

AGREEMENT FOR SALE

THIS AGREEMENT made at Vasai this _____ day of _____, 20_____
BETWEEN

M/s. NIKUNJ DEVELOPERS, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 having his office at Nikunj Signature, Manav Mandir, Ambadi Road, Vasai West- 401202 hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partner or partners for the time being and from time to time constituting the said firm and survivors or survivor of them and the heirs, executors and administrators and assigns of last surviving partner) of the **ONE PART**;

AND

Mr./Mrs./Miss./M/S. _____

_____ (PAN
NO. _____) Indian Inhabitant/s / a
company registered under the Companies Act, 1956 having his/ her/ their
address/ _____ office _____ at

_____ hereinafter referred to as the
"ALLOTTEE/S" (which expression in case of individuals shall so far as the

context admits, be deemed to mean and include his/her/their respective heirs, executors and administrators and/or persons deriving title under or through him/her/them and his/her/their permitted assigns and in case of incorporated bodies its successors and permitted assigns) of the **OTHER PART**.

W H E R E A S:

- (a) By and under diverse Agreements for Sale and Registered Deed of Conveyances executed by and between one **SHRI. RAKESH KUMAR WADHWAN** therein referred to as the "Purchaser" (hereinafter referred to as "**THE OWNER**") and the land owners therein referred to as "Vendors", the Vendors therein absolutely sold, transferred assigned and conveyed and the Purchaser therein purchased and acquired the absolute right title and interest in respect of various pieces and parcels of land bearing different Survey Numbers and Hissa Numbers at Village Achole, Village Gokhiware and Village Manickpur, Taluka Vasai, District Palghar and Vasai in aggregate admeasuring about 10,23,301 sq. meters of thereabouts and forming Sectors "A", "B", "C", "D", "E" and "F" and Pockets P2 to P7 of Group Housing Scheme called ZCC-20 (hereinafter referred to as "**THE LAYOUT PROPERTY**") and more particularly described in the **FIRST SCHEDULE** hereunder written on the terms, conditions and covenants therein contained and pursuant thereto the Owner was placed in actual, vacant and peaceful physical possession of the respective properties mentioned thereunder ;
- (b) The tenure of the entire layout has been converted into Non - Agricultural and the Owner has obtained from the Collector, Vasai N.A. Orders bearing Ref. Nos. [a] Rev/D-1/T-IX/NAP/SR 13/91 dated 04/06/1992, [b] Rev/D-1/T-IX/NAP/SR 18/92 dated 06/03/1993, [c] Rev/D-1/T-IX/NAP/SR 39/94 dated 12/07/1995 and for the said property described in the Second Schedule Order bearing Ref. No. Gen/D-1/T-IX/NAP/SR 90/95 dated 16/3/1996. Hereto annexed and

marked as **Annexure "A"** is a copy of the N.A. Order in respect of the said property;

- (c) By and under diverse Development Agreements and writings executed by the Owners in favour of various Developers, the Owner have granted development rights to construct, consume and utilize part of the F.S.I. in respect of the said layout property and as per the scheme devised by the Owner, all the Developers of the F.S.I. and the persons developing and constructing buildings in the said layout will form for their respective individual building or group of building, Co-operative Housing Society, which society in turn will become the members of the Federation Society, which shall be the apex body of the layout property;
- (d) The Owner has obtained approved plans from the CIDCO (VASAI/ VIRAR) Authorities under Reference No. CIDCO/VVSR/REVI/BP/ZCC-20/E/3756 dated 16th April 2009 for 77,131 sq. meters of thereabouts comprised in Sector "E" and "F" of the said layout property and is entitled to develop and construct the same by utilizing and consuming the entire F.S.I. approved by the Authorities as per the sanctioned plans;
- (e) By and under Development Agreement dated 31st December 2009 executed between the said Owner viz., RAKESH KUMAR WADHWAN, therein referred to as "the Vendor" and M/s. Nikunj Developers, therein referred to as the Developers being the Promoters herein, and registered with the Sub-Registrar of Assurances at Vasai under Ref. No. Vasai/2/00976/2010, the Owner granted and assigned and the Promoters purchased and acquired the sole and exclusive development rights in respect of the F.S.I. admeasuring **4,82,493.18 SQ. FT. IN SECTOR "F"** out of the said Layout Property more particularly described in the **SECOND SCHEDULE** hereunder written, as per CIDCO approved plan bearing Ref. No. CIDCO/VVSR/ REVI/BP/ZCC-20/E/3756 dated 16th April 2009 (hereinafter referred to as "**THE SAID PROPERTY**") for consideration and on terms and conditions therein recorded;

- (f) By virtue of above facts, the Promoters are entitled and enjoined upon to construct building on the said property as per the plans approved by concerned authority;
- (g) The CIDCO, Vasai has pursuant to an application of the Owner sanctioned amended building plans and approved the entire layout property including the said property vide Order bearing Ref. No. CIDCO/VVSR/REVI/BP/ZCC-20/E/3756 dated 16th April 2009. The said CIDCO plans are further amended by the Developers, which are approved by the authorities viz. VVCMC vide Order bearing Ref. No. VVCMC/TP/RDP/VP-0743/297/2011-12 dated 31st March, 2012 there after further revised by permission dated 22/05/2012 , 11/07/2012 and revised Development permission No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013 were issued and in terms thereof the Promoters are fully authorized to consume and utilize the entire acquired F.S.I. of 4,82,493.18 sq. ft. in Sector "F", copy of sanction along with Plans for Sector F is marked and annexed As **Annexure "B"** and thereon shown Sector F surrounded by red colour boundary line
- (h) The Promoter pursuant to said Development Agreement have already constructed 14 wings viz. L, M, N, O, P,Q,R,S,T, U, V ,W , X and Y as per the plans sanctioned mentioned herein above on Said Property, hereinafter referred to as "**Constructed Buildings**". Promoter have also obtained occupation certificate bearing no. VVCMC/TP/OC/VP-0743/001/2015-16 dated 4th April, 2015 for wings . L, M, N, O, P,Q,R,S,T, U, V ,W , X and Y;
- (i) The Promoter propose to construct on the said Property 2 (two) buildings consisting of 11 Wings viz. A, B, C, D, E, F, G, H, I, J and K of Stilt/Ground + Seven Upper Floors to be known as "**VEENA DYNASTY**" accordingly VVCMC has duly sanctioned layout on which 2 (two) building consisting of 11 Wings viz. A, B, C, D, E, F, G, H, I, J and K of Stilt/Ground + Seven and/or more Upper Floors to be known as "**VEENA DYNASTY**" is to be constructed or cause to be

- constructed on the said Property (hereinafter referred to as the "**said Building/s**") as per the approved plans as mentioned in clause g hereinabove and as per the Commencement Certificate bearing No. VVCMC/TP/PCC/VP/0743/46/2013-14 dated 15th May, 2013 and 3rd July, 2017, copy of which is marked and annexed as **Annexure "C"**;
- (j) While sanctioning the said plans for the said building, the concerned local authorities and/or government have laid down/ may lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while constructing the said building and upon due observance and performance of which only, the Occupation and the Completion Certificate in respect of the said building shall be granted by the concerned local authority;
- (k) The Promoters have entered into Agreement as prescribed with , "Shah Gattani Consultants, Architects and Engineers", the Architects registered with the Council of Architects and as structural designers, license holder for preparing structural designs and drawing and specifications of the said building and the Allottee/s accepts/accept the professional supervision of the said Architect and of the said structural engineer or any such competent person or entity who may be substituted or replaced in their place by the Promoters till the completion of the said building ;
- (l) The Allottee/s has/have demanded from the Promoters and the Promoters have given inspection to the Allottee/s of all the documents of title relating to the said Property, the plans, design and specifications prepared by the Architect "Shah Gattani Consultants, Architects and Engineers" and such other documents as are specified under the Real Estate (Regulation & Redevelopment) Act, 2016 Rules and Regulations, (hereinafter referred to as "**RERA**") and the Rules framed there under;
- (m) A Copy of the Certificate of the title dated 10/10/2012 issued by the K A SANGHAVI & CO, Advocates and Solicitor is annexed hereto and

marked as **Annexure "D"** which has been perused by the Allottee/s and only getting satisfied have agreed to execute this presents;

- (n) The copies of 7/12 Extract in respect of the said property are annexed hereto and marked as **ANNEXURE "E"**;
- (o) The promoters have availed the term Loan from Ratnakar bank Limited against security of part inventory and receivables of **VEENA DYNASTY** under sanction letter CAD/MUM/0284/2016-17 for terms and conditions mentioned therein
- (p) The Allottee/s has/have duly verified the title of the Owners to the said Property and the rights of the Promoters to develop and construct the said building and after having satisfied himself/herself and itself about the same have agreed to purchase the said Apartment from the Promoters as set out hereunder;
- (q) The Allottee/s has /have applied and agreed to purchase where Promoters have accepted application for allotment of an Apartment **No. "_____"**, admeasuring _____ **sq. feet Carpet area** (as defined in clause V herein below) and on _____ (carpet area as per VVCMC) on the "**_____**" **Floor in Wing "_____"** , **Phase II** of the said building known as "**VEENA DYANSTY**" shown by blue colour hatch on the concerned floor hereto marked and annexed as **Annexure A-I** ; more particularly described in the Third Schedule hereunder (hereinafter for brevity's sake referred to as the "**Said Apartment** ") together with amenities and facilities as set out in **Annexure "F"** hereto;
- (r) The carpet area of the said Apartment in accordance with Real Estate (Regulation and Development) Act ,2016 is _____ square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use

of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

(s) The Allottee/s has/have entered into this Agreement with full knowledge of all terms and conditions in the documents, papers, plans, orders, schemes, amenities etc. recited and referred to above and those contained hereinabove and those contained herein;

(t) The parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws , the Promoters have agreed to sell to the Allottee/s and the Allottee/s agrees/agree to purchase the said Apartment at the price of Rs. _____/- (Rupees _____ Only) and on the terms and conditions hereinafter appearing;

(u) Prior to the execution of this Agreement, the Allottee/s has/have paid to the Promoters a sum of Rs. _____/- (Rupees _____ Only) being a part payment of sale consideration of the said Apartment ,as Advance payment /Booking Amount (the payment and receipt whereof the Promoters do hereby admit and acknowledge) towards the consideration and the Allotte/s has /have agreed to pay to the Promoters the balance of the said sale consideration in the manner hereinafter appearing in the operative clause;

(v) The PAN Numbers of the parties hereto are as follows:

Name of the Party	PAN Number
Nikunj Developers- Promoters	AANCS7486C

Allottee/s :

_____ FORM
_____ FORM

- (w) The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at ____no.____;

OR

The Promoter has already applied /are in process of applying for registration of the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority and accordingly said registration no is awaited;

- (x) 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;
- (y) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Said Apartment and the stilt parking (if applicable).

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

1. The recitals contained above shall form an integral and operative part of this Agreement for Sale as if the same were set out and incorporated in the operative part.

2. (a)(i) The Promoters shall construct or cause to be constructed the 2 (two) building consisting of 11 Wings viz. A, B, C, D, E, F, G, H, I, J and K of Stilt/Ground + upper Seven Floors to be constructed on the said property and to be known as “**VEENA DYNASTY**” (hereinabove and hereinafter referred to as “**Said Building**”) in accordance with the plans sanctioned and which may be sanctioned from time to time in accordance with law which plans have been inspected and approved by the Allottee/s However, it is hereby specifically agreed that the Promoters shall have to obtain prior consent in writing from the Allottee/s in respect of such variations or modifications which may materially and adversely affect the said Apartment agreed to be purchased by the Allottee/s and save and except, that no further consent of the Allottee/s is/are required for any modifications, alterations, variations, or amendments of the plans including for additions in the said Building to be constructed on the said Property or any alteration or addition required by any Government authorities or due to change in law.

(a)(ii) The Allottee/s hereby agree/agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee/s the Apartment No. _____ admeasuring _____ Sq. mtrs. Carpet Area (carpet area as defined in clause ___ herein above) and admeasuring _____ Sq. mtrs. Carpet Area (carpet area as per VVCMC) on the _____ Floor in Wing _____ of the said Building known as “**VEENA DYNASTY** ”i.e Said Building herein, shown by blue colour hatch on the concerned floor hereto marked and annexed as **Annexure A-I** ; more particularly described in the Third Schedule hereunder (hereinabove and hereinafter referred to as the “**SAID APARTMENT**”) at or for the lump sum price of Rs. _____/- (Rupees

_____ 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 which are more particularly set out in **Annexure "F"** hereto.

(a)(iii) The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s covered parking spaces bearing No. _____ situated at _____ Basement and/or still being constructed in the layout for the consideration of Rs. _____/-(Rupees

_____ Only)

(b)The total aggregate consideration amount for the said Apartment including covered parking spaces is thus Rs._____/-(hereinafter referred to as **"Consideration"**)

(c) The Allottee/s has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration / _____% before the commencement of the RERA, 2016) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. _____(Rupees _____) in the following manner: -

- (i) Rs. _____/-(Rupees _____

_____Only)
on or before the execution of these presents);

(ii) Rs. _____/ (Rupees

_____ Only) on Casting of Plinth;

(iii) Rs. _____/ (Rupees

_____ Only) on Casting of 1st Slab;

(iv) Rs. _____/ (Rupees

_____ Only) on Casting of 2nd Slab;

(v) Rs. _____/ (Rupees

_____ Only) on Casting of 3rd Slab;

(vi) Rs. _____/ (Rupees

_____ Only) on Casting of 4th Slab;

(vii) Rs. _____/ (Rupees

_____ Only) on Casting of 5th Slab;

(viii) Rs. _____/ (Rupees

_____ Only) on Casting of 6th Slab;

- (ix) Rs. _____ / (Rupees

_____ Only) on Casting of 7th
Slab;
- (x) Rs. _____ / (Rupees

_____ Only) on Casting of 8th
Slab;
- (xi) Rs. _____ / (Rupees

_____ Only) on Commencement of Brick Work;
- (xii) Rs. _____ / (Rupees

_____ Only) on Commencement
of Plaster Work;
- (xiii) Rs. _____ / (Rupees

_____ Only) on Commencement
of Flooring Work;
- (xiv) Rs. _____ / (Rupees

_____ Only) Commencement of the
Sanitary Work;

Rs. _____/- (Rupees
Only)

Within 15 (fifteen) days from the date of intimation by the Promoters to the Allottee/s that the said Apartment is ready for Possession, which is/shall be payable by the Allottee/s to the Promoters by way of Pay Order / Demand Draft Only to be made in the name of "M/S _____"

- (d) The Consideration above excludes all kinds of taxes and statutory charges viz. Goods and Service tax(GST) , various kinds of cess , Stamp duty charges, registration charges or such other taxes/charges as may be applicable in respect of the said Apartment and to these presents during the tenure of the project i.e construction of said Building and up to handing over of the said Building to the respective Society that may be formed in future (hereinafter referred to as "**Statutory charges and taxes**")and accordingly the Allottee/s shall be solely and absolutely liable to make the payment of said Statutory charges and taxes incidental thereof without holding the Promoters in any manner responsible during the tenure of the project as aforesaid. It is further agreed that if by reason of any amendment to the Constitution or enactment or amendment or any other law, this transaction is held to be liable to any additional taxes the same shall be payable by the Allottee/s on demand by the promoter and the Promoters shall not be responsible for the same. The Allottee/s shall at all-time hereafter keep the Promoters indemnified and safe and harmless against all penalties or consequences arising on account of breach and violation of any of provision of law by the Allottee/s and further the Allottee/s undertake/s to follow and abide by all rules and

regulations of law and make good for any loss and/or damage suffered and/or occasioned on account of any breach and/or violation or omission and commission by the Allottee/s in payment of said Statutory charges and taxes.

(e) The Consideration 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.

(f) The Promoters shall be entitled to and shall send to the Allottee/s, intimations/ Demand Notes, demanding payments of the relevant amounts under these presents or installments of the consideration from the Allottee/s as and when the same falls due as per Clause 2(c) ,2(d) and 2(e) above. Such installments shall be payable by the Allottee/s strictly within the period mentioned in such intimations/Demand Notes. The Allottee/s hereby covenant/s with the Promoters that the Allottee/s shall duly and punctually pay the amounts due and payable within the time and in the manner stipulated in the intimation/Demand Notes without committing any breach and/or defaults thereof. In respect of the payment of each amounts under these presents or installments paid by the Allottee/s, the Promoters will pass separate receipt. ***The time for making the payment of each of the aforesaid installments and all other amounts due and payable shall be the essence***

of the contract. Without prejudice to other rights specified herein Promoter shall be entitle to and the Allottee/s agrees and shall be liable to pay to the Promoter, interest as specified in the Rule i.e Highest Marginal cost of Fund of SBI plus 2% PA or at the rate as may be applicable from time to time, on all the delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoters.

(g) The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) 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 Promoter to adjust his payments in any manner.

3. (a) If the Allottee/s in order to augment the resources in his/her/their hands for the purpose of payment of consideration amount to the Promoters under this Agreement for Sale intends to seek loan from any financial institutions / banks, etc. against the security of the said Apartment then in such a case the Allottee/s shall be required to obtain on the letterhead of the respective financial institutions/bank's, etc. the loan /pre-sanction loan letter and only against which the Promoters will issue the NOC for mortgage of the said Apartment to the Allottee/s. Further when such financial institution/ bank, etc. makes a disbursement, it shall be mandatory that the payment should be made by issuing the Cheque/Pay Order/Demand Draft, of the Loan amount or installment/s in the name of the Promoters only i.e. in favour of " _____ . _____ **Bank A/c No. _____**" and in the event such financial institution/ bank, etc. issues Cheque/Pay Order /Demand Draft of Loan amount or installment/s in any other name or account, then such financial institution/ bank, etc. shall do so at their own risk

and the Promoters shall not be liable for any cost and consequences arising therefrom and in such event the Allottee/s shall not be absolved of payment of purchase consideration and consequences for non-payment /default in payment shall be followed

- (b)** Without prejudice to the right of Promoters to charge interest in terms of sub clause 2(f) above, on the Allottee/s committing defaults i.e On receipt of demand letter as mentioned above followed by 2(Two) reminders for payment of amounts under these presents and /or instalments including said Statutory charges and taxes, the Promoters shall at his own option, may terminate this Agreement , Provided that, 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 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 Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement. However upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee/s within a period of thirty days of the termination, the instalments of consideration of the said Apartment which may till then have been paid by the Allottee/s to the Promoters subject to amount so paid or 10% of consideration amount whichever is lower to be forfeited and after providing for adjustment and recovery of liquidated damages or any other amount which may be payable to Promoters subject to adjustment and recovery of liquidated damages on account of losses of whatsoever nature arising out of such Termination or any other amount which may be payable to Promoter;

(c) The Promoters upon such terminations shall be entitled to sell, transfer and assign the said Apartment and all the rights, title and interest therein in favour of any third party on such terms and conditions as thought fit and proper by the Promoters without any recourse and/or reference to the Allottee/s . However if Allottee/s had seek loan from any financial institutions/banks etc., against the security of the said Apartment after prior consent/approval of the Promoters and promoter exercise its right to terminate due to some breach of terms and conditions mentioned herein then in that case Allottee/s hereby undertakes/undertake to clear the entire mortgage debt outstanding and to obtain necessary letter/confirmation stating clearance of mortgage, etc. from such financial institution/bank, etc. and the Promoters shall directly pay the amount to the banks and financial institutions etc., from the amount standing to the Allottee/s credit subject to deductions mentioned above (paid by him/her/them to the Promoters towards the consideration amount) with the Promoters towards the said Apartment and to that extent, so as to clear the mortgage debt.

4. The Allottee/s agrees with promoters that he/she/they shall not sell/dispose of the said Apartment till the date of Possession without written consent of the Promoter whereas Promoter agrees to give consent within 10 (ten working days) from the receipt of such request;

5. The Promoters shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund

the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in clause 2(f), 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 Promoters shall demand additional amount from the Allottee/s which shall be payable within forty-five days with annual interest at the rate specified in clause 2(f), from the date such deficit exist. All these monetary adjustments shall be made at the same rate per square meter to be arrived as per Clause 2(a) of this Agreement.

6. The Promoters 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 said Apartment to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
7. Time is essence for the Promoters as well as the Allottee/s. The Promoters shall abide by the time schedule for completing the project and handing over the said Apartment 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 agreed herein. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 2 (c), 2(d) and 2 (e) herein above. (**hereinafter** referred to as "**Payment Plan**").
8. The Promoter hereby declares that the FSI as on date in respect of the said Property is _____Sq. mtr. only and Promoter

plans to utilize F.S.I of _____ Sq. mtrs for the said buildings by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project/said Property. The Promoter has disclosed the Floor Space Index of _____ as proposed to be utilized by him for the said building as described herein and Allottee/s has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

9. The fixtures, fittings and amenities to be provided by the Promoter in the said building and the Apartment as are set out in **Annexure F**, annexed hereto.

10. The Promoters shall give possession of the Apartment to the Allottee/s on or before December, 2019. If the Promoter fails or neglects to give possession of the Apartment to the Allottee/s on account of reasons beyond his control and of his agents by the aforesaid date, then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 2(f) herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- i. war, civil commotion or act of God;
- ii. any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- iii. Non-availability of steel, cement, other building materials, water, electric supply, etc.
- iv. Delay on the part of government authorities to sanction approvals or issue certificates viz. Occupation Certificate

11. If the Promoters fails to abide by the time schedule for completing the said Building and handing over the said Apartment to the Allottee/s due to any other reason not eligible for grant of extension as mentioned in clause 10 herein above , then in that case Promoter agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in as specified in the Rule i.e Highest Marginal cost of Funding of SBI plus 2% PA or such other rates as may be applicable from time to time, on all the amounts paid by the Allottee/s , for delay till the handing over of the possession.

12. PROCEDURE FOR TAKING POSSESSION:

- i) The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/s as per the payment plan under this agreement shall offer in writing the possession of the said Apartment , to the Allottee/s in terms of this Agreement to be taken within maximum 3 (three) months from the date of issue of such notice and the Promoters shall give possession of the said Apartment to the Allottee/s .The Promoters agrees and undertakes to indemnify the Allottee/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter.

- ii) The Allottee/s agree(s) to pay the maintenance charges as more specifically mentioned in clause 15(ii)
- iii) The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.
- iv) The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said Apartments are ready for use and occupancy:
- v) Failure of Allottee/s to take Possession of Apartment: Upon receiving a written intimation from the Promoters as mentioned herein, the Allottee/s shall take possession of the said Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 12(ii) then such Allottee shall continue to be liable to pay maintenance charges as applicable.
- vi) If within a period of five years from the date of obtaining the Occupation Certificate, the Allottee/s brings to the notice of the Promoter any structural defect in the said Apartment or the building in which the said Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the 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. The aforesaid warranty given by the Promoter is applicable only if after occupying the apartment the allottee shall maintain the apartment in the same condition as it was handed over to him by the promoter. In case the allottee makes any changes of whatsoever nature including shifting of the walls, doors, windows

and their grills, bedrooms, kitchen, bathrooms, balconies, terrace, enclosing balconies, flower bed, extending rooms, changing floorings, plumbing systems, electrical wiring, sanitary systems and fittings, fixing falls ceiling or doing any work affecting and damaging the columns and/or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or association/company. Further, cases including where the allottee (i) installs air-conditioners on the external walls haphazardly which may destabilize the structure, (ii) allottee and/or its tenants load heavy luggage in the lift, (iii) damage any portion of the neighbor's Apartment, or common area by drilling or hammering etc. and (iv) does not follow the conditions mentioned in the maintenance manual, the allottee shall not be entitled to invoke the aforesaid warranty given by the promoter.

13. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/shop/godown for carrying on any industry or business. (*strike of which is not applicable). He shall use the garage or parking space only for purpose of keeping or parking vehicle.

14. The Promoters shall be entitled to sell the Apartments and/or any other premises/spaces in the said Building/s for any use, subject to the permission of the concerned authority, if any required. An Allottee/s, subject to above, hereby gives/give his/her/their consent to any use thereof by the Promoters. It is hereby expressly agreed that the Promoters shall be entitled to sell the Apartments and/or any other premises/spaces in the said Building/s for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes or for any type of commercial user, consulting rooms, banks, community halls, stalls, banquet halls, restaurants or any non-residential use as

may be permitted by the concerned authorities and/or any other use that may be permitted by the said authorities and the Allottee/s shall be entitled to use the said Shop/Apartment to be purchased by him/her/them accordingly and similarly the Allottee/s shall not object to the use of the other Apartment and/or any other premises/spaces in the said Building/s for the aforesaid purposes, by the respective Allottee/s thereof. The Allottee/s shall not change the user of the said Apartment without the prior written permission of the Promoters and the concerned local authorities.

15. (i) The Allottee along with other Allottee/(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known as "VEENA DYNASTY" or 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 byelaws 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, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee 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.

(ii) 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 administration 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 contribution of Rs _____ lump sum. (hereinafter referred to as Maintenance charges) The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until the administration of the society is not handed over to the society. On such handing over of administration to the Society the aforesaid deposits (less deduction provided for in this Agreement and expended for maintenance of the society) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

- iii) On the vesting of the management and the administration of the said Building/s in the Society or upon the Allotees/s of the Apartment in the said Building/s, being admitted as members of the Society , the said society shall take over complete responsibility for the management of the said property and the said Building/s and shall be solely responsible for collection of dues from its members and for the disbursement of such collections in relation to the said Building/s, including payment for ground rent, if any, Municipal/Nagar parishad Taxes, Water charges, salaries of the

employees charged with the duties for the maintenance of the said property and the said Building/s.

- iv) The Allottee/s of the said Apartment shall, so long as and till the various Apartment in the said building are not separately assessed by the Corporation for property taxes and water charges, rates and other outgoings, pay and continue to pay the proportionate share of such taxes, rates, and other outgoing assessed on the said property including the said building on ad-hoc basis as may be decided by the Promoters. The Allottee/s shall continue to pay such amounts as decided and intimated by the Promoters without demur and without in any manner disputing the same and shall not demand any accounts in respect thereof. PROVIDED HOWEVER that, if any, special taxes and/or rates are demanded by the Corporation or any other statutory authorities by reason of any permitted use, the Allottee/s alone shall bear and pay such special taxes and rates. As from the date of offer for delivery of the possession of the said premises, the Allottee/s shall observe, perform and abide all the rules and regulations of the Corporation and/or other statutory bodies and shall indemnify and keep indemnified the Promoters against any loss or damage in respect thereof
- (v) Being conveying the said property part of layout property right is vested with the owner consequently the Promoters have no right to convey the Said Property and accordingly Promoter shall extend all cooperation for Conveyance which shall be executed only by the Owners upon the completion of the development of the entire layout being the said Layout property more particularly described in the First Schedule hereunder written.

16. (a) The Allottee/s shall on or before delivery of possession of the said Apartment pay to the Promoter, the following amounts:

- i. Rs. _____/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- 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. The Allottee/s shall pay Rs. _____/- to Promoter as reimbursable cost which is paid by the Promoter on behalf of Allottee/s .
- 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.

(b) The Allottee/s shall pay to the Promoter a sum of Rs. _____/- for 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, regulations and bye-laws and the cost of preparing and engrossing the conveyance.

(c) The Promoters are authorized by the Allottee/s on his/her/their behalf and out of the amounts so deposited, to spend for all costs for preparation of all other documents, deeds, declarations, costs

of lawyers for transfer of the said Building/s and /or portion thereof, to the said Co-operative Society and/or Association or Federation and such costs and costs of transfer are to be borne and paid wholly by the Allottee/s , but exclusive of all out of pocket expenses like stamp duty, registration charges, etc. of such documents which also will be borne and paid wholly by the Allottee/s and other acquires of Apartment. Incase if the costs, charges and expenses exceed the aforesaid amount, the same would also be made good by the Allottee/s .

- (d) At the time of registration of conveyance deed of the building or wing of the building, the Allottee/s shall pay to the Promoter, the Allottee/s share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance 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 of the project land, the Allottee/s shall pay to the Promoter, the Allottee/s share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance 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.

17. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee/s as follows:

- I. The Promoter has clear and marketable title with respect to the Said Property; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the Said Property and also has actual, physical and legal possession of the Said Property for the implementation of the Project;

- II. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the said Building and shall obtain requisite approvals from time to time to complete the development of the said Building;
- III. There are no encumbrances upon the land appertaining to said Building or the Said Property except those disclosed in the title report or under online uploading of registration of project or under this agreement;
- IV. There are no litigations pending before any Court of law with respect to the land appertaining to said Building.
- V. All approvals, licenses and permits issued by the competent authorities with respect to the Said Property 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 all applicable laws in relation to the Said Property, Building/wing and common areas;
- VI. The 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 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 Said Property, including said Building and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;

- VIII. The Promoter confirms that the 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 or such other vesting agreement of the structure to the association of Allottee/s the Promoter as mentioned herein above shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee/s ;
- X. The 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 Building to the competent Authorities subject to terms and conditions mentioned herein;
- 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 Said Property/or said Building except those disclosed in the title report.
- XII. The Promoters have prior to the execution of these presents specifically disclosed and represented the Allottee/s as under which Allottee shall be deemed to be accepted on execution and registration of this presents:
- (a) That the Promoters have only purchased and acquired development rights to utilize and consume **4,82,493.18** sq. ft. in Sector "F" of the said layout as per the Development Agreement dated 31st December 2009 on terms and conditions therein

recorded and the Promoters while carrying out the entire development either together or in phase wise manner is bound and liable by the covenants and conditions agreed with the Owners as recorded therein;

(b) That all the areas falling under reservation, whether D.P. Roads, gardens, play grounds, utilities or otherwise forming part of the layout property shall remain and belong to the Owner. That the R.G. appurtenant to the said property is forming part of the said layout property and is to be jointly developed by the Promoters alongwith the developers of the adjoining property proportionately. It is made absolutely clear that all the F.S.I. that may be generated from such R.G. or its development shall belong to the Owner only in terms of the Development Agreement dated 31st December 2009 and the Owner shall be entitled to utilize the same on any portion of the layout as he may deem fit and proper;

(c) That the Promoters shall form single or more co-operative societies in respect of one or more buildings to be constructed on the said property. The Owner shall upon the formation of the said Societies by the Promoters and other Developers of the layout execute Deed of Conveyance in the favour of such Federal Co-operative Housing Society that may be formed by the Owner, which shall be the Apex Body of the layout. The Co-operative Societies formed by the Promoters on the said property shall become and be obliged to become members of such Federal Co-operative Housing Society and the Federal Society shall grant a sub-lease at a nominal yearly rental (say Rs. 1/- (Rupees One Only) per building. All the Title Deeds and miniments related to the said property shall be delivered to the said Federal Co-op. Hsg. Soc. Ltd., and such society upon formation shall look after the maintenance and the infrastructure and the public recreation and other amenities of the layout.

18. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the said Apartment may come, hereby covenants with the Promoter as follows:

- I. To maintain the said 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 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 said 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 said Apartment is situated, including entrances of the said Building in which the said Apartment is situated and in case any damage is caused to the building in which the said Apartment is situated or the said Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s 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 tenable 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, Partis 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 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. The Allottee/s has prior to the execution of this Agreement, satisfied himself/herself/themselves about the Title of the Owner/Developer/Promoters to the Said Property as more particularly described in the First Schedule hereunder written, and has/have accepted the Certificate of Title issued by K A SANGHAVI & CO, Advocates and Solicitor dated 10/10/2012 , which is annexed herewith and which has been perused by the Allotte/s and has/have agreed not to raise any further requisitions or any objections in relation thereto hereafter

- VII. 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.
- VIII. 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.
- IX. 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.
- X. 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.
- XI. 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.

- XII. Till a indenture of Conveyance or such other vesting document 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 all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- XIII. The Co-operative Society of the said Building/Wing shall incorporate the name "VEENA DYNASTY" in its name and that name will not be changed under any circumstances without obtaining written permission of the Promoters.
- XIV. Furthermore, the Allottee/s undertakes/undertake and declares/declare and grants/grant his/her/their irrevocable consent for the said name mentioned above and accordingly agrees/agree to vote in favour of the said name in the resolution to be passed in the General Body Meeting of such proposed Society and/or Association and Federation for the reservation of name for the proposed Society and/or Association and the said proposed Society or Association or Federation, as the case may be, shall adopt and accept the name as stated above for the said Society and/or Association or Federation. The Allottee/s shall also not alter the name of the scheme or the name of the Building/s in which the said Apartment of the Allottee/s is/are situated. The said Building/s shall hereafter be permanently known as "VEENA DYANSTY".
- XV. It is hereby expressly agreed that, the Promoters shall be entitled to sell the Apartments/commercial premises in the said building/s for the purpose of using the same as guest house, dispensaries,

nursing homes, maternity homes or for commercial use, consulting rooms, banks, community halls or any non-residential use as may be permitted by the concerned authorities and/or any other use that may be permitted by the said authorities and the Allottee/s shall be entitled to use the said Apartments/commercial premises agreed to be purchased by him/her/them accordingly and similarly, the other Allottee/s and/or Society shall not object to the use of the other premises in the said building for the aforesaid purposes by the respective Allottee/s thereof.

- XVI. The Allottee/s is/are aware that the building plans are sanctioned by the VVCMC and as such FSI, that may be consumed while constructing building/s on the said Property may be in proportion to the FSI consumed thereon, so also some of the common amenities like gutter, sewerage, electric cables, gardens, roads, open parking spaces etc., are commonly provided for all buildings constructed or to be constructed on the said Property and that the Promoter cannot sub-divide the smaller property. The Allottee/s shall not insist upon, nor the Promoter shall be liable and/or responsible to obtain sub-division in respect of the said Property.
- XVII. An Allottee/s hereby agrees and confirms that Not to keep anything in the common passage, staircase, terrace, walls or any other common place and not to hang any sign boards, hoardings, name boards etc. in the passage or on the inner or outer wall of the building/s or Wing/s.
- XVIII. Allottee/s state, declare, agrees, confirm that he/they have taken inspection of sanctioned plans and accordingly is aware of the fact that parking spaces available in layout is to be allotted/sold to flat purchasers who requested to which Allottee/s shall not object nor interfere with further Promoter shall be at Liberty to allot/sold as they may deem fit and proper or as per their policies (for proper

management of parking spaces), which Allottee/s is/are aware of and have agreed and consented

- XIX. The consideration amount is agreed and accepted by both the parties after considering the current market situation and the benefits available to the promoter in terms of any credits, set offs, concessions, rebates, incentives available to the promoter under any direct or indirect tax laws. The buyer agrees that he will not claim any further concession/discount/rebate/incentive on the agreed price under any circumstances.
- XX. The Allottee/s hereby agrees and confirms The stilts and hoarding place anywhere including in the compound walls, terraces, open spaces shall always belong to the Promoters and all benefits thereof, will belong to the Promoters and the Promoters shall be entitled to deal with, dispose off, let out, give on hire or leave and license or any other basis, as the Promoters may deem fit and the Promoters shall be entitled to appropriate the sale proceeds, income, compensation, royalty etc. therefrom .
- XXI. Allottee/s hereby expressly agreed that the responsibility of the Promoters shall be restricted to the extent of providing pipeline, overhead water tank, underground water tank and the water connections to the Building/s and/or Wing/s as per the norms set by the Municipal Corporation/ or the relevant authority. Thereafter, if there is any shortage in water supply for any reason whatsoever, the Promoters shall not be responsible for the same. Similarly, the Promoters shall get the necessary electric meter installed and obtain the electric connection in respect of the said Apartment. However, if there is insufficient support of the electric power by the electric power company the Promoters shall not be

held responsible for the same and complained of deficiency of the service.

19. The 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.
20. 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 said 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 Promoters until the said structure of the building is transferred to the Society/Limited Company or other body transferred to the Apex Body /Federation as hereinbefore mentioned.
21. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**
After the Promoter executes this Agreement he shall not mortgage or create a charge on the said 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 said Apartment.
22. **BINDING EFFECT:**
Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the 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 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 amount so paid or 10% of consideration amount whichever is lower to be forfeited and balance shall be returned to the Allottee/s without any interest or compensation whatsoever.

23. 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 /building, as the case may be.

24. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.

25. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S / SUBSEQUENT ALLOTTEE/S:**

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], in case of a transfer, as the said obligations go along with the [Apartment] for all intents and purposes.

26. **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.

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

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

28. **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 and same shall be subject to terms and conditions mentioned herein.

29. 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.

30. The Allottee/s and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

31. 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 Allottee/s: _

Allottee/s **Address:**

Notified Email ID:

Promoter **Name:**

Promoter **Address:**

Notified Email ID:

32. 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.

33. **JOINT ALLOTTEES:**

That in case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s 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 .

34. **STAMP DUTY AND REGISTRATION:**

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s .

35. **DISPUTE RESOLUTION:**

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

36. **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 competent courts of Vasai jurisdiction for this Agreement.

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

THE FIRST SCHEDULE HEREINABOVE REFERRED

(THE DESCRIPTION OF THE LAYOUT PROPERTY)

All that piece and parcel of non-agricultural lands admeasuring about 10,23,301 Sq. Mtrs. or thereabout situate lying and being at Village Achole, Taluka, Vasai, District Palghar bearing Survey Nos. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 25, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 114, 119, 230, 231, 232, 234, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 251, 254, 257, 259, 260, 261, 262, 265, 266, 267, 270, 272, 273, 274, 275, 276 and Pardi Nos. 9, 11 and 24 as per Kami Jasta Patrak issued by TILR Vasai and of the Village Gokhiware, Taluka, Vasai, District Palghar bearing Survey Nos. 97,105 & 106, as per Kami Jasta Patrak issued by TILR Vasai and of the village Manickpur, Taluka Vasai, District Palghar and bearing Survey Nos.. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 as per Kami Jasta Patrak issued by TILR Vasai in the Registration district and Sub-District of Vasai

THE SECOND SCHEDULE HEREINABOVE REFERRED

(THE DESCRIPTION OF THE SAID PROPERTY)

All the pieces and parcel of land admeasuring 18,060.38 sq. meters comprised in Sectors F with right to utilize and consume 4,82,493 sq. ft. as per the CIDCO Approved plans bearing Ref No. CIDCO/VVSR/ REVI/BP/ZCC-20/E/3756 dated 16th April 2009 lying, being and situated in the Registration district and Sub-distinct of Vasai in Village Achole, Taluka, Vasai, District Palghar and forming part of the Group Housing Scheme- ZCC-20 and bearing New Survey Nos.

_____ as
per Kami Jasta Patrak issued by TILR Vasai and forming part of the said layout
property more particularly described in First Schedule hereinabove written and
bounded as under: -

On or towards North :-

On or towards East :-

On or towards South :-

On or towards West :-

THE THIRD SCHEDULE ABOVE REFERRED TO SAID APARTMENT:

Apartment No. _____ area admeasuring _____ Sq. Ft. Carpet Area (as per
RERA, 2016) and _____ Sq. ft. (as per VVCMC), on the Floor of the said
building known as **"VEENA DYANSTY"**, constructed on the property
mentioned in the First Schedule herein , lying, being and situated in the
Registration district and Sub-distirct of Vasai in Village Achole, Taluka, Vasai,
District, Palghar

PAN No. of Allottee/s :

PAN No. of Allottee/s :

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed
their respective hands and seals on the day and year first hereinabove written.

SIGNED AND DELIVERED by the }
Withinnamed "PROMOTERS" }
M/S. NIKUNJ DEVELOPERS }
Through its PARTNER }
SHRI. HARESH SANGHAVI }
in presence of }

SIGNED AND DELIVERED by the }
Within named "ALLOTTEE/S" }

_____ }
in presence of }

WITNESSES }

1. }

2. }

RECIPT CLAUSE

RECEIVED of and from the within named Allottee/s a sum of
Rs. _____/- (Rupees
_____ Only)
by Cash or Cheque/P.O. /D.D. bearing No. _____ Dated
_____ drawn on _____
Bank, _____ Branch, being the amount of deposit of Earnest
Money/Booking Amount, towards part payment as within mentioned, required
to be paid by the Allottee/s to us.

Rs. _____ /-

WE SAY RECEIVED
FOR M/S. NIKUNJ DEVELOPERS

Partner

WITNESSES

1.

2.

क. मसुदा/५७-१/८-४/एनएपी/संख्या-२९/९४
 जिल्हाफाटो कार्यालय, ठाणे
 दिनांक: 11/10/1994.

बाबत:

- १] श्री मधुकर बंधुवा पाटील व इतर-२२५ यांचे वसुधुवपाटी श्री राजेश बंधुवा यांचा ठर दि. २२.११.९४.
- २] ठरविणार काई यांचा पत्राची जणारा क. मसुदा/किसोती/संख्या-७९ दिनांक ८.१२.१९९४.
- ३] अशो. देवदर, ठिळकी काई यांचेकडील विकास पात्यानाही क. तिसरो/अडीअई एतजार/बीपी/१०२०/अडीअई/४०/आठ/४५५९ दि. १८ वृषी १९९४.
- ४] मुळयाधकारी, साबातोपारा न.वा. यांचे वा.क. १०७/९१-९२ दि. १५.९.
- ५] उपनगररक्ष ठाणे वन विभाग ठाणे यांचेकडील वा.क. १/४०/वनिन/१९९४ स १९८९-९० दि. १५.५.१९८९.
- ६] जिल्हाफाटो, ठाणे यांचेकडील कार्या क. मसुदा/५७-१/८-४/एनएपी/संख्या १४४/८८, २४०/८८ व २१८/८८ दि. ५.१.९०.
- ७] नरिण्ट भूमिशास्त्र, अडविशेष प्राधिकरण, ठाणे यांचे क. संख्या-१०८९/१०८९/एनएपी/१९९४/१४ दि. १५.९.९४.

बाबत:

या अर्था, श्री मधुकर बंधुवा पाटील व इतर-२२५ यांचे वसुधुवपाटी श्री राजेश बंधुवा यांचा ठर दि. २२.११.९४ यांचे वसुधुवपाटी ठाणे जिल्हा ठाणे काई यांचे वसुधुवपाटी ठाणे-आशोके वा ठाणेची भूभावन क. सं. नं. २०२/१ व इतर सोबतचे पुत्र "अ" व "ब" मध्ये मूळ क्षेत्रा जापत्या माझीच्या समितीकडे २१०२५.० चौ.मी. क्षेत्रा बाबत रक्षित व वाणिज्य वा विनयकी पुत्रांना वापर करण्याची परवानगी मिळवाबाबत ठर देण्या ठाणे.



या अर्था, आवा मसुदा नमि मसुदा अधिनियम १९७६ चे कलम ४४ व जिल्हाफाटो, ठाणे यांचेकडे निधीत करण्यात आलेल्या जाणारा वापर कलम ४४ व जिल्हाफाटो यांचे श्री मधुकर बंधुवा पाटील व इतर-२२५ सोबतचे पुत्र "अ" व "ब" पुत्राचे वा. सं. नं. २०२/१ व इतर सोबतचे पुत्र "अ" व "ब" मध्ये मूळ क्षेत्रा जापत्या माझीच्या समितीकडे २१०२५.० चौ.मी. क्षेत्रा बाबत रक्षित व वाणिज्य वा विनयकी पुत्रांना वापर करण्याची परवानगी मिळवाबाबत ठर देण्या ठाणे.

साबातोपारा न.वा. यांचे वा.क. १०७/९१-९२ दि. १५.९. क्षेत्र ५९५०.० चौ.मी. मसुदा वा नमि व अशोके वा ठाणे समितीचे क्षेत्र वाकून अंश एकूण ५९५४.११ चौ.मी. क्षेत्र वाकून ठरविले - १५०२२६.८६ चौ.मी. मध्ये क्षेत्र रक्षित १५९६८५.२२ चौ.मी. व वाणिज्य ५६५१.८६ चौ.मी. स्वतः समितीच्या क्षेत्राची रक्षित व वाणिज्य वा विनयकी पुत्रांना वापर करण्याबाबत पुढील अर्थावर अनुषा (परमिसन) देण आसे.

या रती आ:

- १] ही परवानगी अधिनियम त्याबाबती क्षेत्रे नियम यांचा अधिनियम देणा ठाणे आहे.
- २] अनुषाची व्यवहारे (पुत्रांचे) आ समितीचा वापर व त्यापरीत त्या ठाणेची आणि ठाणे अन्य बांधकामाचा उपयोग, वक्त समितीचा त्या पुत्रांना

११

आगी बंनिन किंवा लिवाकोण्याली भाग किंवा आगी इमारत यांचा इतर कोणत्याही दुय्य प्रकारचे विक्रीपिकारी, ठाणे यांच्याकडून वगैरे अर्जाची कागादू लेखी परवानगी मिळविलेले किंवा वापर करता कामा नये. इमारतीच्या वापरातून यमिनीचा वापर ठरविलेला आहे.

२) आगी परवानगी देणा-या प्राधिकार-यांकडून आगभूक्याची किंवा त्याचे वे कोणते उपभूक्ये करणा-याकडून मंजुरी किंवा ज्ञेय त्या उपभूक्याची आगची गोटविभागणी करता कामा नये.

५) अनुवागाची व्यक्तीने (अ) विक्रीपिकारी व इतरिभ्यः कायदाविका प्राधिकरण यांचे समाधान होईल असा रितीने आग यमिनीत रत्ने, गटारे वगैरे बांधून आणि (ब) भूतपत्र विभागाकडून आग भूक्याची मोकळी व त्याचे सिमन्ट करण ही यमिनी वा आगरे एकेच्या वास्तव्यातून एक वर्षाच्या अंतर्भावे आगक्यापुमाणे काटेकोरपणे विक्रीत लेखी पाहिजे. आणि आग रितीने ही यमिनी विक्रीत लेखी वास्तव्यात त्याने त्या यमिनीची कोणत्याही रितीने विक्रीवाट कायदा कामा नये.

५) पुस्तकवित्त यमिनीदेखी पत्र "अ" यथोक्त यमिनी कुठ कायदा स्वतः ५३ वा पान याच्या तद्वत यमिनीचे आकारार्थ ५० वट करणा ६.५८५५/- (आठवी आठ पाने ह्या आठवी संपूर्ण मात्र एकूण रक्कम पाचवी रु. ५०२५५८० दिनांक १२.८.२५ रोजी व्हाट वगैरे वास्तव्यात विक्रीत भरणे केलेली आहे.

६) अनुवागाची व्यक्तीने आग भूक्या किंवा त्याची इतर प्रकारे विक्रीवाट कायदाविका वगैरे तर आग अनुवागाची व्यक्तीने ही भूक्या वा आदेशात आणि त्याची मोकळी नसू नसेल असा रिती पाळून करण विक्री किंवा आग रितीतून त्याची आग प्रकारे विक्रीवाट कायदा आणि त्याने सिमन्टवित्त नसेल विक्रीवाट वगैरे कायदा वगैरे करण केले.

७) पाठोपाठ नोडलेल्या तसे आगक्यात आणि किंवा इमारतीच्या नकारात निर्दिष्ट केलेल्यापुमाणे इतर वागरे आगक्यात बांधून करणा यमिनी ही परवानगी देण जाईल आहे. इतर भूक्यातील नकारातून यमिनीच्यापुमाणे उर्वरित केव दिना बांधकाम मोकळे होऊ पाहिजे.

८) पुस्तकवित्त बांधकाम वे नकारात निर्दिष्ट केलेल्या नसतयार्थ आग नसतयार्थ असा

८) पुस्तकवित्त इमारत किंवा कोणत्याही नाम (आत्त्यात) यांच्या बांधकामात तुळ करणायांनी अनुवागाची व्यक्तीने (यमिनीने) कायदाविका यांच्याकडे बांधकाम करणा यि ही कायदा वगैरे परवानगी मिळविले हे आग व्यक्तीने बांधकाम केले.

९) अनुवागाची व्यक्तीने होऊ नोडलेल्या नकारात निर्दिष्टपुमाणे विमन्टिक र्थीकडे इतर (वापन मार्विलत डिटिक्ट) होऊ पाहिजे.

१०) वा आदेशाच्या दिनांकातून एक वर्षाच्या काळात अनुवागाची व्यक्तीने आग यमिनीचा नकारातून पुढे आगक्यात वापर करणात तुळ्याव लेखी पाहिजे. मात्र वेगवेगळी आग काठाची वाटविल्यात जाऊ अस तर ही गोष्ट-आगक्या. अनुवागा व्यक्तीने उपरोक्तापुमाणे न केलात ही परवानगी रद्द करणात जाऊ आत्त्याचे समजावार्थ होईल.

११) पुस्तकवित्त यमिनीदेखी पत्र यमिनी पूर्वापे किंवा विक्रीत जाईल मात्र आग विक्रीत यमिनीचे किंवा आदेशातून यमिनी पुमाणे विक्रीत वापर एक वर्षाचे आग वागरे नाही. आग उपरोक्तापुमाणे ५ वरील यमिनी आदेशाचे र्थ भूतपत्र आगक्याची यमिनी म.व.म. अधिनियम १९५५ चे कलम २२९(२) अन्वये रु. १०००/- अनुवागाची व्यक्तीने याचही रु. १००५५८० दि. १२.८.२५ रोजी व्हाट वगैरे वास्तव्यात विक्रीत भरणे केलेली आहे.

१२] अनुशासनादी व्यक्तीने आा वमिनीचे विररोहकी पुणेवनापे वापर कणयुते विनाकात तुळात सेवी जेत जाणि किंवा आा विनाकात त्याने आा वमिनीचा वा कत केवा जेत तर ती दिनांक त्याने एक महिन्याच्या अंतुत त्याच्यामार्फत वतई एक विररोहात स्वकिने वरकिने. तर ती अडे कणयुत पुने तर महाराष्ट्र वमिन महसुत [वमिनीच्या वापरवात कत व विररोहकी आकारणी] नियम १९६२ मधीत १-०५ व त्याच्यावर कार्यवाही कणयुते आा अनुशासनादी वात्र ठरेत.

१३] आा वमिनीचा आा पुणेवनापे वापर कणयुत अनुशासनादी परवानगी देण जावी अतेत त्यापुणेवनापे वापर कणयुत पुाहूभ कणयुतच्या दिनांकापासुत तदर अनु शासनादीने त्या वमिनीच्या तसेपात दर वी.मी. माने दडिवात ००.०१ पेते व वाणेण्य ००.०१ पेते या दराने विररोहकी आकारणी दिती वरकिने. आा वमिनीच्या वापे कोणत्याही पुकार्या कत कणयुत आवा तरत्यापुतेगी निराक्या दराने विररोहकी आकारणीच्या तसोवी मुदत अनु शासनाथे प्काववानी आरे ही गोष्ट विररोहात येण ठणार नाही.

१३/१२/६८

१४] दिनांक २१.०६.१९६१ रोजी अतिताच्या अतेतवा वरने अनुमि आकारणी विररोहात कणयुत जायेवी अडी तरी महाराष्ट्र वमिन महसुत अधिनियम १९६६ म कडुनीनुसार जाणि त्या अनुशासनादीने केवोकेवी ठणार कणयुत जातेत्या पुचडि नियमा १३-दिनांक १.८.१९६१ पासुत अडुकि आकारणीचे तुषारीत पुगाण्दर कुंजात वेवीत त्या परातुआर आकारणीची रकम भाणे परवानगीधारेक ठडिवर धुंधकारक राडीत. ती दिनांक १.८.१९६१ पासुत निनिनित केतेत्या आदेशान्तये परानुत्या दराने अडुकि आ रणीचे दर नमुद से अतत्यात पुे दर व-वदिन अडिठल्याडे ठणारे दर धामधीत परका रकम भाणे परवानगीधारेकवर धुंधकारक राडीत. त्याकपुमाणे ठणुवरोत कराये परकावी रकम भाणे हे वेकीत अनुशासनादी पुडिवर धुंधकारक राडीत.

१५] वमिनीच्या विररोहकी वापरवात तुळात कणयुत एक महिन्याच्या अंतुत अनुशासनादीने वमिनीच्या वीकीची लो दिती वरकिने.

१६] धुनापन विभागाकडुन वमिनीची मोबणी कणयुत आत्याडेतर आा वमिनीन विरने केकन आटुन वेडी विरववा केकन्याखार वा वावेवात जाण ठवकडे नमुद सेवेते केन जेप विररोहकी आकारणी उडुत कत कणयुत वेडीत.

१७] तदर वमिनीच्या विररोहकी वापरवात पुारंभ केल्याच्या दिनांकापासुत वी वकीच्या कावाधीत अनुशासनादीने आा वमिनीवर आककत ती कमारत वुंधी वर अण्य ठणरु कायेत रडुन ठणयुते वेडीत. व अनुशासनादी उडुता अडुकि परवानगीला नव्याने जं ठणर करावा लागे.

१८] पुर्वी उंडुर नेतेत्या नकारावर जुम काठेरन वुंधेतेत्या प्मरतीव अनुशास नाकादी तर पाकवा कामा नये. किंवा ती मध्ये कोणत्याही वेरकडत कत्या काम मान जगी भर पाकवाकाठी किंवा केकन कणयुतकाठी विररोहिना-वाची परका येवी जेत जाणि आा भाणे किंवा केकनवाने नकारे उंडुर कडुन केके अतीत तर गोष्ट वेगडी.

१९] अनुशासनादी व्यक्तीने आवासापुण्या परिवरात अतकल्या व पाण निमणि ह नाही आा विरीने वापरत्या स्वःच्या क्काने आपती पाणी पुाक्याची व ताडुनाप निवरा कणयुतको कपस्था सेवी वरकिने.

२०] वमिनीच्या विररोहकी वापरवात पुाहूभ केल्याच्या दिनांकापासुत एक पुि त्या कावाधीत अनुशासनादी व्यक्तीने महाराष्ट्र वमिन महसुत [वमिनीच्या वापे कत व अडुकि आकारणी] नियम १९६२ मधीत अनुशासनादी वाकण्ये दितेत्या

कुन बापटा कसम वरिष्ठ वात प्रलेखी जगिन

बापटारवि नाम	स.सं. दि.नं.	रुप	वेतकार कुमारी	निफाराके तारख	उफार रु प
[१]	[२]	[३]	[४]	[५]	[६]
१) देवताश्रम आश्रमा पाटील	२०५[२२५]०	५००.००	५१८१	वा.र.स.ने	०-२३
मोहितराम आश्रमा पाटील					
रघुनाथ आश्रमा पाटील					
दामोदर आश्रमा पाटील					
वसंतराम आश्रमा पाटील					
२) बालचंद्र आश्रमा पाटील					
राजोबाई मोहिंद बाळके					
प्रेमाबाई पांडुरंग पाटील					
३) मोहितराम आश्रमा पाटील	२०६[२०६]१०	१६५०.००	५०९२	वा.र.स.ने	३-१६
देवताश्रम आश्रमा पाटील	२०६[२०६]८	१६२०.००	५१८१	वा.र.स.ने	०-४५
मोहितराम आश्रमा पाटील					
रघुनाथ आश्रमा पाटील					
दामोदर आश्रमा पाटील					
वसंतराम आश्रमा पाटील					
बालचंद्र आश्रमा पाटील					
राजोबाई मोहिंद बाळके					
प्रेमाबाई पांडुरंग पाटील					
४) देवताश्रम आश्रमा पाटील	२०६[२०६]६	५००.००	५१८१	वा.र.स.ने	०-१३
मोहितराम आश्रमा पाटील	२०६[२०६]७	५६५०.००	५१८१	वा.र.स.ने	५-००
रघुनाथ आश्रमा पाटील					
दामोदर आश्रमा पाटील					
वसंतराम आश्रमा पाटील					
बालचंद्र आश्रमा पाटील					
राजोबाई मोहिंद बाळके					
प्रेमाबाई पांडुरंग पाटील					
५) लक्ष्मणा लीमा पाटील	२५३[२५३]१	१२००.००	२५६३	वा.र.स.ने	१-३५
पद्मनाभ जोश पाटील		१०६३०			
लोखारो ज्ञानेश पाटील					



१०-२३

[१]	[२]	[३]	[४]	[५]	[६]	[७]
			१०६३०			१५-३
	पुणेबाई नाना म्हाडे					
	मुंजीबाई जीमा पाटील					
	शीतोबाई जीमा पाटील					
४]	काशिनाथ पोशा टवणी	२७३(२१२)२	४१०-००	२५०६	वास्ताने	१-५
	जगन्नाथ पोशा टवणी					
५]	स्वामी शंभू पाटील	२३२(२०६)४	२५००-००	४०००	उत्तम पाटील	५-३
					कोटी	
	मंजीबाई म्हाडेक पाटील	२३२(२०६)५	५००-००	२५६५	"	०-५
		२३२(२०६)६	५००-००	५०००	"	०-०
		२३२(२०६)७	२००-००	"	"	०-३
		२३२(२०६)८	२००-००	"	"	०-२
		२३२(२०६)९	५००-००	"	"	०-३
		२०४(२१०)१	५३०-००	२१००	प्रदिपता कुमर-१-०	
					५१६	
		२५६(२०५)१	२१०-००	१९६२	उत्तम पाटील	०-६
					वास्ताने	
		२५६(२०६)२	०००-००	३३०५	"	१-३
				६००५		
८]	जयशंकर म्हाडकर -	२०४(२१२)३	१०२०-००	१९५९	"	०-५
	म्हाडकर					
९]	रामाजी पांडे पाटील	१७६(२०२)१	५०००-००	५१३८	वास्ताने	१-३
	रुक्मिणी पांडे पाटील			५०२८	वास्ताने	
	जोतीबाई पांडे पाटील					
	मनोहर कायबाबा पाटील					
	धनंजय शंभू शेत					
	दामोदर नारायण पाटील					
	महादेव काका(१) पाटील					
	पंज्या दिनाबाब					
	प्रदिपता कुमर(२) गावडे					
			२५०५०			३३-६



[१]	[२]	[३]	[४]	[५]	[६]	[७]
१०]	बदमास का मु दायी घासित बाहुदानी नरेश बाहु दायी भागी बाहु दायी रानी यशवंत पाटेल	२०४(२०२)१३	२४५०	५०२३	पारसने	२३-०९ १-९२
११]	कमलाबाई नाशिक पुणे शुक्राई मुला गावक्याड शांतीबाई धिदुल मोहर देवकीबाई पदया गावक्याड तुडेज पांडुरंग गावक्याड नरेश पांडुरंग गावक्याड मुला पांडुरंग गावक्याड काह्याई विष्णु गावक्याड चंद्रकांत चंद्रकांत गावक्याड रमलीकांत चंद्रकांत गावक्याड	२००(२०१)४	१२५०	१६८१ ५१०३	पारसने पारसने	३-००
१२]	तुडेज बाहुदंग गावक्याड नरेश पांडुरंग गावक्याड मुला पांडुरंग गावक्याड काह्याई विष्णु गावक्याड चंद्रकांत चंद्रकांत गावक्याड रमलीकांत चंद्रकांत गावक्याड	२३७(१९९)२५	२५२०	५०५३	पारसने	५-१३
१३]	काह्याबाई नाशिक पुणे शुक्राई मुला गावक्याड शांतीबाई धिदुल मोहर देवकीबाई पदया गावक्याड तुडेज पांडुरंग गावक्याड नरेश पांडुरंग गावक्याड मुला पांडुरंग गावक्याड काह्याबाई विष्णु गावक्याड चंद्रकांत चंद्रकांत गावक्याड रमलीकांत चंद्रकांत गावक्याड	२०७(१९९)१५	२५०	५१५३	पारसने	०-१७ ५-०६ ५८-३३

(२) (१) (२) (३) (४) (५) (६) (७)

[१]	[२]	[३]	[४]	[५]	[६]	[७]
			२२६२०			४८-३३
१५] कमलाबाई तारिका पुजे	२२८[१९०]३	१०४०	१०८१	वाराणसी	२-८१	
बहुबाई भुलगा गावळवाड	२५१[१९५]२	१३६०	४१०२	"	२-७१	
शांतोबाई विठ्ठल भोईर						
देवकीबाई पदमा गावळवाड						
सुरेश पांडुरंग गावळवाड						
नरेश पांडुरंग गावळवाड						
समुदा पांडुरंग गावळवाड						
नातुबाई विठ्ठल गावळवाड						
पंढरीबाई विठ्ठल गावळवाड						
रजनीकांत विठ्ठल गावळवाड						
१५] पांडुरंग पदमा गावळवाड	२२२[१९७]५	५६५	२४८९	वाराणसी	१-७४	
सुधाबाई सुक-धा गावळवाड			२८९६	"		
शांतोबाई विठ्ठल भोईर						
देवकीबाई पदमा गावळवाड						
कुंटी तारिका पुजे						
सतीबाई शंकर गावळवाड						
सुधाबाई शंकर जीईर						
१६] दादा बाबू जीधरी	२२४[१९८]२५	२४२०	२९१५	२२-ग पुमाने	७-५६	
योगेशी बाबू जीधरी				बरेली		
सुंदराबाई बाबू जीधरी						
१६] सुरेश पांडुरंग गावळवाड	१३९[२०८]२	९९०	२५०५	वाराणसी	१-९६	
अशोक पांडुरंग गावळवाड	२४१[१९५]३	४७५०	४१०५	"	२-११	
शीमा पांडुरंग गावळवाड	२४३[१९७]२५	१०१०	४१०४	"	१-९६	
सैदनी पांडुरंग गावळवाड	२४५[१९८]५	४३८०	४१०५	"	१-७५	
सुभाष पांडुरंग गावळवाड			३१६८			
सत्यवान हरिचंद्र गावळवाड						
देवुबाई हरिचंद्र गावळवाड						
लक्ष्मी रामन गावळवाड						
१८] कृष्णा बाबा जामा	२२८[१९०]५	१६३०	२२७६	वाराणसी	३-७०	
लक्ष्मीबाई गोविंद मोईर	२४१[१९५]१	१९५०	४२०४	"	५-७५	
विमलाबाई मोईर माने						
विठाबाई गोविंद भोईर		५४१५०			८६-२८	



[१]	[२]	[३]	[४]	[५]	[६]	[७]
१५]	बालकृष्णदाई विष्णु पाटील हुंदा विष्णु पाटील मनिता विष्णुनाथ नाईक दाना इमाकर विष्णु मनुषा आशुमेन भगत सादा प्रभाकर विष्णु	२५५[३२४]१	५४१५० २३१०	३००५	भारताने	६६-३६ १०-३५
२०]	पांडुरंग गणपत पाटील शुंदा गणपत पाटील दत्त गणपत पाटील विलोद गणपत पाटील कुंदा रामचंद्र पाटील शकुंतला गणपत पाटील शेकर गणपत पाटील सुप्रभाकर गणपत पाटील	२५३[१९७]५ २५५[१९८]५	१४५० ५३८०	३०६५ ३१५६	भारताने तातुला हुंदा- धरम	३-३३ १-७३
२१]	दशरथ आशुभा पाटील गीताशुभा आशुभा पाटील रघुनाथ आशुभा पाटील दासोदा आशुभा पाटील अचरत आशुभा पाटील भीतरंग आशुभा पाटील रामोबाई गीताशुभा धान्के शुंदाबाई पांडुरंग पाटील	२५६[१९९]३ २५६[१९९]३	२१०० ११००	५१८१ -	भारताने - -	०-०५ ०-५१
२२]	लक्ष्मीबाई दादू पुंदा	२५३[१९४]२५	१०१०	३६०६	भारताने	१-१३
२३]	बाशुनाथ दादू पाटील	२५७[२०५]८	२७३०	३५५१	३३-१ पुसाणे	५-५०
२४]	सुब्बाबाई रघुनाथ पुंदा शेकरबाई लकाका - गायकवाड अनुष्ठा लकाका गायकवाड	२३५[१९१]५० २३५[१९१]५०	३५० ३८६०	३२७५ -	भारताने - -	०-१३ ५-१३ ११५-५६



[१]	[२]	[३]	[४]	[५]	[६]	[७]
			७९३९०			११५५५९
२५]	कुतुब पांडुरंग नाथकवाड २५३(१९७)अ	१०१०	३५०९	वाटमाने		१-२४
	आमोळ पांडुरंग नाथकवाड		४१७४	"		
	गोसा पांडुरंग नाथकवाड					
	धंदना पांडुरंग नाथकवाड					
	गुलाब पांडुरंग नाथकवाड					
	आसा पांडुरंग नाथकवाड					
	राजपवार हरिपंड नाथकवाड					
	धनुषबाई हरिपंड नाथकवाड					
२६]	सुधामोयारबाई बाहु पुजे	२५२(२९४)अ	१६०	३०२६	वाटमाने	१-०५
		२५१(१९५)अ	४७५०	"	"	२-१०
२७]	पद्मनाभा बाहु दळवी	६(२१६)अ	७९२०	३०५०	"	६-७९
	धर्मराव बाहु दळवी					
	नरोत्तम बाहु दळवी					
२८]	आमोळ पांडू पाटील	१(१)	३०३०	४१३८	वाटमाने	१-१९
	दासोदर नारायण पाटील			४०१८	वाटमाने	
	महादेव नारायण पाटील	१६(१२)अ	४०५०	४१३८	वाटमाने	२-५९
	पंजुना धिनाताय पाटील					
	जैमिना अन्ताकर पाटील		२२०१०			

एकूण १,०९,१०७ पी. मि.

१४६-६५



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 जिल्हाधिकारी कार्यालय, करीगा

पृष्ठ नं. "ब"

क्र.सं.	कार्यकार्यालय	सं.नं.	दि.सं.	शे.	प्रीतिरक.	कार्यकार्यालय
१	२	३	४	५	६	७
१.	विनेश देवीन पोसाळ	२७५	(२११) ४	२५६०	२५७७	खरडीने (स्वतः)
२.	मधुकर कृष्ण वाटीत	२७७	(२१२) ४	६००	२६७२	वाठ्याने (स्वतः)
		२७७	(२१२) ४	२००	२६७२	वाठ्याने
		२७५	(२१४) ४	१००	२६७२	-
		२७५	(२१४) ४	२५०	२६७२	-
		२७५	(२१४) ४	६०	२६७२	-
		२७२	(२११) २	७००	२६७२	वाठ्याने (स्वतः)
		२७२	(२११) ४	१०००	२६७२	वाठ्याने (स्वतः)
३.	इस्ताक अण्णा वाटीत	२७२	(२११) ४	१०७०	४१८१	वाठ्याने
	गोपीराम अण्णा वाटीत	२७२	(२११) ४	२१२०	४१८१	वाठ्याने
	रुद्राथ अण्णा वाटीत	२७५	(२१४) ४	१०७०	४१८१	वाठ्याने
	बानोचर, अण्णा वाटीत	२७५	(२०८) ४	२००	४१८१	वाठ्याने
	नवराम अण्णा वाटीत	२७५	(२०८) ४	५६०	४१८१	वाठ्याने
	भावाड अण्णा वाटीत	२७२	(२११) ४	१०७०	४१८१	वाठ्याने (स्वतः)
	राजीबाई गोविंद वाठे	२७२	(२११) ४	१००	४१८१	वाठ्याने (स्वतः)
	सुनाबाई पंडुरंग वाटीत	२७२	(२१२) ४	१११०	४१८१	वाठ्याने
४.	गुजरीबाई भगन्नाथ धरत	२७५	(२११) ४	२१००	२६७२	वाठ्याने
	राधीबाई खंडे काठ					
	भागीबाई धरत वाटीत					
	सुल नरेंद्र वाटीत					
	निरा महादेव वाटीत					
	विना प्रभुवा वाटीत					
५.	गोविंद कारिताथ धरत	२७५	(२१४) ४	४६०	२६२२	वाठ्याने
	पंडुरंग कारिताथ धरत				४२६१	वाठ्याने
	गोपाळ कारिताथ धरत					
	मिनाबाई कारिताथ धरत					
	बाहलीबाई बाबाधी धरत					
	बसोबाई विठ्ठल					
	रमानाई विना देवधर					
	मधुकर तुकाराम					

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१.	२.	३.	४.	५.	६.
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सोनीकुंड
विन्हा कस्ताकर
तुळेंडा विरवनाथ
हुंदा पयहुंदा
कसूम दामकुंड देवतुळ
उना रमेरा

विवाकुवार म्हाजे
जसोक हरिहरकुंड पयस
पतिनी हरिहरकुंड पयस
पतिप हरिहरकुंड पयस

कृष्णा बोना पाटीस
मिनाकर बोना पाटीस
कृष्णाई बोना पाटीस
मिनाई बोना पाटीस
मोनाई बोना पाटीस
पेणुमाई नाना म्हाजे

१.	नवज्योतिष मनिगाव रहा उपना पयस	२०५[२१४]र २४४[२१३]र	२२४० १४४०	४१११ ४१५४	खोदीने खोदीने
४.	पतीस कृष्णा बोनी लवारास कृष्णा बोनी मिना मिनाई पतिनाई दामोदर पाटीस कसूम गोविंद पाटीस गुलास भाळकुंड पाटीस हुंदा पयहुंदा पाटीस रमा बगलम पयस देवकुमाई जाल्पाराम पाटीस	२४६[२०२]र	५३०	४१८०	बाळाने
६.	दामकुंड कृष्णा पाटीस १०२-२४	२०६[२०९]र	२८०	४२५२	बाळाने
७.	मिनाई कृष्णा बोनी दामोदर कृष्णा बोनी कविताप कृष्णा बोनी	२४२[२१४]र	१५००	२६२१	बाळाने

1.	2.	3.	4.	5.	6.
			२७५०		
	जयंत कुण्या चौधरी				
	देवा कुण्या चौधरी				
	इंद्र विठ्ठल नाईक				
10.	पद्मनाभ बाबू पळवी	२२९[२०८]१२	५८०	२६२२	वाळाने
	जयंत बाबू पळवी	२२६[२०८]१६	५५०	२६२२	वाळाने
	नरेश बाबू पळवी	२२६[२०८]१७	५६००	२०१७	वाळाने
	नाचंवी बाबू पळवी				
	राणी जयंत पाटील				
11.	इंद्र पांडे गावक्याळ	२२८[१९९]५	१७९०	४१७५	वाळाने
	जगदल पांडे गावक्याळ			२५०५	-
	शोभा पांडे गावक्याळ				
	सुखी पांडे गावक्याळ				
	गुलाब पांडे गावक्याळ				
	आशा पांडे गावक्याळ				
	वल्लभान. हरिहरुड गावक्याळ				
	पेनुबाई हरिहरुड गावक्याळ				
12.	वाक्यां जगदल गावक्याळ	२४४[४१०]	५८००	४१५८	वाक्यां इन्द्र
	ताटीला जगदल गावक्याळ				
	सुचिठ जगदल गावक्याळ				
	भगवत जगदल गावक्याळ				
	रमाकृष्ण दामोदर गावक्याळ				
	दत्तारा दामोदर गावक्याळ				
	जयल दामोदर गावक्याळ				
	देव दामोदर गावक्याळ				
	कविता रमेश बाध				
	पद्मेस्वरी लक्ष्मण गावक्याळ				
13.	मिना विठ्ठल बाध	२४२[१९७]५	२३३०	४२५०	वाळाने
	सुखा रामकृष्ण मारुत		२२०	४२५४	-
	कुळ. कुण्या नाम बाध				
	वसुंधरी गोविंद मोरिसे				
	विठ्ठलबाई गोविंद मोरिसे				
14.	पदीबाई नारायण चौधरी	२४०[२०७]३	२८०	४२०५	वाळाने

१.	२.	३.	४.	५.	६.
	सोभा बका पाटील	२५० (२०५)०	६३०	४२०५	बाळाने
	ठापिनी दत्तात्रय भट्टीठ	२०० (२०५)५	१११०	४२०५	-
	सकाय दत्तात्रय बोधी				
	सुनिध दत्तात्रय बोधी				
	कृष्णा दत्तात्रय बोधी				
	ठाभना दत्तात्रय बोधी				
	सुलोचना दत्तात्रय बोधी				
१५.	बातीबाई गवान्न शेठार	२४१ (४१२)६	५०००	८२५	मुळी करिळ
	कमळाकर गवान्न शेंडार				
	मानकीबाई कुरुं बाबडे				
१६.	बलिकुंठ काफोड गावक्याठ	२२२ (११४)६	५८०	४२५६	बाळाने
	गुणबाई गणपठ काफड	२२५ (११४)६	१०००	-	-
१७.	रामकुमार रज्जव	२४६ (११९)५	१६००	२०६६	सोदीने
		२४२ (२१५)५	५६०	२०६८	-
१८.	नरोत्तम परशुराम बोसी	२३० (१११)५	४८०	२५२२	बाळाने
	नकिनी नरेंद्र बोसी			४२८५	-
	सुखलक्षणा राम्णी	२२६ (२०८)१८	२५०	-	-
	बायलबाई	२४२ (२१५)५	६५०	-	-
	राम्णी बायलबाई				
	सुनिध सिधाराम गावक्याठ				
	निळकंठ सिधाराम गावक्याठ				
	सुखलक्षणा सिधाराम गावक्याठ				
	नंदी शिवनाथ भोईर				
१९.	तिना दत्ताठ काठोळ	२३२ (११४)५	२५०	८११	मुळी बकाबाने
				१२२६	ठाभानाच कुळ
२०.	सुमना बगनाथ काफोड	२३८ (११२)५	३२१०	२६२८	सोदीने
२१.	ताळस ठाणो डिगेवो	२३७ (१११)५/१	२८१०	२५६१	बाळाने
	व इतर-१५	३३७ (१११)५/२	१४५०	२६६२	बाळाने
२२.	अशुभ राधो वेळवी	२२२ (११४)५	१२५०	२५०५	-
		२२२ (११४)५	१०१०	२४०५	-
२३.	रघुनाथ सुभाषा वेळवी	२२२ (११४)५	६२५०	१४७८	सोदीने



१.	२.	३.	४.	५.	६.
	श्रीधर भवन बाणेश्वर	२००[२००]०	८३०	५२०५	बाखाने
	सावित्री बल्लाराम बाणेश्वर	२००[२००]२	१११०	५२०५	--
	नरसिंह बल्लाराम बाणेश्वर				
	गुणेश बल्लाराम बाणेश्वर				
	कृष्ण बल्लाराम बाणेश्वर				
	साधना बल्लाराम बाणेश्वर				
	गुणवन्ता बल्लाराम बाणेश्वर				
१५.	मानकीबाई गवामन रैडार	२५१[५१२]३	५०००	८३५	कुडी कालिस्ट
	कमलकर गवामन रैडार				
	मानकीबाई चर्चु बाणेश्वर				
	लखिमचंद बाणेश्वर गावळकार	२३२[१९९]५	५८०	५२५९	बाखाने
	गुणेश बाणेश्वर	२३२[१९५]९	१०५०	--	--
१५.	रामकुमार लखन	२५५[१९९]३	२६००	३०९६	खोदीने
		२५२[२९५]५	५६०	३०९८	--
१८.	नरसिंह बल्लाराम बाणेश्वर	२३०[१९१]३	५८०	२५२३	बाखाने
	नरसिंह बाणेश्वर			५२६५	--
	कुलकर्णी बाणेश्वर	२३९[५०८]१८	२५०	--	--
	बाणेश्वर	२५२[२९५]५	७५०	--	--
	बाणेश्वर				
	गुणेश बाणेश्वर				
	नरसिंह बाणेश्वर				
	नरसिंह बाणेश्वर				
	नरसिंह बाणेश्वर				
	नरसिंह बाणेश्वर				
१९.	विना लाल बाणेश्वर	२३२[१९५]३	२५०	८११	खोदीने
				१३२९	बाखाने
२०.	गुणेश बाणेश्वर	२३८[१९२]३	३३१०	२६२८	खोदीने
२१.	नरसिंह बाणेश्वर	२३०[१९१]३/१	२८१०	३५६१	बाखाने
	३ १९१-१५	२३०[१९१]३/२	१०५०	३६६२	बाखाने
२२.	गुणेश बाणेश्वर	२३२[१९५]३	२३५०	३५७५	--
		२३२[१९५]३	१०१०	३५७५	--
२३.	गुणेश बाणेश्वर	२३२[१९५]३	६३३०	१५७८	खोदीने

क्र.	विवरण	१.	२.	३.	४.
२५.	दत्तात्रय गणू पंत नारायण गणू पंत जालंधीबाई विद्याराम पाटील मिनाबाई धामूर पाटील सुखबाई दत्तात्रय पाटील शुक्रबाई रामलक्ष्मी भुव २५. जाम्नाबाई सुभाषीम रेड २६. वि. वि. शिवाजी-वाळुमे शांती गोस्वामी वाळुमे विश्वरूपा गोस्वामी वाळुमे २७. गिरमोश बाकी वाळुमे २८. अन्न अन्न वाळुमे २९. सुभद्रा बाबासाहेब प्रभुणे ३०. विशाल शिवाजी लो भागीदार-बाई वि. नेवला ३१. अंजना बाळम अंजना शिवाजी अंजना वाळुमे अंजना अंजना ३२. सुभाषीम गोठाराम शिवाजी बाबाबाई धामूर पाटील जाम्नाबाई सुभाषीम रेड केशवनाथ सुभाषीम रेड सुखबाई सुभाषीम रेड धामूर पाटील नारायण पाटील मंजुबा विद्यानाथ राव गोमटा सुभाषीम रेड मुळ: ४ मधुसूदन गोठाराम ३३. विशाल वाळुमे देवाई	२५२[१९०]३	५३०	३५०१	वाळुमे
		२३०[१८७]	२३००	३११५	सुखी नवावा
		२३२[१९५]३	२०००	२२६५	वाळुमे
		२३६[२०८]३६	५३०	१५३८	वाळुमे
		२५७[१९५]३	५००	१८१०	वाळुमे
		२६०[२०५]३	१०१०	-	-
		२६०[२०५]३	१५००	-	-
		८[११६]३	८८०	५०५०	वाळुमे
		२[२]३	६२१०	२६५३	-
		२[०८]३	३५३०	३११६	-
		१५[१२]३	५१०	५१०६	वाळुमे
				१२०५	-
				९८३	मुळ
३३.	विशाल वाळुमे देवाई	२३२[२०८]३३	३५०	३२६५	वाळुमे



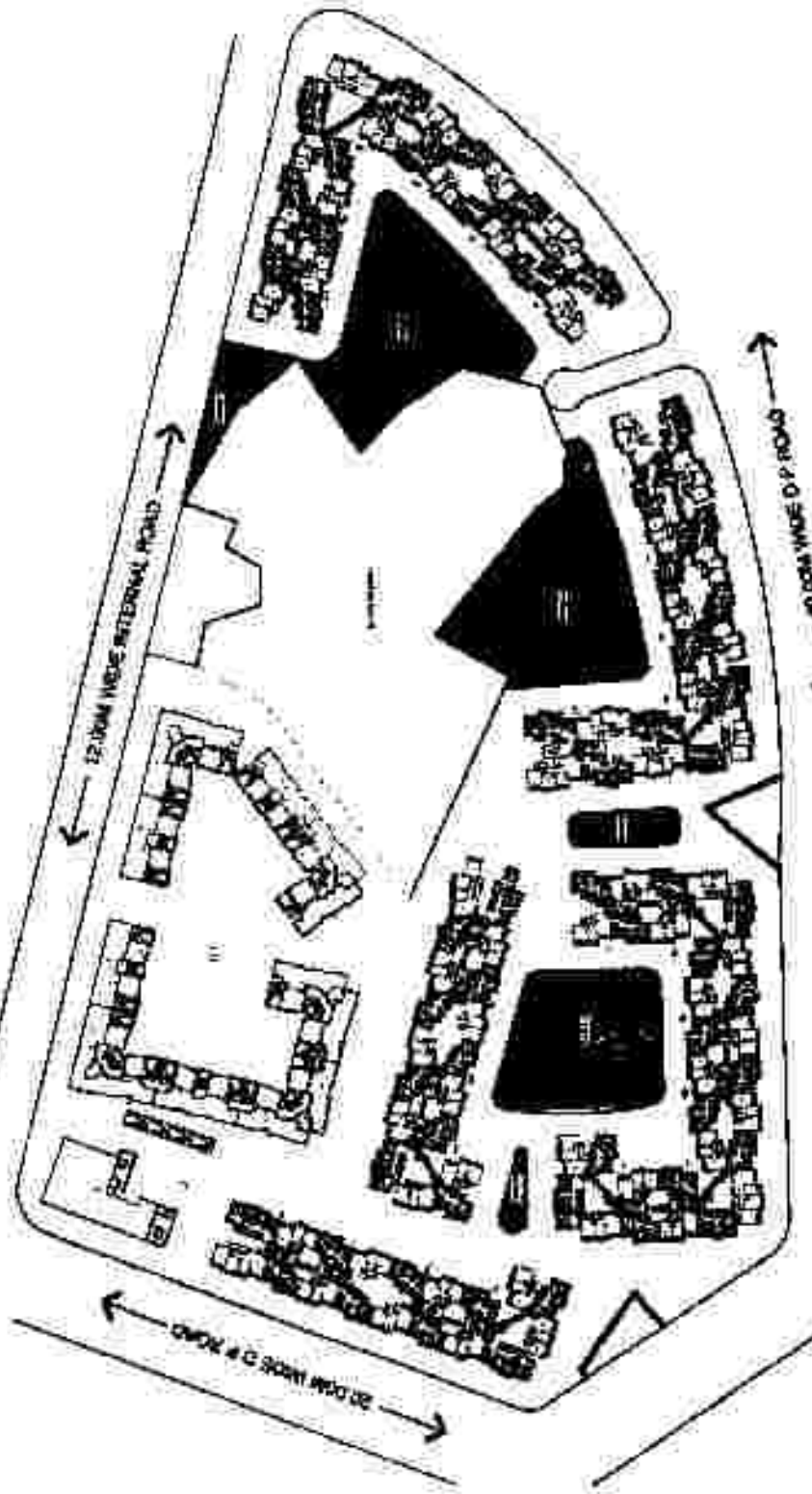
...

क्र.	व.	ख.	ग.	घ.	च.
कुल: सशस्त्र टोपू वादीय प्रशासक मतोपय वादीय					
२३.	भुवनेश्वर वादीय	२३२(२०८)३	५०८५	२३२०	सरोहीने (एन)
२४.	नवभियान मंत्रालय दुबचो हसन बरभिनन रणबहेडे वरभिनन महोदय वरभिनन	२३२(२०८)३०	१००	२३२४	काठाने
कुल: सशस्त्र टोपू वादीय प्रशासक मतोपय वादीय					
२५.	मिनाहट मतोपय मंत्रालय	२३२(२२२)२	२६००	५०२२	सरोहीने

एकूण... १००२३५



मिनाहट मतोपय मंत्रालय, प्रशासक
२३/५



TYPICAL FLOOR LAYOUT PLAN

Veena Dynasty
WASA (EAST)

For Nilkanj Developers

PURCHASER'S SIGNATURE

WING _____

FLAT NO _____

FLOOR _____

Partner

K. A. SANGHAVI & CO.

ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

KIRIT A. SANGHAVI

ADVOCATE

205, Purvee Chambers, Behind Mahz Nagar Palika, Vasai Road (W.) Dist. Thane - 401 202.

TITLE CERTIFICATE**TO WHOM SO EVER IT MAY CONCERN**

Sub: FSI admeasuring 4,82,493.18 Sq.ft or thereabout out of N.A Land bearing S.No.241(195), H.No. 1 & 3(p), S.No. 242(394), H.No.4 & 5, S.No.238(192), H.No. 2,4 & 5, S.No. 239(208), H.No.1,2,3, 4,18,19 & 20, S.No. 270(207), H.No.7,8,9 & 10, S.No. 237(191), H.No. 2/2, 3/1 & 4 & S.No. 240(196), H.No.2, New S.No. 2, of Village Achole, Tal. Vasai, Dist. Thane.

This is to certify that we have taken search in sub-Registrar office Vasai from 1983 to 2012 and investigated title in respect of the above property and in our opinion title to the above Property is clear, Marketable in favour of **SHRI.RAKESHKUMAR WADHANAN** subject to available records.

By development agreement dated 31/12/2009 duly registered with sub registrar Vasai Under Document No. Vasai2-00976-2010 dated 18/1/2010 said Shri Rakeshkumar Wadhawan had granted development right in respect of the said FSI to M/S **WINGS DEVELOPERS** with a right to construct building as per sanction plan and sale the Flats/shops in the building to the prospective purchaser in their own name and appropriated consideration amount as they deem fit and proper.

For K.A.SANGHAVI & CO.


 (KIRIT A. SANGHAVI)
 ADVOCATE

Dated:10/10/2012.

मुख्य कार्यालय, विभाग
विभाग (पूर्व)
ता. वसई, जि. ठाणे, पिन-४०१ ३०६



दुरध्वनी : ०२२०-२५२११५/२५२०७/२५२०८
फैक्स : २२१० २-३१२००
ई-मेल : vasai@vasaicorporation@yahoo.com

जा.क्र. : ३५/५/२०१३-३४
दिनांक : १५/०५/२०१३

VVCMC/TP/PCC/VP-0743/46/2013-14

Dt. 15/05/2013.

To,
Shri. R.K. Wadhawan(P.A. Holder)
Deewan Tower, Station Road, Vasai Road (W)
Taluka-Vasai,
DIST-THANE

Sub: Grant of Plinth Completion Certificate for Residential Building Type-SRS (Wing A & B) & Residential Building Type SS2 (Wing F, G & H), Residential /Residential With Shopline Building B & D (Wing I & J), E (Wing K), B & B (Wing A & B), E & B(Wing G & H), B & E (Wing E & F) on land bearing Old S. Nos. 1 (1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409), 12(6), 13 (9), 14(10), 15(11), 16 (12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(362), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(185), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267 (204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Thane. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No. 1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village-Gokhivare, S.No/254, H.No.3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S.No. 128, H.No.6, S.No.106, H.No.8, S.No.110, H.No.8/1 of Village Gokhivare, Tal. Vasai, Dist: Thane.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/BP/ZCC-20/1/826 dated 06/09/1991.
- 2) Commencement Certificate No. CIDCO/VVSR/CC/BP/ZCC-20/1/2020 dated 25/08/1992

Contd.....2.....



मुख्य कार्यालय, विहार
जिला (पूर्वी),
वा. वसाई, जि. ठाणे, पिन ४०१ ३१५.



दूरधनी : ०२२-२६५५०१/०२/०३/०४/०५/०६
फोन : ०२२-२६५६००
ई-मेल : vasai-virar@corporation@yahoo.com

क्र. सं. : वा.वि.वा.प./न.२/४६/२०१३-१४
दिनांक : १५/५/२०१३

VVCMC/TP/PCC/VP-0743/46/2013-14

Dt. 15/05/2013.

- : 2 :
- 3) Commencement Certificate No. CIDCO/VVSR/BP-ZCC-20/1/3649 dated 18/07/1994
 - 4) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/4382 dated 12/05/1995.
 - 5) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0109/2011-12 Dt.15/10/2011.
 - 6) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/297/2011-12 dated 31/03/2012.
 - 7) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/096/2012-13 dated 11/07/2012.
 - 8) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013.
 - 9) Your Architect's letter dated 20/04/2013, 23/04/2013 & 29/04/2013.

Sir/ Madam,

This has reference to your intimation letter dated 20/04/2013, 23/04/2013 & 29/04/2013 from your licensed Architect regarding completion of construction work upto Plinth level in Residential Building Type-SR5 (Wing A & B) & Residential Building Type SS2 (Wing F, G & H), Residential /Residential With Shopline Building B & D (Wing I & J), E (Wing K), B & B (Wing A & B), E & B(Wing G & H), B & E (Wing E & F) on land bearing Old S.Nos. 1 (1), 2(2),3 (3), 4(4), 5(5),7 (215),8 (216), 9(8), 10(7), 11(409), 12(6),13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 39(29), 60(16), 51(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(183), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(1980), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.8, 11 & 24 Gaonhan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 195 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Thane. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare,S.No.254, H.No.3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S.No.128, H.No.6, S.No.106, H.No.8, S.No.110, H.No.8/1 of Village Gokhivare, Tal. Vasai, Dist:Thane. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.



मुख्य कार्यालय, विरार
विरार (पुणे).
११, बंगले, वि. बंगले, पिन ४०१ १०५.



दूरध्वनी : ०२२-२५२११/०२-२३/१५२/०५/०६
ई-मेल : vasairarcorporation@yahoo.com

क्रमांक वा.प.प.प./न.प./४६/२०१३-१४
दिनांक १५/५/२०१३

VVCMC/TP/PEC/VP-0743/46/2013-14

Dt. 15/05/2013

You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/ dump solid waste in 2 compartments of 0.67 CUM & 1.33 CUM, capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

You are required to submit revised DLR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the O.C.C. of the last building.

You shall obtain mosquito proof treatment certificate from the concerned Public Health Department of this Municipal Corporation before applying for occupancy certificate.

You shall implement rain water harvesting scheme as per the notification dated 10 March 2005 at site and Submit Photographs of same and inform for verification of the same before applying for final occupancy certificate.

Plantation of trees at site as per C.C. conditions to be certified by owner as well as engineer /architect before applying for final occupancy certificate.

You shall provide dual pipe line system, one for cooking/ drinking and other for non potable purpose with separate overhead & U. G tank.

You shall provided all the flush tank in W.C/ toilets shall have dual valve system to regulate the flow of water.

You shall provide lay bay of 3.00 mtr. width as per DCR-2001 for parking of vehicles.

Yours faithfully,



Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

C.C. to:
M/s, Shah Gattani Consultant, Architect
103, Lucky palace, station road,
Vasai Road, Taluka-Vasai,
Dist-Thane.

10/07/2013

मुळ कार्यालय, विनास
विभाग (ए.सी.)
रा. वाडी नि. अ. नि. वि. वा. ३०४



दस्तावेज क्र. - २०१२/२१/२०१३/२१
दिनांक - ०७/०७/२०१३
फोन - २२२२२२२२/२२२२२२२२

सं. क्र. २०१२/२१/२०१३/२१
दिनांक

VVENC/TP/PCC/VB-0743/41/2013-14
To

31.03/07/2013.

Snn. R. K. Walmawan (P.A. Holder)
Crown Tower, Station Road, Vasai Road (W)
Taluka-Vasai,
DIST-THANE

Sub: Grant of Final Completion Certificate for Residential With
Shophare Building Type-B & F, Type Z1, Type Z2, Residential
Building Type-Z(2Nos.), Type Z3 on land bearing Old S. Nos. 1
(1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409),
12(5), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(20),
20(33), 21(32), 25(16), 27(36A), 28(36B), 29(22), 30(15),
31(15), 32(28), 33(27), 34(18), 35(17), 37(19), 38(26), 39(24),
40(25), 41(23), 42(22), 43(18A), 44(19A), 45(19B), 46(19C),
47(19D), 48(19E), 49(19F), 50(19G), 51(19H), 52(19I), 53(19J),
54(19K), 55(19L), 56(19M), 57(19N), 58(19O), 59(19P), 60(19Q),
61(19R), 62(19S), 63(19T), 64(19U), 65(19V), 66(19W), 67(19X),
68(19Y), 69(19Z), 70(201), 71(202), 72(203), 73(204), 74(205), 75(206),
76(207), 77(208), 78(209), 79(210), 80(211), 81(212), 82(213), 83(214), 84(215),
85(216), 86(217), 87(218), 88(219), 89(220), 90(221), 91(222), 92(223),
93(224), 94(225), 95(226), 96(227), 97(228), 98(229), 99(230), 100(231), 101(232),
102(233), 103(234), 104(235), 105(236), 106(237), 107(238), 108(239), 109(240),
110(241), 111(242), 112(243), 113(244), 114(245), 115(246), 116(247), 117(248),
118(249), 119(250), 120(251), 121(252), 122(253), 123(254), 124(255), 125(256),
126(257), 127(258), 128(259), 129(260), 130(261), 131(262), 132(263), 133(264),
134(265), 135(266), 136(267), 137(268), 138(269), 139(270), 140(271), 141(272),
142(273), 143(274), 144(275), 145(276), 146(277), 147(278), 148(279), 149(280),
150(281), 151(282), 152(283), 153(284), 154(285), 155(286), 156(287), 157(288),
158(289), 159(290), 160(291), 161(292), 162(293), 163(294), 164(295), 165(296),
166(297), 167(298), 168(299), 169(300), 170(301), 171(302), 172(303), 173(304), 174(305),
175(306), 176(307), 177(308), 178(309), 179(310), 180(311), 181(312), 182(313), 183(314),
184(315) and Pardi No. 9, 11 & 24 Section plots, S. No. 57(154),
H. No. 3, 6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No.
97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103,
104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village
Manickpur, Taluka Vasai, Dist: Thane. Survey Nos. mentioned
above are old S.Nos. as per the revenue records. Now as per 7/12
extracts & mutation entries submitted in this office, New S.No.1,
2, 3, 4 of Village Achole, S.No.101, 102, 103, 104, 105, 106 of Village
Manickpur, S.No.97B, 105B, 106B of Village-Gokhivare,
S.No/254, H.No.3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole,
S.No. 128, H.No.9, S.No.106, H.No.9, S.No.110, H.No.6/1 of
Village Gokhivare, Tal. Vasai, Dist: Thane



- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/CP/2CC-20/1016 dated 06/09/1991
 - 2) Commencement Certificate No. CIDCO/VVSR/CC/CP/2CC-20/11/20211 dated 35/08/1992.
 - 3) Commencement Certificate No. CIDCO/VVSR/CP-2CC-20/11/2019 dated 10/07/1994

(Contd. ...)

ವಿಜಯ ನಗರ ಸರ್ಕಾರ
ವಿಜಯ ನಗರ
ಕೆ.ಆರ್.ನಗರ, ಕೆ.ಆರ್.ನಗರ, ಕೆ.ಆರ್.ನಗರ



ಕ್ರಮ: 442/2013/TP/RDP/VP
ದಿನ: 03/07/2013
ಶಿಬಿರ: 442/2013/TP/RDP/VP/0743/0208

ಪುಟ: 1/1
ಪುಟ:

WVENC/TP/RDP/VP-0743/0208-14

03/07/2013

2

- 4) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/4382 dated 17/05/1995.
- 5) Revised Development Permission No. CIDCO/VVSR/RDP/BA-ZCC-20/E/4613 Dt. 13/07/2009.
- 6) Revised Development Permission No. CIDCO/VVSR/RDP/BA-ZCC-20/E/114 Dt. 20/04/2010.
- 7) Revised Development Permission No. WVENC/TP/RDP/VP-0743/0208/2011-12 dated 31/03/2012.
- 8) Revised Development Permission dated 22/05/2012, 11/07/2012
- 9) Revised Development Permission No. WVENC/TP/RDP/VP-0743/0208/2012-13 dated 22/07/2012.
- 10) Your Architect's letter dated 23/05/2013, 01/06/2013 & 18/06/2013.

Sr/ Mapas,

This has reference to your information letter dated 23/05/2013, 01/06/2013 & 18/06/2013 from your licensed Architect regarding completion of construction work upto Plinth level in Residential With Shopline Building Type-B & F. Type 21, Type 22, Residential Building Type-2(7Nos.), Type 21 on land bearing Old S.No. 1 (1), 2(2), 3 (3), 4(4), 5(5), 7 (7), 8 (216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(36A), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(83), 232(194), 234(188), 237(191), 238(192), 239(204), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(177), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(207), 267(204), 268(195), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(358) and Pordi No. 9, 11 & 24 Cotham plots, S. No. 57(36A), H. No. 3, 6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Tal.Usa Vasavi, Dist.Thane. Survey Nos. mentioned above are old S.No. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office, now S.No. 1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, S.No.25A, H.No.3, 6, 7/1, 7/2, 13, 14, 15 & 15 of Village Achole, S.No.128, H.No.5, S.No.106, H.No.8, S.No.110, H.No.8/1 of Village Gokhivare, Tal. Vasavi, Dist.Thane. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

Contd... 3...

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मुख्य कार्यालय, विसा
विसा (गुज.)
सं. एम.प्ल. वि. २०१३/११/२०१३-१४



फ़ोन: २२७२२२२२, २२७२२२२२
फ़ैक्स: २२७२२२२२
ई.मेल: ap@vasaicorporation.nagar.nv.gov.in

पिन कोड: ४०१००१
वेबसाइट: www.vasainv.gov.in

WEMC/TP/PCC/VP-0743/91/2013-14

EX-03/07/2013

You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM & 1.33 CUM, capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.0 mtr. length in the form of windows.

You are required to submit revised DLR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the O.C.C. of the ext building.

You shall obtain mosquito proof treatment certificate from the concerned Public Health Department of this Municipal Corporation before applying for occupancy certificate.

You shall implement rain water harvesting scheme as per the notification dated 10 March 2005 at site and Submit Photographs of same and inform for verification of the same before applying for final occupancy certificate.

Plantation of trees at site as per C.C. conditions to be certified by owner or wall as engineer/architect before applying for final occupancy certificate.

You shall provide dual pipe line system, one for cooking/ drinking and other for non potable purpose with separate overhead & U-G tank.

You shall provided all the flush tank in W.C/ toilets shall have dual valve system to regulate the flow of water.

You shall provide lay by of 3.00 mtr. width as per DCR-2001 for parking of vehicles.



Yours faithfully,

Deputy Director
Town Planning
City Municipal Corporation

C.C. to:
M/s. Shah Gattam Consultant, Architect
103, Lucky palace, station road,
Vasai Road, Taluka Vasai,
Dist-Thane.

Annexure - 'F'

Date:	
Page No.
2024	CE/2024
2	2024

AMENITIES

LIVING/DINING :

Vitrified / Porcelano Marbo Granite Flooring, Decorative Main Entrance Door

KITCHEN :

Vitrified / Porcelano Marbo Granite Flooring, Granite Kitchen Platform with Stainless Steel Sink, 4' Dado Coloured Glazed Tiles, Refrigerator Electrical Point & Water Purifier Electrical Point.

BEDROOM :

Vitrified / Porcelano Marbo Granite Flooring

TOILET :

Coloured Ceramic Tiles, Dado up to 65" Height, Hot & Cold Wall Mixture, Instant Geyser and Opulent Fixings.

PAINTS :

Wall & Ceiling of the Flats finished with Plasticiser and painted with Distemper Colour & the Exterior of the building painted with Tex / Cement paint.

ELECTRIFICATION :

Concealed Copper Wiring in all Rooms.

WINDOWS :

Coloured anodized Aluminium Sliding Windows with Marble / Granite Sill.

CABLE CONNECTION :

Provision for Common Multi Channel Cable Connection Point in all the flats.

TERRACE :

Brickbat coba with waterproof and finished with China Glazed Tiles (tiled).

ELEVATION :

Magnificent and extravagant elevation using fabulous Architectural techniques.

GARDEN :

Beautiful Landscape Garden.

LIFTS :

Reputed Brand Lift in each wing will be provided.

SERVICE :

Interroom Facility in each Flat/Shop.

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