

Ram
 Cosmos vile Parle
 Sachan Ghosh

प्रतिलिपि

Original/Duplicate

पत्रांक : प्रतिलिपि
 प्रमाणपत्राचा क्रमांक : क्रमांक 3-11995-2023
 प्रमाणपत्राचा प्रकार : कसबनामास
 पत्राचा पालिका : माध्यम शालिग्राम पोलीस

नोंदणी शुल्क ₹ 30000.00
 प्रत्येक प्रतिलिपि शुल्क ₹ 840.00
 प्रतिलिपि संख्या: 42

₹ 30840.00

दिनांक : 02/06/2023

Sub Registrar Vile Parle 3
 सह. दृष्ट्या निबंधक कार्यालय - 3
 पारस टा. 3

प्रमाणपत्र क्रमांक : [प्रमाणपत्र क्रमांक]
 प्रमाणपत्राचा दिनांक : दिनांक : 02/06/2023
 प्रमाणपत्राचा प्रकार : कसबनामास
 प्रमाणपत्राचा मूल्य : ₹ 30000.00
 प्रमाणपत्राचा क्रमांक : क्रमांक : 3-11995-2023
 प्रमाणपत्राचा दिनांक : दिनांक : 02/06/2023

सह. दृष्ट्या

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल रान 2023

दस्तावेज-३
दस्त क्र. 99009/2023
9182

- 1 दस्तावेज प्रकार करीनामा अनुच्छेद क्रमांक 25B
- 2 तालुका वसई 3 गावाचे नांव वालीव
- 4 नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम मुखड क्रमांक 14
- 5 मूल्या दरविभाग (झोन) : _____ उपविभाग _____
- 6 मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औदयागिक / _____ 446001
- 7 दस्तावेज नमुनेबाबतच्या मिळकतीत श्रेणिक 9749 कार्पेट / दिलेअप / मुगर विलेअप / चौ. मीटर / फुट
- 8 कारपाकिंग _____ मूळी _____ पोटमाळा _____
- 9 भजला क्रमांक 3451 उदवाहन सुविधा :-आहे/नाही
- 10 बांधकाम वर्षे _____ घसारा _____
- 11 बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्के / कच्चे
- 12 बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. _____ ज्यामध्ये दिलेली घट / वाढ
- 13 निर्धारित केलेले बाजारमूल्य 43490001
- 14 दस्तामध्ये दर्शविलेला नोंददला 65000001
- 15 देय मुद्रांक शुल्क 4550001 18 भरलेले मुद्रांक शुल्क 4550001
- 16 देय नोंदणी फी 300001

लिपीक

सह दुय्यम निबंधक

मूल्यांकन पत्रक (शहरी क्षेत्र - वांधीव)					
Valuation ID	2023060971772	07 June 2023 12:29:05 PM			
मूल्यांकनाचे धर्म	7023	वसई			
जिल्हा	पालघर				
मूल्य विभाग	तालुका वसई				
उप मूल्य विभाग	1. नाविकास विभागातील जमिनी				
क्षेत्राचे नाव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर, न. भू. क्रमांक	सर्व्हे नंबर 14		
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	भोसाणीक	भोजमागणाचे एक तो मीटर
3950	33200	38300	44600	38300	
वांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built up)	97.4 चौ. मीटर	मिळकतीचा वापर	तकमजल्हावरील दुकाने	मिळकतीचा प्रकार	वांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे दर	1100 रु/चौ.	बांधकामाचा दर	R = 266204
12 इतर सुविधा	अर	मजला			
जमीन प्रकार	आई	कोरमजरील दुकाने			
		नाही			
समिश्र वापराच्या इमारतीमधील तळमजल्हावरील दुकाने	नाही				
Sale Type - Resale	First Sale Date - 25/03/2017				
Sale/Resale of built up Property constructed after circular dt:02/01/2018					
घरात वापरासार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (कार्यिक मूल्यदर + खुल्या जमिनीचा दर) * घरात वापरासार टक्केवारी + खुल्या जमिनीचा दर				
	= ((44600 * 2950) * (100 / 100)) + 3950				
	= Rs. 44600/-				
(A) मूळ मिळकतीचे मूल्य	= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र				
	= 44600 * 97.40				
	= Rs. 4348054/-				
Applicable Rates	0%				
एकत्रित अंतिम मूल्य	<p>मूळ मिळकतीचे मूल्य + टक्केवारीचे मूल्य + वेगवेगळे मजला खर्च मूल्य + इतर सेवा मधील मूल्य (वृत्त कालावधी) + वरील वांधीव मूल्य + वरील वांधीव मूल्य + खुल्या जमिनीची टक्केवारीचे मूल्य + प्रसंगी भाड्याच्या सुट्याचा मूल्य + अडिमा बांधकाम - बांधकामाचे मूल्य</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 4348054 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 4348054/-</p> <p>= ४ त्रैचाळीस लाख अठ्ठ्याचाळीस हजार दोघत्र .-</p>				

वसई-३
दस्त क्र. 9900/2023
21/6





CHALLAN
MTR Form Number-6



GRN	MH0031A1106202324E	BARCODE	[Barcode]		Date	07/06/2023-09:54:53	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Registration Fee					PAN No.(If Applicable)			
Office Name					Full Name			
VSI3_VASAI NO 3 JOINT SUB REGISTRAR					SADHAN SHANTIRAM GHOSH			
Location					Flat/Block No.			
PALGHAR					GALA NO 210, SHRIPAL INDUSTRIAL ESTATE			
Year					Premises/Building			
2023-2024 One Time					BLDG NO B AND C PREMISES CHS			
Account Head Details					Road/Street			
Amount In Rs.					BLDG NO C WALDY			
0030040401 Stamp Duty					Area/Locality			
455000.00					VASAI			
0030063001 Registration Fee					Town/City/District			
30000.00					PIN			
					4 0 1 2 0 8			
					Remarks (If Any)			
					PAN#ACEPB1414D-SecondPartyName=MAKESH JAGDISH IPRASAD			
					BAJAJ-			
					Amount In			
					Four Lakh Eighty Five Thousand Rupees Only			
Total					Words			
4,85,000.00								
Payment Details					FOR USE IN RECEIVING BANK			
IOBI BANK					Bank CIN			
					Ref. No.			
					69103337023060711518			
					2811975824			
Cheque/DD No.					Bank Date			
					RBI Date			
					07/06/2023-09:56:06			
					Not Verified with RBI			
Name of Bank					Bank-Branch			
					IOBI BANK			
Name of Branch					Scroll No. , Date			
					Not Verified with Scroll			

दस्तावेज क्र. 99004/2023
3182

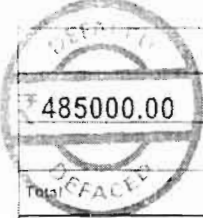
Department ID: Mobile No. 9752100600
NOTE - This challan is valid for document to be registered in Sub Registrar offices only. Not valid for unregistered document.
संदर्भ घाला नोंद करायला वैधता असते. नोंदणी न करता येणाऱ्या दस्तऐवजांसाठी लागू नाही. नोंदणी न करता येणाऱ्या दस्तऐवजांसाठी अय्यदा तयार नाही.



CHALLAN
MTR Form Number-6



GRN	MH003181106202324E	BARCODE			Date	07/06/2023-09:54:53	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Type of Payment Stamp Duty Registration Fee					TAX ID / TAN (If Any)			
					PAN No. (If Applicable)	AJQPG6377B		
Office Name VSIJ VASAI NO 3 JOINT SUB REGISTRAR					Full Name	SADHAN SHANTIRAM GHOSH		
Location PALGHAR					Flat/Block No.	GALA NO 210, SHRIPAL INDUSTRIAL ESTATE		
Year 2023-2024 One Time					Premises/Building	BLDG NO 3-B AND C PREMISES C/S		
Account Head Details				Amount In Rs	Road/Street	BLDG NO 3-C, WALK		
0030046401	Stamp Duty		455000.00	Area/Locality	VASAI			
0030063301	Registration Fee		30000.00	Town/City/District	Vasai			
					PIN	4 0 1 2 0 8		
					Remarks (If Any)	PANZ=ACEPB144D-SeparoPartyName=MUKESH JAGDISHPRASAD		
					BAJAJ-			
					Amount In	Four Lakh Eighty Five Thousand Rupees Only		
Total					4,85,000.00	Words		
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No	69103332023060711516 2811975624	
Cheque/DD No					Bank Date	RBI Date	07/06/2023-09:50:06 Not Verified with RBI	
Name of Bank					Bank-Branch	IDBI BANK		
Name of Branch					Scroll No.	Date	Not Verified with Scroll	



वसई-३
दस्ता क्र. ११८८५/२०२३

Important Note: This Challan is valid only for payment to be registered in Sub-Registration office only. For unregistered document, please refer to the respective district and city level office of the Registrar of Assurances.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-350-1995	0001691915202324	07/06/2023-13:08:05	JGR135	30000.00
2	(S)-353-1995	0001691915202324	07/06/2023-13:08:08	JGR135	455000.00
Total Defacement Amount					4,85,000.00



यसई-३
दस्त क्र. ११९८५/२०२३
५/१२

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Nallasopara on this 7 day of JUNE TWO THOUSAND TWENTY THREE, BETWEEN;


1) MR. MUKESH JAGDISHPRASAD BAJAJ, age 43 Years, (Pan ACEPB1414D) (AADHAR CARD 6800 2381 9143) Indian inhabitant Residing at: - 66/72, Manhar Building, Flat No 18, Second Floor, Dadi Seth Agiary Lane, Kalbadevi Road, Mumbai - 400002 & 2) MR. SANJAY BHASURANGAN, age 47 Year (Pan ACSFN2621G) (AADHAR CARD 4240 7271 6482) Indian inhabitant Residing at: - C/801, Kingston Heights, Chincholi Bunder Road, Malad (West), Mumbai - 400064; hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assignees of the other partners) of the ONE PART;

Mukesh



Sanjay

Sanjay

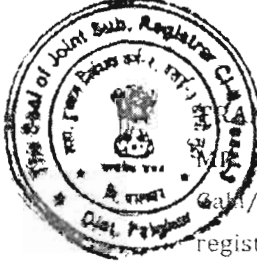
दस्तावेज-३
दस्त क्र. ११९९ / २०२३


2

AND

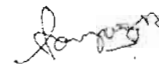
MR. SADHAN SHANTIRAM GHOSH, age 37 Years, (Pan AJQPG6377B) (AADHAR CARD NO 9584 6156 0419), Indian inhabitant Residing at: House No B/19, Romanesque Villa, Labhanai, Raipur - 492001, Chhattisgarh; hereinafter referred to as the "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS the TRANSFERORS are exclusive and absolute owners of Industrial Gala/Unit No. 210, on the SECOND FLOOR, Area Admeasuring 97.49 Sq. Mtrs., equivalent to 1049 sq. Ft. (Built-Up area) in the Building No.3-C, in the "SHRIPAL INDUSTRIAL ESTATE Bldg No 3 B & C Premises Co-op. Society Ltd" together with proportionate share of common area and facilities appurtenances to the said Gala Premises constructed on land bearing Survey No.14, Hissa No. 2, Area Admeasuring 2-00-0 H.R., Assessment of Rs. 1-60Ps, lying, being and situated at Village: WALIV, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation and within the jurisdiction of the Sub-Registrar Vasai and more particularly described in the SCHEDULE written hereunder. (Hereinafter referred to as "THE SAID INDUSTRIAL GALA/UNIT").



AND WHEREAS by an Agreement for Sale dated 25/03/2017, TRANSFERORS i.e. 1) MR. MUKESH JAGDISHPRASAD BAJAJ & 2) MR. SANJAY BHASURANGAN has purchased the said Industrial Gala/Unit from M/S NAVKHANDA BUILDERS INDIA, which is registered in the Office of Sub - Registrar Vasai- 3, Vide Document Sr. No. VASAI-3-2467-2017, Receipt No 3124, Date 25/03/2017.

AND WHEREAS the TRANSFEROR is the bonafide member of "SHRIPAL INDUSTRIAL ESTATE BLDG NO. 3 B & C PREMISES Co-Op. Society Ltd" formed and incorporated by the members of the



दस्तावेज-३
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<i>[Handwritten Signature]</i>

said building under the provisions of the Maharashtra Co-operative Societies Act, 1960 having its Registration No. PLR/VSI/GNL/0/47/2017. (hereinafter called and referred to as "THE SAID SOCIETY") and being the member of the said Society is entitled to hold and occupy the said Industrial Gala/Unit to sell and dispose of the same as per the by-law of the said society.

AND WHEREAS by this Agreement for Re-Sale TRANSFERORS i.e. **MR. MUKESH JAGDISHPRASAD BAJAJ & MR. SANJAY BHASURANGAN** have agreed to sell the said Industrial Gala/Unit to **MR. SADHAN SHANTIRAM GHOSH** on the terms and condition mentioned in the said agreement.

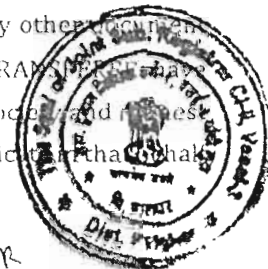
AND WHEREAS it is mutually agreed by and between the parties hereto that the TRANSFEROR shall sell and transfer and the TRANSFEREE shall purchase and acquire the said Industrial Gala/Unit together with the shares and interest of the TRANSFEROR in the capital of the said Society "**SHRIPAL INDUSTRIAL ESTATE BLDG NO. 3 B & C PREMISES Co-Op. Society Ltd**" free from all encumbrances of whatsoever. The TRANSFEROR also agreed to transfer the membership in the aforesaid Society along with Ten shares of the total value of **Rs.50/- vide Share Certificate No. 33** bearing distinctive shares **No.321 to 330** (both inclusive) which will be issued to the TRANSFEROR and also requested the Society to issue Share Certificate in respect of these Ten shares of the said Society to the TRANSFEREE along with all and every deposit/s if any standing in the name of the TRANSFEROR in the said Society.

AND WHEREAS the TRANSFEREE have also agreed to purchase from the TRANSFEROR the occupancy rights in respect of the SAID INDUSTRIAL GALA/UNIT along with ten shares and Share Certificate and all the amount standing to the credit of TRANSFEROR in the books of account of the said Society and any other amount due in respect of the said Industrial Gala/Unit. The TRANSFEROR also agreed to get the membership of the said society and request the Society to issue/Transfer separate Share Certificate for the said

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<i>[Signature]</i>

of the said Society for the above said consideration and also all and every deposit/s if any standing in the name of the TRANSFEROR and upon the terms & conditions mutually agreed are appearing as under: -

NOW THESE PRESENTS WITNESSETH AS FOLLOWS:

1. The TRANSFEROR is exclusive and absolute owner of Industrial Gala/Unit No. 210, on the SECOND FLOOR, Area Admeasuring 97.49 Sq. Mtrs, equivalent to 1049 sq. Ft. (Built-Up area) in the Building No.3-C, in the "SHRIPAL INDUSTRIAL ESTATE Bldg. No 3 B & C Premises Co-op Society Ltd" together with proportionate share of common area and facilities appurtenances to the said Gala Premises constructed on land bearing Survey No.14, Hissa No.2, Area Admeasuring 2-00-00 H.R., Assessment of Rs. 1-60 Ps., lying, being and situated at Villiage: WALIV, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation and within the jurisdiction of the Sub-Registrar Vasai and more particularly described in the SCHEDULE written hereunder.

2. The TRANSFEROR has agreed to transfer the right, title and interest to the TRANSFEREE in the said Gala/Unit together with permanent and absolute right of use and occupation for a total consideration of Rs.65,00,000/- (Rupees Sixty-Five Lakhs Only).

3. The TRANSFEREES will pay the sum of Rs.65,00,000/- (Rupees Sixty-Five Lakhs Only) being the Full & Final of the said Gala/Unit herein above mentioned [the payment and receipt where of the TRANSFEROR both hereby admit and acknowledge from the TRANSFEREE].



amount of Rs. 65,000/- (Rupees Sixty-Five Thousand Only) will be deducted by the TRANSFEREE as Tax Deducted at Source under the provisions of the Section 194-I-A of the Income Tax Act, 1961. The TRANSFEREE will deposit this amount with Government of India and provide to the TRANSFEROR the relevant Tax Deduction Certificate - TDS Challan, which the TRANSFEROR admit that such a

[Signature]

[Signature]

[Signature]

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दस्ता क्र ११८८५/२०२३
६१२

payment of Rs. 65,000/- (Rupees Sixty-Five Thousand Only) to the Government of India under the Income Tax Act, 1961 will form a part of the consideration for the Said gala/Unit Premises.

5. The TRANSFERORS further states and declares that the said Industrial Gala/Unit and the said shares are free from all encumbrances beyond reasonable doubts and hereby undertakes to indemnify and keep indemnified the TRANSFEREES against all demands, claims, proceedings, costs and expenses arising from any person or persons through or under the TRANSFERORS relating to the said Industrial Gala/Unit and the said shares and interest in the capital of the Society.

6. The TRANSFEROR do hereby covenant with the TRANSFEREE that the TRANSFEROR shall pay to the said society all taxes and other outgoing in respect of the Industrial Gala/Unit, till the possession of the Industrial Gala/Unit is delivered to the TRANSFEREE by the TRANSFERORS and if any amount is found due and payable from the TRANSFEROR to the TRANSFEREE as property tax and other outgoing for the period prior to the date of delivery of possession and if such amount is recovered by the said society, the same shall be made good by the TRANSFEROR. The TRANSFEROR hereby agrees to indemnify and keep indemnified the TRANSFEREE for such payment thereof.

7. The TRANSFEROR hereby further covenant with the TRANSFEREE that upon the payment of sum mentioned above the TRANSFEREE shall quietly and peacefully possess, occupy and enjoy the said Industrial Gala/Unit without any let, hindrance, demand, interruption or eviction of claim by the TRANSFEROR or any person or persons lawfully or equitably claiming.



8. The TRANSFEREE hereby covenant with the TRANSFEROR that the TRANSFEREE shall from the date of possession thereof pay the proportionate taxes and other outgoing to the said society. The TRANSFEREE shall become a member of the society and shall abide by the rules and regulations of the society.

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दस्तावेज-३
दस्त क्र. १५६६/२०२३
१०/११/१९

TRANSFEROR hereby further covenant with the TRANSFEREE that the TRANSFEROR shall execute such acts and deeds including sale deed if necessary for perfectly securing the interest of the TRANSFEREE in the premises agreed to be hereby sold unto as may be reasonably required but at the costs of the TRANSFEREE.

10. All relevant papers, agreements, share certificate, documents and receipts and receipts of payment made by the TRANSFEROR in respect of the said Industrial Gala/Unit and transfer form duly signed by the TRANSFEROR shall be delivered to the TRANSFEREE upon the payment.

11. The TRANSFEROR hereby declares that, the TRANSFEROR have not created in favour of any third party any interest by way of sale, mortgage, charge, lien exchange or maintenance and no attachment have been levied by any court either before judgment or in execution of any decree.

12. The TRANSFEROR do hereby declare and states that, the Industrial Gala/Unit agreed to be sold is free and her absolute property and there is no legal embodiment of any nature to transfer, assign or sale the said Industrial Gala/Unit to the TRANSFEREE.

13. The TRANSFEROR shall inform in writing to the said society to transfer the said Industrial Gala/Unit and all rights, interest in favour of the TRANSFEREE. All the expense of society transfer charges shall be borne and paid by both the parties equally.



14. The TRANSFEREE hereby agree and undertakes to become a member of the said society and to abide by and comply with its rules, regulations and bye-laws as amended from time to time and to promptly and punctually pay all taxes, water charges and other outgoings in respect of the said Industrial Gala/Unit. The society

Signature

Signature

Signature



V. S. P. J.

1/11/17

1/11/17

ALL THAT Industrial Gala/Unit No. 210, on the Second Floor, Area Admeasuring 97.49 Sq. Mtrs, equivalent to 1049 sq. Ft. (Built-Up area) in the Building No.3-C, in the "SHRI PAL INDUSTRIAL ESTATE BLDG NO 3 B & C Premises Co-op Society Ltd" together with proportionate share of common area and facilities appurtenances to the said Gala Premises governed on land bearing Survey No.14, Hissa No.2, Area Admeasuring 27-00-00 H. R., Assessment of R.S. 1-60 P.S., lying, being and situated at Village: WALIV, Taluka - Vasat, District - Palghat, within the area of Vasat-Virar City Municipal Corporation and within the jurisdiction of the Sub-Registrar Vasat.

THE SCHEDULE OF THE PROPERTY

17. This Agreement shall always be subject to the provisions contained in the Maharashtra Co-operative Societies Act, 1960.

16. All costs, charges and legal expenses including stamp duty, registration charges and legal expenses in respect of this document shall be borne and paid by the TRANSFEREE only.

15. The TRANSFEROR hereby agrees to have re-operate with the TRANSFEREE and further agrees to execute all writings, documents etc. for more effectively, transferring the said Industrial Gala/Unit in the name of the TRANSFEREE.

covenants with the TRANSFEREE that on receipt of the necessary transfer fees, membership fees and other charges as per the by-laws of the society, the society shall confirm the transfer of shares, interest, title and the occupancy rights of the said Industrial Gala/Unit in the name of the TRANSFEREE as mentioned hereinabove.

2166
1/11/17
1/11/17

ख.कू-३
दस्त क्र. १६६५/२०२३
११/३

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREINTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED)
By the within named "TRANSFEROR")



MUKESH JAGDISH PRASAD BAJAJ



SANJAY BHASURANGAN

In the presence of

1. Rohit R. Shirsekar RRShirsekar

2. Vishal A. Vankar VANankar

SIGNED, SEALED AND DELIVERED)
By the within named "TRANSFeree")



SADHAN SHANTIRAM GHOSH

In the presence of

1. RRShirsekar

2. VANankar



वसई-३
दस्ता क्र. ११८८५/२०२३
१३/१२

RECEIPT

RECEIVED on or before the execution hereof, of and from the within named PURCHASERS/TRANSFEREES, a sum of Rs.65,00,000/- (Rupees Sixty-Five Lakhs Only). As and by way of earnest money, paid by them to me

Rs.65,00,000/-

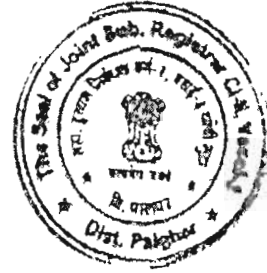
I SAY RECEIVED



 (TRANSFEROR)

WITNESSES:-

1. RRShirsekatz
2. VANarkar



बसई-३
दस्ता क्र. ११८८५/२०२३
१२/१२



वसई-३
दस्त क्र. ११८८५ २०२३
१५/०२

SHRIPAL INDUSTRIAL ESTATE BLDG.NO.3 B/C PREMISES CO-OP. SOCIETY LTD.

Regd.No. PLR/VSI/GNL/047/2017

Survey No. 14, Hissa No. 2 Nr. Dnyandeep School, Waliv Vasai (E) Dist.-Palghar

NAME MUKESH J. BAJAJ
GALA NO. C/21D
Bill for the Month of January to March -2023.

BILL NO. 558
Area: 1054.00 sq.ft. (built-up)
Bill Date : 01/01/2023

Bill Due Date: 15/02/2023

SR.No.	Particulars	Rate	Months	Amount
1	Maintenance Charges	3162/-p.m.	3	9486.00
2	Sinking Fund			0.00
3	Repair Fund			0.00
4	Non Occupancy Charges			0.00
5	Parking Charges			0.00
6	Building Insurance			0.00
7	Other Charges			0.00
				9486.00
	Add : Previous Dues			18972.00
	Add : Interest on Previous Dues	(249-498)		747.00
				29205.00
			Grand Total	29205.00

(Twenty Nine Thousand Two Hundred Five Only)

Maintenance charges has been revised to Rs.3.00 per sq.ft.in our AGM dated 22/09/2018 approved unanimously

- Draw the Cheque in favour of Shripal Industrial Estate Building No.3b/c premises Co-op.Soc.Ltd.
- Please Write Gala No. on the reverse side of the cheque
- Payment to be made before Due Date for this bill otherwise interest will charged @21% p.a as per Bye Law & approv
- Water Tanker Charges will be applicable if needed.

For Online Payment Details :Bank Name :-Bank of Maharashtra, Bank A/c No. 60307530104
IFSC Code . MAHB0001718

For SHRIPAL INDUSTRIAL ESTATE BUILDING No.3 B/C PREMISES CO-OP.SOCIETY LTD

Authorized Signature

Paid on 15/02/2023



Maharashtra State Electricity Distribution Co. Ltd.

MAHAVITARAN
CIN: U40109MH2005SGG153645

BILL OF SUPPLY FOR THE MONTH OF

Apr-2023

GSTIN: 27AAECM2933K1ZB

Website: www.mahadis.com.in

HSN CODE: 27160000

Consumer No. Consumer Name Address	00185931832 MUKESH J. BAJAJ & SANJAY B. NADIWILKATKILL KALSA NO.21C 2ND FLR BLDG NO.3 SHIVAJI IND EST NO 14, WARIV, Village	BILL DATE: DUE DATE: IF PAID UPTO IF PAID AFTER	07/04/2023 27/04/2023 13/04/2023 17/04/2023	₹ ₹ ₹ ₹	3190.00 3160.00 3240.00
E-mail		Activity			
Meter No.		Seasonal			
Sanctioned load (KW)		Urban/Rural Flag			
Contract Demand (KVA)		Express Feeder Flag			
Tariff		Feeder Voltage (KV)			
Date of Connection		GSTIN			
Supply at		FAN			
Prev. Highest (Mth)		Prev. Highest Bill Demand (KVA)			
Pin Code		Scale / Sector			

वसई-३
वसई क्र. 99009/2023


Meter No.	1108101	Seasonal	N
Sanctioned load (KW)	27.00	Urban/Rural Flag	U
Contract Demand (KVA)	25.00	Express Feeder Flag	
Tariff	HT, LT & B.I. DTC 1591044 GIS D/C/Pole	Feeder Voltage (KV)	PC-MR-ROUTE-SEC 00-39-0500-1044
Date of Connection	07/04/2023	Category	Industrial
Supply at	LT	Elec. Duty	NO PARTIAL
Prev. Highest (Mth)	17381.00	Prev. Highest Bill Demand (KVA)	22181

Bill Month	Units	Bill Demand (KVA)	Bill Amount
Mar-2023	379	0	3623.70
Feb-2023	316	0	3126.90
Jan-2023	298	0	2972.91
Dec-2022	3	0	2767.66
Nov-2022	363	0	3547.61
Oct-2022	431	0	4549.21
Sep-2022	507	0	4890.57
Aug-2022	319	0	3137.11
Jul-2022	181	0	2012.35
Jun-2022	250	0	2400.55
May-2022	290	0	2070.50
Apr-2022	311	0	2745.80

CUSTOMER CARE Toll Free No.
1912, 1800-233-3435,
1800-102-3435
Full & Procedure for Consumer Grievance Redressal is available at www.mahadis.com.in-consumer-portal-CGRH

Maintain Harmonic distortion within limit as prescribed by IEEE STANDARD 519-1992 to avoid penalty
Avail Power factor incentive up to 3.5% maintaining power factor above 95% to 100%
Avail load factor incentive up to 15% by maintaining constant load profile.
Avail 1% prompt payment discount by paying bills within prompt payment date

For making Energy Bill payment through RTGS/NEFT mode, use following details:
1. Beneficiary Name: MSEDCCL
2. Beneficiary account no.: MSEDCCL0001000304802
3. IFSC Code: SBIN0002815. Name of Bank: STATE BANK OF INDIA. Name of Branch: FB BHC
4. Bill Amount: As per bill.
5. Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary's account number. In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCCL bank account will be considered as bill payment date.



MAHAVITARAN
महाराष्ट्र राज्य विद्युत वितरण कंपनी प्रवाहित
STAY HOME, PAY ONLINE & STAY SAFE
FOR MORE DETAILS VISIT WWW.MAHADIS.COM.IN
OR
CALL MSEDCCL TOLL FREE 1912/19120/1800-102-3435/1800-233-3435

MSEDCCL ONLINE PAYMENT FACILITY

- Pay Online to Save Your Time and Money
- Safe and Secure
- Pay Online from MSEDCCL Official Website, Mahavitaran Mobile App,
- Online payment facility available through Net-Banking, Credit Card, Debit Card, Cash Cards, UPI etc.
- 0.25% p.a. discount (up to Rs. 500) in next month Bill.
- RTGS Payment facility for HT and LT consumers above 20 kw load. For RTGS payment, IFSC account number of consumer and bank details are printed on Consumer bill.

Important Message

- Consumers using Net banking, Credit Card cards at <https://www.mahadis.com.in> or via after registration.
- Submit a request and mobile number to Circle Office for receiving prompts/alerts through SMS.
- Submit a request to Circle Office with copies of PAN & GSTIN for verification.
- Consumers please contact helpdesk@mahadis.com.in for any clarification, query or grievance.
- For the authentic proof and as a proof of present ownership, consumers are advised to use the QR code and signature facility. PLEASE & INSIST for computerized receipt with unique system generated receipt number. Do not accept hand written receipt to avoid any inconvenience.



वसई - ३
 दस्ता क्र. १७६१०/२०१७
 २३/५०
 (अधिकार प्रमाणित)

गाव नमुना सात
 गाव नमुना सात

(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवही) (विभाजन बाबतचे व गुंथितनीचे काम) (विभाग - १९७१ यंत्रित नियम ३, ५, ६ आणि ७) (सामग्री)

भूखण्ड क्रमांक	भूखण्ड क्रमांकाचा उपविभाग	भूखण्डाचा रकबा	भूखण्डाचा नाव			भूखण्डाचा क्षेत्र
१४	१२		१२९	१६५३		
संपादन स्थानिक नाव			संपादन स्थानिक नाव			
४००२			४३२५			
संपादन क्षेत्र	दिग्दर्शक	अंतर	दिग्दर्शक		अंतर	
			२-००		०	
			२-००		०	
संपादन क्षेत्राचा क्षेत्र	संपादन क्षेत्राचा क्षेत्र					
अधिकार क्षेत्र	अधिकार क्षेत्र					
अधिकार क्षेत्र	अधिकार क्षेत्र					

वसई - ३
 दस्ता क्र. १७६१०/२०१३
 १७/१२

गाव नमुना बाबत (सिवाची नोंदवही)
 महाराष्ट्र जमीन नोंदवही अधिकार अभिलेख आणि नोंदवही (विभाग - १९७१ यंत्रित नियम ३, ५, ६ आणि ७)

क्र.	संपादन क्षेत्र	संपादन क्षेत्राचा क्षेत्र					संपादन क्षेत्राचा क्षेत्र			संपादन क्षेत्राचा क्षेत्र	संपादन क्षेत्राचा क्षेत्र
		उत्तर	दक्षिण	पूर्व	पश्चिम	उत्तर	दक्षिण	पूर्व	पश्चिम		
१	२	३	४	५	६	७	८	९	१०	११	

दिनांक ३०/१२/२०१६



Handwritten signatures and marks.



25/03/2017

सूची क्र.2

दुय्यम निबंधक कार्यालय

दस्तावेज क्र. 2467/2017

नांदेरी

Regn 63m

बसई-३
 दस्तावेज क्र. 2467/2017
 (1) प्रत्येकाचा मालक
 (2) मालक

मालीव

क्र.	विवरण	मालीव
(1)	कारनामा	
(2)	3381000	
(3)	3383000	
(4)	प्राधिकारित नाव: उणे इतर वर्णन, इतर माहिती गळ्यात 210 दुसरा मजला फ्रीफ्लो इण्डस्ट्रियल इस्टेट, विन्हीग नं -3-मी. बालीव ((Survey Number 14 HISSA NUMBER 2))	
(5)	क्षेत्रफळ	1) 97.49 चौ.मीटर
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)	दस्तावेज करत देणा-या/विद्वान देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव-मे तवसंबडा विल्डसे इंडिया चे भागीदार विद्युप अशोक मेहता बर्फे कु. सु. मिश्रेश मी गोठल - - बय-27, पत्ता-प्लॉट नं. 1, माळा तं - इमारतीचे नाव - अर्कात नं. - रोड नं बालीव, बसई पु, महाराष्ट्र. पिन कोड:-401202 पॅन नं:-AAKFN2187K
(8)	दस्तावेज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव-सुकेश जगदीशप्रसाद बजाज - - बय-37, पत्ता-प्लॉट नं. 58, 72 प्लॉट नं. 18 नं दुसरा मजला, इमारतीचे नाव, मनहूर विल्डिंग, अर्कात नं. - रोड नं बालीव, बसई, बालवारीची रोड, महाराष्ट्र, मुंबई. पिन कोड-400002 पॅन नं.-ACF PB14340 2) नाव-मंजुषा भासुरवान - - बय-41, पत्ता-प्लॉट नं. महानिका 2 मी. 801 मजला नं इमारतीचे नाव किंगस्टन वॉटरटन, अर्कात नं. - रोड नं विन्हीग वर रोड, महाराष्ट्र नं. 3 मुंबई. पिन कोड:-400064 पॅन नं.-ACSPN2621G
(9)	दस्तावेज करत दिल्याचा दिनांक	25/03/2017
(10)	दस्त नांदणी केल्याचा दिनांक	25/03/2017
(11)	अनुक्रमिक क्र. व क्र.	2467/2017
(12)	वाजाराभावाप्रमाणे मुद्रांक शुल्क	203000
(13)	वाजाराभावाप्रमाणे नांदणी शुल्क	30000
(14)	शेरा	



(Signature)
 सह. दुय्यम निबंधक कार्यालय
 बसई क्र. ३

मुख्यांकनासाठी विचारात घेतलेला नपशीत:-

मुद्रांक शुल्क, आकारनामा निवडलेला अनुच्छेद:-

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



वसई-३
दस्ता क्र. ११८८५/२०२३
१६१४२

Share Certificate No. 33

Member's Regn.No. 33

No Of Shares 10

SHARE CERTIFICATE



SHRIPAL INDUSTRIAL ESTATE

BLDG.No.3 B & C Premises Co-Op. Society Ltd.

(Registered under the Maharashtra Co-Operative Act, 1960)

Regn. No. Reg.No. PLR/VSI/GNL/0/47/2017, Survey No. 14, Hissa No.2.

Date: 24/07/2019

(Authorised Share Capital Of Rs.1,00,000/- Divided into 2000 Shares of Rs. 50/- Each.)

This is to certify that Shri/Smt./M/S. *Mukesh J. Bajaj*

Sanjay Bhasurangan

the Registered Holder of **TEN** Fully paid up share of Rs. 50/- Each Numbered

from **321** to **330** both inclusive, in SHRIPAL INDUSTRIAL ESTATE Bldg.

No.3 B & C Premises Co-Op Sociey Ltd. Subject to the Bye -Laws of the said Society.

Given Under the Common Seal of the said Society on this _____ day of _____ 2019

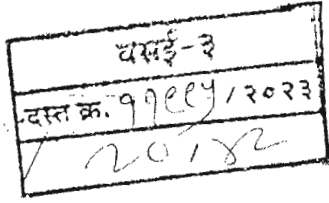


Anesh
Authorised
MC.Member

V. Jain
Secretary

[Signature]
Chairman





शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अदिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरधनी : (कोड-१५२५०) २३९०४८७ फॅक्स : (कोड-१५२५०) २३९०४६६

संदर्भ क्र. : CIDCOM/VS/RDP/BP-4177/E/5061

दिनांक : ०८/१०/२००९

To,
✓ Mr. Pradip B. Chopra, Partner of
M/s Navkhanda Builders
502, Vasant View, Behind Lokmanya
Vachanalaya, Jakaria Road
Malad (W)
MUMBAI : 400 064.

Sub: Revised Development Permission for the proposed Layout of Industrial Buildings on land bearing S.No.14, H.No.2 of Village Waliv, Taluka Vasai, Dist. Thane.

- Ref 1) Commencement Certificate No.CIDCOM/VS/RCC/BP-4177/E/4574 & 4575 dated 19/12/2007.
2) Your Licensed Surveyor's letter dated 24/08/2009

Sir/Madam

Revised development permission is hereby granted for the proposed Layout of Industrial Buildings on land bearing S.No.14, H.No.2 of Village Waliv, Taluka Vasai, Dist. Thane, under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Talakshi K. Hania, Partner of M/s. Navkhanda Builders

This drawing shall be read with the conditions mentioned in the letter No. CIDCOM/VS/RCC/BP-4177/E/4572 dated 19/12/2007. The details of the layout are given below:

1	Location	S.No 14, H.No 2 of Village Waliv
2	Gross plot area	20000.00 sq.m.
	Less. a) 20 M. D.P. Road Reservation	4982.83 sq.m.
	b) Garden reservation	310.49 sq.m.
	Balance plot area	14706.68 sq.m.
	RG-10%	1470.67 sq.m.
	CFC-5%	735.33 sq.m.
	Net Plot Area (14706.68 sq.m X 0.85)	12500.68 sq.m.
3	Permissible FSI	0.75
4	Permissible Built Up Area	9375.51 sq.m.
5	Proposed Built Up Area	9323.57 sq.m.
6	No of Buildings	3 Nos.



Digitally signed by CIDCO

नेटवर्कित कार्यालय : निर्मल दुसरा मजला, नवीमन पोस्ट, मुंबई - ४०० ०२१. दूरधनी : २३९०४६५०, २३९०४६६६. फॅक्स : २३९०४६६६. ईमेल : cidco@cidco.gov.in
मुख्य कार्यालय : सिडको भवन, सी. ओ. ओ. बेंगलूर, नवी मुंबई - ४०० ०६१४. दूरधनी : ६७९९९८१७२०. फॅक्स : ६७९९९८२२२०. ईमेल : cidco@cidco.gov.in



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंत्रिका कार्यालय कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरधनी (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

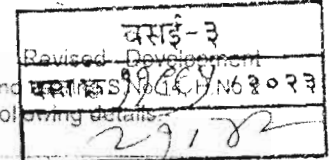
संदर्भ क्र. : CIDCOM/VS/RDP/BP-4177/E/ 5061

दिनांक : 08/10/2009

.. 2

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

Please find enclosed herewith the approved
Permission for the proposed Industrial Buildings on land
of Village Waliv, Taluka Vasai Dist. Thane, as per the following details:-



Sr. No.	Predominant Use	Bldg. No.	No. of Floor	No. of Gallas	Total B.U.A. (in sq.m.)
1	Industrial	1	Gr + 1	18	2332.74
2	Industrial	2	Gr.+ 1	20	2495.26
3	Industrial	3	Gr + 1/pt	31	4495.61
Total		3 Nos.		69	9323.61

The revised development permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate issued vide letter No. CIDCOM/VS/R/CC/BP-4177/E/4572 dated 19/12/2007 stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised development permission 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 49 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) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM capacity for every 50 tenements or part thereof for non-bio degradable & bio degradable waste respectively.



नोंदणीकृत कार्यालय : निर्मल, दूसरा मजला, मरीमन रोड, वसई - ४०० ०२१ दूरधनी ६६५० ०९०० फॅक्स : ६६५० ०९००
मुख्य कार्यालय : सिडको भवन, सी. डी. डी. वेलापूर, नवी मुंबई - ४०० ०६१४ दूरधनी : ६७११ ८१०० फॅक्स : ६७११ ८१००

2.

वसई-३
वस्त क्र. ११९९ / २०२३
<i>[Handwritten Signature]</i>



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अविका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरधनी : (कोड - १५२५०) २३१०४८७ फॅक्स : (कोड-१५२५०) २३१०४६६

संदर्भ क्र. : CIDCOM/VSRI/RDP/BP-4177/E/5061

दिनांक : २३/१०/२०१९

2 ...

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

Yours faithfully,

[Handwritten Signature]
ASSOCIATE PLANNER / ATPO (VV)

cc to:

M/s. En-Con Project & Architectural Consultants
G-7/8, Wing - D, Sethi Palace
Ambadi Road, Vasai
Vasai (W), Taluka Vasai,
DIST. THANE.





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

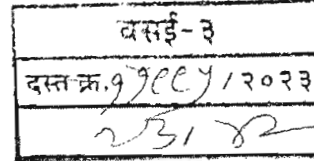
Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

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

Ref No: CIDCO/VSR/RDP/BP-4177/E/5754

Date: 43/02/2010

To,
✓ Mr. Pradip B. Chopra, Partner of
M/s Navkhanda Builders,
502, Vasant View, Behind Lokmanya
Vachanalaya, Jakaria Road
Malad (W)
MUMBAI : 400 064.



Sub: Revised Development Permission for the proposed Layout of Industrial Buildings on land bearing S.No.14, H.No.2 of Village Waliv, Taluka Vasai, Dist. Thane.

- Ref 1) Commencement Certificate No CIDCO/VSR/CC/BP-4177/E/4574 & 4575 dated 19/12/2007
2) Revised Development Permission granted vide letter No CIDCO/VSR/RDP/BP-4177/E/5061 dated 08/10/2009.
3) Your Licensed Surveyor's letter dated 10/12/2009

Sir/Madam,

Revised development permission is hereby granted for the proposed Layout of Industrial Buildings on land bearing S.No.14, H.No.2 of Village Waliv, Taluka Vasai, Dist. Thane, under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Pradip b. Chopra Partner of Navkhanda Builders

This drawing shall be read with the conditions mentioned in the letter No. CIDCO/VSR/CC/BP-4177/E/4574 dated 19/12/2007. The details of the layout are given below

1	Location	S.No.14 H.No.2 of Village Waliv
2.	Gross plot area	20000.00 sq.m
3	Less a) 20 M O.P. Road Reservation	4982.83 sq.m
	b) Garden reservation	310.49 sq.m
4	Balance plot area	14706.68 sq.m
5	RG-10%	1470.67 sq.m
6	CFC-5%	735.33 sq.m
7	Net Plot Area (14706.68 sq.m X 0.85)	12500.68 sq.m
8.	Permissible FSI	0.75
9	Permissible Built Up Area	9375.51 sq.m
10.	Proposed Built Up Area	9320.26 sq.m
11	No. of Buildings	3 Nos



Contd... 2

दस्तावेज-३
दस्तावेज क्र. ११६६५/२०२३
२०/१२



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/VSR/RDP/BP-4177/E/5784

Date 43/02/2010

... 2 ...

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

Please find enclosed herewith the approved Revised Development
 Permission for the proposed Industrial Buildings No 2 & 3 on land bearing
 S.No 14, H No 2 of Village Waly, Taluka Vasai, Dist. Thane as per the following
 details:-

Sr. No.	Predominant Use	Bldg. No.	No. of Floor	No. of Gallas	Total B.U.A. (in sq.m.)
1.	Industrial	2	Gr + 1	20	2495.26
2	Industrial	3	Gr + 2/bt	20	4492.26

The revised development permission duly approved herewith supersedes all
 the earlier approved plans except Building No 1. The conditions of
 Commencement Certificate issued vide letter No. CIDCO/VSR/CC/BP-
 4177/E/4572 dated 19/12/2007 stands applicable to this approval of amended
 plans along with the following conditions

- 1) This revised development permission 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.

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

You are required to provide a solid waste disposal unit at a location
 accessible to the Municipal sweepers, to store/dump solid waste in 2
 compartments of 0.67 CUM. 1.33 CUM capacity for every 50
 tenements or part thereof for non-bio degradable & bio-degradable
 waste respectively



Contd 3



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/RDP/BP-4177/E/5784

Date: 03/02/2010

.. 3

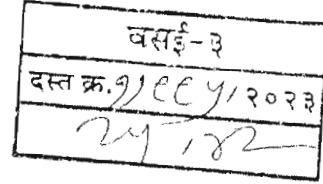
- 5) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Yours faithfully,


ASSOCIATE PLANNER / ATPO (VV)

c.c. to:

M/s. En-Con Project & Architectural Consultants
G-7/8, Wing - D, Sethi Palace
Ambadi Road, Vasai
Vasai (W), Taluka Vasai,
DIST. THANE.



दस्तावेज क्र. ११८८५/२०२३
१२६१२

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



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

जा.क्र. व.वि.रा.म./न्या.कु.वि.प./०१९/२०१२-१३
दिनांक १६/०४/२०१३

VVCHC/TP/RDP/VP-0011/019/2013-14

१६/०४/२०१३

To,
Mr. Pradip B. Chopra,
Partner of M/s. Navkhanda Builders
502, Vasant View,
Behind Lokmanya Vachanalaya,
Jakeria Road, Malad (W),
MUMBAI-400 064.

BLDG NO - 3B & 3C
FIRST & SECOND FLOOR

Sub: Revised Development Permission for the proposed Industrial Building No.3 on land bearing S.No.14, H.No.2, of Village:Waliv, Taluka Vasai, Dist Thane.

- Ref: -
1. Commencement Certificate Permission granted by CIDCO vide letter No.CIDCO/VVSR/CC/BP-4177/E/4574 & 4575 dtd.19/12/2007.
 2. Revised Development Permission vide letter dtd. 08/10/2009 & 03/02/2010.
 3. Your Registered Engineer's letter dated 06/01/2013.

Sir / Madam,
Revised Development Permission is hereby granted for the proposed Industrial Building No.3 in under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Pradip B. Chopra, Partner of M/s. Navkhanda Builders.

The drawing shall be read with the plan approved along with this letter and conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-4177/E/4574 & 4575 dtd.19/12/2007. The details of the layout are as given below:



	Name of assess owner / P.A. Holder	Mr. Pradip B. Chopra, Partner of M/s. Navkhanda Builders
2	Location	Waliv
3	Land use (Predominant)	Industrial Bldg.
4	Gross plot area (As per 7/12)	20000.00 sq.m
5	Area under 20.00 mt D.P. Road Area	4982.83 sq.m
6	Garden Reservation	310.49 sq.m
7	Balance plot area	14706.68 sq.m
8	RG 10%	1470.67 sq.m
9	CFC 5%	735.33 sq.m
10	Buildable plot area (14706.68 X 0.85)	12500.68 sq.m
11	Permissible FSI	0.75
12	Permissible BUA	9375.51 sq.m
13	Add. D.P. Road area (4982.83 X 0.75)	3737.12 sq.m
14	Total Permissible BUA	13112.63 sq.m

Handwritten signature/initials

मुख्य कार्यालय, विरार
विरार (पुणे),
ता. चमई, जि. ठाणे, पिन ४०१ ३०५.



व.स.ई-३
दस्त क्र. ११८८५/२०२३
२०/१२

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०५
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व वि रा न/अर/सुविप/०३१/२०११-१
दिनांक : १६/०४/२०१३

VVCMC/TP/RDP/VP-0011/019/2013-4	16/4/2013
15 Max. Permissible BUA (12500.68 X 1.00)	12500.68 sq.m
16 Proposed BUA	12500.58 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, 1956 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The additional amount of Rs. 66750/- (Rupees Sixty Six Thousand Seven Hundred Fifty only) deposited vide Receipt No. 90583 dated 09/04/2013 with Vasai-Virar City Municipal Corporation as interest from 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 & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

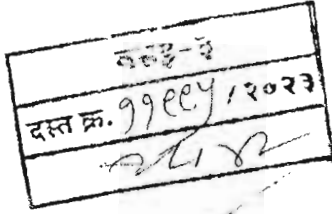
Please find enclosed herewith the approved Revised Development Permission for the proposed Industrial Building No.3 on land bearing S.No.14, H.No.2, of Village:Waliv, as per the following details:-

Sr. No	Predominant Building	Bldg. No./ Wings	No. of Floors	No. of Galas	Built Up Area (in sq. mt.)
1.	Industrial bldg.	Bldg.3/ Wing A, B & C	G+2(pt)	44	7672.58 sq.m

The revised plan duly approved herewith supersedes the earlier approved plans except for Bldg No.1 & 2. The conditions of Commencement Certificate granted vide CIDCO office letter no. CIDCO/VVSR/CC/BP-4177/E/4574 & 4575 dtd.19/12/2007 Stands applicable to this approval of Revised Development Permission plans 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) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67





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



दूरध्वनी : ०२५०-२५२५१०४/०२२/०३०४/०२०५
फॅक्स : ०२५०-२५२५१०४
ई-मेल : vasaiVirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म./कम्प/वि.प्लेन/०१९/२०१६-
दिनांक : १६/०४/२०१६

VVCMC/TP/RDP/VP-0011/019/2013-14

16/4/2013

CUM. 1 33 CUM. Capacity for every 50 tenements or part there of for non-bio degradable & bio-degradable waste respectively.

- 5) 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.
- 6) 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.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) 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.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall submit 7/12 extract & TILR copy with the effected DP road within 3 month from the date of issues.
- 12) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.

Yours faithfully,



By: Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office
2. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai, Dist:-Thane.

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



वसई-३
दस्त क्र. ११८८५/२०२३
<i>[Signature]</i>

दूरध्वनी : ०२५० - २५२५१०७
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-0011/ 143/2015-16

Dt 01/10/2015.

To,
Mr. Pradip B. Chopra,
Partner of M/S. Navkhanda Builders
502, Vasant View,
Behind Lokmanya Vachanalaya,
Jakeria Road, Malad (W)
MUMBAI -400 064.

Sub: Grant of Occupancy Certificate for the Industrial Building No. 3, Wing B (1st & 2nd Floor) & Industrial Building No. 3, wing C (Gr.+2) on land bearing S.No.14, H.No.2 of Village Waliv, Taluka Vasai, Dist. Palghar.

Ref:

1. Commencement Certificate No. CIDCO/VVSR/CC/BP-4177/E/4574 & 4575 dated 19/12/2007.
2. Revised Development Permission vide Letter dated 08/10/2009, 03/02/2010, 16/04/2013 & 21/10/2014.
3. Part Occupancy Certificate No. CIDCO/VVSR/POC/BP-4177/E/296 dated 30/04/2010. (For Building No.1 with Built up Area 2332.72 sq.m (Gr.+1))
4. Part Occupancy Certificate No. VVCMC/TP/337/2011-12 dated 25/10/2015
i) (For Building No.2 with Built up Area 2495.26 sq.m (Gr.+1))
ii) (For Building No.3, Wing-A(Gr.+2Pt) & Wing-B (Ground Floor) with Built up Area 3717.51 sq.m)
5. Development Completion Certificate dt. 19/08/2015 from the Licensed Surveyor.
6. Structural stability certificate from Structural Engineer vide letter dated 19/08/2015.
7. Pumping certificate dated 19/08/2015
8. Receipt No. 15758 Dt.01/10/2015, Receipt No. 16228 Dt.07/05/2013 & Receipt No. 8011 Dt.24/04/2015, from Vasai Virar City Municipal Corporation for potable water supply.
9. NOC from Chief Fire Officer Dt. 17/07/2015.
10. NOC from Lift Inspector Dt. 16/07/2015.
11. Letter from Rain Water Harvesting Consultant Dt. 09/09/2015.
12. Your Registered Engineer's letter dated 24/08/2015.



Concd.....2

वसई-इ
दस्त क्र. १००५/१२०२३
३०/१०

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



दूरध्वनी : ०२५० - २५२५२०१ / ०२५०३०६ / ०२५०६६
फॅक्स - ०२५० - २५२५२०३
ई-मेल: vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक

VVCMC/TP/OC/VP-0011/143/2015-16

Dt. 01/10/2015

: 2

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the Industrial Building No. 3 Wing B (1st & 2nd Floor) & Industrial Building No. 3, wing C (Gr.+2) on land bearing S.No.14, H.No.2 of Village Waliv, Taluka- Vasai, Dist. Palghar., along with as built drawings.

You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

Yours faithfully,

Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation



1) M/s. En-Con Project & Architectural Consultants
G-7/8, Wing -D, Sethi Palace
Ambadi Road, Vasai (W), Tal.Vasai
DIST: PALGHAR

2) Asst. Commissioner
Ward Office
Vasai Virar City Municipal Corporation

3) Tax superintendent
Ward Office.....
Vasai Virar City Municipal Corporation

For necessary action during taxation procedure.

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



वसई-३
दस्त क्र. ११८८५/२०२३
3912

दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-पेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म
दिनांक :

VVCMC/TP/CC/BP-0011/143/2013-16

Dt. 01/10/2015.

OCCUPANCY CERTIFICATE

I hereby certify that the development for the Industrial Building No. 3 Wing B (1st & 2nd Floor) with Built up area 1939.94 Sq.m & Industrial Building No. 3, wing C (Gr.+2) with Built up area 2015.13 Sq.m on land bearing S.No 14, H.No.2 of village Waly, Taluka-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 on 07/09/2015 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-4177/E/4574 & 4575 dated 19/12/2007 & Revised Development Permission Vide Letter dated 08/10/2009, 03/02/2010, 16/04/2013 & 21/10/2014 issued by the CIDCO & VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment 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 infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 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.



Contd. 2

असई-३
दस्त क्र. ११८८५/२०२३
<i>[Signature]</i>

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



दूरधनी : ०२२२० - २३२२२१, २३२३३१, २३२
फॅक्स : २३२०० - २३२५१७९
ई-मेल : vasai@vrcorporation@vsnl.com

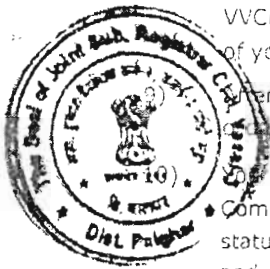
जावक क्र. व.वि.प्रा.प
दिनांक :

VVCMC/TP/OC/VP-C011/143/2015-16

Dt. 01/10/2015

: 2

- 4) You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) 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.
- 6) This certificate of occupancy is issued only in respect of 15 Galas constructed in Industrial Building No. 3, Wing B (1st & 2nd Floor) & 15 Galas constructed in Industrial Building No. 3, wing C (Gr.+2) only.
- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 8) 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.



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

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

One set of completion plan duly certified is returned herewith.



[Signature]
Deputy Director
Town Planning

X

वसई-३
दस्त क्र. ११८८५/२०२३
३३/४२

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



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

जा क्र व.वि.शा.म/नर/३७६/२०११-१२
दिनांक २५/१०/२०११

VVCMC/TP/POC/BP-4177/VP-0011/E/377

To,
Mr. Pradip B. Chopra,
Partner of M/S. Navkhanda Builders
502, Vesant View,
Behind Lokmanya Vachanalaya,
Jankar Road,
Malad (W)
Mumbai - 400 064.

Sub: Grant of Part Occupancy Certificate for the Industrial Building No.2 & Industrial Building No. 3 Wing 'A & B' on land bearing S.No.14, H.No.2 of Village Waliv, Taluka Vasai Dist -Thane.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-4177/E/4574 & 4575 dated 19/12/2007 .
- 2) Revised Development Permission Vide Letter dated 08/010/2009 & 03/02/2010 .
- 3) Development completion certificate dt.13/06/2011 from the Registered Engineer.
- 4) Structural stability certificate from your Structural Engineer vide letter dated 13/06/2011 .
- 5) Plumbing certificate dated 13/06/2011
- 6) Receipt No.1675B Dt. 01/10/2011 from Vasai Virar City Municipal Corporation for potable water supply.
- 7) GSDA Certificate vide No. LGW10-2010/CN-79/55 Dt.26/03/2010 for potable water supply
- 8) Final NOC from Chief Fire officer of Vasai Virar City Municipal Corporation Dated 24/10/2011 & 25/10/2011.
- 9) NOC from Lift Inspector Dated 12/08/2010 & 26/07/2011.
- 10) Your Registered Engineer's letter dated 13/06/2011.



Sr/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Industrial Building No.2 & Industrial Building No. 3 Wing 'A & B' on land bearing S.No.14, H.No.2 of Village Waliv, Taluka Vasai Dist -Thane. along with as built drawings.

Contd.... 2

वसई-३
दस्त क्र. ११६५/२०२३
३६३२

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ २०५.



दूरध्वनी - ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स ०२५०-२५२५१०९
ई-मेल vasaiVirarcorporation@yahoo.com

आ क्र. व वि श म (शर/३६०/२०११-१२)
दिनांक २५/१०/२०११

VVCMC/TP/POC/BP-4177/VP-0011/E/ 377

: 2 :

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site if any and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

You shall submit Sanad before applying for Final Occupancy Certificate.

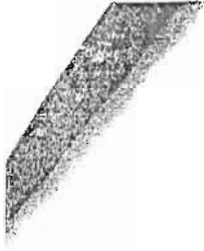


Yours faithfully,

Deputy Director,
Town Planning,
Vasai Virar City Municipal Corporation

Incl.: a.a:
c.c. to:

- 1) M/s. En-Con Project & Architectural Consultants
G-7/8, Wing -D, Sethi Palace
Ambadi Road, Vasai (W), Tal. Vasai
DIST: THANE
- 2) Dy. Commissioner (UCD)
Vasai Virar City Municipal Corporation



वसई-३
दस्त क्र. ११८८५/२०२३
३५/४२

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



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

सा.क्र. : व.वि.स.म | नं. ३३०७/२०१५-१०
दिनांक : २५/१०/२०१५

VVCMC/TP/POC/BP-4177/VP-0011/E/

PART OCCUPANCY CERTIFICATE

I hereby certify that the development for Industrial Building No.2 with Built up area 2495.26 sq.m., & Industrial Building No. 3 Wing 'A & B' with Built up area 6976.91 sq.m., On land bearing S.No.14, H.No.2 of Village Waliv, Taluka Vasai Dist -Thane, completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No.VVCMC/ENGR/01) and has been inspected on 30/08/2011 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-4177/E/4574 & 4575 dated 19/12/2007 and Revised Development Permission vide Letter dated 08/010/2009 & 03/02/2010 issued by the CIDCO and permitted to be occupied subject to the following conditions :-

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



Contd.... 2

वासई-३
वस्त क्र. ११८८५/२०२३
३६१२

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



दूरध्वनी : ०२५०-२५२५६६९/२५२५३/२५२५४/२५२५५
फॅक्स : ०२५०-२५२५६६९
ई-मेल : vasaiVirarCorporation@yahoo.com

ज.क्र. व वि.सं.प. | क्र. २१८८५/२०२३-०२
दिनांक २५/१०/२०२३

VVCMC/TP/POC/BP-4177/VP-0011/E/ ३७७

: 2 :

- 4) You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degrad-able waste respectively.
- 5) 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.
- 6) This certificate of occupancy is issued only in respect of 20 Galas constructed in Industrial Building No.2 (G + 1) & 14 Galas constructed in Industrial Building No.3 (Wing A & B) (G +2 Pt)only.
- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

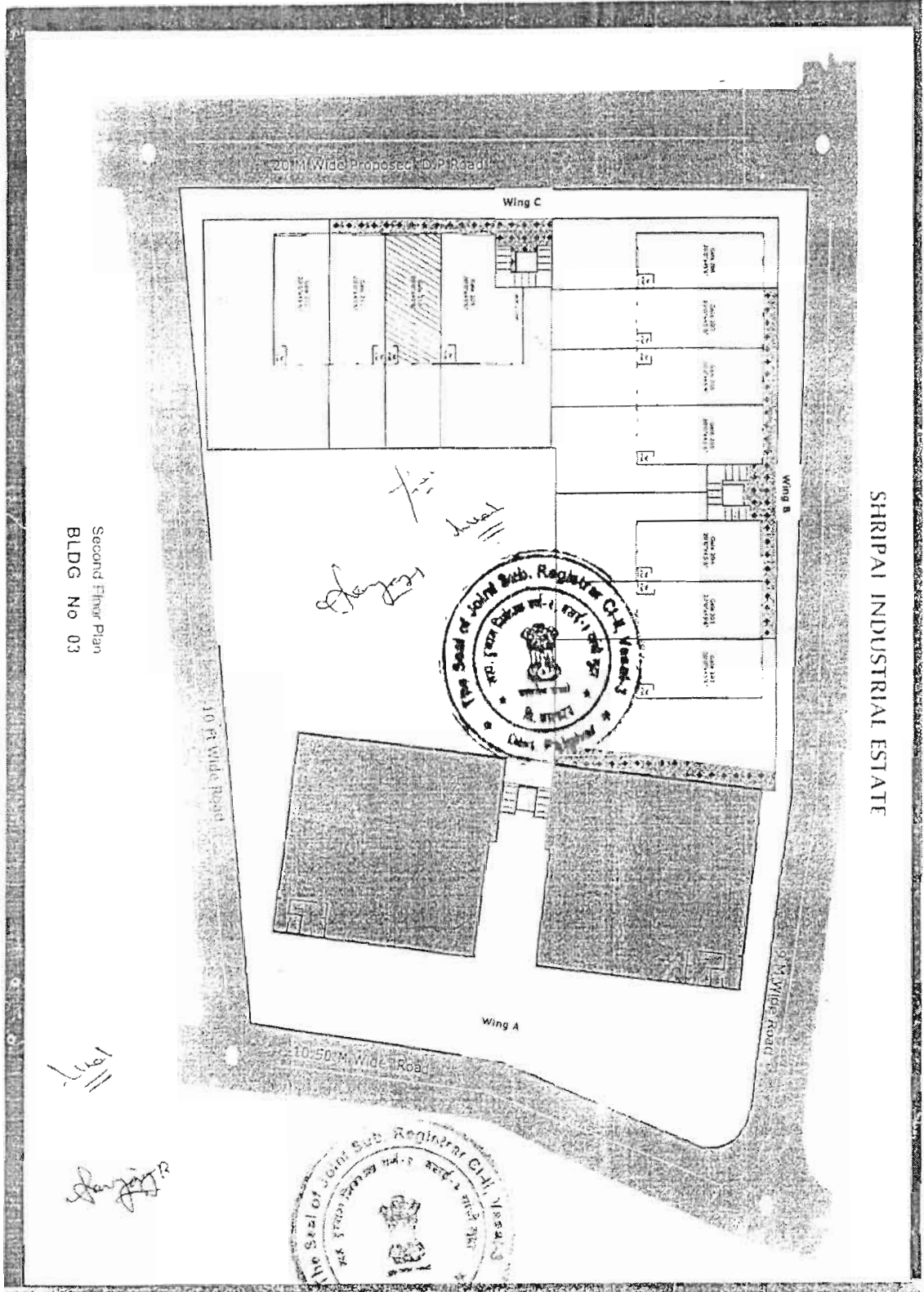
One set of completion plan duly certified is returned herewith.



Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation

वसई-३
 दस्ता क्र. ११८८५/२०२३
 ३७/२२

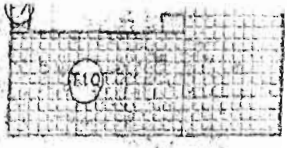
ANNEXURE - C
 दिनांक २०१६/२०१७
 ३१,५०



Second Floor Plan
 BLDG No 03

SHRIPAI INDUSTRIAL ESTATE

The Seal of Joint Sub-Registrar Chh. Vasai-3
 दिनांक २०१६/२०१७
 ३१,५०



FIRE ESCAPE AREA & POCKET TERRACE AREA DIAGRAM

दस्तावेज-३	SCALE 1:500	FIRST FLOOR
दस्त क्र. 99004 / 2023		
3/1/82		

PROFORMA II

CONTENTS OF SHEET
GR., 1ST, 2ND FLOOR PLAN, BUILTUP AREA, CALCULATION & DIAGRAM, ELEVATION & SECTION, PARKING STATEMENT

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.10.2011 AND THE DIMENSIONS OF THE SIDE ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

[Signature]

Signature of Licensed Surveyor/Engineer
Structural Engineer / Supervisor

STAMP OF DATE OF RECEIPT OF PLANS
THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW

STAMP OF APPROVAL OF PLANS AS BUILT DRAWINGS APPROVED SUBJECT TO CONDITIONS MENTIONED IN
This Office Letter No. VVCMC/OCCI, No. 4177 dated 01/11/2013/2015-16
Dated... 21.10.2015



[Signature]
Deputy Director Town Planning
Vasai Virar City Municipal Corporation
-Virar(E)

DESCRIPTION OF PROPOSED & PROPERTY

PROPOSED INDUSTRIAL BLDG. ON PLOT BEARING S.NO 14 H.NO 2
VILLAGE WALIV TAL VASAI DIST PALGHAR.



NAME OF APPLICANT
M/S SHAWKAT BUILDERS THROUGH
MR. RADIP B. CHOPRA
Dist. Palghar

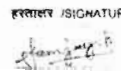
SIGNATURE OF APPLICANT

[Signature]
TRUE COPY

JOB NO. FILE NO-780 V.P.-0011 BP NO-4177	DATE. 20-01-2013
SHEET NO. S4 OF S4	SCALE As shown
NORTH LINE 	DRAWN BY DAISY
	CHECKED BY



EN-CON
Architectural & Structural Project Consultants
G.7/8 "D" WING, SEETHI PALACE ANHAT, VASAI ROAD (WEST) 401 207
PHONE: 912-315318, 313404
E-mail: encon3@rediffmail.com
SANJAY S. BARKER
REGISTERED ENGINEER
(Regn. No.: VVCMC/ENR/10)

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACSPN2621G
 नाम / NAME
SANJAY BHASURANGAN NADUVILLEKATTILL
 पिता का नाम / FATHER'S NAME
BHASURANGAN PAPPAN NADUVILLEKATTILL
 जन्म तिथि / DATE OF BIRTH
24-09-1975
 हस्ताक्षर / SIGNATURE

 आयकर सहायक (कंप्यूटर ऑपरेटर)
 Chartered Accountant (Computer Operator)

वसई-३
 दस्त क्र. 99004/2023
 35/2

भारत सरकार
 GOVERNMENT OF INDIA
 नाम / Name
Sanjay Bhasurangan
 जन्म वर्ष / Year of Birth: 1975
 पुरुष / Male

4240 7271 6482
 आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता: 801 किंगस्टन हाइट्स, चिंचोड बंदर रोड, ओप
 मॉडर्न होम, मालव वेस्ट डेली, मुंबई, महाराष्ट्र, 400064
 Address: C/801, Kingston Heights, Chincholi Bander Road, Opp Modern Home, Malad West Dely, Mumbai, Mahad West Dely, Maharashtra, 400064
 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Bangalore-560 001

भारत सरकार
 Government of India
 विशाल अशोक नारकर
 Vishal Ashok Narakar
 जन्म तारीख / DOB: 26/04/1979
 पुरुष / Male

5763 0286 7013

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India
 पत्ता: 804 गुंजन सी.एस. गार्डन कॉम्प्लेक्स, बंदर पाखोड रोड, चारकोप, मुंबई, महाराष्ट्र, 400067
 Address: 804 Gunjan C.H.S., Garden Complex, Bunder Pakhad Road, Charakop, Mumbai, Maharashtra, 400067
5763 0286 7013
 1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
 GOVERNMENT OF INDIA
 रोहित रावेंद्र शिर्सेकर
 Rohit Ravendra Shirsekar
 जन्म तारीख / DOB: 08/08/1982
 पुरुष / MALE
 Mobile No: 9594974048
5977 1197 3859
 VID: 9127 1442 1117 2993

भारतीय विशिष्ट ओळख प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता: 27/ए-602, न्यू हार्मनी च.स., आर्यमिल्क कॉलोनी, गोरगाव ईस्ट, मुंबई, महाराष्ट्र - 400065
 Address: Buid-27/A-602, New Harmony CHS, New Mhada Complex, Goregaon East, Aarymilk Colony, Mumbai, Maharashtra - 400065
 1947 help@uidai.gov.in www.uidai.gov.in

माझे आधार, माझी ओळख
 RRShirsekar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACEPB1414D

नाम / Name
MUKESH JAGDISHPRASAD BAJAJ

पिता की नाम / Father's Name
JAGDISHPRASAD GOHAI BAJAJ

जन्म तिथि / Date of Birth
10/12/1979

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJQP0337B

नाम / Name
SACHIN GHOSH

पिता की नाम / Father's Name
SHAKETKUMAR GHOSH

जन्म तिथि / Date of Birth
21/11/1985

भारत सरकार
Government of India

मुकेश जगदीश प्रसाद बजाज
Mukesh Jagdish Prasad Bajaj
जन्म तिथि / DOB: 10/12/1979
पुरुष / MALE

6800 2381 9143

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

सचिन घोष
Sachin Ghosh
जन्म तिथि / DOB: 21/11/1985
पुरुष / Male

9584 6156 0419

मेरा आधार, मेरी पहचान

वसई-३
दस्त क्र. 9988/12023
20/12

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आत्मज: जगदीश प्रसाद बजाज,
66/72, कम नं 17/18/19, गुनहर
बिल्डिंग, दूसरा फ्लोर, दादी सेठ
अगारिय लैन, कालकदेवी रोड, मुंबई,
मुंबई,
महाराष्ट्र - 400002

Address:
S/O Jagdish Prasad Bajaj,
66/72, Room No 17/18/19,
Manhar Building, 2nd Floor
Dadi Seth Aglary Lane,
Kakadevi Road Mumbai,
Mumbai,
Maharashtra 400002

6800 2381 9143

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O शक्तिराम घोष, हाउस नं 40/19
रोमान्स्क स्टाइल, लॉरान्स, रायपुर,
रायपुर, छत्तीसगढ़ 492001

Address:
S/O Shaniram Ghosh, House no.
B/19, Romanesque style, Lohrang
Raipur, Raipur, Raipur
Chhattisgarh, 492001

9584 6156 0419



6/7/23 1:08 PM

Summary 1 (Dastgoshwara hnaig 1)

350/11995

बुधवार 07 जून 2023 1:08 म.न.

दस्त गोषवारा भाग-1

कमंडर

दस्त क्रमांक: 11995/2023

दस्त क्रमांक: वसई 3 /11995/2023

वास्तव मूल्य रु 43,49,000/-

मोलदस्ता रु 65,00,000/-

अस्तित्व मूल्य रु 4,55,000/-

दु. नि. मद्र. दु. नि. वसई 3 यांचे कार्यालयाने

म. नं. 11995 वर दि. 07-06-2023

दिनांक 1:08 म. नं. या दस्ता वरून,

पावणी 12622

पावणी दिनांक: 07/06/2023


सादर-कामगाराने ताब: माधन शांतिगम घोष -

मोलणी वी रु 30000.00

दस्त शिवाळणी वी रु 840.00

पुढाची बाब: 42

एकूण 30840.00


Sub Registrar Vasai 3


Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग-२

वसई क्र. ३

दस्ताव्याच्या प्रत घ्याव्या

मुद्रांक शुल्क (एक) कोषागाराची मर्यादपरामर्शितेच्या अटीवर किंवा स्थापन असलेल्या कोषागाराची कसब क्षेत्राच्या अटीवर किंवा उपलब्ध (याने) मधील समूह व वेगवेगळ्या कोषागाराची शक्ती असते.

दिनांक 1 07 / 06 / 2023 01 : 06 : 52 PM ची वेळ (सादरीकरण)

दिनांक 2 07 / 06 / 2023 01 : 06 : 02 PM ची वेळ (वी)


Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग-२

वसई क्र. ३

दस्तावेजा हाताने जोडलेले कामदपत्रे, कुलमुखत्यापत्रा
मधिल व्यक्ती इत्यादी बनावट आडबूत आल्यास
याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लि. देणार

लि. घेणार



दस्तावेज बनाना भाग-2

क्रम सं 3
दस्तावेज क्रमांक: 11995/2023

07/06/2023 1:36:21 PM

दस्तावेज क्रमांक: क्रम सं 3/11995/2023
प्रमाणिका प्रकार: करणनामा

क्र. सं.	पधकाराचे नाव व पत्ता	पधकाराचा प्रकार	आयुष्यविका	अंगठ्याचा ठसा
1	साधुसाधुन शांतिराम घोष - पत्ता: लोहद म. शिबले, पी/19, माहा म. - , इमागरीचे ताबा - जिल्हा प. - रोड न. रोड नमबराच. किला. जवाही. रावपुर. छत्तीसगढ, महाराष्ट्र पिन नंबर: AJPBG63378	विहृत देणार वय: 37 स्वाधरी:		
2	सुकेश जगदीश धराज बजाज - पत्ता: लोहद म. 16/72, लोहद म. 19, माहा म. (मराठ. मराठा) इमागरीचे ताबा, लोहद. किला. प. - रोड न. जवाही. रोड अपारी केल. शाळबादेची रोड. मुबई. महाराष्ट्र, मुबई पिन नंबर: ACEPB14140	विहृत देणार वय: 43 स्वाधरी:		
3	साधु संधुधु भासुराम - पत्ता: लोहद म. पी/801, माहा म. - , इमागरीचे ताबा. किलभुज हाउसिंग ब्लॉक न. - रोड न. चिंचोळी बडग रोड. माहाद प., मुबई - महाराष्ट्र, मुबई. पिन नंबर: ACSPN2621G	विहृत देणार वय: 47 स्वाधरी:		

पधकाराचो यत्नात विलगत तथ्याचोय करणनामा वा दस्तावेज बनव दिवपाचे कबूत करता ह.
दिनांक 3 ची वेळ: 07 / 06 / 2023 01 : 09 : 47 PM

नोटीस -
सुरक्षाक विमादनाला कबूतीकरण देणाऱ्या सवे यत्नातनाची ओळख संकली-आधारित - आधार प्रमाणित्वाचे पडतकळपाच आनी आहे. थारायन घाम वाहिती पुढीलकमले आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहृत देणार साधुन शांतिराम घोष -	07/06/2023 01:10:57 PM	साधुन घोष M XXXX XXXX 0419
2	विहृत देणार सुकेश जगदीश धराज बजाज -	07/06/2023 01:10:28 PM	सुकेश जगदीश धराज बजाज M XXXX XXXX 9143
3	विहृत देणार साधु संधुधु भासुराम	07/06/2023 01:10:12 PM	साधु संधुधु भासुराम M XXXX XXXX 6482

प्रमाणित करपात येते की
सदर दस्तावेजे एकूण...पाने आहेत
पुस्तक क्र. 1 चे अनुक्रमांक...
या दिनांक... रोजी नोंदला

शिबले क 4 ची वेळ: 07 / 06 / 2023 01 : 11 : 05 PM

दिनांक 5 ची वेळ: 07 / 06 / 2023 01 : 33 : 22 PM नोदणी पुस्तक 1 मध्ये

स. दुधयम निबंधक वर्ग-2
सहायक निबंधक वर्ग-2

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use of AI	Deface Number	Deface Date
1	SADHAN SHANTHRAM GHOSH	eChallan	6910300999	0706202300992	455000.00	SD	0001691915202324	07/06/2023
2		DHC		0706202300992	840	RF	0706202300992D	07/06/2023
3	SADHAN SHANTHRAM GHOSH	eChallan		0706202300992	38000	R.F	0001691915202324	07/06/2023



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SADHAN SHANTIRAM GHOSH	eChallan	69103332023060711518	MH003181106202324E	455000.00	SD	0001691915202324	07/06/2023
2		DHC		0706202300992	840	RF	0706202300992D	07/06/2023
3	SADHAN SHANTIRAM GHOSH	eChallan		MH003181106202324E	30000	RF	0001691915202324	07/06/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]