

Receipt (pavti)

3

100

350/22227

पावती

Original/Duplicate

Tuesday, December 20, 2022

नोंदणी क्र. :39म

2:48 PM

Regn.:39M

पावती क्र.: 23488

दिनांक: 20/12/2022

गावाचे नाव: आचोळे

दस्तऐवजाचा अनुक्रमांक: वसई3-22227-2022

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: संजय बाळाजी पवार -

नोंदणी फी

रु. 19480.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 20200.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
3:04 PM ह्या वेळेस मिळेल.

  
Sub Registrar Vasai 3

वाजार मुल्य: रु.1948000 /-

मोबदला रु.1500000/-

भरलेले मुद्रांक शुल्क : रु. 136400/-

सह. दुय्यम निबंधक वर्ग-२  
वसई क्र. ३

1) देयकाचा प्रकार: DHC रक्कम: रु.720/-


डीडी/धनादेश/पे ऑर्डर क्रमांक: 2012202205317 दिनांक: 20/12/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.19480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012437530202223E दिनांक: 20/12/2022

बँकेचे नाव व पत्ता:



महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

वसई - ३

दस्त क्र. 2222(0)/2022

मुल्यांकन अहवाल सन 2022

२ / ३६

1. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक 25 (b)
2. तालुका : वसई 3. गावाचे नांव : आम्बोळे
4. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक : 114
5. मूल्य दरविभाग (झोन) : - उपविभाग 7
6. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक / खुली जमिन - 19,200 /-  
निवासी - 69,400 /-
7. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 29.12 क्रास्पेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.
8. कारपार्किंग : - गच्ची : - पोटमाळा : -
9. मजला क्रमांक : एक मजला उदवाहन सुविधा :- आहे / नाही
10. बांधकाम वर्षे : - घसारा : 5% [2019 - Light bill]
11. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
12. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : 5% ज्यान्वये दिलेली घट / वाढ
13. निर्धारित केलेले बाजारमूल्य :- 19,48,000 /-
14. दस्तामध्ये दर्शविलेला मोबदला :- 15,00,000 /-
15. देय मुद्रांक शुल्क : 136,400 /- 18. भरलेले मुद्रांक शुल्क : 136,400 /-
16. देय नोंदणी फी : 19,480 /-

लिपीक



सह दुय्यम निबंधक

संवत्सरे	2022
माल्यांकनाचे वर्ष	पाठशर
महला	लासुवा . वसई
माल्या विभाग	7-रहिलेस व इतर ललसुम अजुणे । वापरातील जमिनी
मूल्य विभाग	Vasai-Virar Municipal Corporation
माल्याचे नांव	सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#114
मूल्य दर तक्त्यानुसार मूल्यमापन	
माल्याची जागा	निवासी सदनिका
200	69400
	8000
	89400
	औद्योगिक
	80100
	मोजमापनाचे एकक
	चौ. मीटर

क्षेत्राची माहिती	29.12 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
धकाम क्षेत्र Built Up)	1-उत्तर सी सी	मिळकतीचा वय -	3 to 5 वर्षे	बांधकामाचा दर -	Rs.26620/-
धकामाचे वर्गीकरण -	आहे	मजला -	Stilt floor Or Ground floor	<b>वसई - ३</b>	
स्ववाइन सुविधा				<b>दस्त क्र. 2222 0 / 2022</b>	
				<b>2</b>	<b>3 E</b>

Property Type - Resale of built up Property (माल्याचे मालकीचा हक्क आढीव 02/12/2018)

मजला: निहाय घट/वाढ = 100% 00 Apply to Rate= Rs.69400/-

प्रसा-यानुसार मिळकतीचा इति चौ मीटर मूल्यदर = ((वाषि मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )

= ( ( ( 69400 \* 95 / 100 ) + 19200 )

=

Rs.66900/

मुख्य मिळकतीचे मूल्य = इतील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 66900 \* 29.12

= 1947836.8/-

Applicable Rules = 3, 9, 18, 19

अंतिम मूल्य = मुख्य मूल्य + मेईनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील बांधकाम मूल्य + इदिसस वाहन तळ मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + इतर बाळकनी + इतर घडिलेले मूल्य

A + B + C + D + E + F - (G + H - I - J)

= 1947836.8 + 0 + 0 + 0 + 0 + 0 + 0 - 0

Rs. 1947836.8/-

= 1947836.8/-

माल्याची मालकी सन्संचारस इजार आठ शे सदतीस /-

[Home](#) [Print](#)



वसई - ३	
दस्ता क्र. 22220 / 2022	
६६	३६



## AGREEMENT FOR SALE

**ARTICLES OF AGREEMENT** made and entered into at Nallasopara, on this **20<sup>th</sup>** day of **December, 2022**. BY AND BETWEEN **MR. PRADIP CHANDRAKANT SUKALE**, Age **61** years, adult, Indian Inhabitant, Residing at :- B/104, Swaraj Kalash Co-Op. Housing Society Ltd., Gowandi Station Road, Opp. Borwadevi Mandir, Gowandi (East), Mumbai - 400088, hereinafter called "**THE SELLER**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include his heirs, executors, administrators and assigns of the **FIRST PART:-**

*Pradip Sukale*

*S. Pawar*

*P. Pawar*



वसई - ३	
दस्त क्र. 22226 / 2022	
e	3E

B] The Society had acquired Non-Agricultural land bearing Survey No. **114**, Hissa No. **4, 5, 6 & 10**, Village **Achole**, Situated at Achole Road, Nallasopara (East), Taluka Vasai, District Palghar, within the limits of Nallasopara Municipal Council, and the Society has constructed a building on the said plot of land, and the said Society has allotted to **MR. PRADIP CHANDRAKANT SUKALE**, vide allotment letter on dated **05/11/1993** of the said Flat No. **D-3**, in the **D** Wing, on the **Ground Floor**.

**JEEVAN CHETNA CO-OPERATIVE HOUSING SOCIETY LIMITED**, hand over the possession on Dated **10/12/1997** to **MR. PRADIP CHANDRAKANT SUKALE** who taken over the possession of the said Flat No. **D-3**, in the **D** Wing.

C] The SELLER is ready and willing to sell, transfer rights, title and interest and five shares and the said Flat to the PURCHASERS which the PURCHASERS have agreed to purchase for a lump sum price of **Rs.15,00,000/- (Rupees Fifteen Lakhs Only)**.

D] The SELLER herein has obtained permission from the society to sell the said Flat to the PURCHASERS herein, and the society has agreed to transfer the said Flat in the name of the PURCHASERS.

E] The said Flat is being purchased by the PURCHASERS for **Residential** purpose and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.

F] The PURCHASERS have prior to the execution of the Agreement satisfied about the title of the SELLER to the said Flat and has agreed to acquire the said Flat and the right, title and interest on the terms and conditions hereinafter appearing :-

*Pradip*

*Pradip*



वसई - ३	
दस्तावेज क्र. 22220/2022	
२	38

NOW, THEREFORE, THESE PRESENT WITNESETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- 1] The SELLER has agreed to transfer the right, title and interest to the PURCHASERS in the said Flat for a total consideration of **Rs.15,00,000/- (Rupees Fifteen Lakhs Only)**.
- 2] The PURCHASERS have paid a sum of **Rs.1,00,000/- (Rupees One Lakh Only)** to the SELLER as and by way of part Payment of the said flat herein above mentioned [the payment and receipt whereof the SELLER do hereby admit and acknowledge of and from the PURCHASERS].



It has been mutually agreed upon by and between the parties hereto that the PURCHASERS shall pay to the SELLER the balance amount of **Rs.14,00,000/- (Rupees Fourteen Lakhs Only)** If PURCHASERS fails to make complete payment, this agreement for SALE will stand cancelled & void from SELLER, And SELLER will be handed over Possession to the PURCHASERS after of Full & Final Payment received as agreed.

- 4] SELLER hereby has agreed to give to the PURCHASERS all the original documents related to the said Flat through which the PURCHASERS become the owners of the said Flat.
- 5] The SELLER declare that no person except himself has any share, right, title or interest of whatsoever nature in the said Flat and further declare that he has not entered into any agreement for sale, agreement to lease of any other agreement in respect of the said Flat.

*S. Pawar*

*P. Subale*

*P. Pawar*

बसई - ३

6

दस्तावेज 22220 / 2022

१७

13] ~~The~~ PURCHASERS accepts the construction and fittings, etc. in respect of Flat to be satisfactory as on the execution of this Agreement and shall not call upon the SELLER to cause any additions, alteration or repairs to the Flat occupied by him nor shall hold the SELLER liable for any defect in the said Flat.

14] Save as otherwise provided herein above all out of pocket costs charges and expenses for incidental of this Agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the PURCHASERS.

15] The Agreement is subject to provision of Maharashtra Ownership Flat (Regulations of the Promotion of Construction, sale, management and Transfer) Act, 1963 with rules made there under. And also under the transfer of property act. Both parties also thereby undertake that they will follows all the Rules and regulations of the society enumerated under, The Maharashtra Co-Operative Society Act, 1960 with rules made there under.



### THE SCHEDULE OF THE PROPERTY

Flat bearing No. **D-3**, in the "**D**" Wing, on **Ground** Floor, admeasuring **29.12** Sq. Mtrs. [Built up area], in the building known as "**JEEVAN CHETNA CO-OPERATIVE HOUSING SOCIETY LIMITED**", Constructed on land bearing Survey No. **114**, Hissa No. **4, 5, 6 & 10**, Village **Achole**, Situated at Achole Road, Nallasopara (East), Taluka Vasai, District Palghar, within the area of Sub Registrar of Assurances At Vasai Taluka.

*S. Penwale*

*P. Chakole*



वसई - ३  
दस्ता क्र. 22226/2022  
92 3E

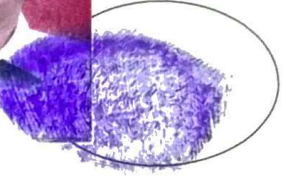
7

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

SIGNED AND DELIVERED BY THE  
Within named "THE SELLER"  
**MR. PRADIP CHANDRAKANT SUKALE**  
in the presence of .....



*Pradip Sukale*



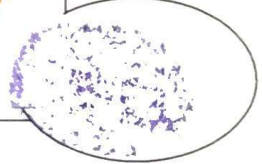
1. Mrs. Anandini P. Sukale  
*Anandini P. Sukale*

2. *Nandkisher S. Malgonkar*  
*Nandkisher S. Malgonkar*

SIGNED AND DELIVERED BY THE  
Within named "THE PURCHASERS"  
**1] MR. SANJAY BALAJI PAWAR**



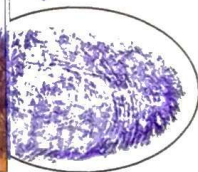
*Sanjay Pawar*



**2] MRS. SANJANA SANJAY PAWAR**  
in the presence of .....



*Sanjana Pawar*



1. *Anandini P. Sukale*

2. *Nandkisher S. Malgonkar*



वसई - ३  
 दस्त क्र. 22226 / 2022  
 98 / 38

जुना सर्वे नं: 23

गाव ठागुजा सात

(अधिकार अभिलेख नमूना)

(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवढा (तयार करणे व सुस्थितीत ठेवणे) नियम 1969-यातील नियम 3, 4, 6 आणि 7)

तहसिल: वसई

गाव: आचोळे

भूनापन क्रमांक	भूनापन क्रमांकाचा उपविभाग	भूपारणा पद्धती	भोगवटदाराचे नांव			जाते क्रमांक 980
998	8	गिन्ब्रेत	328	9219	926L	कुळाचे नांव
होराचे स्थानिक नांव			329E	2220	2240	
लागवडीद्वारे क्षेत्र चौ. मि.			329E	जीवन चेतना को-ऑपरेटिव्ह डीपॉझिट सोसायटी लि. (836E)		
लागवडीद्वारे क्षेत्र चौ. मि.	हेक्टर	आर	प्रति	घोरस गिटर		
800-8	0-08	L				
खाली 924-26						
त 928-93	0-08	L				द्वार अधिकार - कुळा 938E
पाटखराब (लागवडी योग्य नसलेले)						989L 9210
गज (अ)						
घज (ब)						
एकूण						
आकारणी जुडी किंवा विशेष आकारणी	रूपये 00	पैरो 84				सीमा आणि भूनापन चिन्हे :-

गाव ठागुजा बारा (दिकापी नांदवडी)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवढा (तयार करणे व सुस्थितीत ठेवणे) नियम, 1969 यातील नियम 28)

पिकाखालील 11 तथा तपशील

वर्ष	हंगाम	गिन्न पिकाखालील क्षेत्र					गिन्न पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन मालकीचे नांव
		मिश्रणाचा संकेत क्रमांक 3	जल सिंचन 4	अजल सिंचन 5	पिकाचे नांव 6	जल सिंचित 7	अजल सिंचित 8	पिकाचे नांव 9	जल सिंचित 10	अजल सिंचित 11	एकूण 12		
PL 60E								दिकापी	800-00				

(असात बरहुकूम नवकल)

दिनांक: 6 JAN 2023



**खसई - २**

दस्तावेज क्र. 221200 / 2022

पुस्तक क्र. 3 / 38

**गाव नगुणा बारा**

(महाराष्ट्र जमीन अधिकार अधिनियम आणि नोंदवही (सहाय्य करणे व सुरक्षित ठेवणे) नियम, १९७१-यातील नियम ३, ५, ६ आणि ७)

गाव : आचोळे

भूपापन क्रमांक	भूपापन क्रमांकाचा उपविभाग	भूपापना पद्धती	भोगदलशाखाचे नाव			स्तावे क्रमांक
			ELP	680	8083	
998	5	खिखोली	2094	324L	89E4	मुळाचे नाव
घोराचे स्थानिक नांव			8082			
लागवडीयोग्य क्षेत्र			<b>जीवण चैनना को ऑपरिटेड हो. सो. ने. (83LE)</b>			
हेक्टर						
आर प्रति						
चौरस मिटर						
एकूण			9290-0			
फोटोकार (लागवडी)			9291-0			
सुडी किंवा विशेष आकारणी			00-EL			



**गाव नगुणा बारा (बिकांधी नोंदवही)**

(महाराष्ट्र जमीन महसूल अधिकार अधिनियम व नोंदवही (सहाय्य करणे व सुरक्षित ठेवणे) नियम, १९७१ यांतील नियम २३)

बिकाखालील गा. राधा तपशील

हंगाम	मिश्र बिकाखालील क्षेत्र						एकूण बिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचन साधन
	मिश्रणाचा संकेत क्रमांक	जल सिंचन	अजल सिंचन	बिकाचे नाव	जल सिंचित	अजल सिंचित	बिकाचे नाव	जल सिंचित	अजल सिंचित	एकूण	धोर	
							खिखोली	को.आ.	इ.पा.	3290-00	8 आ.	

असल करदुकूम नक्कल

दिनांक: 6 JAN 2023

२० १०१

पत्र - १  
 पु.स.क्र. १११० (१२०००)  
 ११८

क्र. आवेळ  
 पु.स.क्र. १११०  
 दि. ०१/०१/०९

**पुणे जिल्हा न्याय दफ्तरी कार्यालय**

भाग ( ब ) गावठाण मंडळीत

- (एक) निवास विभाग प्रयोगशाळा
- (दोन) अल्पमाला प्रयोगशाळा
- (तीन) दारुण प्रयोगशाळा

महाराष्ट्र - १९९९ मधील न्याय विभाग १९९९ मधील  
 ११०-१११ अन्वयेत या काळात यांचे दाखल करणे  
 योजनेचे आहे.



क्र. १	क्र. २	क्र. ३	जिल्हाधिकारी कार्यालय मुंबई येथील क्र. ४	पंजवटा हक्कास		वार्डन मजदूर		मूल्य		प्रतिवटा	तालुका मनुना द्वारांक दानमार्शल नोंद क्रमांक १	पहिल्या भोगावरुनचे नाव १०
				क्र. ५	क्र. ६	क्र. ७	क्र. ८	पासुन ७ (अ)	परत ७ (ब)			
१०९	१११- ११९३०	३९९०-०० ११५-६६ ३१५१-०३	रहिल्यास रोड	-	-	३९-९०	२५ <sup>१</sup> / <sub>१०</sub>	३१ <sup>६</sup> / <sub>११</sub>	जि. हु. नं. क. म. म. सुल. कस. १/मिस. ९/ पुन. पु. पी. / पुस. उबार / १०९/६ दि. २५-१-९०		सुभाष बी. सजपाव व आनंद दामोदर गायकवाड रमाकांत दामोदर गायकवाड	

19 JAN 2009

*(Signature)*  
 न्याय दफ्तरी कार्यालय  
 पुणे

वसाई - ३	
दस्ता क्र. 2222.00 / 2022	
१०	३६

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :  
NIRMAL, 2nd Floor, Nanman Point  
Bombay - 400 021  
PHONES : 902 9481 / 902 9490 / 902 9570  
FAX : 00-91-92-802 8500  
TELEX : 011-83218 CIDC IN • GRAM : CITMUN.

HEAD OFFICE :  
CIDCO Bhavan, CBD-Belt Road,  
New Bombay - 400 614  
PHONES : 757 1241-49-44 / 757 1251-52  
FAX : 757 2031 / 757 1059  
TELEX : 00-91-92-757 1060

Date : 29/08/91

Ref. No. CIDCO/VVSR/BP-97/E/7125

To,  
Shri Subhash Agarwal  
C/o. Shri S. R. Karnik  
D-30, 31, Nirmal Shopping Centre  
Opp. Railway Station,  
Nallasopara (E), Tal : Vasai  
DIST : THANE.

Sub: Grant of Part Occupancy Certificate for Residential Building (Wing A & B) on land bearing S.No.114, H.No. 4, 5, 6 & 10, Village Achole, Taluka Vasai, Dist: Thane.

Ref: 1. Your architect's letter dated 27/8/1991.  
2. Commencement Certificate No CIDCO/VVSR/BP-97/1055 dated 30/12/91.

Sir,

Please find enclosed herewith the necessary Part Occupancy Certificate for the Residential Building (Wing A & B) on land bearing S.No.114, H.No.4, 5, 6 & 10, Village Achole, Taluka Vasai, Dist:Thane, alongwith as built drawings.



Yours faithfully,

*(Signature)*  
(P. SURESH BARI)

ASSOCIATE PLANNER/ADP/120  
(VVBP)

*(Handwritten signature)*

Encl.: a/a.

c.c. to:-

Shri S. R. Karnik, Architect  
D-30, 31, Nirmal Shopping Centre  
Opp. Railway Station,  
Nallasopara (E), Tal : Vasai  
DIST : THANE.



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :  
 "NIRMAL", 8th Floor, Nariman Point,  
 Bombay - 400 021.  
 PHONES : २०२ २४८१ / २०२ २४ ० / २०२ २५७९  
 ००-९१-२२-२०२ २५०  
 FAX : ०११-८३२१८ CIDC IN • GRAM. CITWIN

HEAD OFFICE :  
 CIDCO Bhavan, CBD-Belapur,  
 New Bombay - 400 614.  
 PHONES : 757 1241-42-44 / 757 0912  
 757 2631 / 757 1069  
 FAX : 00-91-22-757 1066

Ref. No CIDCO/VVSR/BP-97/E/7128

Date : 29/08/96

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Wing A & B) with built up area 1215.04 Sq.m. on land bearing S.No.114, H.No.4, 5, 6 & 10, Village Achole, Taluka Vasai, Dist:Thane, completed under the supervision of Shri S.R. Karnik (Licence No.(A No.२६/10313) and has been inspected on 14/08/96 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/BP-97/1055 dated 30/12/91 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

1. No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.



वसई - ३	
वसई क्र. 2222 (७) / २०२२	
29	3E

**CIDCO**  
LIMITED

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :  
"NIRMAL", 2nd Floor, Nariman Point,  
Bombay - 400 021.  
PHONES : 802 2481 / 802 2490 / 802 2579  
FAX : 00-91-82-802 2509  
TELEX : 011-83218 CIDC IN • GRAM : CITWIN

HEAD OFFICE :  
CIDCO Chavan, CBD-Belour,  
New Bombay - 400 614.  
PHONES : 757 1241-42-44 / 757 0912  
757 2631 / 757 1069  
FAX : 00-91-82-757 1066

Ref. No.

Date :

-: 2 :-

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or lateration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may the same to be carried out and recover the cost by trying out the same from grantee/successors and person deriving titles through or under them.



Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

One set of as built drawing duly certified is returned herewith for your record.

*P. Suresh Babar*  
ASSOCIATE PLANNER/ADDL. I.P.O.  
(VVRD)

*Ready*

वसई - ३	
दस्त क्र. 2222(0/2022	
27	38

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Human Point,  
 24/09/2022 25 77  
 CIVIL  
 IN

CIDCO Erwin, CBD, Belapur,  
 Post-Konkan Dhavan, New Bombay-400 614.  
 PHONES 757 19 41/49/44/757 09 16  
 757 86,31/757 10 69  
 FAX 757 10 66 • TELEX 013-11916 "CIDCO IN"

DCC/VVSR/EP-97/E/1271

25/09/25  
 27

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building Wings C, D & E, with built up area 1753.714 Sq.m. on land bearing S.No. 114, H.No. 4, 5, 6 & 10, Village Achole, Taluka Vasai, Dist: Thane, completed under the supervision of Mr. S.R. Karnik (Licence No. CA/24/10712) and has been inspected on 21/09/91 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. ID/C/VVSR/EP-97/1058 dated 20/12/91 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.

You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sludge and sewage without creating any unsanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Contd..... 2..





वसई - ३	
वसई क्र. 2222(२) / २०२२	
२३	३६

*(Handwritten signature)*

**INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

1st Floor, Hariman Point,  
 401 001  
 P.O. 81/802 84 80/802 85 79  
 09: "GRAM: CITWIN"  
 3218 "CICO IN"

CICO Bhavan, CDD, Belapur,  
 Post-Kankar Bhavan, New Bombay-400 614.  
 PHONES: 757 12 41/49/44/757 09 16  
 757 26 31/757 10 69  
 FAX: 757 10 66 • TELEX: 013-11216 "COCO IN"

Date:

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving title through or under them.

4. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

One set of as built drawing duly certified is returned herewith for your record.



*(Handwritten signature)*  
 ASSOCIATE PLANNER/ADDL. TPO  
 (VUGP)

*(Handwritten signature)*

वसई - ३  
 वस.क्र. 22226/2022  
 24 3E

"JEEVAN CHETNA" CO-OP. HSG. STY. LTD.  
 Regd.No. TNA/(VSI)/HSG(TC)/4060/91 - 92

Achole Road,  
 Nalasopara (East)  
 Tal. Vasai, Dist. Palghar

Date: 10/12/14

JEEVA

Name :  
 Flat No. :  
 Bill for :

Sr.No.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

Add  
 Add

1. Plz
2. Plz
3. For
- SB
- CO
- "TH

E.

Ref.No. \_\_\_\_\_  
 Shri P. C. Sukale

Dear Sir,

RE : POSSESSION OF YOUR FLAT.



We confirm that you have paid your dues up to the date as per the calls given by the society.

As your flat bearing No. D-3 is ready, we are handing over the possession thereof to you with the key. For repairs if needed in the flat, you may contact the Builder for rectification.

Please acknowledge the receipt.

*Received  
 P. C. Sukale*

P.S. If any amount is payable by you to the Builder for any additional work done to him in your flat, please clear the same before taking flat key from him.

Copy to : Shri Kundan Virarkar of M/s Mayank Construction for information & handing over the flat key to the member after recovering his dues of a

SG. STY. LTD.

/4060/91 - 92

Achole Road,  
Nalasopara (East),  
Tal. Vasai, Dist. Thane

Date:

~~10/12/92~~  
10/12/92

वसई - ३	
दस्त क्र. 2222 (01/2022)	
२६	३६

## JEEVAN CHETNA CO-OPERATIVE HOUSING SOCIETY LTD.

Achole Road, Nallasopara (East),  
Tal. Vasai, Dist. PALGHAR-401209.  
(REG.NO.TNA/ (VSI) /HSG(TC) /4060/91-92)

Name : MR.P.C.SUKHALE		Bill No. : 547
Flat No. : D-03	Wing : D-WING	Area : 480.00 Sq.ft
Bill for the Month of November 2022		Bill Date : 01/11/2022
		Due Date : 20/11/2022
Sr.No. :	Particulars	Amount
1	: Service Charges	
2	: Repairs And Maintenance Charges	350.00
3	: Sinking Fund Cont.	183.00
4	: Common Amenity Fund Cont.	38.00
5	: Water Charges	200.00
6	: Insurance Premium	120.00
7	: N.A.Tax	25.00
8	: Festival & Function Fund Cont.	12.00
		50.00
	Total	978.00
Add : Previous Dues	[ Credit Bal. ]	(402.00)
Add : Interest on Dues		0.00
	Grand Total	576.00

- Plz pay on or before 20th of every month to avoid interest @21% p.a.
  - Plz pay by cheque/online only in favour of JEEVAN CHETNA CHSL.
  - For online payment, RTGS/NEFT/IMPS/UPI-BANK NAME: BANK OF INDIA  
SB A/c No.124910110000618, IFSC CODE: BKID0001249 & send your  
confirmation on Mobile No.9029514254.
- "THIS IS SYSTEM GENERATED BILL AND DOES NOT REQUIRED ANY SIGNATURE"  
For JEEVAN CHETNA CO-OPERATIVE HOUSING SOCIETY LTD.

E. & O. E.

SECRETARY/TREASURER



वसई - ३  
 दस्त क्र. 2222/1 2022  
 2६ 3६



महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक टि एन ए (व्हि एस आय)/ एच एस जी (टि सी)/४०६० / २६-१९-९२

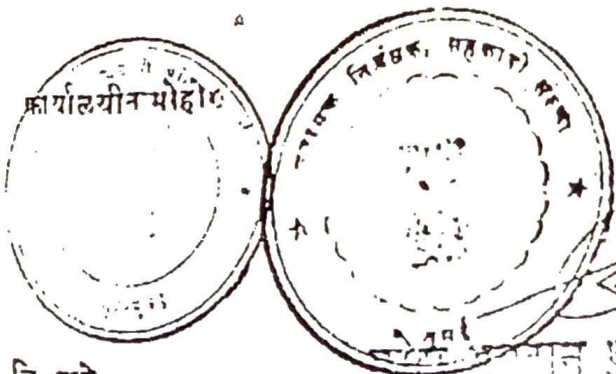
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

"जिवन योजना" को-ऑपरेटिव्ह हौसिंग सोसायटी लि.

च्यु नंबर नं. ११४, वि. नं. ४, ५, ६, १० गावोडे, नालासोपारा [पू.], ता. वसई.

संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १ [१] अन्वये नोंदण्यात आली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ [१] अन्वये व महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६१ मधील नियम क्रमांक १० [१] अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उप-वर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" आहे.



*[Handwritten signature]*

(तुनित का. देवामुखा,]  
 दुहा-सहाय्यक निबंधक.

सहकारी संस्था, वसई.

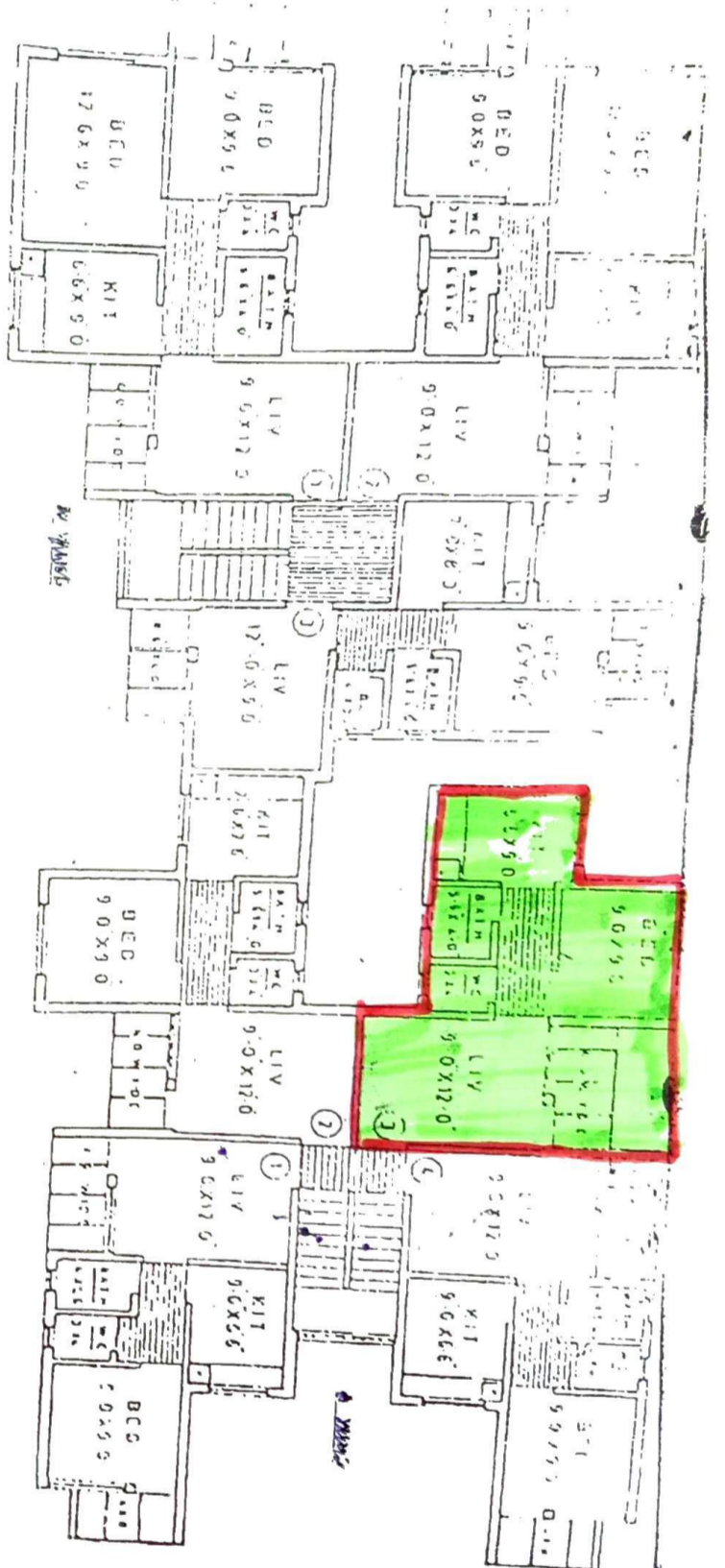
वसई, जि. ठाणे.

दि. १९ नोव्हेंबर, १९९१.

१९ नोव्हेंबर, १९९१.



वसई - ३  
 दस्ता क्र. 2222/6/2022  
 3D 3E



TYPICAL FLOOR PLAN (G+3)

Floor No	Built Up Area
A Wing 1	510 SQFT
2	480 "
3	480 "
4	510 "
D Wing Ground Floor	660
1	510
2	510

SCALE DRAWING PROPOSED BLDG ON PLOT BEARINGS  
 S 40° 11' E H NO. 1, 5, 6 & 110 OF VILLAGE - ACHOLE

ALOKA - VASAI DISTRICT HANGAR ROAD  
 FOR SUDHASH AGRAWAL

**S. R. KARNIK**

Office of S. R. Karnik  
 314 Road, 28, Mumbai  
 22 214



72 NOS	72 NOS	72 NOS
AS MENTIONED IN STATEMENT		
PARKING STATEMENT	CAN MOTOR CYCLE	
PARKING BY OUTSIDE	CYCLE	
	OUTSIDE	
TOTAL STAIRS PROVIDED		NIL
LOADING UNLOADING STATEMENT		
LOADING UNLOADING BY QUINCY		
TOTAL LOADING UNLOADING PROVIDED		

- (1) PLOT LINES - THICK BLACK
- (2) EXISTING WORK - BLUE
- (3) WORK PROPOSED TO BE DEMOLISHED - RED DOTTED
- (4) PROPOSED WORK - RED
- (5) DRAINAGE AND BEVERAGE WORK - BLACK DOTTED THIN
- (6) WATER SUPPLY WORK - BLACK DOTTED THIN
- (7) DEVIATIONS - RED HATCHED
- (8) RECREATION GROUND - GREEN WITHH
- (9) EXISTING STREET LINE - GREEN
- (10) FUTURE STREET LINE - GREEN DOTTED.

PROFORMA - I  
CONTENTS OF SHEET

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS  
Approved as amended in  
Subject to the conditions mentioned in this  
Office letter No. CIDCO/VVSR/BP-97/105  
Dated 30-12-91 SD/-  
30-12-91

TRUE COPY



ASSOCIATE PLANNER (VVSR)  
CIDCO LIMITED  
AMBIKA COMMERCIAL COMPLEX  
SECOND FLOOR VASAI (EAST)  
DIST. THANE


CERTIFICATE OF AREA  
I CERTIFY THAT THE TOTAL AREA OF THE PLOT STATED ON THE PLANS AS  
AND THE DIMENSIONS OF THE PLOT STATED ON THE PLANS ARE AS  
MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN  
THE DOCUMENTS OF OWNERSHIP T.P. SCHEME RECORDS LAND RECORDS DEPT. CITY  
SURVEY RECORDS. Signature of Licenses and Surveyor, Architect Engineer  
Structural Engineer, Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED BUILDINGS ON S NO 150 H NO PART  
OF VILLAGE ACHOLE TAL. VASAI DIS. THANA.

DATE	SIGNATURE OF CLAIMANT
SCALE AS STATED	S. R. KARNIK architect
DRAWN BY	
NORTH LINE	303/304, 7th Magrath, Master Road, Indulovs Mumbai 400 023 phone 277487 189 61
DISCRETS BY	# 30 31 aerial shopping centre near railway station, Indulovs, Thane

AREA  
15 MT  
15 MT  
15 MT  
25 MT

(1) विलेखाचा प्रकार	करगनामा
(2) मोवदला	1500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1948000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पालघर इतर वर्णन :सदनिका नं: डी-03, डी विंग, माळा नं: तळ मजला, इमारतीचे नाव: जीवन चेतना को-ऑप.हौ.सो.लि., रोड : गाव मौजे आचोळे, विभाग क्र. 7( ( Survey Number : 114, Hissa No. 4, 5, 6, 10 ; ) )
(5) क्षेत्रफळ	1) 29.12 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रदिप चंद्रकांत सुकाळे - वय:-61; पत्ता:-प्लॉट नं: वी/104, माळा नं: -, इमारतीचे नाव: स्वराज कलश को-ऑप.हौ.सो.लि., ब्लॉक नं: -, रोड नं: गोवंडी स्टेशन रोड, ब्रोगवदेवी मंदिर समोर, गोवंडी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-BIDPS8895K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय बाळाजी पवार - वय:-51; पत्ता:-प्लॉट नं: सी/11, माळा नं: -, इमारतीचे नाव: राजदीप व्हिला को-ऑप.हौ.सो.लि., ब्लॉक नं: -, रोड नं: गीता नगर फेज - 1, मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AMVPP7857R 2): नाव:-संजना संजय पवार - वय:-50; पत्ता:-प्लॉट नं: सी/11, माळा नं: -, इमारतीचे नाव: राजदीप व्हिला को-ऑप.हौ.सो.लि., ब्लॉक नं: -, रोड नं: गीता नगर फेज - 1, मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BJNPP8856N
(9) दस्तऐवज करून दिल्याचा दिनांक	20/12/2022
(10) दस्त नोंदणी केल्याचा दिनांक	20/12/2022
(11) अनुक्रमांक, खंड व पृष्ठ	22227/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	136400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19480
(14) शेरग	

  
 सह. दुय्यम निबंधक वर्ग-२  
 वसई क्र. ३

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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