

623486

350/7691

पावती

Original/Duplicate

Tuesday, July 17, 2018

नोंदणी क्र. :39म

1:50 PM

Regn.:39M

पावती क्र.: 8585 दिनांक: 17/07/2018

गावाचे नाव: मोरे

दस्तऐवजाचा अनुक्रमांक: वसई3-7691-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विधी विकास शिंदे - -

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

एकूण:

रु. 29240.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:51 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

बाजार मूल्य: रु.1677500/-

मोबदला रु.2800000/-

भरलेले मुद्रांक शुल्क : रु. 168000/-

मह. दुय्यम निबंधक वर्ग-३  
वसई क्र. ३

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.28000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004013133201819R दिनांक: 17/07/2018

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1240/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 170720180194 दिनांक: 17/07/2018

वँकेचे नाव व पत्ता:

V.V. Shinde

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग  
मुल्यांकल अहवाल सन २०१८

वसई - ३  
दस्त क्र. १६९/२०१८  
१६९

- दस्ताचा प्रकार : उत्तरावना अनुच्छेद क्रमांक १६९
- सादरकर्त्याचे नांव : विधी विकास शिंदे व इतर पक्के
- तालुका : वसई ४. गावाचे नांव : मोरे
- नगरमुमापन क्रमांक/सर्व्हे क./अंतिम भुखंड क्रमांक : S.No 53 H.No 2, S.No.76 H.No 1
- मूल्य दरविभाग (झोन) : \_\_\_\_\_ उपविभाग \_\_\_\_\_
- मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औदयागिक / 43400/-
- दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 35.13 कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.
- कारपार्किंग : \_\_\_\_\_ गच्ची : \_\_\_\_\_ पोटमाळा : \_\_\_\_\_
- मजला क्रमांक : २१ उदवाहन सुविधा :- आहे / नाही
- बांधकाम वर्षे : \_\_\_\_\_ घसारा : \_\_\_\_\_
- बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : \_\_\_\_\_ ज्यान्वये दिलेली घट / वाढ
- निर्धारित केलेले बाजारमूल्य :- 16,77,500/-
- दस्तामध्ये दर्शविलेला मोबदला :- 28,00,000/-
- देय मुद्रांक शुल्क : 168000/- १८. भरलेले मुद्रांक शुल्क : 168000/-
- देय नोंदणी फी : 28000/-

लिपीक

सह दुय्यम निबंधक

प्रतिज्ञा / घोषणापत्र

मी/आम्ही .....

- १) श्री/श्रीमती. विधी विकास शिंदे
- २) श्री/श्रीमती. विद्या देवजी शिंदे
- ३) श्री/श्रीमती. \_\_\_\_\_



सत्य प्रतिज्ञेवर कथन करितो की, दस्ताऐवजाची विषयवस्तू असलेली ही यापुर्वी खरेदी देणान्याने कोठेही विकी, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - १९०८ मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमचीच राहिल याची मी/आम्ही हमी देतो.

खरेदी घेणार (Purchaser)

1. V.V. Shinde  
16/9

Payment Successful. Your Payment Confirmation Number is 145066027

IDBI BANK

CHALLAN

MTR Form Number - 6

जसई - ३

दस्ता क्र. १६९ / २०१८

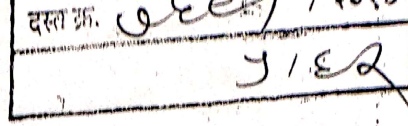
Form ID : 07-2018

Date: 16/07/2018

GRN NUMBER	MH004013133201819R	BARCODE	Form ID : 07-2018
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR135-VSI3_VASAI NO 3 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-CEEPS5054N
Year	Period: From : 16/07/2018 To : 31/03/2099		Full Name VIDHI VIKAS SHINDE
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	B 403 SAI AANGAN TYPE F VILL MORE PRAGATI NAGAR
0030046401-75	168000.00	Road/Street, Area /Locality	VIRAR LINK ROAD NALASOPARA EAST PALGHAR Maharashtra
0030063301-70	28000.00	Town/ City/ District	
	0.00	PIN	4 0 1 2 0 9
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	196000.00	Amount in words	Rupees One Lakhs Ninety Six Thousand Only
Payment Details:IDBI NetBanking Payment ID : 174602512		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332018071750124	
Cheque- DD No.		Date	16-07-2018
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



Agreement of Sale



This Agreement made at Nallasopara this ..... day of July in the year 2018 between M/S. S. A. INFRA, a Partnership firm through its Partner **MR. AMIT VINODANAND MISHRA**, aged about 31 years, having its registered office at Shop no. 41 & 42, Sanskruti Apartment, Behind UCO Bank, Vasai-Nallasopara Link Road, Nallasopara (East), Taluka Vasai, District Palghar, (which includes the heirs, legal representatives and nominees of the partners and the said partnership firm and its partners hereinafter jointly referred to as "the Promoter") of the One Part

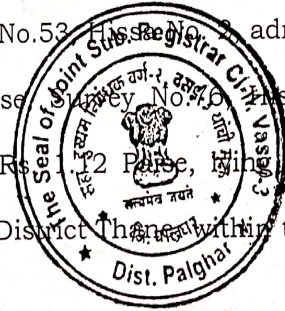
A N D

1. Mr/Mrs. **VIDHI VIKAS SHINDE** age 36 years,
2. Mr/Mrs. **VIKAS DEVJI SHINDE** age 39 years

having address at **R. No. 02, Ramlal Prakash Chawl, Shankar Wadi, Jogeshwari (east) Mumbai - 400060** hereinafter referred to as "the Allottee" (which includes his /her/heir legal heirs, legal representatives and executors ) of the Other Part.

WHEREAS:-

a) (1) Mr. DamodarBhauPatil and 2) Mr. MahadevBhauPatil were the owners of land bearing Survey No.53, admeasuring H.R. 0-77-7, assessed at Rs. 9.00 Paise, being and situate at Village MORE, Taluka Vasai, District Thane within the area of Sub- Registrar at Vasai



b) (Mr. Damodar Bhau Patil died intestate on 30/05/2005 leaving behind him 1) Mr. Vasudev Damodar Patil 2) Mr. Harishchandra Damodar Patil 3) Mr. Anil Damodar Patil 4) Mr. Anant Damodar Patil, 5) Janibai Vasant

12

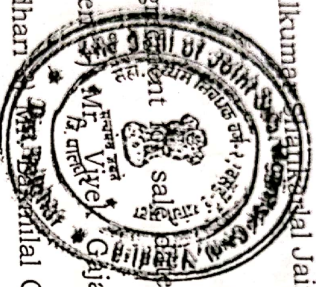
V. V. Shinde

[Signature]

प्राप्त - ३  
Gharal 6 Kamal Kashinath Patil 7 Hiru Mahadev Bhoir being the legal  
Succession Act, by which he was governed  
Kriti according to the Hindu  
at the time of his death.

c) By Conveyance Deed dated 7th November 2005, 1) Mr. Mahadev Bhoir Patil, 2) Mr. Vasudev Damodar Patil 3) Mr. Harishchandra Damodar Patil 4) Mr. Anil Damodar Patil 5) Mr. Anant Damodar Patil 6) Janibai Vasant Gharal 7) Kamal Kashinath Patil 8) Hiru Mahadev Bhoir (therein called "The Vendors") of the First Part and 1) Anandibai Krishna Kirti 2) Mangalibai Pilaji Patil 3) Yashodha Damodar Patil 4) Parvati Narayan Mhatre (therein called "The Confirming Party") of the Second Part sold and conveyed the said land to 1) Mr. Vivek Gajanan Chaudhari 2) Mr. Dinesh Kamalakar Chaudhari 3) Mr. Laxmilal Chunnilal Shah 4) Mr. Kalulal Chunnilal Shah 5) Mr. Shankarlal Nanalal Jain 6) Mr. Kamalkumar Shankarlal Jain 7) Mr. Shaukinkumar Shankarlal Jain.

d) By Agreement dated 14th January, 2008 entered into by and between Mr. Gajanan Chaudhari 2) Mr. Dinesh Kamalakar Chaudhari 3) Mr. Laxmilal Chunnilal Shah 4) Mr. Kalulal Chunnilal Shah 5) Mr. Shankarlal Nanalal Jain 6) Mr. Kamalkumar Shankarlal Jain 7) Mr. Shaukin kumar Shankarlal Jain (therein called "The Vendors") of the First Part and Mr. Raj Harishchandra Thakur (therein called "The Purchaser") of the Second Part, the said Mr. Vivek Gajanan Chaudhari and others have agreed to sell the said land to Mr. Raj Harish chandra Thakur, on the terms and conditions mentioned in the said agreement.



e) By Agreement for Sale dated 12th March, 2009 entered into by and between Mr. Raj Harishchandra Thakur (therein called "The Vendor") of the First Part and Mr. Siddhesh Shankar Bane (therein called "The Purchaser") of the Second Part, hereinafter called "The Vendor" the said Mr. Raj Harishchandra Thakur has agreed to sell the said land to Mr.

Mr. Raj Harishchandra Thakur has agreed to sell the said land to Mr.

Siddhesh Shankar Bane, on the terms and conditions of the  
said agreement.

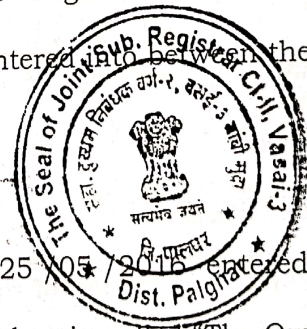
f) The said land has been converted into N.A. by the Office of Collector, Thane vide its order bearing No. REV/DESK-1/T-9/NAP/SR-146/2009, dated 26/11/2009.

g) The City and Industrial Development Corporation of Maharashtra Ltd., have granted the Commencement Certificate for the proposed layout of Residential with Shopline Building on the said land vide its letter bearing No. CIDCO/VVSR/CC/BP-4604/E/633, dated 17/06/2010.

h) The Vasai Virar City Municipal Corporation have granted the Revised Development Permission for the proposed layout of Residential/ Residential with Shopline Building on the said land vide its letter bearing No. VVCMC/TP/RDP/VP-0768/0114/2013-2014, dated 25/06/2013.

i) AND WHEREAS relying upon the aforesaid representation the "DEVELOPER" have agreed to develop the said land on the terms & conditions as mention in the Development Agreement dated 25/05/2016 duly registered with the office of Sub Registrar of Assurance of Vasai - III, vide Document No.6365/2016, entered into between the Land Owner and the Developer.

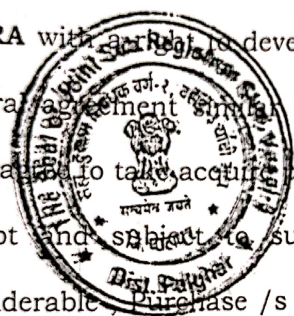
j) The Development Agreement dated 25/05/2016 entered into between MR. SIDDHESH SHANKAR BANE (therein called "The Owners/Vendor" of the First Part )and M/s. S. A. INFRA, a Partnership firm, represented by one of its Partner MR. AMIT VINODANAND MISHRA (herein called "The Builders"/ "Developers" of Second Part), the said M/s. S. A. INFRA have agreed to Develop the Built Up area admeasuring about 31029 Sq. Mts of **Building Type F** to be constructed on land admeasuring



वे.वे.वे. / २०१६  
— C —

Square metres, out of Survey No. 53, Hissa No. 2, admeasuring  
1770 Square metres, Survey No. 76, Hissa No. 1, admeasuring 610  
Square metres, together with all balconies and staircases area and right  
to use the garden area and right of way over the roads and other  
common facilities as shown in the plan thereof hereto annexed marked  
with red colour boundary line out of total F.S.I. approved by the  
CIDCO/VVCMC, lying, being and situate at Village MORE, Taluka Vasai,  
District Palghar, within the area of Sub Registrar Vasai No. III, Vide  
Document No. 6365/2016, dated: 25/05/2016, Dist. Palghar, more  
particularly described in the Schedule hereunder written on the terms  
and conditions mentioned in the said Agreement.

k) (The owners have given peaceful and vacant possession to M/s. S. A.  
INFRA with all right to develop the same.) The Builders are entering into  
several agreement to this agreement with several parties who  
may also to take acquire premises in the said plot of land on ownership  
except and subject to such modification as may be necessary or  
considerable purchase /s of the various premises along with occupant  
of the other premises in the said plot of land shall form Co-Operative  
Housing Society or Limited Company the said Plot of land together with  
the building/s thereon will be conveyed as herein provided.



l) The Builders have engaged the service of M/s. EN-CON registered with  
the council of architect and as a structural Engineer for preparation of  
the structural drawing of the the Building/s and the Builders accepts the  
professional supervision of the architect and structural Engineer till the  
completion of the building/s.

m) The flat purchaser/s demanded from the Builders, have given inspection  
to the flat purchaser/s of all the document of title relating to the said  
land, the developers agreement and the plans, designs and specification

min 20

M.D.

क्रमांक - ३
ENCON and of such other
Maharashtra Owners (Regulation of the promotion of construction sale management and Transfer) Act, 1963

prepared by the Builders architect M/s. ENCON and of such other document as specified under the Maharashtra Owners (Regulation of the promotion of construction sale management and Transfer ) Act,1963 (hereinafter for the sake of brevity it may be referred to as "The said Act") and the rules made there under , such inspection has been duly given to and taken by the Purchaser/s .the purchaser/s has/have also satisfied himself /herself /themselves about the same

n) Title Certificate given by SPS & Associates, Advocates

AND WHEREAS the Allottee is offered an Apartment bearing **Flat No. 403** in **B Wing** on the **Fourth floor** in the Building **Type - F** known as "**SAI AANGAN**" being constructed in the phase of the said project, by the Promoter.

AND WHEREAS (the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai bearing No. P99000004358.) authenticated copy is attached in Annexure.

AND WHEREAS the Promoters being legal owners and in possession of the said Plot & Promoters are constructing the said buildings, the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **M/S EN-CON** and of such other documents as are



1A  
M.V. Shinde

Shinde



AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure,

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to

VA

V.V. Shinde

[Signature]

**31. GOVERNING LAW**

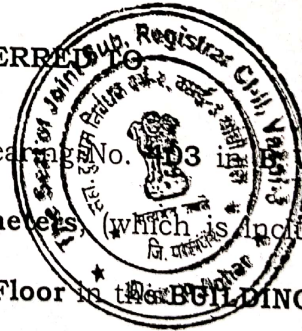
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the \_\_\_\_\_ courts will have the jurisdiction for this Agreement

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of N.A land bearing Survey No. 53, Hissa No. 2, Survey No. 76, Hissa No. 1, admeasuring 31029 Sq. Mts, out of \_\_\_\_\_ Sq. Mts. Total Area, lying being situate at Village **MORE**, Taluka Vasai, Dist. Palghar within the area of Sub-Registrar of Assurance At Vasai, Dist. Palghar, and within the local limit of Taluka Vasai, Dist. Palghar hereunder written on the terms and conditions mentioned in the said Agreement.

**THE SCHEDULE ABOVE REFERRED TO**

All that pieces and parcel of Flat bearing No. 93 Wing of carpet area admeasuring **35.13 Square meters** (which is inclusive of the area of balconies/Terrace), on **Fourth Floor** in the **BUILDING TYPE F** known as "**SAI AANGAN**" is being constructed on N.A. Land bearing Survey No. 53, Hissa No. 2, Survey No. 76, Hissa No. 1, lying being and situate at Village **MORE**, Taluka Vasai, Dist. Palghar within the area of Sub-Registrar of Assurance At Vasai, Dist. Palghar.

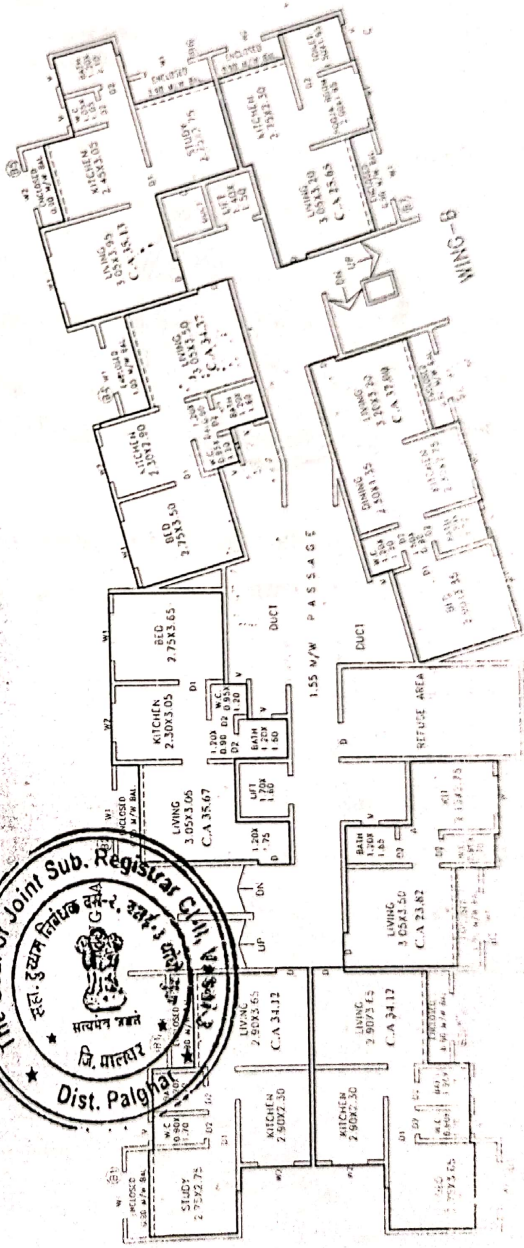
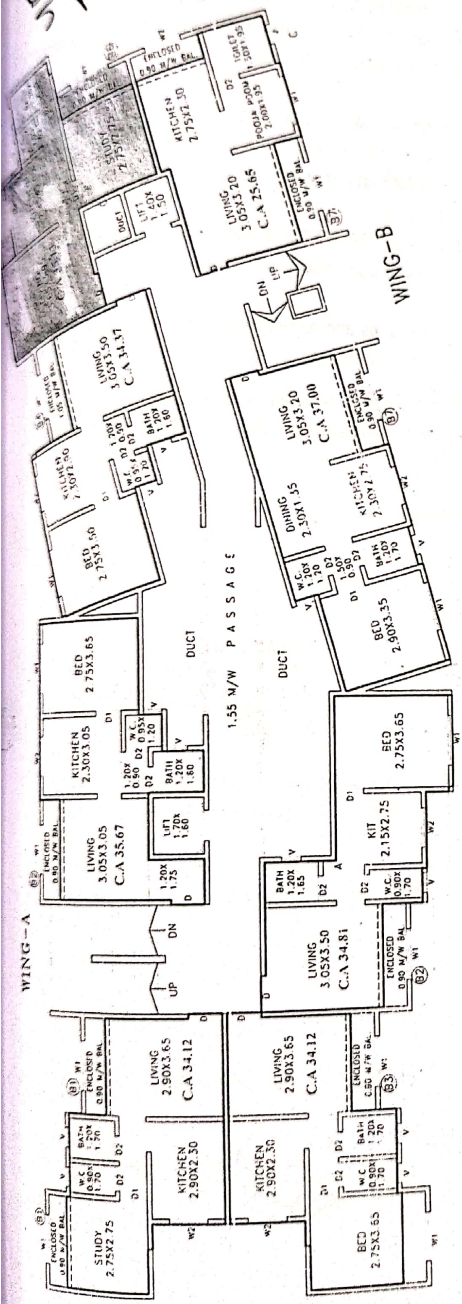


*[Handwritten signature]*

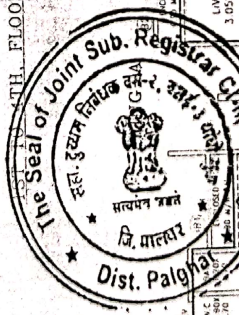
*V.V. Shinde*

वसई - ३  
 दस्त क्र. ७६९ / २०१८  
 ३७ / ६२

*Handwritten:* 1st floor plan



FLOOR PLAN



*Handwritten:* KA

*Handwritten:* W. Shinde

*Handwritten signature:* Shinde



# Maharashtra Real Estate Regulatory Authority

REGISTRATION	CERTIFICATE OF PROJECT
FORM 'C'	(See rule 6(a))
दस्तावेज क्र. ०६९९ / २०१६	
३४६२	

This registration is granted under section 5 of the Act to the following project under project registration number P99000004358  
 Project: Sai Aangan, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY 53 HISSA NO.2, SURVEY NO.76, HISSA NO.1 at Vasai-Virar City (M Corp), Vasai, Palghar, 401209;

1. SA Infra having its registered office / principal place of business at Tehsil: Vasai, District: Palghar, Pin: 401209.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of 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 (I) of sub-section (2) of section 4 read with Rule 5;

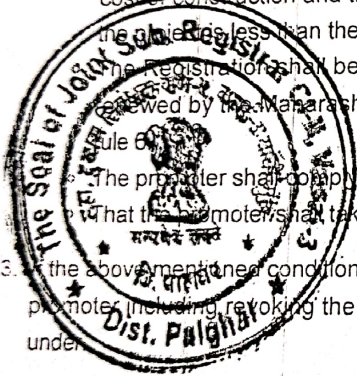
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated 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 09/08/2017 and ending with 30/09/2018 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with Rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid  
 Digitally Signed by  
 Dr. Vasant Premchand Prabhu  
 (Secretary, MahaRERA)  
 Date: 8/9/2017 1:49:51 PM

Dated: 09/08/2017  
 Place: Mumbai

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

क्रमांक - २
दिनांक १८/०९/२०१८
२०/१८

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.

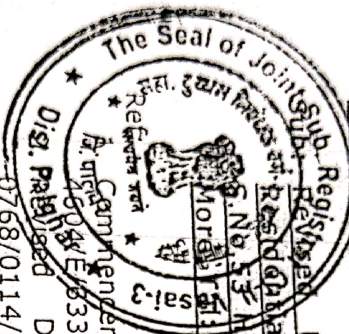


दूरधनी : ०२५० - २५२५५१ / २५२५५२  
फोन : ०२५० - २५२५२९  
ई-मेल : VasaiVirar@corporation.org

जातक क्र. : य.वि.ना.म.  
दिनांक :

WVCMC/TP/RDP/VP-0768/034/2016-17

To,  
Smt. Vivek G. Chaudhary & 6 others through  
P.A. Holder Shri. Raj. H. Thakur & Mr. Ramehs T. Femar  
2, Shramsafalya bldg.  
Opp. Motiba Rice mill, Veer Savarkar Marg,  
Virar (E), Tal: Vasal,  
DIST-PALGHAR.

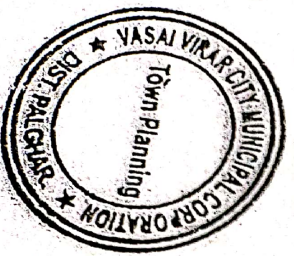


Development Permission for the proposed having  
Residential with Shopline Buildings on land bearing  
S.No. 133, N.No. 2, S.No.76 H.No. 1 & S.No.51, H.No.18/2, of Village  
Morad, Tal: Vasal, Dist Palghar.  
A. Commencement Certificate vide granted letter No. CIDCO/WSR/0768/0114/2013-14 dtd. 25/06/2013.

1. NOC for NA permission vide order no. WVCMC/TP/NA NOC 0768/2829/2014-15 dtd. 18/10/2014.
2. TILR M.R.No.793/2013 dtd. 27/05/2014.
3. NA order no. REV/K-1/T-9/NAP MORE/VASAI/SR-239/2015 dtd. 29/10/2015 from Collector Palghar.
4. Your Registered Engineer's letter dated - 29/03/2015 & 01/01/2016.

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 & 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS approved vided Notification No. TPS-1208/1917/C-89/09/UD-12 dtd 19/09/2010 Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2010 and 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd August 2014. Govt. entrusted Planning Authority functions for respective Jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/243/262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Patlipada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Malipada, & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. February 2015. In the capacity of Municipal Corporation/Planning Authority



Handwritten signature or mark.

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
रा. वार्ड, बि. घाटघर - ४०१ ३०५.



पत्र - ३  
दस्तावेज क्र. ७६६७ / २०१८  
५१ / ८२

दस्तावेज क्र. : ०२५० - ३५२५०९ / ०२/०३/०४/०५/०६ / ०७  
फोन : ०२५० - ३५२५०९  
ई-मेल : vasavivirarcorporation@yahoo.com

जायफ क्र. : य.वि.ग.म.  
दिनांक :

WC/MC/TP/RDP/VP-0768/034/2016-19  
respective jurisdiction and SPA for 21 villages WCMC is functioning as per MRTP Act  
1966. The details of permission are as under:  
29/09/2016

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/WVSR/CC/BP-4604/E/633 dtd.17/06/2010. The details of the layout is given below :-

1	Name of assess owner/P.A.Holder	Shri. Vivek G. Chaudhary & 6 others through P.A. Holder Shri. Raj. H. Thakur & Mr. Ramneth T. Thumar
2	Location	More.
3	Land use (predominant)	Residential/Residential with Shopline buildings.
4	Gross plot 7/12 Area	(8380.00+1260.00) 9640.00 sq.m
5	Deduction	
	a) 30.00mt D.P. Road	866.21 sq.m
	b) Area under existing road	300.00 sq.m
	c) Area under Encroachment	150.00 sq.m
6	Balance pot Area	8323.79 sq.m
7	RG @ 15%	1248.56 sq.m
8	CFC @ 5%	416.18 sq.m
9	Buildable Plot area	7075.23 sq.m
10	Permissible FSI	1.00
11	Permissible BUA	7075.23 sq.m
12	Maximum Permissible FSI with DR/TDR	1.75
13	Maximum Permissible BUA with DR/TDR	12381.65 sq.m
14	Add. TDR from DRC No. 88	1500.00 sq.m
15	Permissible BUA with TDR	8575.23 sq.m
16	Total Proposed Built-Up-Area	8554.08 sq.m

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.43 of the Municipal Corporation Regulations-2001).

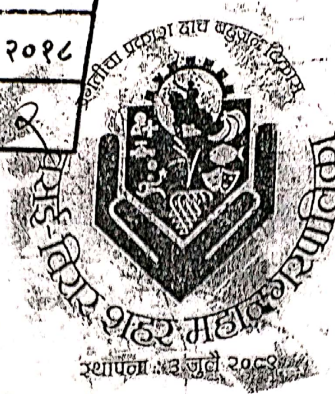
The additional amount of Rs.77500/- has been deposited with Vasavi-Virar City Municipal Corporation as interest for security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Sanction attached to the permission



FR

वसई - ३
दस्ता क्र. ०६९/२०१८
५२ १६ २

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२५२५१०२  
फॅक्स : ०२५० - २५२५१०७  
ई-मेल: vasaivirarcorporation@vasai

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/RD/VP-0768/034/2016-17

covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation. 29/09/2018

Please find enclosed herewith the approved Revised Development Permission for the proposed layout of Residential/Residential with Shopline Buildings on land bearing S.No.53 H.No. 2; S.No.76 H.No 1 & S.No.51, H.No.1B/2 of Village: More Tal: Vasai Dist: Palghar as per the following details:-

	Predominant Building	Bldg. Type/Wings	No. of Floors	No. of Shops	No. of Flats	Built Up Area ( in sq. mt.)	Status
1.	Residential with Shopline Bldg.	Type A Wing A	St/Gr+7	6	40	1740.76 sq.m	Now Amended
2.	Residential bldg.	Type A Wing B	St+1 (pt)	--	1	38.70 sq.m	Newly proposed
3.	Residential bldg.	Type-B	Stilt+7	--	41	1395.67 sq.m	Now Amended
4.	Residential with Shopline Bldg.	Type-C	Gr+4	16	46	1983.38 sq.m	OC granted
5.	Residential with Shopline Bldg.	Type-D	Gr+4	11	22	982.11 sq.m	PCC granted
6.	Residential Bldg.	Type-E	Stilt+4	--	20	697.12 sq.m	Now Amended
7.	Residential Bldg.	Type-F	Stilt+6 (pt)	--	47	1716.34 sq.m	Now Amended
<b>Total</b>				<b>33</b>	<b>217</b>	<b>8554.08 sq.m</b>	

*minty*

The revised development permission duly approved herewith supersedes all the earlier approved plans except Building Type C & D. The conditions of Commencement Certificate issued vide letter No. CIDCO/VVSR/CC/BP-4604/E/633 dtd.17/06/2010 stands applicable to this approval of Revised Development Permission along with the following conditions:

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 MRTPA Act, distinctively for each building.



*HR*

वसई - ३  
दस्त क्र. ७६७ / २०१६  
५६१६२



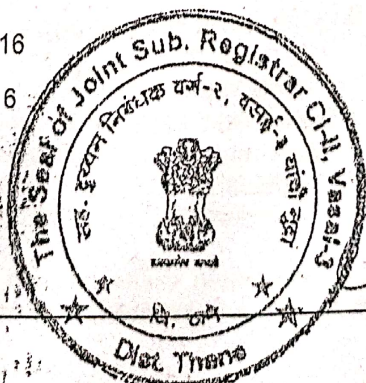
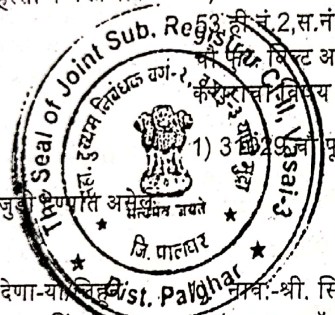
25/05/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई ३  
दस्त क्रमांक : 6365/2016  
नोंदणी :  
Regn:63m

गावाचे नाव : 1) मोरे

- |   |  |
|---|--|
| (1) विलेखाचा प्रकार   | विकसनकारारनामा   |
| (2) मोवदला  | 18617400   |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 32298000   |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)  | 1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: गाव मीजे मोरे येथील स न - 53, ही चं. 2, स.नं. 76, हि नं -1, एफ एस आय 31029 चौ.फुट. विल्ट अप यातील 17058.14 चौ.फुट विल्ट अप आणि 13970.86 चौ.फुट. विल्ट अप वरील विल्डींग टाईप एफ हा या विकसनाचे क्षेत्राचे विषय आहे (( Survey Number : 53,76 ; HISSA NUMBER : 2,1 :)) |
| (5) क्षेत्रफळ   | 1) 32298 चौ.फुट  |
| (6) आकारणी किंवा जुबी देण्याची असेल तर तेव्हा.  | 1) 32298 चौ.फुट  |
| (7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | नाम: श्री. सिद्धेश शंकर बने - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विरार भुवन, ब्लॉक नं: -, रोड नं: स्टेशन रोड, विरार प, महाराष्ट्र, ठाणे. पिन कोड:- 401303 पॅन नं:-AMMPB3925F  |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                                  | 1): नाव:-मे. एस ए इन्फ्राचे भागीदार अमित विनोदानंद मिश्रा - - वय:-28; पत्ता:-प्लॉट नं: दुकान नं - 41 आणि 42, माळा नं: -, इमारतीचे नाव: संस्कृती अपार्टमेंट, युको बँकेच्या मागे, ब्लॉक नं: -, रोड नं: वसई - नालासोपारा लिंक रोड, नालासोपारा पू, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ALHPM2493H                |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 25/05/2016   |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 25/05/2016   |
| (11) अनुक्रमांक, खंड व पृष्ठ  | 6365/2016  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 1614900  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000  |
| (14) शेरा   |  |



दुय्यम निबंधक, वसई ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेल्या अनुच्छेद :-

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



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जाचक क्र. : च.वि.श.म.  
दिनांक :

VVCMC/TP/O.C/VP-0768/67/2022-23

Dated 30/06/2022

**OCCUPANCY CERTIFICATE**

I hereby certify that the development of Residential Building Type-F (Gr./Stilt+7) as per As built plan with BUA Area 2075.38 sq.mt on land bearing S.No.53 H.No.2; S.No.76 H.No.1 & S.No.51 H.No.1B/2 (OLD); S.No.51B/1 to 51B/13 (New) of Village More, Tal.Vasai, Dist.Palghar. Completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/ Registration No. VVCMC/ENGR/01) and has been inspected dated 07/12/2021 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. Commencement Certificate No. CIDCO/VVSR/CC/BP-4604/E/633 dtd 17/06/2010 & Revised Development Permission dtd 25/06/2013, 29/06/2016, 24/01/2020 & 03/01/2022 issued by the CIDCO/VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 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 it 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 in respect of 57 Flats constructed in Residential Building Type-F (Gr./Stilt+7) floor only.



VVCMC/TP/O.C/VP-0768 /67/2022-23

Dated 30/06/2022

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) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.

12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

13) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.

One set of completion plan duly certified is returned herewith.



*hal-*  
Commissioner

Vasai Virar City Municipal Corporation

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

*[Signature]*  
Deputy Director,  
VVCMC, Virar.