

TOP 48

Sandeep R. Thakur

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Page 1 of 1

534/5878

पावती

Original/Duplicate

Monday, August 21, 2017

नोंदणी क्र.: 39म

3:51 PM

Regn.: 39M

पावती क्र.: 6888 दिनांक: 21/08/2017 ✓

गावाचे नाव: डोंगरे

दस्तऐवजाचा अनुक्रमांक: वसई5-5878-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: हर्ष विनोदकुमार अंगीवाला - -

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 2700.00

पृष्ठांची संख्या: 135

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:02 PM ह्या वेळेस मिळेल.



उपस्थित अधिकारी

वसई क्र. ९

वाजार मूल्य: रु. 2556500/- ✓

मोवदला रु. 2800000/-

भरलेले मुद्रांक शुल्क : रु. 168000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 28000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004676615201718E दिनांक: 21/08/2017

वैकीचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 2700/-

~~HA~~

~~HA~~

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8/21/2017



1/08/2017

सूची क्र.2

दुसरे विभाग : मह. न. वि. क्रमांक 5

दस्ता क्रमांक : 5878/2017

नोंदणी :

Regn:03m

गावाचे नाव : 1) डोंगरे

(1) वित्तोपाचा प्रकार	करारनामा
(2) मोबदला	2800000
(3) बाजारभाव (भाडेपट्ट्याच्या वाचतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2556500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: गांव मीत्रे डोंगरे, उपविभाग-5, मदनिवा क्र. वी/401, चौथा मजला, क्षेत्र-435 चौ. मूट. कारपोट एरिया, ज्योती हार्मोनी, एच. न्यु-मी-2. ((Survey Number : 5, 5वी, 5फी, 5एक, 5जी ;))
(5) क्षेत्रफळ	1) 435 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. ज्योती शेल्डर तर्फे भागीदार राकेश मचदेव तर्फे गु. मु. अनिल रामचंद्र पाल्येकर - - वय:-32; पत्ता:-प्लॉट नं: 102, माळा नं: पहिला मजला, इमारतीचे नाव: ज्योती इवेलींग, डी. चरतसिंह कॉलनी, न्यु चकाला लिंक रोड, सोलिटेर कोर्पोरट च्या जवळ, मीराटोर हॉटेल, अंधेरी-पु., ब्रॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAIFJ2031L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-हर्ष विनोदकुमार अंगीवाला - - वय:-21; पत्ता:-प्लॉट नं: ए-301, माळा नं: तिमरा मजला, इमारतीचे नाव: शिव छाया अपार्टमेंट, वरद विनायक लेन, जीवदानी क्रॉम रोड, विरार-पु., ब्रॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-BQHPA7086G 2): नाव:-विनोद कांतिलाल अंगीवाला - - वय:-48; पत्ता:-प्लॉट नं: ए-301, माळा नं: तिमरा मजला, इमारतीचे नाव: शिव छाया अपार्टमेंट, वरद विनायक लेन, जीवदानी क्रॉम रोड, विरार-पु., ब्रॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AERPA8286P 3): नाव:-जिगिशावेन विनोद अंगीवाला - - वय:-42; पत्ता:-प्लॉट नं: ए-301, माळा नं: तिमरा मजला, इमारतीचे नाव: शिव छाया अपार्टमेंट, वरद विनायक लेन, जीवदानी क्रॉम रोड, विरार-पु., ब्रॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-CBEPA0105M
(9) दस्तऐवज करून दिल्याचा दिनांक	21/08/2017
(10) दस्त नोंदणी केल्याचा दिनांक	21/08/2017
(11) अनुक्रमांक, खंड व पृष्ठ	5878/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	168000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14) शेर	

मह. दुसरे विभाग नोंदणी क्र. 2

दस्ता क्र. 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाताना निवडलेला अनुच्छेद :-

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

वसई - ५
दस्त क्र. ८८८८८ / २०१७
८८ / १३८८



AGREEMENT FOR SALE

Articles of Agreement made at Mumbai this 21st day of August
in the year Two Thousand And Seventeen;

[Handwritten signature]
V.K. Anjiwade
J.V. Anjiwade

Between

Messrs Jyoti Shelter, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 102, Jyoti Dwelling, Dr. Charat singh Colony, New Chakala Link Road, Near Solitaire Corporate Park, Mirador Hotel, Andheri (E), Mumbai 400 093 represented herein by its partners hereinafter referred to as the "Developers" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being of the said Firm and the heirs, executors, assigns and administrators of its last surviving partner) of the **One Part;**

And

[Handwritten signature]
BUILDERS

[Handwritten signature]

1

[Handwritten signature]
V. K. Anjiwade
FLAT / PURCHASER/S
[Handwritten signature]

Mr./Mrs./M/s. HARSH VINODKUMAR ANGIWALA (2)MR.VINOD KANTILAL ANGIWALA & (3) JIGISHABEN VINODBHAI ANGIWALA of Mumbai, Indian Inhabitant having his/her/their/its address at A-301, Shiv Chhaya Apartment, Varad Vinayak Lane, Jivdani Cross Road, Virar East, - 401305 hereinafter referred to as "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their/its heirs, executors, administrators and permitted assigns) of the Other Part;

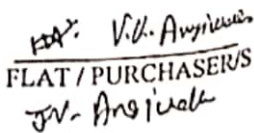
Whereas:

वसई - ५
दस्त क्र. ५६७७ / २०१७
६ १७३५

- (1) The Enigma Constructions Private Limited and Messrs. Evershine Developers (hereinafter referred to collectively as the "Owners") are jointly seized and possessed of, or otherwise well and sufficiently entitled, to all the contiguous pieces or parcels of household non-agricultural land, recently allocated New Survey Nos. 5, 5B, 5C, 5F and 5G admeasuring approximately 8.79 square metres situate at Village Dongare (Dongar Pada) also known as Villages Yaranghi, within the Registration of Sub-District of Vasai, District Thane, more particularly described in the First Schedule hereunder written and shown surrounded by red coloured boundary line on the sanctioned Lay-out Plan (as defined hereinafter) hereto annexed and marked Annexure "A" (hereinafter collectively referred to as the "Larger Land");
- (2) Certain portions of the Larger Land are reserved/earmarked under the approved Development Plan of the Virar - Vasai Sub-Region, for D.P. Roads, D.P. Reservations for Play Grounds, Schools, Colleges, Recreation Ground, CFC, Market, Parking Areas, Channels, etc. The aforesaid reserved Portions (excluding the D. P. Roads) are (hereinafter collectively referred to as the "Amenity Plots");
- (3) Pursuant to the Group Housing Scheme evolved for development and construction of buildings on the Land, a Lay-Out Plan and Building Proposal were prepared and submitted to the then Planning Authority City Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "CIDCO") through Messrs Shah Gattani Consultants, Architects and Consultants, (hereinafter referred to as the "Project Architects").


BUILDERS

2


FLAT / PURCHASERS
JV. Angiwala

The Developers will, under normal circumstances, construct or get constructed the said Building known as "JYOTI HARMONY" of plus seven floors on Avenue 'C-2' in accordance with the sanctioned Building Plan vide the Commencement Certificates the original whereof have been inspected by the Purchaser/s prior to the execution of this Agreement. The Purchaser/s hereby also agree/s to the Owners making such variations, modifications and additions in the Layout Plan, Building Plans and in the said Building, the said Flat/Shop, as the Owners or the Project Architects may consider necessary or expedient by or as may be required by any public or local body or authorities. This shall operate as an irrevocable consent of the Purchaser/s to the Developers under Section 7 of the said Act for carrying out changes in the sanctioned Layout Plan and/or Building Plans. It is clarified that subject matter of this Agreement shall be always be restricted to the said Flat/Shop to be constructed on the Avenue 'C-2'.

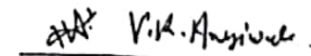


3. The Purchaser/s shall purchase and acquire from the Developers the said Flat/Shop and the Developers shall sell Flat/Shop being Flat No. B/401' admeasuring 435 square feet (carpet area), shown in the sanctioned Floor Plan hereto annexed and marked Annexure "A" on Fourth Floor in the said Building known as "JYOTI HARMONY" to be constructed on the Avenue 'C-2' at or for the lumpsum purchase price and consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only) ("the Consideration"). The Developers shall provide in the said Flat/Shop, fixtures and fittings as per details in the Third Schedule hereunder written.
4. The Purchaser/s hereby agree/s and undertake/s to pay to the Developers the Consideration being Rs.28,00,000/- (Rupees Twenty Eight Lakhs Only) in the following Manner :

(i)	Total Flat Value	Rs. 28,00,000/-
	Less : Amount Received	Rs. 2,00,000/-

	Balance Amount due	Rs. 26,00,000/-


BUILDER/S


FLAT / PURCHASER/S
J.V. Ansivade

The Purchaser will lodge this Agreement for registration with the concerned Office of the Sub-Registrar of Assurances latest within 4 (Four) months from the date of its execution, and the Developers or their agents will attend the Sub-Registry and admit execution thereof upon and after the Purchaser informs the Developer of the number under which it has been lodged for registration.

पत्रांक/क्रमांक
८८००८/२०१९
२२ / १९८६

In Witness Whereof the parties hereto have hereunto and to the duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.



The First Schedule Above Referred To:

(Larger Land)

All those pieces or parcels of non-agricultural vacant Lay-out Land bearing New Survey Nos. 5, 5B, 5D, 5F, and 5G as per latest Record of Rights situate lying and being at Village Dongare (Dongar Pada) also known as "Village Narangi" within the Registration Sub-District of Vasai, District-Thane admeasuring in the aggregating 8,79,581 Square Metres .

The Second Schedule Above Referred To:

(Avenue 'C-2')

All that piece or parcel of non-agricultural vacant Land admeasuring 4703.22 and with proposed Buildings of B.U.A. of 50,625 Sq. Ft. designated as Avenue 'C-2', hatched in red colour on the block plan of Avenue 'C' admeasuring 20311.02 square meters being the part of approved layout on the said Land bearing New Survey Nos. 5, 5B, 5D, 5F and 5G as per latest Record of Rights situate lying and being at Village Dongare (Dongar Pada) also known as "Village Narangi" within the

~~_____
BUILDER/S~~

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38

[Handwritten signature]
FLAT / PURCHASER
[Handwritten signature]

Registration Sub-District of Vasai, District - Thane admeasuring in the aggregating 8,79,581 square meters and bounded as follows -

- On or towards North : - 24 metre wide road
- On or towards South : - Plot boundary
- On or towards East : - Avenue 'C-3'
- On or towards West : - Avenue 'C-1'

वसई - ५
दस्ता : ६६६६६ / २०१७
२३ / १९९६

The Third Schedule Above Referred To:

(Fixtures and Fittings)

As per Schedule "E"



IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the)

withinnamed "THE DEVELOPR'S")

M/s. JYOTI SHELTER)

a partnership firm,)

represented by its Partners)

1) MR. RAKESH SACHDEV)

in the presence of)

Rakesh Sachdev



SIGNED AND DELIVERED by the)

withinnamed "THE PURCHASER/S")

MR./MRS./MS. HARSH VINODKUMAR ANGIWALA)

HV



[Signature]
BUILDER/S

HV

HV V.K. Angiwala
FLAT / PURCHASER/S
J.V. Angiwala

मुख्यालय, विभा
नगर, पुणे.
पिन कोड: ४११ ००१, ४११ ००२, ४११ ००३.

मुख्यालय, विभा
नगर, पुणे.
पिन कोड: ४११ ००१, ४११ ००२, ४११ ००३.

पत्र क्र. व/अ/अ/अ/२/२०१२/२०१२/२०१२
दिनांक १२/०९/२०१२

VVCNC/TP/PCC/VP-0453/285/2012-12

DT. 09/09/2012.

M/s. Overseas Developers
113, Veeva Beena Shopping Center,
Opp. Bandra Station, Bandra (West),
M. 400 090, 400 090.

वसः
दस्त क्र. ८८८८८/२०१७
२१ १९९९

Subject of Plinth Completion Certificate for Residential/ Residential with Shopping Building TYPE AG1 (Wing D & E) in Avenue "C2" Type YC1-3, 4 in Avenue "C2", Type RSA1-5 in Avenue "A1" of Group Housing Scheme on land bearing New S. No. 5, 5B, 5F, 5G, 5D of Village-Dongre, Taluka-Vasai, Dist. -Thane.

ref:

- 1) Commencement Certificate No. C/DC/VP/CC/BP-3519/W/2005 dated 02/12/2005.
- 2) Commencement Certificate No. C/DC/VP/CC/BP-3519/Layout/W/151 dated 29/01/2008.
- 3) Revised Development Permission granted vide letter Dt. 15/06/2008, 08/10/2009.
- 4) Revised Development Permission granted vide letter No. C/DC/VP/SSR/RI/VP-3519/W/895 Dt. 07/07/2010.
- 5) Revised Development Permission granted vide letter No. VVCNC/TP/AM/VP-0453/010/2011-12 Dt. 10/05/2011.
- 6) Revised Development Permission granted vide letter No. VVCNC/TP/AM/VP-0453/064/2011-12 Dt. 13/09/2011.
- 7) Revised Development Permission granted vide letter No. VVCNC/TP/AM/VP-0453/296/2011-12 Dt. 31/03/2012.
- 8) Revised Development Permission granted vide letter No. VVCNC/TP/AM/VP-0453/071/2012-13 Dt. 13/06/2012.
- 9) Your Architect's letter dated 17/08/2012.

Sir/ Madam,

This has reference to your intimation letter dated 17/08/2012 from your licensed Architect regarding completion of construction work upto Plinth level in Residential/ Residential with Shopping Building TYPE AG1 (Wing D & E) in Avenue "C2", Type YC1-3, 4 in Avenue "C2", Type RSA1-5 in Avenue "A1" of Group Housing Scheme on land bearing New S.No.5, 5B, 5F, 5G, 5D of Village-Dongre, Taluka-Vasai, Dist. -Thane. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

Copy 2.....

[Handwritten signature]

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२१२०१/०२/०२३/०६/०५/०६
फॅक्स : ०२५०-२५२११००
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व वि न म/अम/मुनि/००६/२०१३-१२
दिनांक : ३१/०३/२०१२

WCMC/TP/AM/VP-0453/296/2011-12

वसई - ५
दस्ता क्र. ५६७८८/२०१७
५९ १९३५

31/03/2012.

To,
M/s. Evershine Developers
215, Veena Beena Shopping Centre
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

Sub: Revised Development Permission & Revalidation for proposed Residential with
shopline Buildings / Residential Buildings, Commercial & Information Technology
Establishment Building with Multiplex Theatres, Club House, Amusement Park,
Market & School Building, AVENUE A1 in type buildings RSA1-5 & RSA2-6, AVENUE
A2 in type buildings RSA1-7,8 & RSA2-7, AVENUE A3a in type buildings EG5,
AVENUE A3b in type buildings KG, AVENUE A4 in type buildings SG1 & SG2,
AVENUE A5 in type buildings YA1(1 Bldg.), TA3(2 Bldgs.), TA4(2 Bldgs.), YA2(2
Bldgs.), AVENUE A6 in type buildings EG3 & EG4, AVENUE B1 in Type Building
AB1(2 Bldgs.), AB4(2 Bldgs.), AB2(1 Bldg.), A1(2 Bldgs.), CB1(2 Bldgs.), B2(2
Bldgs.), A2(2 Bldgs.), AB3(2 Bldgs.), C2(2 Bldgs.), AVENUE B2 in type Building
Type A, B, C & D, (2 Bldgs.), B1 & B1A (1 Bldg.), B2(1 Bldg.), C & B(1
Bldg.), C1 & B1 (1 Bldg.) AVENUE C1 in type Building PG1, AVENUE C2 in type
Building YC1-3,4 AVENUE C3 in type Building AG1, AVENUE D in type buildings
TD1(p)(5 Bldgs.), TD1B(1 Bldg.), TD2(2 Bldgs.), TD1(8 Bldgs.), TD2(b)(2 Bldgs.),
YD1(a)(2 Bldgs.), XD1(1 Bldg.), XD1(a)(1 Bldg.), YD1(3 Bldgs.), YD1(b)(1 Bldg.),
TD2(a)(1 Bldg.), TD3(5 Bldgs.), RD1(7 Bldgs.), TD4(1 Bldg.), AVENUE E in type
Buildings EG1 & EG2, AVENUE F1 in type Buildings MG2, AVENUE F2 in type
Buildings MG1, MG3, MG4 (2 Bldgs), AVENUE G in type buildings R1(8 Bldgs.), R3(6
Bldgs.), R4(1 Bldg.), AVENUE H in type buildings S1(11 Bldgs.), S3(9 Bldgs.), T1(5
Bldgs.), Y1(17 Bldgs.), Y3(1 Bldg.), AVENUE I in type buildings Y11(10 Bldgs.),
T11(8 Bldgs.), T12(1 Bldg.), RS11(6 Bldgs.), Y12-12 AVENUE J in type buildings
R1(7 Bldgs.), R2(2 Bldgs.), S1(10 Bldgs.), S2(1 Bldg.), T1(13 Bldgs.), T2(1 Bldg.),
T3(1 Bldg.), T5(6 Bldgs.), T6(2 Bldgs.), Y1(19 Bldgs.), Y2(1 Bldg.), AVENUE L in
type buildings A1(6 Bldgs.), B1(16 Bldgs.), D7(1 Bldg.), D8(1 Bldg.), AVENUE M in
type buildings U1(2 Bldgs.), U2(1 Bldg.), U3(1 Bldg.), V1 (3 Bldgs.), W1(2 Bldgs.),
X1(8 Bldgs.), X1(3 Bldgs.), Commercial & Information Technology Establishment
Building & Multiplex Theatres in AVENUE P, CLUB HOUSE & Ancillary Structures in
AMUSEMENT PARK, on land bearing S.Nos. 5(118), H.No.1 to 7, S.No. 6(494),
H.No. 1(Pt), 2(Pt), S.No. 7(112), H.No. 1 to 18, S.No. 8(492), H.No. 1(Pt), 2(Pt),
3(Pt), 4(Pt), S.No. 10(113), H.No. 1/1B, 1/1A, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, S.No.
11(114), H.No. 1 to 21, S.No. 12(117), H.No. 1, 2, 3/1, 3/2, 3/3, S.No. 13(115),
H.No. 1 to 28, S.No. 14(438), H.No. 1 to 41, S.No. 15(444), H.No. 1 to 31, S.No.
16(116), H.No. 1 to 11, S.No. 67(170), H.No. 1, 2, 3/1, 3/2, 4, 5, 6, S.No. 68(171),
H.No. 1, S.No. 69(172), H.No. 1 to 4, 6, S.No. 71(173), H.No. 4, S.No. 92(493),
H.No. 1/Pt. 2/Pt. 3/Pt. 4/Pt. S.No. 93(177), H.No. 1, 2, S.No. 172(106), H.No. 1 to
7, 8/1, 8/2, 9 to 29, S. No. 173 (107), H. No. 1/Pt. A, 1/Pt. B, 2 to 6, 7/1, 7/2, 7/3,



Shah Gattani, firm
105, Lucky Palace, Station Road,
Vasai Road, Taluka-Vasai,
Dist-Thane.



સર્કલ નંબર: ૧૨૦૧/૨૦૧૭/૨૦૧૭
કેસ નંબર: ૧૨૦૧/૨૦૧૭/૨૦૧૭
સ્ટેટ નંબર: ૧૨૦૧/૨૦૧૭/૨૦૧૭

સં. નં. ૧૨૦૧/૨૦૧૭/૨૦૧૭
કેસ નં. ૧૨૦૧/૨૦૧૭/૨૦૧૭

DI, 09/09/2017

SA/MC/TP/PCC/VP-0453/265/2012-13

The responsibility of adhering to MOEF conditions solely lies with you as the undertaking given by you.

You shall obtain NOC from Chief Fire Officer before applying for Occupancy Certificate.

Yours faithfully,



Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

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

वसाई - ५
दस्त क्र. ५८७८/२०१७
५२ १३५



Handwritten signature or mark.

मुख्य कार्यालय, विहार
विहार (पूर्व),
स. नगर, वि. नगरी वि. २०१ ३०१



दस्तावेज : २२५०-२२२०३/२०११/२०११
नं. २२५०-२२२०३/२०११
दि. २९/०३/२०१२

सं. २२५०-२२२०३/२०११/२०११-१२
दि. २९/०३/२०१२

वसः :
दस्तावेज. २२५०३/२०११
२९/०३/२०१२

VVCMC/TP/AM/VP-0453/296/2011-12

Sir/Madam,
Revised Development Permission is hereby granted for the proposed amended layout plan & building plans for the proposed Residential with shopline Buildings / Residential Buildings, Commercial & Information Technology Establishment Building & Multiplex Theatres, Club House, Amusement Park, Market & School Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. R.T.P. Act, 1966) by M/s. Evershine Developers.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/VVSR/CLP/3519/Layout/4/15 Dated 29/01/2008.

The details of the layout is given below :-

1.	Name of assessee / Owner	:	M/s. Evershine Developers P. A. Hattar, G. Hattar
2.	Location	:	Residential with shopline
3.	Land Used (Predominant)	:	Residential
4.	Gross Plot Area	:	932440.00 sq.m.
5.	Area excluded from layout	:	46909.07 sq.m.
6.	Area acquired by PWD	:	5950.00 sq.m.
7.	Balance Area	:	879580.93 sq.m.
8.	D.P. Road	:	126654.40 sq.m.
9.	D. P. Reservation	:	85448.83 sq.m.
10.	Total reservation	:	212103.23 sq.m.
11.	Balance Area	:	667477.70 sq.m.
12.	R.G. @ 15%	:	100121.66 sq.m.
13.	C.F.C. @ 5%	:	33373.89 sq.m.
14.	Net Plot Area	:	567356.04 sq.m.
15.	Land pooling 9.5%	:	53898.82 sq.m.
16.	Built up Area Permissible	:	621254.86 sq.m.
17.	Built up Area Proposed	:	620942.40 sq.m.

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

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential & Residential with Shopline Buildings, AVENUE A1 in type RSA1-5 & RSA2-6, AVENUE A2 in type RSA1-7, B & RSA2-9, AVENUE A3a in type EG5, AVENUE A3b in type KG1, AVENUE A4 in type SG1 & SG2, AVENUE A6 in type EG3 & EG4, AVENUE B2 in type A, B, C & D (2 Bldg.), B1 & B1A, B & B2, C & B, C1 & B1 AVENUE C1 in type PG1, AVENUE C2 in type YC1-3,4 AVENUE C3 in type AG1, AVENUE E in type EG1 & EG2, AVENUE F1 in type MG2, AVENUE F2 in type MG1, MG3, MG4 (2 Bldgs), AVENUE I in Type Y12-12, on land bearing New S. No. 5, 5B, 5D, 5F, 5G of Village : Dongre, Tal : Vasal, Dist : Thane. as per the following details :-

AMENDED BUILDINGS in Avenue-A1

Sr. No.	Predominant Use	Bldg. Type		No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
		Previously Approved	Now Proposed Amended						
1.	Residential	RSA1-5	RSA1-5	5/G+7	2337.20	01	62	--	2337.20
2.	Residential	RSA1-6	RSA2-6	5/G+7	2344.65	01	62	--	2344.65
Tot									

महानगर कार्यालय, विसार
विसार भूमी
वा. वसई, जि. ठाणे, पिन ४०१ २०६.



दूरधनी : ०२५०-२५३५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५३५१०७
ई-मेल : vasaiVirarcorporation@yahoo.com

जा.क्र. व.वि.रा.म/निर/मुक्ति/२०६/२०१२
दिनांक : ३१/०३/२०१२

वसई - ५
दस्त क्र. ८८८८/२०१७
८८१९३८

31/03/2012

VVCMC/TP/AM/VP-0453/296/2011-12

7/4, 8 to 31, 32/Pt A, 32/Pt B, 33 to 43, S.No. 174(108), H.No. 1 to 10, 11A, 12, 13, 14/1, 14/2, 15, 16/Pt A, 16/Pt B, 17 to 22, 23/Pt A, 23/Pt B, 24 to 29, 30, S.No. 175(105), H.No. 1 to 26, S.No. 176(104), H.No. 1 to 23, S.No. 177(103), H.No. 1 to 4, 5/1, 5/2, 6 to 22, 23/1, 23/2, Pt. 24, S.No. 178(102), H.No. 1 to 23, S.No. 185(7), H.No. 1 to 8, 9/Pt A, 9/Pt B, 10 to 33, S.No. 190(9), H.No. 1/Pt. 2, S.No. 191(8), H.No. 1 to 17, S.No. 192(96), H.No. 1/Pt. A, 1/Pt. B, 2 to 10, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 19, 20/1, 20/2, 21 to 42, S.No. 193(97), H.No. 1 to 27, 2/1, 2/2, 3 to 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated 02/12/2005.
 - 2) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/Layout/W/15129/01/2008.
 - 3) Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010.
 - 4) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
 - 5) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/084/2011-12 dated 13/09/2011.
 - 6) Your Architects letter dated 12/12/2011.

Handwritten signature/initials.

कार्यालय, विरार
विरार (पूर्व)
वि. वि. उद्योग, वि. ४०१ ३०५



दस्तावेज : ०२५०-२५२५२०२/०२/०३/०४/०५/०६
दिनांक : ०२५०-२५२५२०३
ई-मेल : vatavirarcorporation@yahoo.com

वसई - ५
क्र. ६६६ दि. १०/०३/२०१२-१२
५६६ / १३५

WCMC/TP/AM/VP-0453/296/2011-12

३१/०३/२०१२.

AMENDED BUILDINGS in Avenue-C3

Sr. No.	Predominant Use	Bldg. Type		No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
		Previously Approved	Now Proposed Amended						
1.	Residential with Shopline	YC1-5,6, TC2-7, TC3-8	AG1	S/G+7	3817.52	01	150	43	8173.52
Total						01	150	43	8173.52

AMENDED BUILDINGS in Avenue-E

Sr. No.	Predominant Use	Bldg. Type		No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
		Previously Approved	Now Proposed Amended						
1.	Residential with Shopline	TE2-1,4, YE1-2,3,	EG1	S/G+7	3472.93	01	70	22	3472.93
2.	Residential with Shopline		EG2	S/G+7	4696.30	01	98	28	4696.30
Total						02	168	50	8169.23

AMENDED BUILDINGS in Avenue-F1

Sr. No.	Predominant Use	Bldg. Type		No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
		Previously Approved	Now Proposed Amended						
1.	Residential with Shopline	TF3-11, TF1-12	MG2	S/G+7	5329.06	01	112	22	5329.06
Total						01	122	22	5329.06

AMENDED BUILDINGS in Avenue-F2

Sr. No.	Predominant Use	Bldg. Type		No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
		Previously Approved	Now Proposed Amended						
1.	Residential with Shopline	YF1-1,2,3, TF3-4, TF4-7, TF5-5,6,8, 9,10	MG1	S/G+7	5329.06	01	112	22	5329.06
2.	Residential		MG3	S/G+7	5437.19	01	120	--	5437.19
3.	Residential		MG4	S/G+7	2498.50	01	60	--	2498.50
4.	Residential		MG4	S/G+7	2495.56	01	60	--	2495.56
Total						04	352	22	15760.31

AMENDED BUILDINGS in Avenue-I

Sr. No.	Predominant Use	Bldg. Type		No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total BUA (in sq.m.)
		Previously Approved	Now Proposed Amended						
1.	Residential with Shopline	Y12-12	Y12-12	S/G+7	1790.26	01	21	07	1790.26
Total						01	21	07	1790.26

0-5

पुणे महानगरपालिका
नगरपालिका
नगरपालिका



पुणे महानगरपालिका
नगरपालिका
नगरपालिका

VVCMC/PROCVR 0453/153/2015-16

दि. 10/10/2015

To
Mrs. Evershine Developers
215 Veena Beena Shopping Center
Opp Bandra Station, Bandra (West)
MUMBAI 400 050

Sub: Grant of Occupancy Certificate for the Residential with Shopping Building YC1-3 & 4(Gr.+7) in Avenue-C2 in Global City on land bearing S. No. 5(118), H.No. 1 to 7, S.No. 6(494), H.No.1 (Pt), 2(Pt), S.No.7 (112), H.No. 1 to 18, S. No. 8 (492), H. No. 1 (Pt), 2(Pt), 3(Pt), 4(Pt), S.No.10(113), H.No.1/1B, 1/1A, 1/2, 1/3,1/4, 1/5, 1/6, 1/7, 1/8, S.No. 11 (114), H.No.1 to 21, S.No.12(117), H.No.1, 2, 3/1, 3/2, 3/3, S.No.13 (115), H.No. 1 to 28, S.No.14(438), H.No.1 to 41, S.No. 15(444), H. No. 1to 31, S.No.16 (116), H.No.1 to 11, S.No.67 (170), H.No.1, 2, 3/1, 3/2, 4, 5, 6, S. No. 68(171), H.No.1, S. No. 69(172), H.No.1 to 4, 6, S.No.71(173), H.No.4, S. No. 92(493), H.No.1/Pt., 2/Pt., 3/Pt., 4/ Pt., S.No.93(177), H. No. 1, 2 S.No. 172(106), H.No. 1 to 7, 8/1, 8/2, 9 to 29, S.No. 173(107), H.No.1/Pt.A, 1/Pt. B, 2 to 6, 7/1, 7/2, 7/3, 7/4, 8 to 31, 32/Pt.A, 32/Pt. B, 33 to 43, S.No.174 (108), H.No.1 to 10, 11A, 11B, 12, 13, 14/1, 14/2, 15, 16/Pt. A, 16/Pt. B, 17 to 22, 23/Pt.A, 23/Pt.B, 24 to 29, 31 to 50, S.No.175 (105), H.No.1 to 26, S.No.176(104), H.No.1 to 23, S.No.177(103), H.No. 1 to 4, 5/1, 5/2, 6 to 22, 23/1, 23/2Pt., 24 to 31, S.No. 178(102), H.No.1, 2, S.No.185(7), H.No. 1 to 8, 9/Pt.A, 9/Pt.B, 10 to 33, S.No.190(9), H.No.1/Pt., 2, 3, S.No.191(8), H.No.1 to 17, S.No.192(96), H.No. 1/Pt.A, 1/Pt. B, 2 to 10, 10 A, 12 to 19, 20/1, 20/2, 21 to 42, S.No.193 (97), H.No. 1 to 25, 25A, 26 to 39, S.No. 194(100), H.No. 1 to 37, S.No.195 (101), H.No.1, 2/1, 2/2, 3 to 32, S.No.196 (99), H.No.1 to 13, S.No.197(98), H.No.1 to 22, 23/1, 23/2, 24, 25, S.No.198(109), H.No.1 to 52, S. No. 199(110), 1 to 19, 20/1, 20/2, 21 to 42, S.No. 200 (94), H.No.1 to 14, S.No.201(95) H.No. 1 to 8, 9/1, 9/2, 10 to 18 S.No.202(92), H.No. 1 to 7, 8A, 8B, 9 to 14, S. No. 203(93), H.No. 1 to 21, S.No.204(111), H.No.1 to 64, S.No. 205(91), H.No. 1 to 10, 11/1, 11/2, 11/3, 11/4, 12 to 31, S.No. 206(90), H.No. 1 to 14, 15A, 15B, 16 to 22, S.No. 207(88), H.No.1 to 5, 6/1, 6/2, 7 to 18, 19/1, 19/2.

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VVCMC/TP/VP-0453/153/2015-16

दि. 09/05/2015
11/05/2015

- 5) Revised Development Permission granted vide letter No. CIDCO/VVSP/RDP/BP-3519/W/895 Dt. 07/07/2010
- 6) Revised Development Permission granted vide letter No. VVCMC/TP/AM/VP-0453/010/2011-12 Dt. 10/05/2011
- 7) Revised Development Permission granted vide letter Dt. 13/09/2011, 31/03/2012 & 13/06/2012
- 8) Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0453/077/2014 -15 Dt. 02/07/2014
- 9) Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0453/2758/2014 -15 Dt. 09/10/2014
- 10) Revised Development Permission granted vide letter No. VVCMC/TP/RDP/VP-0453/0276/2014 -15 Dt. 17/01/2015
- 11) Receipt No 8048 Dt. 22/07/2014 for potable water supply from Vasar Virar City Municipal Corporation
- 12) Development completion certificate dt. 12/05/2015 from the Licensed Surveyor
- 13) Structural stability certificate from your Structural Engineer vide letter dated 12/05/2015
- 14) Plumbing certificate dated 09/05/2015
- 15) NOC From Chief Fire Officer Dt. 07/04/2015
- 16) NOC From Lift Inspector Dt. 13/04/2015.
- 17) Rain Water Harvesting Letter Dt. 04/05/2015
- 18) Your Architect's letter dated 18/05/2015

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the Residential with Shopline Building YC1-3 & 4(Gr +7) in Avenue-C2 in Global City on land bearing S.No. 5(118), H.No. 1 to7, S.No.6(494), H.No 1 (Pt), 2 (Pt), S.No.7 (112), H.No. 1 to 18, S.No.8(492),H.No 1(Pt), 2(Pt), 3(Pt), 4 (Pt), S.No.10(113), H.No 1/1B, 1/1A, 1/2, 1/3,1/4, 1/5,1/6,1/7,1/8, S.No. 11 (114), H.No.1 to 21, S.No 12(117), H.No 1, 2, 3/1, 3/2, 3/3, S.No.13 (115), H.No. 1 to 28, S.No.14(438), H.No.1 to41, S.No. 15(444), H.No.1 to31, S.No.16(116), H.No.1 to 11, S.No 67(170), H.No 1, 2, 3/1, 3/2, 4, 5.



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