



MH01785307020223P	BARCODE	Date 29/03/2023-17:49:28		Form ID 25.2
Inspector General Of Registration		Payer Details		
Stamp Duty		TAX ID / TAN (If Any)		
Registration Fee		PAN No.(If Applicable) ALQPP4530R		
Name VSI2_VASAI NO 2 JOINT SUB REGISTRAR		Full Name VINOD TRIYUGI PANDEY		
PALGHAR		Flat/Block No. FLAT NO 1905 IN C WING OF YASH PLATINA		
2022-2023 One Time		Premises/Builing		
Account Head Details		Amount In Rs.		
6401 Stamp Duty	436200.00	Road/Street OPPOSITE PENINSULA PARK, NEAR DMART, VILLAGE - BOLINJ,		
3301 Registration Fee	30000.00	Area/Locality VIRAR WEST		
		Town/City/District		
		PIN 4 0 1 3 0 3		
		Remarks (If Any)		
		PAN2=ABHFM7854Q-SecondPartyName=MD REALTORS AND DEVELOPERS LLP-CA=6230000		
		Amount In Words Four Lakh Sixty Six Thousand Two Hundred Rupees Only		
STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	10000502023032912937 1485028547732
DD No.		Bank Date	RBI Date	29/03/2023-17:50:00 31/03/2023
of Bank		Bank-Branch STATE BANK OF INDIA		
of Branch		Scroll No. , Date 1011919 , 31/03/2023		

Document ID : Mobile No. : 9225346628
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालन केवल दस्तावेज निलंबक कार्यालयत नोंदणी करावयाच्या दस्तावेजाती लागू आहे. नोंदणी न करावयाच्या दस्तावेजाती सदर चालन लागू

Signature Not Verified

Digital signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.05.25 11:49:54
IST

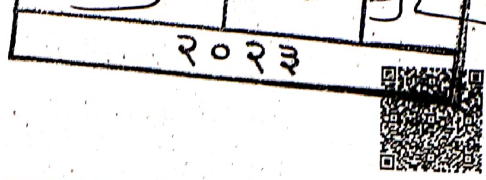
Reason	Defacement No.	Defacement Date	Userld	Defacement Amount
Reason: GRAS Secure Document Location: India	0001349285202324	25/05/2023-11:45:14	IGR134	30000.00
(IS)-80-8835	0001349285202324	25/05/2023-11:45:14	IGR134	436200.00
Total Defacement Amount				4,66,200.00

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CHALLAN
MTR Form Number-6



N MH01785307020223P		BARCODE		Date	29/03/2023-17:49:28	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(If Applicable)		ALQPP4530R			
Office Name VSI2_VASAI NO 2 JOINT SUB REGISTRAR		Full Name		VINOD TRIYUGI PANDEY			
Location PALGHAR		Flat/Block No.		FLAT NO 1905 IN C WING OF YASH PLATINA			
2022-2023 One Time		Premises/Building					
Account Head Details		Amount In Rs.					
046401 Stamp Duty		436200.00		Road/Street			
063301 Registration Fee		30000.00		OPPOSITE PENINSULA PARK, NEAR DMART, VILLAGE - BOLINJ,			
				Area/Locality			
				VIRAR WEST			
				Town/City/District			
				PIN			
				4 0 1 3 0 3			
				Remarks (If Any)			
				PAN2=ABHFM7854Q~SecondPartyName=MD REALTORS AND DEVELOPERS LLP~CA=6230000			
				Amount In			
				Four Lakh Sixty Six Thousand Two Hundred Rupees On			
		4,66,200.00		Words			
				ly			
Account Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023032912937	1485028547732		
DD No.		Bank Date	RBI Date	29/03/2023-17:50:00	Not Verified with RBI		
Branch		Bank-Branch	STATE BANK OF INDIA				
Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 9225346628
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू

(Handwritten Signature) सुमन वी. पाण्डे





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2505202301196

Receipt Date 25/05/2023

Received from VINOD TRIYUGI PANDEY, Mobile number 9960123306, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 8835 dated 25/05/2023 at the Sub Registrar office Joint S.R.Vasai 2 of the District Palghar.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 25/05/2023

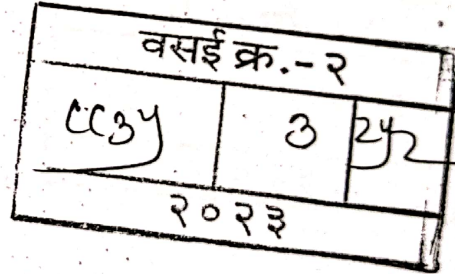
Bank CIN 10004152023052501099

REF No. 314535374508

Deface No 2505202301196D

Deface Date 25/05/2023

This is computer generated receipt, hence no signature is required.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202305251641

25 May 2023, 11:33:45 AM

वसई 2

मूल्यांकनाचे वर्ष	2023
जिल्हा	पालघर
मूल्य विभाग	तातुका : वसई
उप मूल्य विभाग	11-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
	13900	69500	76400	87100	76400	

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	57.354 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
	उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	52.14 चौ. मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.74712/-
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((74712-13900) * (100 / 100)) + 13900 = Rs.74712/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 74712 * 57.354 = Rs.4285032.048/-
E) बंदिस्त वाहन तळाचे क्षेत्र	30.25 चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य	= 30.25 * (69500 * 25/100) = Rs.525593.75/-

Applicable Rules	= 3, 9, 18, 19, 15
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एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4285032.048 + 0 + 0 + 0 + 525593.75 + 0 + 0 + 0 + 0 + 0 = Rs.4810626/- = ₹ अठ्ठ्याचाळीस लाख दहा हजार सहा शें सव्वीस /-
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Home Print

सह. मुख्य निबंधक वर्ग-२
वसई क्र. २ (विरार)

वसई क्र.-२
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प्रपत्र - ब

स्वयं-साक्षात्करवयंप्रमाणपत्र (Self Declaration)

- मी लिहून देणार: १) पंमडी रिमॉन्स मॅन्ड डेव्हलपर्स पळयल पी मॉडिटर चेतन काजीलाल परिस
२).....
३).....
४).....

- मी लिहून घेणार: १) विमोद त्रियुगी पाण्डेय
२) सुमन विमोद पाण्डेय
३).....
४).....

याद्वारे घोषित करतो की, आम्ही/मी स्वयं-साक्षात्कृत (Self Attested) केलेल्या प्रती. या मुळ कागदपत्राच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि महाराष्ट्र नोंदणी अधिनियम 1908, किंवा संबंधित कायदानुसार आमच्यावर/माझ्यावर खटला भरला जाईल व त्यानुसार मी/आम्ही लिहून घेणार शिक्षेस पात्र राहिल याची मला पूर्ण जाणीव आहे. या मध्ये दस्त लिहून घेणार किंवा दस्त लिहून देणार आम्ही सर्वस्वी जबाबदार राहू तसेच या मध्ये कुठलीही कन्सल्टन्सी अथवा दस्त नोंदणी करून देणार व शासकीय जबाबदार राहणार नाही.

लिहून देणार

[Signature]

लिहून घेणार

[Signature]
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executors and administrators of the surviving trustee and permitted assigns, in case of a Private Trust/ Settlement, all trustees constituting the Trust, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns) of the OTHER PART.

The Promoters and the Allottee/s are hereinafter for the sake of brevity collectively and jointly referred to as "Parties" and individually as "Party".

WHEREAS:

- (1) Old Survey No. 346, Hissa No. 9 admeasuring H. R. 0-04-0 (400 sq. meters) of Village Bolinj.
- (1.1) Prior to March 1965 Mr. Hira Bistir Patil, (2) Mr. Dharma Padman Patil, and (3) Mr. Gopal Padman Patil were the owners of Survey No. 346, Hissa No. 9 admeasuring H. R. 0-04-0 (400 sq. meters) of Village Bolinj. The above-said fact is evidenced by Mutation Entry No. 2338 of Village Bolinj.
- (1.2) By Conveyance dated 22/03/1965, Mr. Hira Bistir Patil, (2) Mr. Dharma Padman Patil, and (3) Mr. Gopal Padman Patil had sold and conveyed the said land along with their other lands to Mr. Anton Joseph Correia. The above-said fact is evidenced by Mutation Entry No. 2338 of Village Bolinj.
- (1.3) Mr. Anton Joseph Correia died intestate on 26/02/1986 leaving behind him 1) Smt. Martinbai Anton Correia, 2) Mr. Hilari Anton Correia, 3) Mr. Fredi Anton Correia, 4) Batra Thomas D'mello and 5) Jesi Kesku D'mello as his legal heirs according to the Indian Succession Act by which he was governed at the time of his demise and inter alia share in the said land. The above-said fact is evidenced by Mutation Entry No. 3292 of Village Bolinj.
- (1.4) By Conveyance dated 24/09/1987 registered in the office of Sub-Registrar Vasai, at document serial No. 2660/1987, 1) Smt. Martinbai Anton Correia, 2) Mr. Hilari Anton Correia, 3) Mr. Fredi Anton Correia, 4) Batra Thomas D'mello, and 5) Jesi Kesku



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D'mello had sold and conveyed the said land along with other lands to 1) Mr. Ranchhoddas V. Parekh, 2) Mr. Mahendra Ranchhoddas Parekh, 3) Mr. Pravin Ranchhoddas Parekh, 4) Mr. Prafulla Ranchhoddas Parekh, 5) Mr. Ramesh Ranchhoddas Parekh and 6) Mr. Mukesh Ranchhoddas Parekh. The above-said fact is evidenced by Mutation Entry No. 3514 of Village Bolinj.

- (1.5) Mr. Ranchhoddas V. Parekh died on 01/11/1989 and by virtue of his Will dated 20/05/1985 his name is deleted and the names of his sons 1) Mr. Mahendra Ranchhoddas Parekh, 2) Mr. Pravin Ranchhoddas Parekh, 3) Mr. Prafulla Ranchhoddas Parekh, 4) Mr. Ramesh Ranchhoddas Parekh and 5) Mr. Mukesh Ranchhoddas Parekh were kept as it is. The above-said fact is evidenced by Mutation Entry No. 4476 of Village Bolinj.
- (1.6) By Development Agreement dated 18/04/2002, registered in the office of Sub-Registrar Vasai-II, Virar at document serial No. 01687/2002, executed between Mr. Mahendra Ranchhoddas Parekh and 4 others and M/s. Shree Raj Properties, a partnership firm, M/s. Shree Raj Properties have agreed to develop the said land along with other lands and paid full consideration thereof to Mr. Mahendra Ranchhoddas Parekh and 4 others. The above-said fact is evidenced by Mutation Entry No. 5000 of Village Bolinj.
- (1.7) Upon dissolution of said Partnership firm M/s. Shree Raj Properties, above said land has come to the share of 1) Ajiv Yashwant Patil, 2) Kundan Jayantilal Bhat, 3) Sandeep Vishnu Sankhe, and 4) Bipin Navinchandra Khokhani.
- (1.8) By Conveyance dated 13/08/2004 registered in the office of Sub-Registrar Vasai-II, Virar at document serial No. 04498/2004, Mr. Mahendra Ranchhoddas Parekh and 4 others (through their constituted attorney) have sold and conveyed the said land along with others lands to 1) Ajiv Yashwant Patil, 2) Kundan Jayantilal Bhat, 3) Sandeep Vishnu Sankhe and 4) Bipin Navinchandra Khokhani. The above-said fact is evidenced by Mutation Entry No. 5138 of Village Bolinj.



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	(2) Old	Survey
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No. 347, Hissa No. 2 admeasuring H. R. 0-21-5 (2150 sq. meters) of

- (2.1) The name of Mr. Malu Ramji Bhoir was recorded on 27/02/1957 as सामान्य कुळ on 7/12 extract of the said land. The above-said fact is evidenced by Mutation Entry No. 1799 of Village Bolinj.
- (2.2) Mr. Malu Ramji Bhoir was the owner of the land bearing Survey No. 347, Hissa No. 2 admeasuring H. R. 0-21-5 (2150 sq. meters) of Village Bolinj.
- (2.3) Mr. Malu Ramji Bhoir died intestate in the year 1953 leaving his wife Mrs. Thakubai Malu Bhoir as his only legal heir according to the Hindu Succession Act, 1956 by which he was governed at the time of his demise and inter alia his share in the above-said land. The above-said fact is evidenced by Mutation Entry No. 2000 of Village Bolinj.
- (2.4) Mrs. Thakubai Malu Bhoir died in the year 1964 intestate leaving behind her nephew Mr. Dama Mahadu Bhoir as her only legal heir according to the Hindu Succession Act, 1956 by which she was governed at the time of her demise and inter alia share in the above-said land. The above-said fact is evidenced by Mutation Entry No. 2403 of Village Bolinj.
- (2.5) By Conveyance dated 17/04/1967, Mr. Dama Mahadu Bhoir sold and conveyed the above-said land to Mr. Kesarinath Anant Bhatte. The above-said fact is evidenced by Mutation Entry No. 2437 of Village Bolinj.
- (2.6) By Conveyance dated 26/10/1986, Mr. Kesarinath Anant Bhatte sold and conveyed the above-said land to Mr. Ramesh Ranchhoddas Parekh, and Mr. Prafulla Ranchhoddas Parekh. The above-said fact is evidenced by Mutation Entry No. 3448 of Village Bolinj.
- (2.7) By Development Agreement dated 18/04/2002, registered in the office of Sub-Registrar Vasai-II, Virar at document serial No. 01687/2002, executed between Mr. Mahendra Ranchhoddas Parekh and 4 others and M/s. Shree Raj Properties, a partnership firm, M/s. Shree Raj Properties have agreed to develop the above-said land along with other lands and paid full consideration to Mr. Mahendra Ranchhoddas Parekh and 4 others. The above-said fact is evidenced by Mutation Entry No. 5000 of Village Bolinj.



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assurances within the time limit prescribed under the Registration Act and the parties shall attend such office and admit execution thereof.

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

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(Description of the larger land on which the layout is approved)

All those pieces and parcels of the immovable property bearing Survey No.346B+356B, Hissa No. B (New Hissa No. B/1, B/2, B/3, B/4 and B/5) admeasuring 12700 sq. meters, Survey No.346B+356B, Hissa No. C admeasuring 10240 sq. meters, Survey No.347A, Hissa No.1 (New Survey No. 347क, Hissa No. 1 & 2) admeasuring 560 sq. meters and Survey No.347A, Hissa No.4 (New Survey No. 347ख, Hissa No. 1 & 2) admeasuring 2430 sq. meters all of village Bolinj AND Survey No. 21/B, Hissa No. 3 admeasuring 840 sq. meters of Village Dongare, Taluka Vasai, District Thane, collectively admeasuring 26770 square meters and bounded as follow:

On or towards North by : S. No. 348 and 20.00 Mt. wide Proposed DP Road

On or towards South by : H.No. 6 of S. No. 356

On or towards East by : H.No. 7 of S. No. 347 and H. No.2 of S. No.356

On or towards West by : H. Nos. 8, 10, 11 of S. No. 346 and H. No. 6, 7, 8 of

S. No. 356

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(Description of the Building Plot on which the said Building No.1 "Yash Platina" is under construction)

ALL THAT piece or parcel of the Non-Agricultural Land, admeasuring 4896.56 Square Meters forming part of the aforesaid larger land, presently carved out and comprising of an area admeasuring 3786.62 Square Meters of the Survey No. 346B+356B, Hissa No. C; an area admeasuring 424.03 Square Meters of the Survey No. 347A, Hissa No. 1 (New Survey No. 347क, Hissa No. 1 & 2) of Village



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Bolinj; and an area admeasuring 685.91 Square Meters of the Survey No. 21/B, Hissa No. 3 of Village Dongare; situate at Taluka Vasai, District of Palghar and Registration Sub-District Vasai and which is bounded as follows:

- On or towards North: By Compound of the Bldg. No. 2 & CFC Bldg. No.1 forming part of the larger layout.
- On or towards South: By S. No. 346, H. No. 8, 10 & 11 and Proposed Channel Reservation Area.
- On or towards East: By S. No. 356, H. No. 9, 10 and Proposed Channel Reservation Area.
- On or towards West: By 20.00 Meter wide Proposed D. P. Road.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

The nature, extent and description of the common areas and facilities and of the limited common areas and facilities shall be as under:

(a) Common areas and facilities:

1. The foundations, columns, girders, beams supports, main walls, roofs, Entrance lobby and foyer of each wing of the said Building will be for the benefit of the Apartment Allottee/s of the said Building;
2. The open space of the said property described in the Second Schedule hereinabove written.
3. Installations of central services such as power, light.
1. All other parts of the said property described in the First Schedule hereinabove written necessary or convenient to its existence, maintenance and safety or normally in common use other than the portion marked as "CFC", admeasuring 1076.51 Square Meters forming part of the properties described in the First Schedule hereinabove and likewise the area under reservation shown in the layout and building plans sanctioned by VVCMC or local body or authority or any other authority.



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Watchman's cabin, Pump Room, sewage tank, underground and water tanks.

The Apartment Allottees will have a proportionate undivided interest in the above.

(b) Limited common areas and facilities:

- i) Landing in front of the stairs on the floor on which the particular Apartment is located, as a means of access to the Apartment but not for the purposes of storing or as a recreation area or for residence or for sleeping;
 - ii) This landing is limited for the use of the Allottees of Apartment located on that particular floor and for visitors thereto, but is subject to means of access for reaching the other floors, available to all Allottees and visitors;
- Stilt shall not form part of the facilities or common area and only that Allottees who would be allotted a vehicle parking space alone have a proportionate right and interest on their respective reserved parking area.

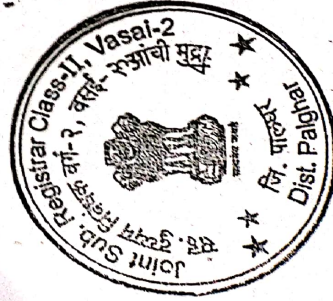
The Apartment Allottees will have proportionate undivided interest in the above.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

1. The Expenses of maintaining, repairing, re-decorating etc. of the main structure and in particular the terrace, gutters, drains, storm water drains, main water lines, plumbing lines, sewage lines, electrical cables, telephone cables, wires, water pumps, water softening and filtration plant (if installed) in or under or upon the building and enjoyed or used by the flat holders in common with the other occupants of the said building and the main entrance, passages, landings, staircase, boundary walls, compound walls.
2. The cost of cleaning lighting the common passages, water pump, landings, staircase, common lights and other parts of the building in common with the other occupants in the building.

Diesel expenses and maintenance of Generator Set.

The cost of the salaries and wages, bonus, allowances, compensation payable to the clerks, bill collectors, chowkidars, watchmen, pump-men, sweepers etc.



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5. The electrical bills for common lights, water pump and other services and replacement of the bulbs, tubes etc.
6. Deposit for building water meter, electric meter, sewer lines.
7. Rates, taxes, assessments, levies and charges for the building and the appurtenant land as may be assessed and levied by the Local Authorities.
8. Assessments on the land and building payable to the Revenue Authorities, in proportion of the area of the flat.
9. Water charges.
10. Insurance premia on the Insurance policy for the building.
11. Cost of subjecting the entire building for pest controls.
12. Operation and Maintenance of Sewerage Treatment Plant, Elevators and Fire Fighting equipment.
13. Such other costs and expenses in proportion to the area of the Apartment as are necessary or incidental for the maintenance and upkeep of building.

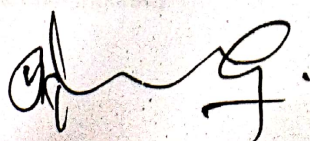
THE FIFTH SCHEDULE HEREINABOVE REFERRED TO

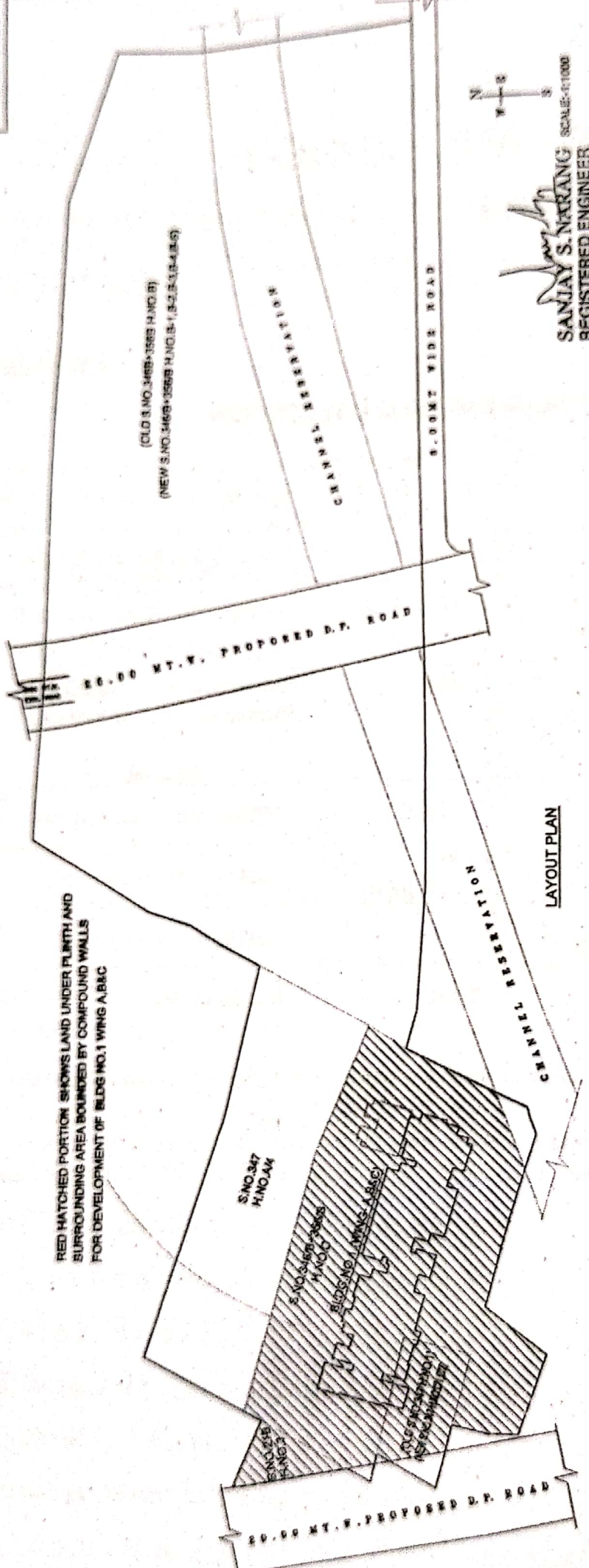
(Description of the Apartment without parking space agreed to be sold)

Name of the Building: "YASH PLATINA" (Bldg. No. 1)

Flat No: 1905
 Wing: "C"
 Floor: 19th
 RERA Carpet area: 52.14 sq. mtrs
 Agreement Value: Rs. 62,30,000/-
 Parking No.: Stack - 51 & 52



CSA
 सुमन् वी चाव्ढे



LAYOUT PLAN


SANJAY S. NARANG SCALE: 1:1000
 REGISTERED ENGINEER
 (REG. NO. TYC/MC/ENG/07)

PLAN SHOWING LAND UNDER PLINTH AND SURROUNDING AREA BOUNDED BY COMPOUND WALLS FOR DEVELOPMENT OF BLDG NO.1 WING A, B&C IN THE LAYOUT ON
 S.NO. 346B+356B H.NO. B (OLD); S.NO. 346/B+356/B H.NO. C; S.NO. 347 H.NO. 1 (OLD); S.NO. 347 H.NO. C1, C2 (NEW); S.NO. 347 H.NO. A4 VILL-BOLINA,
 S.NO. 21B H.NO. 3 OF VILL-DONGRE TAL-VASAI, DIST-PALGHAR

बसई क्र.-२		
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२०२३		

ANNEXURE-C

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390487 • Fax : (Code - 95250) 2390406

Ref No:CIDCO/VVSR/CC/BP-3544 & 3847/E/2284 Date: 27/04/2007

To,
 Shri Ajiv Y. Patil & others through
 P.A. Holder Shri Kundan Bhatt, partner
 of M/s. Raj Enterprises
 102, New Kokhani Bhawan,
 Near Railway Station, Navghar
 Vasai (W), Taluka Vasai
 DIST : THANE

- Sub: Commencement Certificate for the proposed layout Residential/Residential with Shopping Buildings bearing S.No.346, H.No.9, S.No.347, H.No.A/2, A/3, S.No.356, H.No.3, 4, 5, 11, 12 & 13 of Village Bolinj Tal. Vasai, Dist. Thane.
- Ref: 1) NOC for N.A. Permission is issued by CIDCO letter No.CIDCO/VVSR/NAP/BP-3847/W/184 dated 17/02/2006.
 2) NOC for N.A. Permission is issued by CIDCO letter No.CIDCO/VVSR/NAP/BP-3544/W/513 dated 08/11/2004.
 3) N.A. Order No.REV/D-1/T-9/NAP/SR-19/2006 dated 24/05/2006 from the Collector, Thane.
 4) N.A. Order No.REV/D-1/T-9/NAP/SR-120/2004 dated 19/05/2005 from the Collector, Thane.
 5) ILR M.R. No.941/2002 dated 02/04/2002 for measurement.
 6) ILR M.R. No.164/06 & M.R.No.166/06 dated 21/09/2006 for measurement.
 7) Assurance letter from Bolini Grampanchayat vide letter dated 07/05/2002 for potable water supply.
 8) NOC from Bolini Grampanchayat vide letter dated 07/05/2002 for construction.
 9) NOC from Fire Officer, CIDCO vide letter dated 20/10/2006.
 10) EE(BP-VV)'s Report dated 21/11/2006.
 11) Your licensed surveyor's letter dated 26/04/2007.

Sir/Madam,

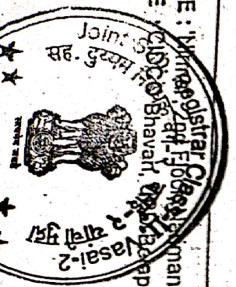
Development Permission is hereby granted for proposed layout Residential/Residential with Shopping Buildings, under Section of the Maharashtra Regional and Town planning Act, 1966 (No XXVII of 1966) to Shri Ajiv Y. Patil & others through P.A. Holder Shri Kundan Bhatt, Partner of M/s. Raj Enterprises.

It is subject to the conditions mentioned in the letter CIDCO/VVSR/CC/BP-3544 & 3847/W/2282, dated 27/04/2007. detail of the building are given below :

- 1) Location : S.No.346, H.No.9, S.No.347, H.No.A/2, A/3 & 6, S.No.356, H.No.3, 4, 5, 11, 12 & 13 Village Bolinj.

Contd...

REGD. OFFICE : **Joint Office of CIDCO, Vasai** Man Point, Mumbai - 400 021. Phone : 5650 0900 • Fax : 00-91-22-2202558
 HEAD OFFICE : **Joint Office of CIDCO, Vasai** Man Point, Mumbai - 400 021. Phone : 5650 0900 • Fax : 00-91-22-555108



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

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

... 2 ...

Date :

2)	Gross plot area	:	25370.00	Sq.m.
3)	Less: a) D.P.Road (20 M.)	:	1875.83	Sq.m.
	b) Channel	:	3064.41	Sq.m.
	c) R.G. @ 15%	:	3064.46	Sq.m.
	d) CFC @ 5%	:	1021.49	Sq.m.
4)	Balance Plot Area	:	16343.81	Sq.m.
5)	Permissible FSI	:	1.00	
6)	Permissible BUA	:	16343.81	Sq.m.
7)	Add: a) D.P. Road FSI(75%)	:	1406.87	Sq.m.
	b) Land pooling 4.5%	:		
	FSI	:	735.47	Sq.m.
8)	Permissible BUA	:	18486.15	Sq.m.
9)	Proposed BUA	:	17952.53	Sq.m.
10)	No. of Buildings	:	7	Nos.

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of this Rs.3,95,900/- (Rupees Three lakhs ninety five thousand nine hundred only) deposited vide challan Nos.18154, 18143, 18141, 18157, 18146, 18163, 18160 & 18150 dated 26/04/2007 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO. Registered PIA to be submitted prior to P.C. or 6 months. Encl: a/a. whichever is earlier.

Yours faithfully;

[Signature]
ASSOCIATE PLANNER/ADDL.TPO (VV)

c.c. to:

1. M/s. En-Con Architectural & Project Consultants
G-7,8, Wing D, Sethi Palace
Ambadi Road, Vasai (W)
Taluka Vasai, Dist : Thane.
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai
4. CUC (VV)



REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 55910100 • Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 55910100 • Fax : 00-91-22-5591 8166

2023
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
Phones : (Code - 95250) 2390487 • Fax : (Code - 95250) 2390466

Ref. No. CIDCO/VVSR/CC/BP-3544 & 3847/E/2282

Date: 27/04/07

To,

Shri Ajiv Y. Patil & others through
P.A. Holder Shri Kundan Bhatt, Partner
of M/s. Raj Enterprises
102, New Kokhani Bhawan
Near Railway Station, Navghar
Vasai (W), Taluka Vasai
DIST : THANE

Sub: Commencement Certificate for the proposed Residential/Residential with Shopline Buildings on land bearing S.No.346, H.No.9, S.No.347, H.No.A/2, A/3 & 6, S.No.3, H.No.3, 4, 5, 11, 12 & 13 of Village Bolinj, Tal. Vasai, Dist. Thane.

- Ref: 1) NOC for N.A. Permission is issued by CIDCO vide letter No. CIDCO/VVSR/NAP/BP-3847/W/184 dated 17/02/2006.
- 2) NOC for N.A. Permission is issued by CIDCO vide letter No. CIDCO/VVSR/NAP/BP-3544/W/513 dated 08/11/2004.
- 3) N.A. Order No. REV/D-1/T-9/NAP/SR-19/2006 dated 24/05/2006 from the Collector, Thane.
- 4) N.A. Order No. REV/D-1/T-9/NAP/SR-120/2004 dated 19/05/2005 from the Collector, Thane.
- 5) TILR M.R. No. 941/2002 dated 02/04/2002 for measurement
- 6) TILR M.R. No. 164/06 & M.R. No. 166/06 dated 21/09/2006 for measurement.
- 7) Assurance letter from Bolinj Grampanchayat vide letter dated 07/05/2002 for potable water supply.
- 8) NOC from Bolinj Grampanchayat vide letter dated 07/05/2002 for construction.
- 9) NOC from Fire Officer, CIDCO vide letter dated 20/10/2006.
- 10) EE(BP-VV)'s Report dated 21/11/2006.
- 11) Your licensed surveyor's letter dated 26/04/2007.

Sir/Madam,

Development Permission is hereby granted for proposed Residential/Residential with Shopline Buildings, under Sec. 45 of the Maharashtra Regional and Town planning Act, 1966 (Mah. XXVII of 1966) to Shri Ajiv Y. Patil & others through P.A. Holder Shri Kundan Bhatt, Partner of M/s. Raj Enterprises.

This drawing shall be read with the layout plan approved vide letter No. CIDCO/VVSR/CC/BP-3544 & 3847/W/2282, dated 27/04/2007 and the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3544 & 3847/W/2282, dated 27/04/2007. The detail of the building are given below:

Contd.... 2.

GD. OFFICE : 'Nirmaal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 5650 0900 • Fax : 00-91-22-2202 2509
AD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 5591 8100 • Fax : 00-91-22-5591 8166



..... 2..... Date :

Sr. No.	PREDOMINANT USE	BLDG TYPE	NO. OF FLATS	NO. OF SHOPS	NO. OF FLOORS	B.U.A. (in sq.mt)
1.	Residential Wing A,B,C.	2	60	-	Gr.+ 4	2535.44
2.	Resi. with Shopline	3				
	a) Wing A & B		63	18	St.(P)+ 7	3407.01
	b) Wing C & D		32	14	St.(P)+ 7	1666.91
3.	Resi. with Shopline	6	91	25	St.(P)+ 7	4000.71
4.	Residential Wing A,B,C	7	36	18	St.(P)+ 4	1911.22
5.	Resi. with Shopline	8	20	-	Gr.+ 4	793.75
6.	Resi. with Shopline	9	36	12	St.(P)+ 4	2189.71
7.	Resi. with Shopline	10	21	11	St.(P)+ 4	1447.78
Total		7	359	98		17952.53

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

Encl: a/a.

Yours faithfully,

[Signature]
 ASSOCIATE, PLANNER/ADDL. TPO. (VV)

c.c. to:

1. M/s. En-Con Architectural & Project Consultants
G-7,8, Wing D, Sethi Palace
Ambadi Road, Vasai (W)
Taluka Vasai, Dist : Thane.
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai
4. CUC (VV)



कार्यालय, विरार
विरार (पूर्व),
प. पालघर - ४०१ ३०५.



वसई क्र.-२

दुरधनी : ०२५० - २५२५२०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२०७
ई-मेल : २०२३

जाचक क्र. : व.वि.श.म.
दिनांक :

WCMC/TP/RDP/VP-0197/12/2019-20

To,
Shri. Ajiv Y. Patil & Others through
P.A. Holder Shri.Kundan Bhatt, Partner of
M/s. Raj Enterprises,
102, New Khokhani Bhavan,
Near Rly., Station, Navghar,
Vasai(E), Tal-Vasai
DIST: Palghar.

24/05/2019

वसई क्र.-२		
113	903	252
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Sub: Revised Development Permission for the proposed Residential Building No.1 on land bearing S.No.346B+356B, H.No. B; S.No.346B+356B, H.No. C & S.No.347, H.No. 1, A/4 of Village Bolini S.No.21 B H.No.3 of Village Dongre (Old), S.No.346B+356B H.No.C, S.No.347 H.No.B1, B2, B3, B4, B5, S.No.21 B H.No.3 Village -Dongre (New) Tal: Vasai Dist Palghar.

- Ref: -
1. Commencement Certificate No. CIDCO/VVSR/CC/BP-3544 & 3847/W/2284 dated 27/04/2007.
 2. Revised Development Permission letter dated 07/02/2008, 25/06/2009, 12/10/2011 & 28/10/2013, 24/11/2014 & 24/01/2019.
 3. Your Registered Engineer's letter dated 27/02/2019.

Sir/ Madam,
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Mangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3544 & 3847/W/2284 dated-27/04/2007 The details of the layout are as given below:

1	Name of assess owner/P.A. Holder	Shri. Ajiv Y. Patil & Others through P.A. Holder Shri.Kundan Bhatt, Partner of M/s. Raj Enterprises, Bolini & Dongre
---	----------------------------------	--

VVCMC/TP/RDP/VP-0197/12/2019-20

		Residential, Shopline Buildings	Residential
3	Land use (predominant)		
4	Gross plot area (As per 7/12)		26770.00 sq.m
5	Plot area as per TILR		26619.81 sq.m
6	Area Under 20.00mt D.P. Road		2025.07 sq.m
7	Area Under Channel Reservation		3064.41 sq.m
8	Net Plot Area		21530.33 sq.m
9	R.G.@ 15%		3260.02 sq.m
10	CFC @ 5%		1076.51 sq.m
11	Buildable plot area		17712.30 sq.m
12	Permissible F.S.I.		1.00
13	Permissible Built Up Area		17712.30 sq.m
14	Add: land pooling 4.5%		797.05 sq.m
15	Deductable BUA s.no.21B H.No.3 (840 x 0.85)		714.00 sq.m
16	Total BUA permissible (13+14-15)		17795.35 sq.m
17	Maximum permissible FSI along with DR/TDR		1.90 sq.m
18	Maximum permissible BUA along with DR/TDR (21530.33x0.90+17712.30+797.05)		37886.64 sq.m
19	Add. 20.00 mt DP road (As per Handed over Deed)		1875.83 sq.m
20	Add: Channel Reservation		3064.00 sq.m
21	Add: TDR from DRC No.44		2703.04 sq.m
22	Total Permissible Built Up Area (16+19+20+21)		25438.22 sq.m
23	Proposed Built Up Area		25351.15 sq.m

mt



The commencement certificate shall remain valid for a period of one year from the date of its issue (As per Section 44 of TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The additional amount of Rs.3,07,600/- (Rupees Three lacs Seven Thousand Hundred only) deposited vide receipt No.713228 dated 28/12/2018 with Vasai Palghar City Municipal Corporation as interest from security deposit shall be forfeited either whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for proposed Residential Building No.1 on land bearing S.No.346B+356B, H.No. S.No.346B+356B, H.No. C & S.No.347, H.No. 1,A/4 of Village Bolinj S.No.21 B H.No. of Village- Dongre (Old), S.No.346B+356B H.No.B1, B2, B3, B4, B5, S.No.346B+356B H.No.C, S.No.347 H.No.A/1, A/4 of Village Bolinj, S.No.21 B H.No.3 Village (New) Taluka Vasal, Dist Palghar. as per the following details:-



मुख्य कार्यालय, विरार

विरार (पूर्व),

प. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५०२ २५२५१०३ ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VCMC/TP/RDP/VP-0197/12/2019-20

24/05/2019

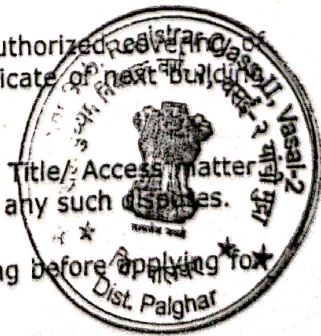
Sr. No.	Predominant Building	Building No./wing	No. of wing	No. of Floors	No. of flats	Built Up Area (in sq. mt.)
1.	Residential Building.	Bldg.No.1	A	Stilt+21	81	4692.30 sq.mt
			B	Stilt+5 (pt)	29	1141.72 sq.mt
			C	Stilt+1	4	176.00 sq.mt
Total					114	6010.02 sq.mt

The revised development permission duly approved herewith supersedes all the earlier approved plans for bldg no.1 only. The conditions of Commencement Certificate issued vide letter No. CIDCO/VVSR/CC/BP-3544 & 3847/W/2284 dated-27/04/2007 stands applicable to this approval of Revised Development Permission along with the following conditions :

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The 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) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.

You have to fix a board of public notice regarding unauthorized reservation of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.

- 7) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing shall replanted by adopting suitable technology by taking permission from city municipal Corporations. New trees shall be planted on the premises at the rate of 10@ per Sq.m in R.G. Further you shall submit...



ANNEXURE-E

वसई क्र.-२		
CCB	944	292
२०२३		

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :
000026746

Project: YASH PLATINA, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO. 346B AND 356B HISSA NO. B1 to C AND SURVEY NO. 347C HISSA NO. 1 and 2 AND SURVEY NO. 347A HISSA NO. 4 OF VILLAGE BOLINJ SURVEY NO. 21B HISSA NO. 3 OF VILLAGE DONGARE. at Vasai-Virar City (M Corp), Vasai, Palghar, 401303;

By: M/s Realtors & Developers LLP having its registered office / principal place of business at Tehsil: Borivalli, District: Mumbai Suburban, Pin: 400064.

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

The promoter shall enter into an agreement for sale with the allottees;

The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

The Registration shall be valid for a period commencing from 21/10/2020 and ending with 31/03/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

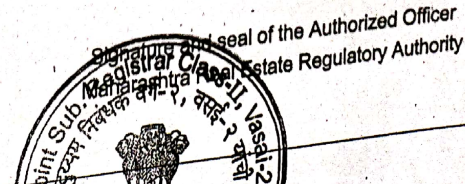
That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid



Dated: 21/10/2020
Place: Mumbai



वसई क्र.-२
 ८३५ १६३ २५१
 २०२३

ANNEXURE-1

FIELD AREA CALCULATION

1. The field is bounded by the following points: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
1	1	1000	
2	2	2000	
3	3	3000	
4	4	4000	
5	5	5000	
6	6	6000	
7	7	7000	
8	8	8000	
9	9	9000	
10	10	10000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
11	11	11000	
12	12	12000	
13	13	13000	
14	14	14000	
15	15	15000	
16	16	16000	
17	17	17000	
18	18	18000	
19	19	19000	
20	20	20000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
21	21	21000	
22	22	22000	
23	23	23000	
24	24	24000	
25	25	25000	
26	26	26000	
27	27	27000	
28	28	28000	
29	29	29000	
30	30	30000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
31	31	31000	
32	32	32000	
33	33	33000	
34	34	34000	
35	35	35000	
36	36	36000	
37	37	37000	
38	38	38000	
39	39	39000	
40	40	40000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
41	41	41000	
42	42	42000	
43	43	43000	
44	44	44000	
45	45	45000	
46	46	46000	
47	47	47000	
48	48	48000	
49	49	49000	
50	50	50000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
51	51	51000	
52	52	52000	
53	53	53000	
54	54	54000	
55	55	55000	
56	56	56000	
57	57	57000	
58	58	58000	
59	59	59000	
60	60	60000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
61	61	61000	
62	62	62000	
63	63	63000	
64	64	64000	
65	65	65000	
66	66	66000	
67	67	67000	
68	68	68000	
69	69	69000	
70	70	70000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
71	71	71000	
72	72	72000	
73	73	73000	
74	74	74000	
75	75	75000	
76	76	76000	
77	77	77000	
78	78	78000	
79	79	79000	
80	80	80000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
81	81	81000	
82	82	82000	
83	83	83000	
84	84	84000	
85	85	85000	
86	86	86000	
87	87	87000	
88	88	88000	
89	89	89000	
90	90	90000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
91	91	91000	
92	92	92000	
93	93	93000	
94	94	94000	
95	95	95000	
96	96	96000	
97	97	97000	
98	98	98000	
99	99	99000	
100	100	100000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
101	101	101000	
102	102	102000	
103	103	103000	
104	104	104000	
105	105	105000	
106	106	106000	
107	107	107000	
108	108	108000	
109	109	109000	
110	110	110000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
111	111	111000	
112	112	112000	
113	113	113000	
114	114	114000	
115	115	115000	
116	116	116000	
117	117	117000	
118	118	118000	
119	119	119000	
120	120	120000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
121	121	121000	
122	122	122000	
123	123	123000	
124	124	124000	
125	125	125000	
126	126	126000	
127	127	127000	
128	128	128000	
129	129	129000	
130	130	130000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
131	131	131000	
132	132	132000	
133	133	133000	
134	134	134000	
135	135	135000	
136	136	136000	
137	137	137000	
138	138	138000	
139	139	139000	
140	140	140000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
141	141	141000	
142	142	142000	
143	143	143000	
144	144	144000	
145	145	145000	
146	146	146000	
147	147	147000	
148	148	148000	
149	149	149000	
150	150	150000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
151	151	151000	
152	152	152000	
153	153	153000	
154	154	154000	
155	155	155000	
156	156	156000	
157	157	157000	
158	158	158000	
159	159	159000	
160	160	160000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
161	161	161000	
162	162	162000	
163	163	163000	
164	164	164000	
165	165	165000	
166	166	166000	
167	167	167000	
168	168	168000	
169	169	169000	
170	170	170000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
171	171	171000	
172	172	172000	
173	173	173000	
174	174	174000	
175	175	175000	
176	176	176000	
177	177	177000	
178	178	178000	
179	179	179000	
180	180	180000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
181	181	181000	
182	182	182000	
183	183	183000	
184	184	184000	
185	185	185000	
186	186	186000	
187	187	187000	
188	188	188000	
189	189	189000	
190	190	190000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
191	191	191000	
192	192	192000	
193	193	193000	
194	194	194000	
195	195	195000	
196	196	196000	
197	197	197000	
198	198	198000	
199	199	199000	
200	200	200000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
201	201	201000	
202	202	202000	
203	203	203000	
204	204	204000	
205	205	205000	
206	206	206000	
207	207	207000	
208	208	208000	
209	209	209000	
210	210	210000	

FIELD AREA STATEMENT

Sl. No.	Field No.	Area (Sq. Meters)	Remarks
211	211	211000	
212	212	212000	
213	213	213000	
214	214	214000	
215	215	215000	
216	216	216000	
217	217	217000	
218	218	218000	
219	219	219000	
220	220	220000	

FIELD

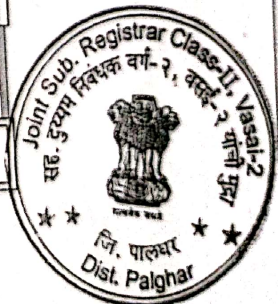
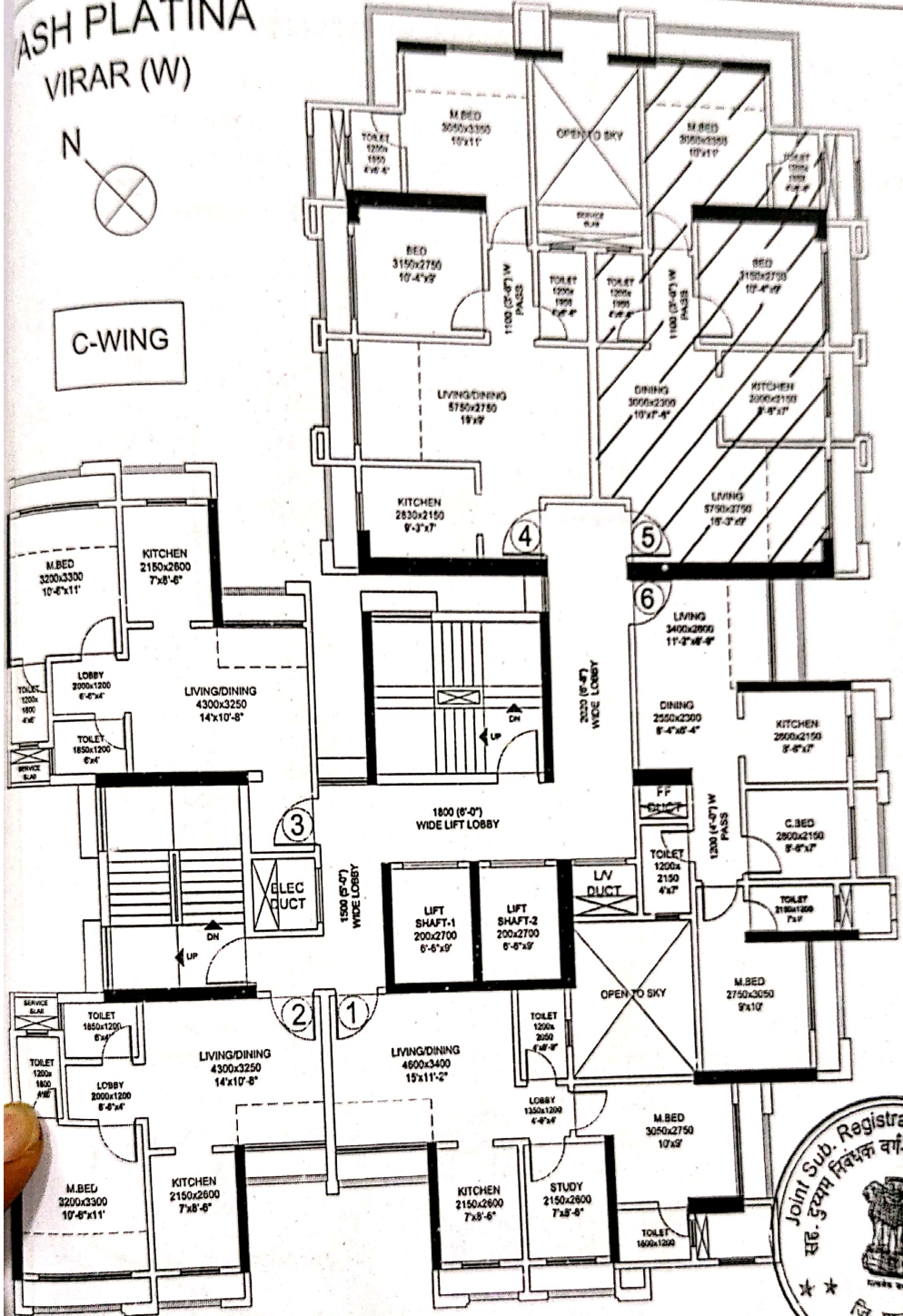
वसई क्र.-२
 ८३५ २९९ २५२
 २०२३

ANNEXURE-H

ASH PLATINA
 VIRAR (W)



C-WING



TYPICAL FLOOR PLAN
 (2ND-7TH, 9TH-12TH, 14TH-17TH, 19TH- 21ST)

FLAT NO	1905
FLOOR	19TH
WING	C
RERA CARPET (IN SQMT)	52.14

PURCHASER'S SIGNATURE

 सुमन वी वाठस

PROMOTER'S SIGNATURE
 For MD Realtors & Developers LLP

 Designated Partner

वसई क्र.-२		
CCy	220	242
२०२३		

ANNEXURE-H1

FLAT NO	C/1905
PARKING NO	STACK-51 & 52

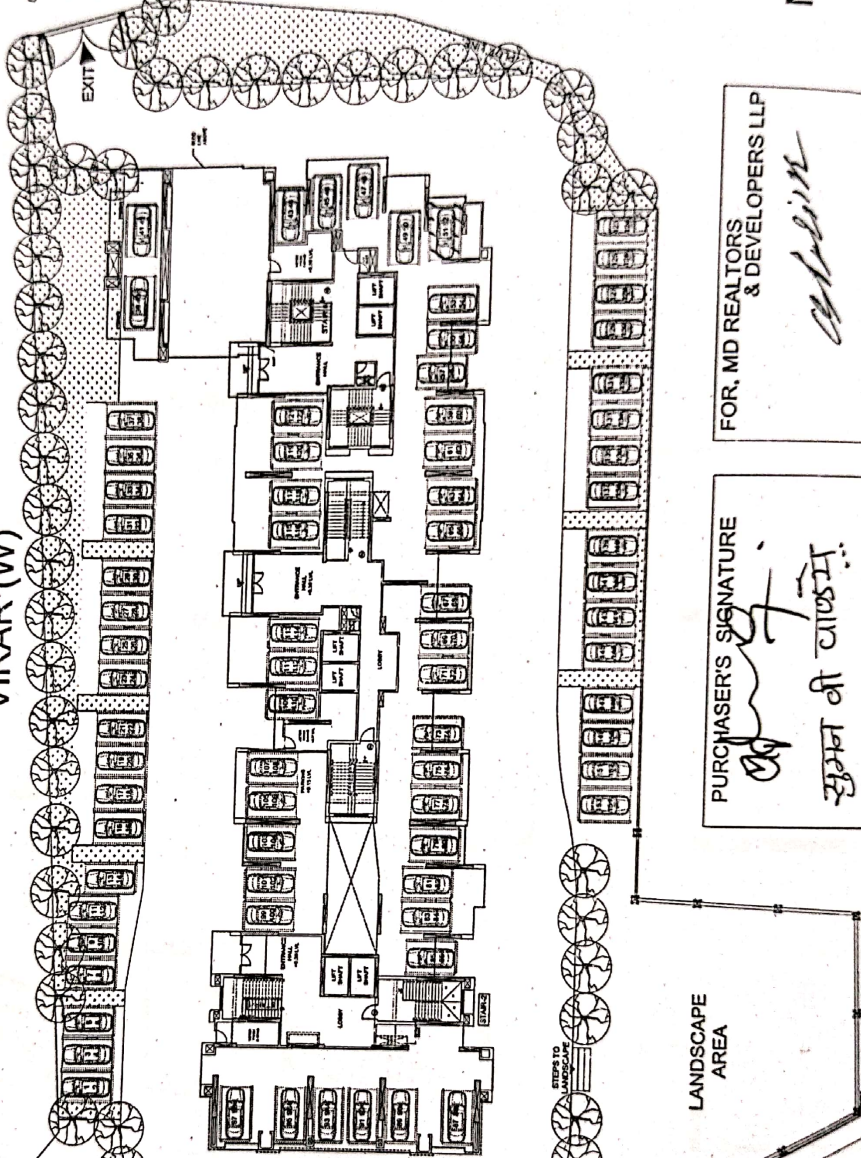
Parking Stack-51, Carpet area 13.25 sq. mtr.

Parking Stack-52, Carpet area 13.25 sq. mtr.



PARKING PLAN
YASH PLATINA
VIRAR (W)

PARKING PLAN



FOR, MD REALTORS & DEVELOPERS LLP
[Signature]
DESIGNATED PARTNER

PURCHASER'S SIGNATURE
[Signature]
सुभाष वी. वासुदेव

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. बमई 2

दस्त क्रमांक : 8835/2023

नोंदणी :

Regn:63m

गावाचे नाव : बोळीज

करारनामा

6230000

4810625.798

1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: , इतर माहिती: मीजे बोळीज,स नं 346वी,356वी,हि नं बी1 ते बी5,सी,स नं 347सी,हि नं 1,2,स नं 347,हि नं डी1,डी2,मीजे डोंगरे,स नं 21वी,हि नं 3,विभाग 11,मदनिका क्र 1905,विंग मी,एकोणिसावा मजला,यश प्लॅटीना,वि नं 1,क्षेत्र 52.14 चौ मी कार्पेट,पार्कींग स्टॅक नं 51 क्षेत्र 13.75 चौ.मी. कार्पेट पार्कींग स्टॅक नं 52, क्षेत्र 13.75 चौ.मी कार्पेट, गणकुण पार्कींग क्षेत्र 27.5 चौ.मी कार्पेट. (Survey Number : स नं 346वी,356वी,हि नं बी1 ते बी5,सी,स नं 347सी,हि नं 1,2,स नं 347,हि नं डी1,डी2,मीजे डोंगरे, स नं 21वी, हि नं 3, ;)

1) 52.14 चौ.मीटर

1): नाव:-एम डी रिअल्टर्स एँड डेव्हलपर्स एल एल पी चे भागिदार चेतन शांतीलाल परिव्र तर्फे कु मु नरमिंह यशवंत राऊत -- वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफीस नं 301-304,विक्रम चेंबर्स,जंक्शन ऑफ लिंक रोड एँड सार्वे रोड,मिठ चौकी,मालांड प.मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:- ABHFM7854Q

1): नाव:-विनोद त्रियुगी पाण्डेय -- वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए/204, पद्मावती नगर विल्डिंग 2 मेक्टर 4, लोक गूप मागे देव वाटिका मंदिरजवळ, बोळीज, विंगर पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ALQPP4530R

2): नाव:-सुमन विनोद पाण्डेय -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए/204, पद्मावती नगर विल्डिंग 2 मेक्टर 4, लोक गूप मागे देव वाटिका मंदिरजवळ, बोळीज, विंगर पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-BBDPP0602A

वज करन दिल्याचा दिनांक

31/03/2023

नोंदणी केल्याचा दिनांक

25/05/2023

मांक,खंड व पृष्ठ

8835/2023

रभावाप्रमाणे मुद्रांक शुल्क

436200

रभावाप्रमाणे नोंदणी शुल्क

30000

मागील विभागात घेतलेला तपशील:-

क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.