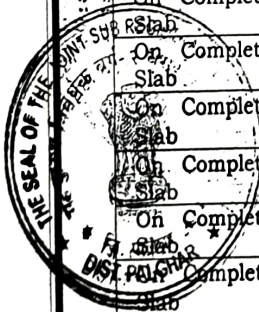
(ii) The Allottee hereby agrees to purchase from the Builder/Promoter and the Builder/Promoter hereby agrees to sell to the Allottee Garage situated at Podium on Podium Floor being constructed in the layout for the consideration of Rs. **1,00,000/-** (In words Rupees **One Lac Only**) Parking bearing No. **D/3** situated at **Imperial Splendor, Yashwant Smart City, Gokhiware, Vasai East**.

The total aggregate consideration amount for the Flat is thus
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 Rs. 44,90,000/- (In words Rupees **FORTY FOUR LAC NINETY**

THOUSAND ONLY))

1.c The Allottee has paid before execution of this Agreement, a sum of **Rs. 2,00,000/-** (Rupees **TWO LAC ONLY**) as advance payment and hereby agrees to pay to that Promoter the balance amount of Sale Consideration of Rs. **42,90,000/-** (In words Rupees **FORTY TWO LAC NINETY THOUSAND ONLY**) within _____ days from the execution of this presents and/or in the following manner:-

Particulars	Percentage		Due Amount in Rupees
On Booking	10%	Till Agreement - 20%	4,39,000/-
On Registration of Agreement	10%		4,39,000/-
On Completion of Plinth	10%	Till Plinth - 30%	4,39,000/-
On Completion of 1st Slab	3%	On Completion of All Slabs - 70%	1,31,700/-
On Completion of 2nd Slab	3%		1,31,700/-
On Completion of 3rd Slab	3%		1,31,700/-
On Completion of 4th Slab	3%		1,31,700/-
On Completion of 5th Slab	3%		1,31,700/-
On Completion of 6th Slab	3%		1,31,700/-
On Completion of 7th Slab	3%		1,31,700/-
On Completion of 8th Slab	2%		87,800/-
On Completion of 9th Slab	2%		87,800/-
On Completion of 10th Slab	2%		87,800/-
On Completion of 11th Slab	1%		43,900/-
On Completion of 12th Slab	1%		43,900/-
On Completion of 13th Slab	1%		43,900/-
On Completion of 14th Slab	1%		43,900/-
On Completion of 15th Slab	1%		43,900/-
On Completion of 16th Slab	1%		43,900/-
On Completion of 17th Slab	1%		43,900/-
On Completion of 18th Slab	1%		43,900/-
On Completion of 19th Slab	1%		43,900/-
On Completion of 20th Slab	1%		43,900/-
On Completion of 21 st Slab	1%		43,900/-
On Completion of 22 nd Slab	1%		43,900/-



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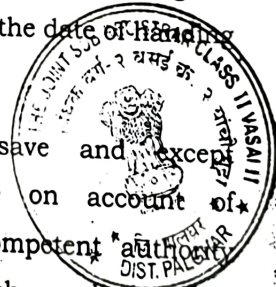
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On Completion of 23 rd Slab	1%		43,900/-
On Completion of Wall & internal Plaster	3%		1,31,700/-
On completion of Flooring, Doors & Windows	2%		87,800/-
On Completion of StairCase, Liftwells, Lobby	5%		2,19,500/-
On Completion of External Plumbing, External Plaster and Terrace Waterproofing	5%		2,19,500/-
Completion of Internal Wiring and External Painting	5%		2,19,500/-
On Completion of Lifts & Water Pumps	5%		2,19,500/-
On Possession	5%	On Possession 5%	2,19,500/-
Total Flat/Shop Cost (TFC)	100%	100%	43,90,000/-

Each of such installments shall be paid by the Allottee within a period of 15 days from the date of intimation by the Builder / Promoter. Time for payment of each installment is the essence of the contract.

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, GST 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 [Flat/Shop].

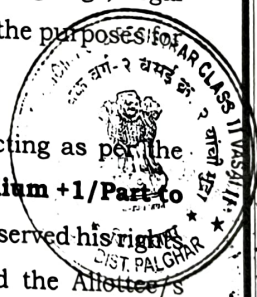
1.e The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time.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



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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 Flat/Shop is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Builder /Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Flat/Shop is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Builder /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.
15. The Builder /Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. At Present the Builder /Promoter is constructing as per the Development permission. **Stilt + Ground + Podium + 1/Part to 22 upper floors**. The Builder /Promoter has reserved his rights to construct additional floors/ structure and the Allottee has/have no objection for the same and Allottee shall not raise any objection for the same in future.
17. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/Shop or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in



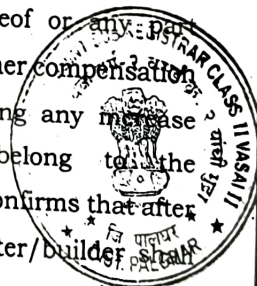
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19. HOARDINGS AND SIGN BOARDS

It is expressly agreed that the Builder/Promoter shall have an irrevocable right and be entitled to put a hoarding on **"IMPERIAL SPLENDORA"** or any parts of including on the terrace and/or on the parapet wall and such hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoter are fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the Building or on **"IMPERIAL SPLENDORA"** as the case may be and further the Promoter shall be entitled to use and allow third parties to use any part of the Building/**"IMPERIAL SPLENDORA"** for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipment etc. The Allottee/s agree(s) not to object or dispute the same so long as the same does not affect the Flat/Shop. It is further expressly agreed that after the formation of the Society/ Conveyance of the Society Building, the Builder/Promoter shall have an irrevocable right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Allottee/s / Society/Apex Body shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. Life time all the rents, profits and other compensation with respect to the said hoardings including any increase thereof shall solely and absolutely belong to the Builder/Promoter. Further, it is agreed and confirms that after formation of society/Apex Body, the Promoter/Builder shall pay life time electric charges, maintenance charges of hoarding or neon board of the Promoter/Builder which was installed by him and Allottee/s / Society/Apex Body shall not have any right to remove the said hoarding or neon board which was installed by the Promoter/Builder.



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मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaircorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

Date: 31/05/2021

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building on CFC-1, School building No.1&2 on CFC-2& Informal Market on land bearing S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2/2, 3, S.No.64, H.No.2, 3, S.No.65, S.No.68, H.No.1, 2 & 3, S.No.69, H.No.1, 2, 3, 4, 5, S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S.No.77, H.No.3, 4, 5, 6, 7, S.No.81, H.No.2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, S.No.82, H.No.3/3, 5, 7, 8/1, 9, 10, S.No.83, H.No.1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.3B, 6, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A, 1B, 2A & 2B, S.No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.273, S.No. 274, H.No.1, 2, 3, S.No.275, H.No.1, 2, S.No.276, H.No.1, 2, 3, 4, 5, S.No.277, H.No.2 & 3, S.No.278, H.No.1, 2, 3, 4 S.No.279, H.No.1, S.No.280, H.No.1, 2, 3, 4, 5 Village: Gokhiware, Taluka: Vasai, District: Palgharas per the following details:-

Predominant Building	Bldg No.	Wing	No. of Floors	No. of Flats	No. of Shops/ Off./Store	B.U.A. sq. mt.	Status
Sector - I							
Resi with shopline	2	D	Stilt+G+12	45	6	1691.66	No Change
Resi with shopline	3	A to E	B+G+P1+13	354	14	14601.17	No Change
Resi with shopline	4	A to C	B+G	Nil	21	874.55	No Change
Resi with shopline	5	A to C	B+G	Nil	23	1078.75	No Change
Resi with shopline	6	A & B	G+14/pt	183	18	7417.19	POC granted
Resi with shopline	7	A to E	G+14	318	16	14338.19	POC granted
Resi with shopline	8	A to H	G+14	584	9	24095.49	POC granted
Resi with shopline	9	A	Stilt+G+P+1/pt. to 22	147	20	6457.00	Now Amendment
Residential		B	Stilt+22	147	20	6457.00	
Residential		C	Stilt+22	84	Nil	3129.00	
Resi with shopline		D	Stilt+G+P+1/pt. to 22	126	22	6189.69	
Resi with shopline		E	Stilt+22	84	10	4159.17	
Resi with shopline		F	Stilt+19	127	16	5266.07	
Residential		G	Stilt+1	150	Nil	6257.01	
Residential		H	Stilt+1	136	Nil	5391.35	
Residential		I	Stilt+1	Nil	Nil	0.00	
Resi with shopline	10	A	Stilt+G+P+1/pt. to 18	85	14	5211.70	Now Amendment
Residential		B& C	Stilt+17/pt	136	14	8515.33	
Residential		D	Stilt+G+P+1/pt. to 18	94	Nil	4575.70	
Resi with shopline		E	Stilt+G+P+1/pt. to 18	86	12	4477.19	
Resi with shopline		F	Stilt+1	68	10	3411.06	
Sector - II							
Residential	1	A&B	Stilt+9	142	Nil	4145.64	No Change
Residential	2	A&B	Stilt+9	142	Nil	4145.64	No Change
Sector - III							
Resi with shopline	1	A	Stilt+G+18	105	12	4478.52	No Change
Resi with shopline		B	Stilt+G+16	125	12	4399.15	No Change
Residential		C	Stilt+14	82	Nil	3038.50	No Change
Resi with shopline		D	Stilt+G+16	125	12	4964.96	No Change
Resi with shopline		E	Stilt+G+18	105	7	4215.76	No Change
Resi with shopline	2	A	Stilt+G+14	110	14	4378.02	No Change
Resi with shopline		B	Stilt+G+14	50	S-6, O-4	2258.20	No Change
Residential		C	Stilt+18	141	Nil	5714.13	No Change
Residential	3	A	Stilt+16	93	Nil	3609.35	No Change
Resi with shopline		B	Stilt+G+16	89	S-6, C/InC-1	4187.34	No Change
Resi with shopline		C&D	Stilt+G+16	188	7	6451.70	No Change

Handwritten signature

वर्ष
दस्तावेज क्र. 147/2021-22
03/07/2021

WCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021-22

Date: 31/05/21

1	Name of assessee owner/ P.A.Holder	: ShriDevendra R. Ladhani(P.A.)	
2	Location	: Gokhware	
3	Land Use (Predominant)	: Residential, Residential with Shop Buildings, Shopline with Restaurant Row House, LWC building no.1, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building no.1 & School building no.1&2 on C.F.C. & Informal Market.	
4	Gross Plot area (as per 7/12 extract)	: 4,27	27,465
	Less: a) 20mt D.P. Road	:	4,599
	b)30mt D.P. Road	:	26
	c) 40mt D.P. Road	:	30
	d) M & SC	:	1
	e) Water body	:	17
	f) Garden	:	11
5	g) PG	:	5
	h) DFCC	:	16
	i) NDZ	:	
	j) LWC	:	20
	k) PS	:	3
	l) HS	:	15
	m) MAHSR	:	2
6.a	Net Plot Area	:	2,69
6.b	Balance Net Plot Area (excluding CRZ-I)	:	2,55
7	a) 15% RG as per RDP dt. 10/07/2012	:	21
	b) 20% RG as per additional land area	:	23
8	C.F.C @ 5%	:	12
9	Buildable Plot Area	:	2,17
10	Permissible FSI	:	
11	Permissible BUA (Basic)	:	2,17
12	Add: Land Pooling FSI	:	17
13	Add: Inclusive Housing (20%)	:	19
14	Total Permissible B.U.A.	:	2,54
15	Total Proposed BUA	:	54
16	LWC building no. 1	:	98
17	LWC building no. 2	:	01
18	LWC Welfare Center (Nursing Home)	:	28
19	Community Center Building no.2	:	57
20	Ancillary Building	:	13
21	High School Building	:	11
22	CFC School building no.1	:	70
23	CFC School building no.2	:	116
24	CFC-1 Educational Building	:	
25	FSI consumed	:	



The commencement certificate shall remain valid for a period of one year for the part of the building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1973 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Nayana

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ १०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२५११०१
फॅक्स : ०२५० - २५२५१००
ई-मेल : vasavirarcorporation@yahoo.com

जाबक क्र. : व.वि.पा.व. ०१
दिनांक :

VVCMC/TP/CC/VP-0329, 0815 & 0509/462/2019-20

To,
Shri Devendra R. Ladhani P.A. Holder
D-II/1&2, Aakansha Commercial Complex,
Achole Road, Nallasopara (E), Tal: Vasai,
Dist: Palghar.

Date: 23/03/2020

Sub: Commencement Certificate for the proposed Residential with building no. 9, Wing D in Sector - I on land bearing S.No. 275, H.No. Gokhiware, Tal:Vasai, Dist: Palghar.

- Ref:
- 1) N.A. Order No. REV/D-1/T-IX/NAP/Gokhiware-Vasai SR-36/2012 Dt. 31/01/2012 for S.No. 275, H.No.1.
 - 2) TILR M.R.No. 3270/10 dt. 04/09/2010.
 - 3) Commencement certificate no. VVCMC/TP/CC/VP-329, 815, 509/1065/2012 dt. 10/07/2012
 - 4) Revised Development Permission no. VVCMC/TP/RDP/VP-329, 815 & 509/2013-14 dt. 25/07/2013.
 - 5) Revised Development Permission no. VVCMC/TP/RDP/VP-329, 815 & 509/2014-15 dt. 15/11/2014.
 - 6) Revised Development Permission no. VVCMC/TP/RDP/VP-329, 815 & 509/2015-16 dt. 20/07/2015.
 - 7) Revised Development Permission no. VVCMC/TP/RDP/VP-329, 815 & 509/2018-19 dt. 12/10/2018.
 - 8) Revised Development Permission no. VVCMC/TP/RDP/VP-329, 815 & 509/2019-20 dt. 18/11/2019.
 - 9) Your Licensed Engineer letter dated 12/12/2019 & 20/03/2020.

mt



Sir / Madam,
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/07/2005. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mulkam, Tembi, Koihapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Dolly, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTPA Act 1966. The details of permission are as under:-

The conditions mentioned in the letter No. VVCMC/TP/CC/VP-0329, 0815 & 0509/2019-20. The details of the layout is given below :-

1	Name of assessee owner/ P.A. Holder	Shri Devendra R. Ladhani P.A. Holder
2	Location	Gokhiware
3	Land Use (Predominant)	Residential, Residential with Shopline Buildings, Shopline with Restaurant, Row House, LWC building no. 1&2, Welfare Center (Nursing Home).

Scanned with CamScanner

Nayana

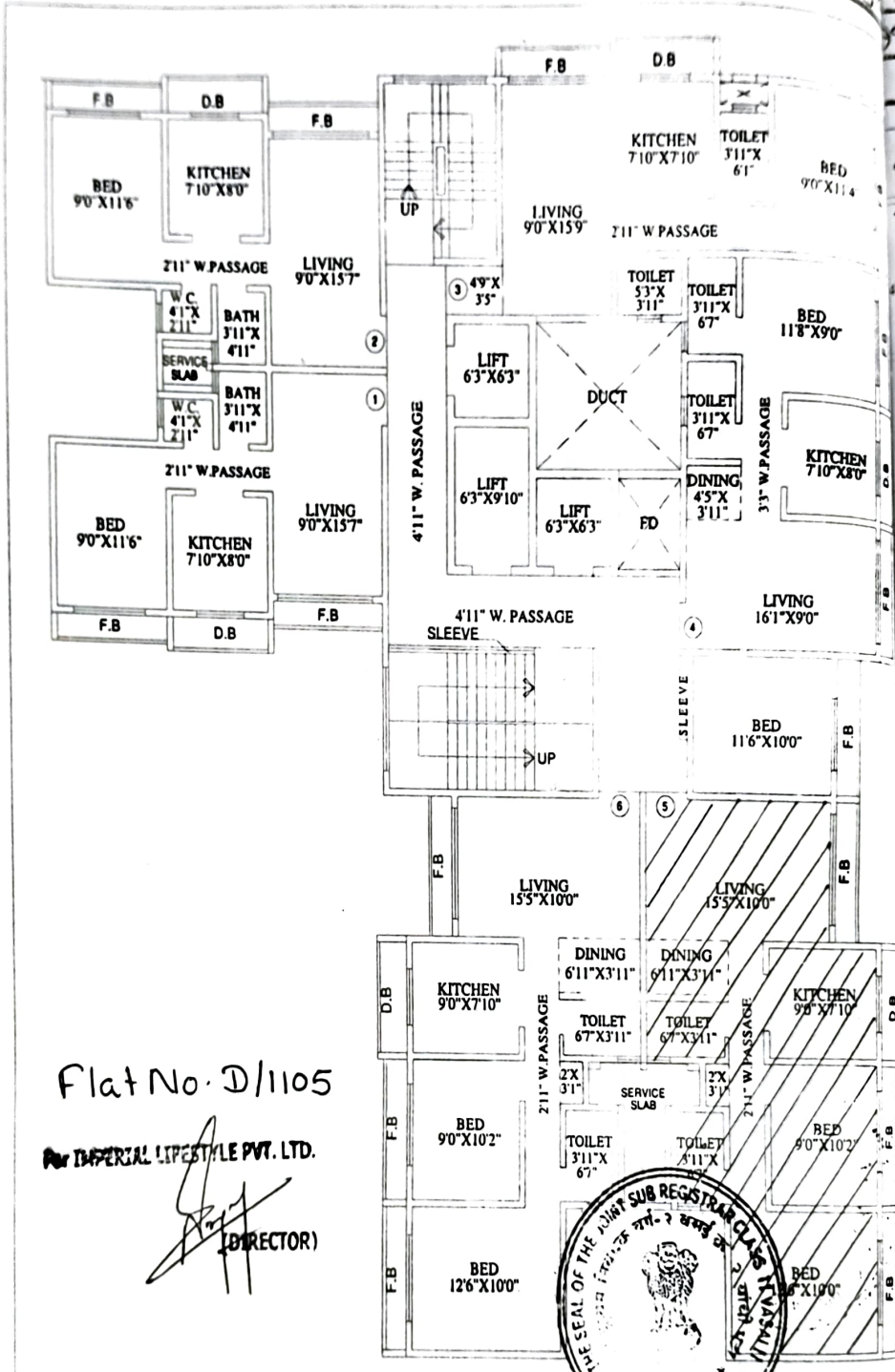
पत्र क्र. ०
स क्रमांक १११११/००२१
२३/३/२०२०

महाराष्ट्र जमीन महसूल अधिनियम अन्वये	अनुदान क्रमांक व उपविभाग : 275/1	अनुदान क्रमांक व उपविभाग : 275/1	म. शासना पत्रांक : 1199/1368/2004
पिकावली	पिकावली	पिकावली	पिकावली
पिकावली	पिकावली	पिकावली	पिकावली

महाराष्ट्र जमीन महसूल अधिनियम अन्वये	अनुदान क्रमांक व उपविभाग : 275/1	अनुदान क्रमांक व उपविभाग : 275/1	अनुदान क्रमांक व उपविभाग : 275/1	अनुदान क्रमांक व उपविभाग : 275/1
पिकावली	पिकावली	पिकावली	पिकावली	पिकावली
पिकावली	पिकावली	पिकावली	पिकावली	पिकावली



http://www.far1.entlightcloud.com/DDM/Pg1



Flat No. D/1105

IMPERIAL LIFESTYLE PVT. LTD.

[Signature]
DIRECTOR



Mayang

D WING Typical Floor Plan Imperial Splendora

3RD TO 7TH, 9TH TO 11TH, 13TH TO 15TH, 17TH TO 19TH & 21ST FLOOR

DOOR

वर्ग क्र. २
 दस्तावेज क्र. ११४४ ए/३०२१
 ११/०६/१९८०

STAMP OF APPROVALS OF PLAN

VP NO-0329
 0815 & 0509

GOKHIWARE

SECTOR-4

BLDG NO 9

WING - D

SHEET NO 3/3

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 OF LAW.**



Approved as amended. In Subject to the
 Conditions mentioned in this Office Letter.
 No. VVCMC/TP/AMEND/
 VP/0329/0815 & 0509/11/17/2021
 Dated: 11/17/2021
 Commissioner
 VASAL VIRAR CITY MUNICIPAL CORPORATION
 Virar (East), Pin No. 401 305, Dist. Palghar.

Certified that the above permission is
 issued by Commissioner VVCMC/Virar.

Deputy Director,
 VVCMC, Virar.

DESCRIPTION OF PROPOSAL & PROPERTY

**PROPOSED GROUP HOUSING SCHEME
 VILLAGE GOKHIWARE TALUKA, VASAL DIST. PALGHAR**

NAME OF APPLICANT

**SHRI. DEVENDRA R. LADHANI
 (P.A. HOLDER)**

SIGNATURE OF APPLICANT



PROJ. NO. 2012
 PRO. NO. 175A/CC/BLDG-9
 WING-0

SCALE
 AS SHOWN

DRAWN BY
 VIBHVAS

CHECKED

SANAT MEHTA & ASSOCIATES

RAMESHWAR TOWER-A-103
 SHIMOLI ROAD
 NEXT TO GOKHALE SCHOOL
 BORIVALI (W) MUMBAI-400 022

EMAIL: anilmehta@310
 PHONE NO. 022-24860722
SANAT MEHTA
 L. No. WCMC/ENGR/09

NDyas

तसई क्र. २

दस्त क्रमांक १११४४ ए/२०२१

११८/१४०



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 P99000027833

Project: **Imperial Splendora - A, B and D Wing Plot Bearing / CTS / Survey / Final Plot No.: S NO 274 H No 1 and NO 275 H No 1 at Vasai-Virar City (M Corp), Vasai, Palghar, 401208;**

1. **Imperial Lifestyle Private Limited** having its registered office / principal place of business at Tehsil: Vasai, District: Palghar, Pin: 401209.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of 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, Agents of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated received from the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 08/01/2021 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 08-01-2021 09:25:27

Dated: 08/01/2021

Place: Mumbai

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

Abhay

गावाचे नाव : गोखिवरे

प्लान नं. 1000	कगनामा
प्लान नं.	4490000
प्लान भाव (भाडेपट्ट्याच्या प्लानाकार आकारणी देतो की पट्टेदार वर आहे)	3145000
प्लान, पोटहिस्या व गाव (अमल्याम)	1) पालिकेचे नाव:पालघर इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मोजे गोखिवरे, सर्वे क्रमांक 274,275 या मधील सदनिका क्रमांक 1105, अकरावा मजला, इंपिरियल म्येडोग, यशवंत स्मार्ट सिटी, डी बिंग, बिल्डिंग नंबर 9, सेक्टर 1, गोखिवरे वसई पूर्व, क्षेत्र. 55.55 चौ मी कारपेट + पोटियम पार्किंग डी /3 (महिला खरेदी करत असल्याने शामन आदेश क्र. मुद्रांक 2021/110R.12/CR.107/M-1(धोरण) दिनांक. 31/03/2021 च्या आधारे 1% मुद्रांक माफी) ((Survey Number : 274,275 :))
प्लान	1) 55.55 चौ.मीटर
प्लानाची किंवा जुडी देण्यात असेल तेव्हा.	
प्लान वरून देणा-या/लिहून ठेवणा-या प्लान नाव किंवा दिवाणी न्यायालयाचा प्लान किंवा आदेश अमल्याम, प्रतिवादिने व प्लान.	1): नाव:-मेसर्स इंपिरियल लाईफ स्टाईल प्रा. लि. तर्फे डायरेक्टर: नरेश गंगाराम मुकुंद तर्फे कु.मु दिनेश पाटील वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं. सी/111, शिव शुष्टि कॉम्प्लेक्स, दुबे मेडिकल कॉलेजच्या जवळ, नालामोपरा पूर्व,, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:- AADCI4149N
प्लान वरून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-नयना जयवंत तेली वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 1101 ब्लेस सी ग्लोबल अरेना कॉम्प्लेक्स टीवरी नायगाव पूर्व,, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:- BIOPU0385E
प्लान वरून दिल्याचा दिनांक	07/09/2021
प्लान नोंदणी केल्याचा दिनांक	07/09/2021
प्लान क्रमांक, खंड व पृष्ठ	11446/2021
प्लान भावाप्रमाणे मुद्रांक शुल्क	224500
प्लान भावाप्रमाणे नोंदणी शुल्क	30000

प्लानाची विचारात घेतलेला तपशील :-

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

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer Yes No

CIF No/ Account No.

Name: First Name **JAYWANT** Middle Name **LAXMAN** Last Name **TELI**

Salutation Mrs Ms Dr. Other Gender M F Transgender

Marital Status Single Married Other Date of Birth **01/01/1990**

Name of Spouse: First Name **NAYANA** Middle Name **JAYWANT** Last Name **TELI**

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father: First Name **LAXMAN** Middle Name **SHANTARAM** Last Name **TELI**

Aadhaar / UID No. **536598355213** PAN No. **AHUP79688C**

Passport No. Driving License No.

Voter ID No. MGNREGA Job Card No.

Residential Status Resident NRI / CIO Citizenship

Religion Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category SC ST OBC General



Jeli Jaywant
Please sign here

Jeli Jaywant

Residential Address

Present Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

Address 1 **FLAT NO 233 I WING VEENA SARASWATI**

Address 2 **NEAR FIRE BRIGADE NALLASOPARA VASAI LINK**

Address 3 **ROAD VASAI EAST**

Pincode **401208** Village **VASAI** City **PALGHAR**

District **PALGHAR** State **MAHARASHTRA** Country **INDIA**

Mobile No. **8976503123** Email ID **j1txchange2013@gmail.com**

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode Village City

District State Country

Mobile No. Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: First Name Middle Name Last Name

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

- Spouse (Dependent) Daughter (Including step daughter) (Independent) Spouse (Independent) Daughter's husband
- Father Brother (Including step brother) Mother (Including step mother) Brother's wife
- Son (Including step-son) (Dependent) Sister (Including step-sister) Son (Including step-son) (Independent) Sister's husband
- Son's wife Brother (Including step brother) of spouse Daughter (Including step daughter) (Dependent) Sister (Including step-sister) of spouse

Jeli Jaywant

FORM - A (PERSONAL DETAILS)

APPLICANT **CO-APPLICANT** **GUARANTOR**

Existing Customer Yes No

CIF No/ Account No.



Name: First Name **NAYANA** Middle Name **JAYWANT** Last Name **TELI**

Salutation: Mrs Ms Dr. Other Gender: M F Transgender

Marital Status: Single Married Other Date of Birth: **07091989**

Name of Spouse: First Name **JAYWANT** Middle Name **LAXMAN** Last Name **TELI**

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father: First Name **YASHWANT** Middle Name **GOPAL** Last Name **DIGASKAR**

Aadhaar / UID No. **469373286439** PAN No. **BIOPD0385E**

Passport No. Driving License No.

Voter ID No. MGNREGA Job Card No.

Residential Status: Resident NRI / CIO Citizenship

Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category: SC ST OBC General

Nayana
Please sign here

Residential Address

Present Address: Years at current address **04** Months at current address Residence Type: Owned Rented Company Lease

Address 1: **FLAT NO 233 TWINING VEENA SARASWATI**

Address 2: **NEAR FIRE BRIGADE NALLASOPARA VASAI LINK**

Address 3: **ROAD VASAI EAST**

Pincode: **401208** Village: **VASAI** City: **PALGHAR**

District: **PALGHAR** State: **MAHARASHTRA** Country: **INDIA**

Mobile No. **9967684665** Email ID: **nayana.teli.7@gmail.com**

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1:

Address 2:

Address 3:

Pincode: Village: City:

District: State: Country:

Mobile No. Email ID:

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation: Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: First Name Middle Name Last Name

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

- Spouse (Dependent)
- Daughter (including step daughter) (Independent)
- Spouse (Independent)
- Daughter's husband
- Father
- Brother (including step brother)
- Mother (including step mother)
- Brother's wife
- Son (including step-son) (Dependent)
- Sister (including step-sister)
- Son (including step-son) (Independent)
- Sister's husband
- Son's wife
- Brother (including step brother) of spouse
- Daughter (including step daughter) (Dependent)
- Sister (including step-sister) of spouse

Nayana

Nayana