

Saturday, May 08, 2010

12:28:04 PM

Original

नोंदणी 39 न.

Regn. 39 M

पावती

पावती क्र. : 7539

दिनांक 08/05/2010

गावाचे नाव सोपारा

दस्ताऐवजा अनुक्रमांक 3 - 07288 - 2010

दस्ता ऐवजा प्रकार

सादर पणाराचे ना.

वसुवा

नोंदणी फी

12500.00

नवकल (अ. 11(1)), पृष्ठांकनाची नवकल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (75)

1500.00

एकूण रु.

14000.00

आपणास हा दस्त अंदाजे 12:42PM ह्या वेळेस मिळेल

दुय्यम निवधक

बाजार मूल्य: 900500 रु.

गोव्यदला सुट्टी/उत्पादन निवंधक वर्ग-२

भरलेले मुद्रांक शुल्क: 45100 रु.

वसई क्र. ३

देयकाचा प्रकार : डीडी/धनाकर्पांतर

देंकेचे नाव व पत्ता: भारतीय रेल्वे मंडळ,

डीडी/धनाकर्प क्रमांक: 122496 र.प.म. 12500 रु. दिनांक 31/05/2010

Customer's Copy

THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch : BHAYANDAR
Pay to : Acct Stamp Duty
Franking Value Rs. 45100
Service Charges Rs. 100
TOTAL Rs. 51100

Name & Address of the Stamp duty payer
Arvind Kumar Vardav

Tel/Mobile No. 2934697
Desc. of the Document Agreement
DD/Cheque No. 123029
Drawn on Bank

Date: 20/05/10
Time: 3:30

4

वसई-३
दस्ता क्र. 0266 / 2010
9 / 104

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE
is made and entered into, at Vasai,
on this 8th day of May 2010.

BY AND BETWEEN

M/S. AMI CORPORATION

a sole proprietary concern of Mr. Nipun I. Thakkar, having his office at 12, CIEM Industrial Estate, Kanchpada, Ramchandra Lane Extn., Malad (West), Mumbai 400 064, hereinafter referred to as "the Sellers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **ONE PART;**

AND

MR./MS./MESSRS Arvind Kumar Yadava &
moni Arvind Kumar Yadava - having his/her/their
address at RLY. Building No. 32, Flat No. 13,
Western Railway, Dahisar (E), Mumbai - 400 068.

hereinafter referred to as "the Purchaser/s" (which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and in the case of the Trust its Trustees for the time being) of the **OTHER PART:**

(Signatures)
Arvind Kumar Yadava
moni Arvind Kumar Yadava

The Kapol Co-operative Bank Ltd.
 Branch: Vasai
 Date: 20/05/10
 Time: 17:41
 1001-P85497
 AFR 23 2010

वसई-३

दस्त क्र. ७२८८ / २०१०

(५)

WHEREAS:

The 'Dubli Family' comprising of 1. Shri. Shankar Baban Dubli, 2. Smt. Sumati Shankar Dubli, 3. Mr. Vijay Shankar Dubli, 4. Mrs. Ranjana Vinod Patel nee Ranjana Shankar Dubli, 5. Miss Poonam Shankar Dubli and 6. Videshwar Shankar Dubli were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No. 35 (Part), admeasuring 1 Hector, 89 Ares, 7 Prati, i.e., equivalent to 18,970 sq. Mtrs. equivalent to 22954 sq. yds and Survey No. 35 (part), admeasuring 24 Ares, 5 Prati, i.e., equivalent to 2,450 sq. mtrs, equivalent to 2963 sq. yds, in all totally admeasuring 2 Hector, 14 Ares, 12 Prati, i.e., equivalent to 21421 sq. mtrs equivalent to 25918 sq.yds or thereabouts, situate, lying and being at Village Sopara, Taluka vasai, Dist. Thane, more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Larger property").

2. By and under a registered Deed of Partition dated 23rd February 1995 entered and arrived at and by and between the said Dubli Family, the said larger property was divided amongst the Dubli family members namely viz., (1.) Shri. Shankar Baban Dubli, (2.) Smt. Sumati Shankar Dubli, (3.) Mr. Vijay Shankar Dubli, (4.) Mrs. Ranjana Vinod Patel nee Ranjana Shankar Dubli, (5.) Miss Poonam Shankar Dubli and (6.) Videshwar Shankar Dubli in equal shares. In the circumstances (1.) SHRI Shankar Baban Dubli, (2.) Smt. Sumati Shankar Dubli, (3.) Mr. Vijay Shankar Dubli, (4.) Mrs. Ranjana Vinod Patel nee Ranjana Shankar Dubli, (5.) Miss Poonam Shankar Dubli and (6.) Videshwar Shankar Dubli became joint owners of the said larger property each having un-divided share right title and interest in the said larger property.

3. By and under a Deed of Conveyance dated 25th October 2001 entered into and between Shri Shankar Baban Dubli and 5 Others (Dubli Family) being the Original Owners, the Sellers herein purchased all that piece and parcel of land more particularly stated in the First Schedule hereunder written. The said Conveyance is registered under Serial No. 6290 of 2001 with the Sub-Registrar of Assurances, Vasai.

4. By a Deed of Confirmation dated 26th August 2008, Mr. Videshwar Shankar Dubli, after having attained age of majority, confirmed and ratified the said registered Deed of Conveyance dated 25th October 2001 in favour of the Sellers. The said Deed of Confirmation is registered at Serial No. Vasai 3 - 08927 - 2008 with the Sub-Registrar of Assurances.

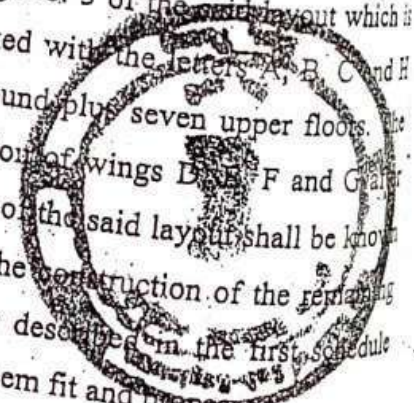
5. On or about 28th October 2003, the Collector of Thane exercising his power under Section 44 of Maharashtra Land Revenue Code, 1966, granted N.A. permission bearing serial number Mahsul/K-1/T-9/NAP/SR/101/2002 in favour of the Sellers. Hereto annexed and marked as "Annexure I".

[Handwritten Signature]

[Handwritten Signature] Moni Yadav

वसई-3
दस्तावेज क्र. 0222
3/1

6. Certain part of the said property are affected by the reservation of D.P. Road, P.G., Market, C.F.C and Residence/ Commercial and a layout has been sanctioned by the CIDCO vide an order dated 13th April 2009.
7. The Sellers have decided to develop the portion of the larger property admeasuring 10,612.14 Sq. Mtr. Which is more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the portion of the said larger Property") and this agreement is in respect of the portion of the said larger property Pursuant to the application made by the Sellers for development, vide an order CIDCO/VVSR/CC/BP-1936/W dated 9th June 2004, CIDCO, special planning authority for Vasai- Virar, Sub-Region, granted development permission and Commencement Certificate and further granted the revised Development Permission under Ref. No. CIDCO/VVSR/CC/BP-1936/W/3738 dated 13th April 2009 for proposed buildings. Hereto annexed and collectively marked as Annexure "A" copy of the said Commencement Certificate dated 9th June 2004 and Revised Assessment Order dated 13th April 2009. CIDCO being the Planning authority granted further revised development permission on 15th January 2010 with reference no. CIDCO/ VVSR/ RDP/ BP - 1936/ 5660.
9. Further, the sellers propose to construct and develop the said properties described in the second schedule hereunder written in a phase wise manner and as such the submitted building plans to CIDCO of building no. 3 comprising of wings A, B, D, E, F, G and H inclusive of shopping line attached to Wings D, E, F, G and H and the entire road facing portion of the said properties. A layout plan of the said property is annexed hereto and marked as Annexure "B". The proposed Wing and shopping area to be constructed are shown on the said plan. The CIDCO has sanctioned the said layout vide its Order dated 13th April 2009 as modified by further permission dated 15th January 2010. The Sellers have commenced construction of wings A, B, C and H in Building No. 3 of the said layout which is shown on the plan Annexure B hereto and marked with the letters A, B, C and H respectively thereon. Each wing consists of ground plus seven upper floors. The Sellers have also now commenced the construction of wings D, E, F and G in amendment of the layout. The entire development of the said layout shall be known as "Vini Heights". The Sellers shall commence the construction of the remaining area of the said larger property more particularly described in the first schedule hereunder written, if any, in the manner they may deem fit and proper.
10. M/s. Utangale & Co, Advocates And Solicitors, of the Sellers have certified the title of the said larger property described in the First Schedule hereunder Written and have issued their Title Certificate dated the 19th February 2010 and copy of the same is annexed hereto and marked as Annexure "C". A Copy of the 7/12 Extract is annexed hereto and marked as Annexure "D".



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11. The Sellers also proposed to construct a clubhouse by way of a Common Utility common for entire layout, for the users of all Permissible members as per the rules and regulations to be adopted by the said Club / Seller.
12. While sanctioning the said layout and building/s plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Sellers while developing the said property and constructing the said building and upon due observance and performance of which, the Occupation, in respect of the said Building/s shall be granted by the concerned local authority.
13. The Sellers have appointed M/s. Raje Structural Consultants as the Structural Engineer, for the purpose of preparations of the Structural Designs and M/s. Ajay Wade & Associates as the Architects for the purpose of preparation of plans and drawings of the proposed Building/s, to be constructed on the portion of the said larger property. and the Sellers declare that they shall accept the professional services and supervision of the Structural Engineer and Architects, appointed or engaged by them from time to time, till the completion of the development of the portion of the said larger property.
14. Prior to the execution of this Agreement, the Purchaser/s demanded from the Sellers and the Sellers has given inspection to the Purchaser/s of all the documents of title relating to the said property, layout/ building sanctioned plans, C.C., title certificates etc., and the building specifications prepared by the Seller's Architect, the said document of title and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963 and The Maharashtra Ownership Flats (Regulation of the Promotion of Construction etc.) Rules, 1964 (hereinafter referred to as "the said Act" and "the said Rules"). The Purchaser/s has taken inspection of the said documents to their satisfaction and shall not raise any demand or requisitions in the future and/or to call for any further documents, pertaining to title of the said Property and an authority of the Sellers, to develop the said larger property.
15. The Sellers, has commenced construction on the portion of the said larger property being building No. 3 Wing D, E, F and G on the portion of the said property which is more particularly described in the second schedule hereunder written, which is shown in red colour wash on the Plan comprising of the said layout marked annexure "B" hereto and this agreement shall confine to the portion of the said Property described in the second schedule hereunder written as per approved Plans and Specifications. The Sellers have entered into this Agreement on what is commonly known as "Ownership basis", in the form of these presents, prescribed under the provisions of the said Act and the said Rules

[Handwritten Signature]

[Handwritten Signature]

16. The Sellers has prior to the execution hereof furnished and made available to the Purchaser, such of the Information and Documents mentioned in Section 3 of the said act and Rules 3 and 4 of the said Rules as have been demanded by the Purchaser. Under Sec. 4 of the said Act, the Sellers are required to execute an Agreement for sale, in writing in favour of the Purchaser/s being in fact these presents and also to join in the registration of this Agreement under Registration Act. The Purchaser/s has verified the title of the Sellers and have accepted the same as marketable and the Purchaser/s shall not be entitled to raise any requisition on title.

Agreement under Registration
वसई-3
दस्तावेज 0222
4 / 109

17. The Purchaser/s have/has requested the Sellers for allotment to the Purchaser/s, a Flat / Shop being Flat / Shop No. 408 Wing F on the 4th floor in Building no. 3 in the said proposed building to be constructed and known as "Vini Heights" at the lump-sum consideration amount of Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand only) and the said Flat / Shop is more particularly stated in the Third Schedule hereunder written (hereinafter referred to as "the said Flat / Shop").

18. Under Section 4 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management, and Transfer) Act, 1963 ("the said Act"), the Sellers are required to execute a written Agreement for Sale of the said flats to the Purchaser/s being these presents.

19. The parties are desirous of recording the terms and conditions arrived at between them.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. All the statements made in the recitals and the documents referred to therein together with all the annexures herein shall form an integral and operative part of this Agreement for Sale as if the same are verbatim reproduced herein and shall be binding by and between the parties hereto.
2. At the request of the Purchaser/s, the Sellers has agreed to sell and the Purchaser/s has/ have agreed to purchase from the Sellers on ownership basis a Flat / Shop No. 408 on the 4th Floor of Wing F in the Building No. 3 admeasuring 425 Sq. Ft. (Carpet area) in the building "Vini Heights" proposed to be constructed on the portion of the said larger property described in Second schedule hereunder written. The said Flat / Shop is more particularly described in the Third



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now yastav

Permanent Account Number (PAN) _____

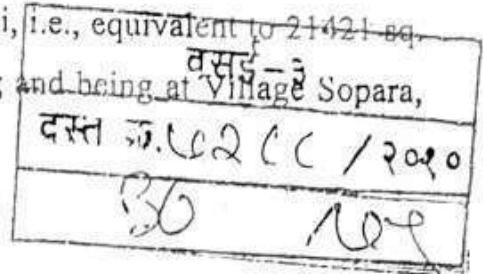
Messrs _____

Permanent Account Number (PAN) _____

:THE FIRST SCHEDULE ABOVE REFERRED TO:

(the said larger property)

All that piece and/or parcel of lands bearing Survey No. 35 (Part), admeasuring 1 Hector, 89 Ares, 7 Prati, i.e., equivalent to 18,970 sq. Mtrs. Equivalent to 22954 sq. yds and Survey No. 35 (part), admeasuring 24 Ares, 5 Prati, i.e., equivalent to 2,450 sq. mtrs, equivalent to 2963 sq. yds, in all aggregating to 2 Hector, 14 Ares, 12 Prati, i.e., equivalent to 21421 sq. mtrs equivalent to 25918 sq.yds or thereabouts, situate, lying and being at Village Sopara, Taluka Vasai Dist. Thane.



:THE SECOND SCHEDULE ABOVE REFERRED TO:

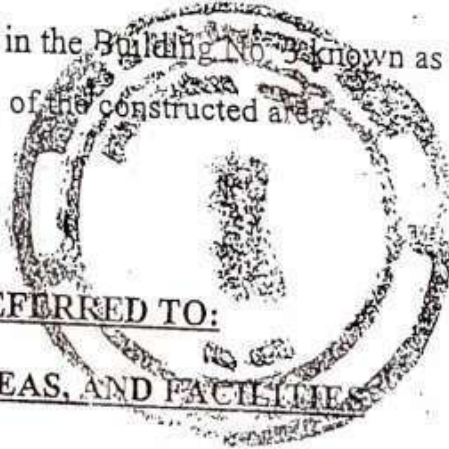
(Portion of the said Larger Property)

All that piece and/or parcel of lands bearing Survey No. 35 (Part), admeasuring 10,612.14 sq. Mtrs. or thereabouts, situate, lying and being at Village Sopara, Taluka Vasai, Dist. Thane forming portion of the said Larger property.

:THE THIRD SCHEDULE ABOVE REFERRED TO:

(The Said Flat / Shop)

Flat / Shop No. 408 on the 4th Floor of Wing F in the Building No. 3 known as "VINI HEIGHTS", admeasuring 425 Sq.Ft. (Carpet area), of the constructed area.



:THE FOURTH SCHEDULE ABOVE REFERRED TO:

THE SPECIFICATIONS, AMENITIES, COMMON AREAS, AND FACILITIES

1. Equipped Clubhouse
2. RCC Frame structure with earthquake resistant designs as per I.S. 1893
3. Concealed copper wiring with Sleek Modular Switches
4. Concealed Plumbing with Quality Fittings and Sanitary Ware. Provision for fixing Loft Tank & Geyser.
5. Wiring with Cable for Telephone lines/internet connectivity and Television
6. Aluminum anodized sliding windows with quality roller bearings

वसई-३
दस्ता क्र. ७२८८

Annexure "A" (Copy)

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मंत्रालय

अधिकार कार्यालय, कॉम्प्लेक्स, हुसर मजला, वसई (पु.), जि. ठाणे-४०१-२१६
दुरधनी : (फोन-१५२५०) - २२१०४८४ / २२१०४८९, पत्ता : (फोन-१५२५०) - २२१०४८४

संख्या क्र. CIDCO/VYSR/CC/BP-1936/W/753

दिनांक : ३/०६/०४

To,
Shri Nipun Thakkar,
C/O. Ajay Wade & Associates,
A/6, Sai Tower, Ambadi Road,
Vasai Road(W), Tal. Vasai,
Dist. Thane.

Sub: Commencement Certificate for the proposed layout plan bearing S.No.35, Village Sopara, Tal. Vasai, Dist. Thane.

- Ref: 1) NOC for N.A. permission from CIDCO vide letter CIDCO/VYSR/HAP/BR-1936/W/3782 dated 22/01/2004.
2) N.A. Order No. REV/D-1/T-9/HAP/BR-101/2002 dt. 28/10/2002 from the Collector, Thane.
3) ILR M.B. No. 382/98 dt. 28/11/2001 for measurement.
4) NOC for construction work from Maharashtra Municipal Council vide letter dated 10/03/2004.
5) Assurance letter from Maharashtra Municipal Council vide letter dt. 10/03/2004 for potable water supply.
6) Your licensed surveyor's letter dated 16/04/2004.

Sir/Madam,

Development Permission is hereby granted for the layout plan Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (XXVII of 1966) to Shri Nipun Thakkar.

It is subject to the conditions mentioned in the letter CIDCO/VYSR/CC/BP-1936/W/753 dated 3/06/2004. The details of the building are given below.

1) Location	:	S.No.35, Village Sopara.
2) Plot area	:	21429.00 sq.m.
3) Road set back	:	1510.00 sq.m.
4) D.P. Reservation	:	
i) G/Pg	:	10000.00 sq.m.
ii) ESR	:	2400.00 sq.m.
5) Net Plot area	:	3400.00 sq.m.
6) No. of buildings	:	3 Nos.

दिल्लीपूर कार्यालय : भिर्सा, हुसर मजला, मरीन कॉम्प्लेक्स, वसई - ४०० ०२५, दुरधनी २२१०४८४ - २२१०४८९, पत्ता : (फोन-१५२५०) - २२१०४८४
दुरधनी : (फोन-१५२५०) - २२१०४८४ / २२१०४८९, पत्ता : (फोन-१५२५०) - २२१०४८४



दस्तावेज-३

दस्तावेज क्र. 0211/2009

31/09

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका. कार्यालय कॉम्प्लेक्स, दुसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड-१५२५०) - २३१०४८६ / २३१०४८७ फॅक्स : (कोड-१५२५०) २३१०४८६

संदर्भ क्र.:

...2...

दिनांक:

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

The amount of this Rs.36,025/- (Rupees Thirty six thousand twenty five only) deposited vide Challan No.7210, dt. 31/05/2004 with CIDCO as inrest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation. The forfeiture shall be on prorata area of the concerned building.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO. You shall develop a P. Record before P.S.O.
You shall obtain engineering report from Executive Engineer (VV & BP), CIDCO before applying for plinth completion certificate.

Encl: 3/a.

Yours faithfully,

ASSOCIATE PLANNER/ADDL.TPO (W)

C.C. No.:

1. M/s. Ajay Wade & Associates, A/6, Sai Tower, Ambadi Road, Vasai Road(W), Tal. Vasai, Dist. Thane.
2. The Collector, Office of the Collector, Thane.
3. The Tahasildar, Office of the Tahasildar, Vasai.
4. The Chief Officer, Nallasopara Municipal Council, Nallasopara.
5. CUC (VV) For information please.



निर्माकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९, दूरध्वनी : २२०२ ९९९७ • फॅक्स : ०२-९९-२२-२२०२ २५०९
छा कार्यालय : सिडको भवन, सी.बी.डी.-वेलापूर, नवी मुंबई - ४०० ६९४, दूरध्वनी : ५५९९ ८९०० • फॅक्स : ०८-९९-२२-५५९९ ८१६६

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI

Ambika Commercial Complex, Second Floor, Vusal (East), Dist. Thane
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390488

Ref. No. CIDCO/VVSR/CC/BP-1936/W/3738

To
 Mr. Nipun Thakkar
 Jay Shree Ranchod Dham
 L.T. Road, Dahisar (W)
 MUMBAI : 400 068.

REVISED ASSESSMENT ORDER NO. 21
 Sub : Development Permission for proposed Residential
land bearing S. No. 35, of Village: Sopara, Taluka: Talasari
 Ref: Your Licensed Surveyor's letter dated 18.09.2008

Sir / Madam,

- | | |
|--|----------------------------|
| 1) Name of assessee/ Owner | Mr. Nipun Thakkar |
| 2) Location | Sopara. |
| 3) Land use (Predominant) | Residential. |
| 4) Area of Plot (As per 7/12) | 21420.00 Sq.m |
| 5) Area under Existing Road | 493.02 Sq.m |
| 6) G/PG Reservation | 3121.38 Sq.m |
| 7) Market Reservation | 2373.42 Sq.m |
| 8) Area Under 12.00m.w. D.P. Road | 1781.48 Sq.m |
| 9) Area Under 20.00m.w. D.P. Road | 1183.02 Sq.m |
| 10) Balance Plot area | 12487.68 Sq.m. |
| 11) R.G. 15% (Deductable) | 1873.15 Sq.m. |
| 12) C.F.C. 5% | 824.38 Sq.m. |
| 13) Net Plot Area | 10614.53 Sq.m. |
| 14) FSI permissible | 1.00 |
| 15) Permissible Built Up Area | 10614.53 Sq. m |
| 16) Proposed BUA | 10536.78 Sq.m. |
| 17) Area for assessment: | |
| a) On land | |
| Residential | : 9649.37 sq.m. X Rs.100/- |
| Commercial | : 965.16 sq.m. X Rs.200/- |
| b) Built Up area : | |
| Residential | : 9571.63 sq.m. X Rs.250/- |
| Commercial | : 965.16 sq.m. X Rs.500/- |
| c) Construction area given free of FSI | : 3555.40 sq.m. X Rs.250/- |
| 18) Total development charges | |

REGD. OFFICE : 'Nirma', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6880 0800 • Fax : 6880 0801
 HEAD OFFICE : CIDCO Bhavan, CBD-Balapur, Navi Mumbai 400 614. Phone : 8791 8100 • Fax : 8791 8101

20/04/2009
20/04



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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

Phones : (Code - 95250) 2390407 • Fax : (Code : 95250) 2390468

Ref. No. CIDCO/VVSR/CC/BP-1936W/3738

...2...

Date: 12/04/2009

- 19) Less paid, vide (i) Challan No.7209 dtd.31/05/2004 =Rs. 1,44,545.00
(ii) Challan No.3557 dtd.15/01/2005 =Rs. 37,655.00
(iii)Challar: No.2821 dtd 31/05/2005= Rs. 83,775.00
(iv)Challan No.20870dtd.9/04/2009 = Rs. 47,16,000.00
- 20) Balance development charges to be paid
Payment schedule given below. = Rs. NIL
- 21) Date of assessment 09/04/2009
- 22) Premium components given free of FSI
a) Area under Balcony : 931.03 Sq.m. X Rs.375/- = Rs. 3,49,136.25
b) Area under Pkt Terr.: 60.72 Sq.m. X Rs.225/- = Rs. 16,462.00
- 23) Total Premium charges = Rs. 3,64,598.50
Say Rs. 3,64,800.00
- 24) Less paid vide (a) Challan No.7211 dtd 31/05/2004 Rs. 40,200.00
(b) Challan No.3558 dtd .15/12/2005. = Rs. 27,625.00
(c) Challan No.2822 dtd 31/05/2005. = Rs. 14,070.00
(d) Challan No.15481 dtd.11/09/2008 = Rs. 1,79,850.00(PL)
(e) Challan No.20080 dtd 09/04/2009 = Rs. 1,04,500.00
- 24) Balance Premium charges to be paid as per
Payment schedule given below. = Rs. NIL

25) As requested by you vide letter dated for balance payable amount, installment facility is hereby granted. The balance amount will attract 18% interest till the date of payment. The schedule of payment is given below :

SCHEDULE OF PAYMENT			
INS-TAL-MENT	AMOUNT FOR DEV. CHARGES Rs.	AMOUNT FOR PREMIUM Rs.	DUE DATE OF PAYMENT
		NIL.....

Yours faithfully,

c.c. to:

- 1) M/s Ajay Wada & Associates,
2) AAO (VV)

ASSOCIATE PLANNER / ADD. TPO (VV)

REGD. OFFICE : 'Nirmal', 2nd Floor, Naraina Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBO-Balapur, Navi Mumbai 400 614. Phone : 6791 8100 • Fax : 00-91-22-6791 8188

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 Phones : (Code - 05250) 2390187 • Fax : (Code : 05250) 2390466



Ref No. CIDCOM/SR/RDP/BP-1936/W/5666

Date: 15/01/2009

To
 ✓ Mr. Nipun Thakkar,
 Jay Shree Ranchod Dham,
 L.T. Road, Dahisar (W),
 MUMBAI-400 068.

Sub: Revised Development Permission for proposed layout of Residential with Shopline Buildings, RG Building & CFC Building on land bearing S.No.35, of Village: Sopara, Tal.: Vasai, Dist: Thane.

- Ref: 1) Commencement Certificate No.CIDCOM/SR/CC/BP-1936/W/754, dated 09/06/2004.
 2) Revised Development Permission No.CIDCOM/SR/RDP/BP-1936/W/3737 dated 13/04/2008.
 3) Your Licensed Surveyor's letter dated 11/11/2008.

Sir / Madam,

Revised development permission is hereby granted for the proposed Residential with Shopline Buildings, RG Building & CFC Building under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of '66) to Mr. Nipun Thakkar.

This drawing shall be read with the conditions mentioned in the letter No.CIDCOM/SR/CC/BP-1936/W/751, dated 09/06/2004. The detail of the Layout are given below:

1. Location	: S.No.35, Village: Sopara.
2. Land use (predominant)	: Residential with Shopline
3. Gross plot area	21420.00 Sq.m.
4. Area under Existing Road	493.02 Sq.m.
5. G/F/G Reservation	3121.38 Sq.m.
6. Market Reservation	2373.42 Sq.m.
7. D.P. Road Area (12.00 M;W.)	1781.48 Sq.m.
8. D.P. Road Area (20.00 M;W.)	1163.02 Sq.m.
9. Balance Area Of Plot	12487.68 Sq.m.
10. R:G. 15% (Deductible).	1873.15 Sq.m.
11. C.F.C. 5%	624.38 Sq.m.
12. Buildable Plot Area	10614.53 Sq.m.
13. Permissible FSI	1.00
14. Permissible B.U.A.	10614.53 Sq.m.

Contd.....2.

पत्र क्र. २
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 २०/१०५



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasal (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390467 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VSR/CC/BP-1936/W/3738

...2...

Date: 18/04/2009

- 19) Less paid, vide (i) Challan No.7209 dtd.31/05/2004. =Rs. 1,44,545.00
 (ii) Challan No.3557 dtd.15/01/2005 =Rs. 37,655.00
 (iii)Challan No.2821 dtd 31/05/2005= Rs. 63,775.00
 (iv)Challan No.20070dtd.9/04/2009 = Rs. 47,16,000.00
- 20) Balance development charges to be paid = Rs. NIL
 Payment schedule given below.
- 21) Date of assessment : 09/04/2009
- 22) Premium components given free of FSI
 a) Area under Balcony : 931.03 Sq.m. X Rs.375/- = Rs. 3,49,136.25
 b) Area under Plat Terr.: 60.72 Sq.m. X Rs.225/- = Rs. 16,462.00
- 23) Total Premium charges = Rs. 3,64,598.50
 Say Rs. 3,64,800.00

- 24) Less paid vide (a) Challan No.7211 dtd 31/05/2004 Rs. 40,200.00
 (b) Challan No.3558 dtd .15/12/2005.= Rs. 27,625.00
 (c) Challan No.2822 dtd 31/05/2005. = Rs. 14,070.00
 (d) Challan No.15481 dtd.11/09/2008 = Rs. 1,79,850.00(PL)
 (e) Challan No.20980 dtd 09/04/2009 = Rs. 1,04,500.00
- 24) Balance Premium charges to be paid as per = Rs. NIL
 Payment schedule given below.

As requested by you vide letter dated _____ for balance payable amount, installment facility is hereby granted. The balance amount will attract 18% interest till the date of payment. The schedule of payment is given below :

SCHEDULE OF PAYMENT

INS- TAL- MENT	AMOUNT FOR DEV. CHARGES Rs.	AMOUNT FOR PREMIUM Rs.	DUE DATE OF PAYMENT
NIL.....		

Yours faithfully,

c.c. to:

- 1) M/s Ajay Wade & Associates,
 2) AAO (W)

ASSOCIATE PLANNER / ADD. TPO (W)



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) 2390468

Ref. No. CIDCOMVSR/RDP/BP-1986/W/5560

Date: 15/01/2009

To
✓ Mr. Nipun Thakkar,
Jay Shree Ranchod Dham,
L.T. Road, Dahisar (W)
MUMBAI-400 068.

Sub: Revised Development Permission for proposed layout of Residential with Shopline Buildings, RG-Building & CFC Building on land bearing S.No.35, of Village: Sopara, Tal.: Vasai, Dist.: Thane.

- Ref: 1) Commencement Certificate No. CIDCOMVSR/CC/BP-1936/W/754 dated 09/06/2004.
 2) Revised Development Permission No. CIDCOMVSR/RDP/BP-1936/W/3737 dated 13/04/2009.
 3) Your Licensed Surveyor's letter dated 11/11/2009.

Sir / Madam,

Revised development permission is hereby granted for the proposed Residential with Shopline Buildings, RG Building & CFC Building under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Nipun Thakkar.

This drawing shall be read with the conditions mentioned in the letter No. CIDCOMVSR/CC/BP-1936/W/754, dated 09/06/2004. The detail of the Layout are given below:

1. Location	: S.No.35, Village: Sopara.
2. Land use (predominant)	: Residential with Shopline.
3. Gross plot area	: 21420.00 Sq.m.
4. Area under Existing Road	: 493.02 Sq.m.
5. G/P.G Reservation	: 3121.38 Sq.m.
6. Market Reservation	: 2373.42 Sq.m.
7. D.P. Road Area (12.00 M; W.)	: 1781.48 Sq.m.
8. D.P. Road Area (20.00 M; W.)	: 1163.02 Sq.m.
9. Balance Area Of Plot	: 12487.68 Sq.m.
10. R.G. 15% (Deductible).	: 1873.15 Sq.m.
11. C.F.C. 5%	: 624.38 Sq.m.
12. Buildable Plot Area	: 10014.53 Sq.m.
13. Permissible FSI	: 1.00
14. Permissible B.U.A.	: 10614.53 Sq.m.

Contd.....2

REGD. OFFICE : 'Nirma', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhevan, CBD-Bokapur, Navi Mumbai 400 614. Phone : 6791 8100 • Fax : 00-91-22-6791 8166

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707-2
707-2



CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasal (East), Dist. Thane - 401 210.
Phones : (Code - 95250) 2390467 • Fax : (Code : 95250) 2390468

Ref. No. CIDCO/VSR/RDP/EP-1936/W/5660

Date : 15/01/2010

15.	Addition for floor space index 2	
	a) 100% 12.00 mtr wide DP road area.		1781.48 Sq.m.
	b) 100% 20.00 mtr wide DP road area.		1163.02 Sq.m.
	c) 100% of GFG Reservation		3121.38 Sq.m.
16.	Total Permissible BUA		16880.41 Sq.m.
17.	Proposed BUA		16662.20 Sq.m.
18.	No. of Buildings		03 Nos. + 1 RG + 1 CFC Buildings.

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

The amount of Rs. 4,27,876/- (Rupees Four lakhs Twenty Seven Thousand Eight hundred Seventy Six only) deposited vide Cha.No. 7210 dtd 31/05/2004, Cha.No. 2923 dtd 31/05/2005, Cha.No. 20982 dtd 09/04/2009 & Challan No.24835 dtd 31/12/2009 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for break of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with Shopline Building No.3, RG Building & CFC Building on land bearing S. No. 35, of Village: Sopara, Tal. Vasal, Dist Thane, as per the following details:-

Sr. No	Predominant Use	No. of Bldg.	No. of Floors	No. of Flats	No. of Shops	Total B.U.A. (In Sq.m.)
1	Resi/Shopline. Now Amended	3	(SU/pt.+7pt)	427Nos	51 Nos	15026.53
2.	Club House In RG (Newly Proposed)	-	Ground only	1 Unit	-	166.75
3.	Hall Building In CFC (Newly Prop.)	-	(Gr.+ 2)	2 Units	1 Office	16623.40

The revised development permission duly approved herewith supersedes all the earlier approved plans except Building No.1 & 2. The conditions of Commencement Certificate issued vide letter No. CIDCO/VSR/CG/EP-1936/W/751, dated 09/08/2004 stands applicable to this approval of amended plans along with the following conditions :

Contd.....2

Date :

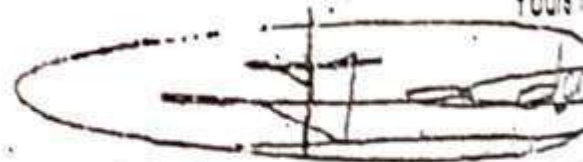
Ref. No.

CIDCO/M/SR/RDP/BP-1936/W/5660

..... 3

- 1) This revised development permission is valid for one year from issue of commencement certificate for each building. Revalidation shall be obtained as per section 48 of MRTF Act for each building.
- 2) The Occupancy Certificate for the buildings will be issued on provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement condition it shall be lawful to the planning authority to direct the alteration of any structures erected or use contrary to the provisions grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at accessible to the Municipal sweepers, to store/dump solid waste compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) Cupboards, if any, to be constructed as per Development Regulations provisions.
- 6) You shall develop the road upto full width before applying for Building.
- 7) You shall obtain NOC from Chief Fire Officer, CIDCO for all wings approaching this office for plinth completion certificate for the same.

Yours



ASSOCIATE PLANNER / A

c.c to :-

M/s. Ajay Wade & Associates,
A/6, Sai Tower, Ambadi Road,
Vasai Road(W), Taluka Vasai
DIST : THANE.

मुख्य कार्यालय, विसार
विसार (दुर्ग),
वसई, जि.ठाणे, पिन ४०१ २०५.



दुर्ग : +९१-२०२५११/०२/०२०२०२
दुर्ग : +९१-२०२५११
ई-मेल : vasalvirar@corporation.vasai.com

फोन : २५१५/२०२३/१००००-०२
२५१५/२०२३

VVCMC/TP/CC/BR 1936/VP-0685/

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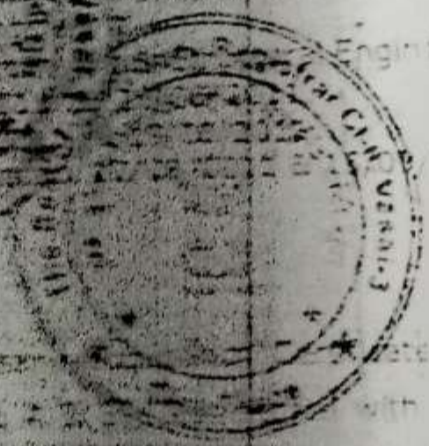
To:
Mr. Nipun Thacker
Jay Shree Ranches Dham,
L.T. Road, Dahisar (W),
MUMBAI-400 068.

12/1/20

Sub: Grant of Occupancy Certificate for the Residential with Shopping Building No.1 (Wing A & B), Res. with Shopping Building No.3 (Wing A To H) & Club House Building on land bearing S.No.35 of Village-Sopara Tal. Vasai Dist. Thane.

- Ref: 1) Commencement Certificate dated 09/06/200.
- 2) Revised Development 1936/W/3737 dated 13/06/2011
- 3) Revised Development 1936/W/5650 dated 19/06/2011
- 4) Receipt No. 16748 & 16749 for Water Supply charges from Vasai Corporation for water supply.
- 5) NOC from Chief Engineer dated 14/06/2011
- 6) NOC from Lift Ins. dated 16/06/2011
- 7) Development Control Order dated 15/09/2011 from Engineer
- 8) Structural stability letter dated 22/11/2011
- 9) Plumbing certificate dated 22/11/2011
- 10) Your Registered Engineer

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Sir, Madam,

Please find enclosed herewith the documents for Residential with Shopline Building No.1 (Wing A & B), Residential with Shopline Building No.3 (Wing A To H) & Club house Building on land bearing S.No.35, of Village-Sopara, Tal. Vasai Dist. Thane as per the above drawings.

You are required to submit revised site plan, D.P. road reservation, buildings as per the above drawings and you will also have to submit necessary mutations in the name of the Corporation before approaching for refund of security deposit.



असई - ४
 २७/१२/१९

मुख्य कार्यालय, विराट
 जिला (पूर्व)
 असई के कार्यालय, विराट ४०१ २०५



दस्तावेज नं. : ०२५०-२५२५१०२/०३/०३/१९
 दिनांक : ०२५०-२५२५२०/३
 ई-मेल : VAS@VIRATCITYMUNICIPALCORP.OG

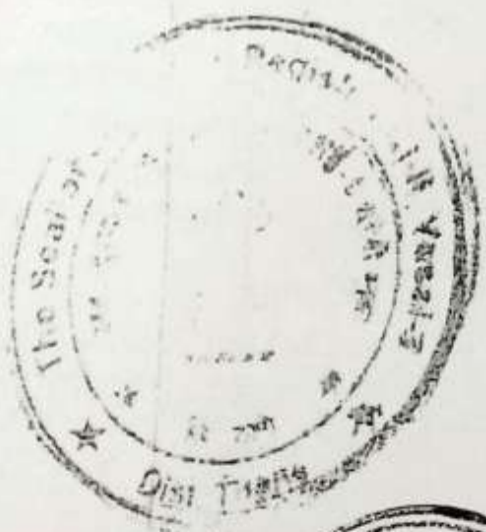
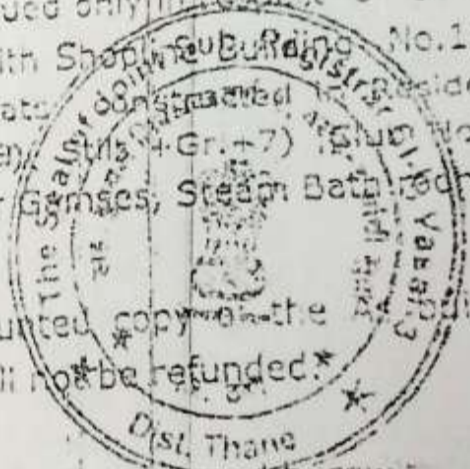
जा.क. : ग.वि.प.म.
 विभाग :

११०६
 १२

WCMC/TP/OC/BP 1936/VD-0685

असई - ४
 दस्तावेज नं. ७३८४/२०१९
 १२/१२

- 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 5.7 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
 - 5) The Virat City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities at reasonable hours of the day and with prior notice.
 - 6) This certificate of Part occupancy is issued only in respect of 13 Shop & 31 Flats constructed in Residential with Shop Building No.1 (Wing B) (Gr.+4), 11 Shops and 441 Flats in Shopline Building No.3 (Wing A To B) (Gr.+7) (Restaurant, Gymnasium, Indoor Games, Steam Bath Room, Room & Changing Room) only.
 - 7) Also you shall submit a cloth mounted copy of the plan without which the Security deposit will not be refunded.
- One set of completion plan duly certified is returned herewith.



Deputy J.
 Town Planning
 Virat City Municipal Corporation





वासई - ४
दस्ता क्रमांक ७३८४/२०१७
२०/२८

वासई - ४
२०/२८

VVCMC/ENGR/03/1936/W/5660

OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential with Shopline Building No.1 (Wing A & B) with Built Up Area 1305.68 sq.m., Residential with Shopline Building No.3 (Wing A To H) on with Built Up Area 15374.71 sq.m., Club House Building in RG with Built Up Area 186.74 sq.m. on land bearing S.No.35, of Village Sopara, Tal. Vasai, Dist.Thane, completed under the supervision of M/s. A.K. Wade & Associates, Registered Engineer (License/Registration No.VVCMC/ENGR/03) and has been inspected on 16/09/2011 and I declare the development has been carried out in accordance with regulations and conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-1936/W/754 dated 09/16/2004 and Revised Development Permission No. CIDCO/VVSR/CC/BP-1936/W/3737 dated 13/04/2009, Revised Development Permission No. CIDCO/VVSR/CC/BP-1936/W/5660 dated 15/01/2010 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 applicants/developers/owner unless power supply and potable water is made available in the flat and also adequate proof treatment certificate is obtained from the concerned Municipal Council.
- 2) You will have to provide necessary infrastructure facilities on site and also the improvement works to meet the standards of the Municipal Corporation and take the standards that may be specified by the Municipal Corporation. These infrastructure are mainly by putting pump rooms and water supply lines, laying of poles to suitable locations for collection of waste, arrangement for conveyance and disposal of waste without creating any insanitary conditions and also the arrangement for drainage courses and conveyance.
- 3) Notwithstanding anything to the contrary contained in the occupancy certificate conditions, the Municipal Corporation is directed to direct the applicant/owner to carry out the improvement works or use contrary to the provision of this section. The Municipal Corporation may also direct the grantee/successor to carry out the same through or under their own responsibility.

