



16/10/2019

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.वसई 6


दस्त क्रमांक : 5646/2019 °

नोंदणी :

Regn:63m

गावाचे नाव : **टिवरी**

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1700000
(3) बाजारभाव (भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1302000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: सदनिका न.404 , चौथा मजला विंग-सी , पवित्र प्रेरणा बिल्डींग न.1 , पवित्र धाम , टीवरी नायगाव-पू ((Survey Number : 23 ,24,32 ही.न.1 ,2/2 ,2/3 ;))
(5) क्षेत्रफळ	1) 28.99 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रागजी करसन चारणिया - - वय:-68; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: म्युनिसिपल चाळ , न्यु वी-ब्लॉक , मावजी राठोड रोड , मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400009 पॅन नं:-AHEPC1835G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गिरजेश रामसुमेर दुबे - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: रुम न.4, बोलबम चाळ , आनंदी नगरी , संतोष भवन , काशीविश्वनाथ धाम , वालई पाडा , नालासोपारा-पू, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AJFPD2904E 2): नांव:-मिरा गिरजेश दुबे - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: रुम न.4, बोलबम चाळ , आनंदी नगरी , संतोष भवन , काशीविश्वनाथ धाम , वालई पाडा , नालासोपारा-पू, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-BVPPD3307L
(9) दस्तऐवज करून दिल्याचा दिनांक	16/10/2019
(10) दस्त नोंदणी केल्याचा दिनांक	16/10/2019
(11) अनुक्रमांक, खंड व पृष्ठ	5646/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	102000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	17000
(14) शेरा	


सह दुय्यम निर्बंधक वसई-6
वर्ष - १९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

वसई - ६
दस्तावेज क्रमांक 4006 / 2019
4 : 40

AGREEMENT FOR RE-SALE

ARTICLES OF AGREEMENT is made and entered into at Vasai, on this 16th day of **October, 2019**. BETWEEN **MR. PRAGAJI KARSAN CHARNIA**, Age **68** years, adults, Indian Inhabitant, residing at : Municipal Chawl, New 'B' Block, Mavji Rathod Road, Sandhurst Road, Mumbai 400009. Hereinafter called the **"THE TRANSFEROR"** [which expression shall unless it is repugnant to the context or meaning thereof, is deemed to include, their heirs, executors, administrators and assigns] of the **FIRST PART**: -

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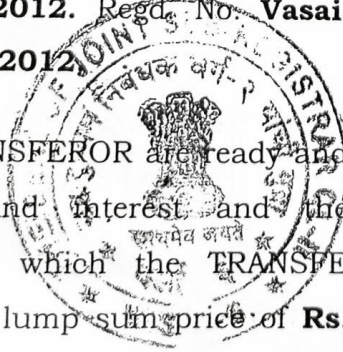
वसई - ६
वसई क्रमांक ५००६ / २०१९
००/५०

A N D

MR. GIRJESH RAMSUMER DUBEY, Age **41** years and **MRS. MEERA GIRJESH DUBEY**, Age **39** years both adults, Indian Inhabitant, residing at : Room No. 04, Bol Bam Chawl, Anandi Nagari, Santosh Bhuvan, Kashi Vishwanath Dham, Valaipada, Nallasopara (E), Tal. Vasai, Dist. Palghar 401209; Hereinafter called the **"THE TRANSFEREES"** [which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns] of the **SECOND PART**: -

WHEREAS: -

- A] WHEREOF the TRANSFEROR are absolute owner and in exclusive possession of and otherwise well and sufficiently entitled to the Flat No. **404**, "C" Wing, on the **4th** Floor, admeasuring **260** Sq. ft. (Carpet area) in Building No. **1**, building known as **"PAVITRA PRERNA"**, building scheme as **"PAVITRA DHAM"** Constructed on land bearing Survey No. **23, 24, 32 (Old 214, 291, 219)**, Hissa No. **1, 2/2, 2/3**; Village: **Tivri**, Situated at : Village Tivri, Naigaon (E), Taluka Vasai, Dist. Palghar. [Hereinafter for brevity's sake collectively referred to as "THE SAID FLAT"].
- B] The TRANSFEROR had purchased the said FLAT from **M/S. PAVITRA GRUH SAHAY LLP**; vide agreement for sale dated **01/10/2012**. Regd. No. **Vasai 3 - 12706/2012** On **Dated. 01/10/2012**.
- C] The TRANSFEROR are ready and willing to sell, transfer rights, title and interest and the said FLAT to the TRANSFEREES which the TRANSFEREES has agreed to purchase for a lump sum price of **Rs. 17,00,000/- (Rupees Seventeen Lakh Only)**.



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D] The said flat is being purchased by the TRANSFEREES 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.

E] The TRANSFEROR herein has obtained permission from the Builder to sell the said FLAT to the TRANSFEREES herein, and the Builder has agreed to transfer the said FLAT in the name of the TRANSFEREES.

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

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

1] The TRANSFEROR have agreed to transfer the right, title and interest to the TRANSFEREES in the said Flat for a total consideration of **Rs. 17,00,000/- (Rupees Seventeen Lakh Only)**.

2] The TRANSFEREES have paid a sum of **Rs. 1,00,000/- (Rupees One Lakh Only)**. to the TRANSFERORS as and by way of part Payment of the said FLAT herein above mentioned [the payment and receipt whereof the TRANSFERORS do/doth hereby admit and acknowledge of and from the TRANSFEREES].

3] It has been mutually agreed upon by and between the parties hereto that the TRANSFEREES shall pay to the



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दस्तावेज क्रमांक 4672 / २०११
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11] The TRANSFEREES shall not use nor shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants to other tenements in the said building nor use the said Flat for any illegal or immoral purpose.

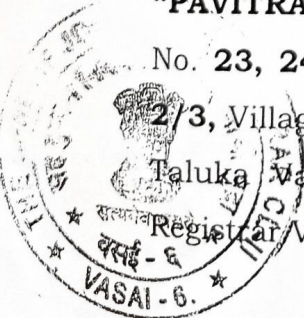
12] The TRANSFEREES accept the construction and fittings etc. in respect of Flat to be satisfactory as on the execution of this Agreement and shall not call upon the TRANSFEROR to cause any additions, alteration or repairs to the Flat occupied by her nor shall hold the TRANSFEROR liable for any defect in the said construction.

13] 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 TRANSFEREES alone.

14] 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 thereunder.

THE SCHEDULE OF THE PROPERTY

Flat No. **404**, "C" Wing, on the **4th** Floor, admeasuring **260** Sq. ft. (Carpet area) in Building No. **1**, building known as "**PAVITRA PRERNA**", building scheme as "**PAVITRA DHAM**" Constructed on land bearing Survey No. **23, 24, 32 (Old 214, 291, 219)**, Hissa No. **1, 2/2, 2/3**, Village : **Tivri**, Situated at: Village Tivri, Naigaon (E), Taluka Vasai, Dist. Palghar. Within the area of Sub-Registrar Vasai Taluka, Vasai.



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[Handwritten signature]

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वसई - ६
वसई क्रमांक ५६०८ / २०१९
९०/५०

मुख्य कार्यालय, विरार

विरार (पूर्व),

वसई, जि. पालघर - ४०१ ३०५.



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

फॅक्स : ०२५० - २५२५१०९

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/OC/SPA VP-0006/07/2019-20

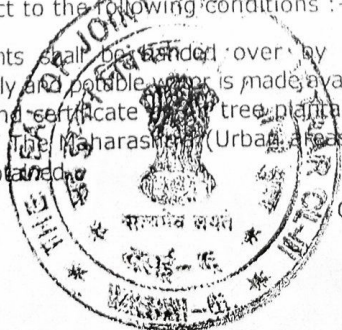
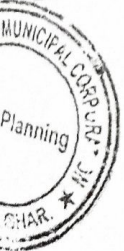
Dt.09/07/2019

OCCUPANCY CERTIFICATE

I hereby certify that the development for Proposed proposed Residential with Shopline Building No.1 (Wing A To H), (Gr.+ 7) Residential Building No.2(Wing A To H) (Gr.+ 7), Residential Building No.3 (Wing A To D) With Total Built Up area 29223.92 sq.m. in Plot No.2 Sec.-IV of on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7,8, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3, 4,5,6, 7,8,9, 10, 11, S. No. 13, H. No. 1, 4/1, ,5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A, 1/2,1/3, 2B, S.No.28, H.No. 1, 2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1, 2/1, 2/2, 2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12, 13, 14, 15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4, 5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,4,5/1,5/2, S. No. 54, H. No. 4/2,6, S. No. 55, H. No. 2,5A, S. No. 56, H. No. 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2, 4/1, 4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12 at Village : Tivri, Tal : Vasai, Dist : Palghar. completed under the supervision of M/s. Ajay Wade & Associates, Registered Engineer (License/Registration No. VVCMC/ENGR/03) and has been inspected on 19/06/2019 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Development Permission Commencement Certificate for No. CIDCO/VVSR/CC/BP-4622/E/730 Dtd.02/07/2010, Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011 & Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/06/2012, Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/RDP/172, Dtd.07/09/2017; Revised Development Permission No. VVCMC/TP/RDP/SPA VP-0006/21/2018-19 Dtd.20/08/2018 & Revised Development Permission No. VVCMC/TP/RDP/SPA VP-0006/48/2018-19 Dtd.13/02/2019 issued by the CIDCO & VVCMC 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 potable water is made available in the flat and also mosquito proof treatment and certificate of tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act, 1975 is obtained.

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वसई - ६
प्लॉट क्रमांक १६०४६ / १०११
१८/५०

VCMC/TP/OC/SPA VP-0006/07/2019-20

01.09/01/2020

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- 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 infrastructures 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.
- 3) Notwithstanding anything contained in the occupancy certificate conditions shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) This certificate of Occupancy is issued only in respect of 94 Shops & 1115 Flats constructed in Residential with Shopline Building No.1 (Gr.+7), (Wing A To H), Residential with Shopline Building No.2 (Wing A To H), Residential Building No.3 (Wing A To D) only.

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Buildings/Wings wise Built Up area statement & No. of Flats /Shops are as Below :

Plot No.	Sector No.	Building No.	Type	No. of Floors	Wings	No. of flats	No. of shops	BUA
II	SEC-IV	1	Residential	(Gr.+7)	A	63	00	1571.57
			Residential with Shopline		B	58	08	1559.65
					C	29	05	804.3
					D	43	09	1219.3
					E	59	08	1588.8
					F	59	08	155.25
					G	59	08	1588.8
			Residential		H	63	00	1571.57
Total-						433	46	11459.1



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वसई - ६
दस्ता क्रमांक ५१६०६ / २०१९
०२/५०

मुख्य कार्यालय, विरार
विरार (पूर्व),

ठा. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५२०२ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५२०९

ई-मेल : vasaiVirarcorporation@yahoo.com

जायक क्र. : व.वि.श.प.

दिनांक :

VVCMC/TP/OC/SPA VP-0006/०७/२०१७-२०

Dt:09/07/2019

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Plot No. II	Sector No. SEC-IV	2	Residential with Shopline	(Gr.+7)	A	59	08	1594.74			
			Residential		B	58	08	1578.64			
			Residential		C	47	00	1174.88			
			Residential with Shopline		D	43	09	1207.35			
			Residential		E	59	07	1587.60			
			Residential		F	58	08	1576.46			
			Residential with Shopline		G	47	00	1173.51			
			Residential		H	59	08	1595.05			
			Total-						430	48	11488.23
			3	Residential			(Gr.+7)	A	63	00	1569.13
B	63	00						1571.87			
C	63	00						1566.40			
D	63	00						1569.13			
Total-								252	00	6276.53	

6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.

8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.

9) You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.

10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.

11) You shall provide temporary Toilet Blocks at site for labours /workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before Final Occupancy Certificate.

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