

  
भारत सरकार  
Government of India  
नियंत्रण आयोग  
Ministry of Control  
जन्म वर्ष : Year of Birth : 1985  
पै : Female


**3767 8749 8431**

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता: रूम नो 4, राम मनोहर दुबे  
तबेळा, एस एल रस्ता, मुलुंड वेस्ट,  
मुंबई, मुलुंड वेस्ट, महाराष्ट्र, 400080  
Address: Room no 4, Ram manohar dube  
Tabela, S L Road, Mulund West, Mumbai,  
Mulund West, Maharashtra, 400080

**3767 8749 8431**

  
1847  
1800 300 1947

  
help@uidai.gov.in

  
www.uidai.gov.in

Neelam

NO. 000001931768840

क्रमांक : 001680048882

मोबाईल नंबर : 98XXXXXX11

**RAMDAVAR D YADAV**  
 C/O NO 1304 S NO 197 'APPLE' BUILDING NSP(W) 401203

GSTIN 27AAEJ2932K7273

दयक दिनांक : 14-03-2023

दयक रकमेचा क्रमांक : 14/26/5000/0500/4157400

दय दिनांक : 14-03-2023

दय नोंदणी नंबर : 000001931768840

पेमेंट कोड

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QR कोडद्वारे भरणा केल्यात. भरणा दिनांकानंतर लागू असलेली तलपर दयक भरणा सूट किंवा दिवस आकार पुढील दयक त समायोजित करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
 1800-212-3436, 1800-233-3435, 1912, 1910

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे प्रश्ने व कार्यपध्दती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > Consumer Portal > CGRF यावर उपलब्ध आहे.

आम्ही येथेही उपलब्ध आहोत



युनिट : 4375/NALASOPARA WEST S/DN/VIRAR O&M  
 क्षमता : 90 LT | Res 1-Phase  
 अंशक : 00025868  
 व्हॉल्टेज मार्ग-क्रम/दि.सी.सी. : 14/26/5000/0500/4157400  
 क्रमांक : 08203021149  
 युनिट क्रमांक : 14

पुरवठा दिनांक : 21-12-2012  
 मंजूर भार : 0.50 KW  
 सुरक्षा टेव जमा (रु) : 596.96  
 चालू रिडिंग दिनांक : 09-03-2023  
 मागील रिडिंग दिनांक : 09-02-2023

रिडिंग	मानोज रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
	7578	1.00	99	0	99

Status: Normal  
 दर : 0.93/

0 50 100 150

क्यात दिना एवजी इन्विला साधे नोंदणी करा व प्रत्येक विलामने 10 खात्या गो-ग्रीन रिडिंगाईट मिळवा. नोंदणी करण्यासाठी :- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN) नंबर वृमच्या छपाईत विलायर वरच्या वाटुला डब्या कोपच्या मध्ये उपलब्ध आहे.)

विलयत माध्यमाद्वारे रिडिंग मरा व 0.25% (रु. 500/- पर्यंत) रावतत मिळवा. (ट्रान्स व रमिटिंग धमळून)

वृमच्या मागील वर व वृमने परा चुकिचा अस्तव्यास तुरतत करा त्यासाठी [www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे नेट करा.

पुढील महिन्याचा रिडिंग साधारणतः 09-04-2023 ह्या तारखेला होईल

फेब्रुवारी-2023	112	
जानेवारी-2023	88	
डिसेंबर-2022	104	
नोव्हेंबर-2022	119	
ऑक्टोबर-2022	96	
सप्टेंबर-2022	107	
ऑगस्ट-2022	148	
जुलै-2022	151	
जून-2022	38	
मे-2022	67	
एप्रिल-2022	130	

चीज सापर		
मार्च - 2022		141
मार्च - 2023		99

संदेश : ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र. ९८XXXXXX९३ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी / नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ मोबाईल ऑप वापर किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पावा MREG ००९६८००८८८२.  
 महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच रिक्कारावी. हस्तलिखित पावती स्विकारू नये.

**तुमची पसंती आमहाला सांगा**

वैद, सामाजिक विषय नसेल नवमानातल्या सुखावर तुमच्या सुधेकोण काय आहे? आपल मत सांगण्याने तुमच्या गरजा श्रावही जास्त यातल्या प्रकारे संगणू यातू 9326508274 वर 'OPINION' व्हातुआय काय किंवा ऑप जफतलोड काय



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India's No. 1 Consumer Data Intelligence Company. [www.axismyindia.org](http://www.axismyindia.org)

रक्षणप्रत बिलींग युनिट : 4375	ग्राहक क्रमांक : 001680048882	पी.सी. : 14	दर : 90	या तारखे पर्यंत भरल्यास	23-03-2023	Rs. 770.00
ऑनलाइन तारीख	03-04-2023		Rs. 780.00	या तारखे नंतर भरल्यास	03-04-2023	Rs. 790.00



सत्यमेव जयते

महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र.

क्रमांक टिएनए/व्हीएसआय/एचएसजी/(टीसी)/२६७३८/सन २०१४  
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

यशवंत गौरव अॅपल नं.२ को-ऑपरेटिव्ह हौसिंग सोसायटी लि.  
सर्व्हे नं. २५१, हिस्सा नं.८, सर्व्हे नं. १९१, सर्व्हे नं. १९७, मौजे निळेमोरे, नालासोपारा (प.)  
ता. वसई जि. पालघर.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील ( सन १९६१ चा महाराष्ट्र  
सहकारी अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थाचे नियम १९६१

मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून

उपवर्गीकरण भाडेकरू सहभागीदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर



स्थळ : वसई.

दिनांक : २७/०८/२०१४

(बजरग जाधव)

उप निबंधक  
सहकारी संस्था, वसई

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
स. वसई, वि. ठाणे, पिन ४०१ ३०५.



दुरधनी : ०२५०-२५२५६०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५६०९  
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.प.  
दिनांक :

VVCMC/TP/POC/VP-0111/593/2012-13

Dt. 13/03/2013

To,

Mr. Anil R. Gupta

D-1, D-2, Aakanksha Commercial Complex, Achole Road,  
Nallasopara (E), Tal-Vasai,  
DIST-THANE

**Sub: Grant of Part Occupancy Certificate for Residential With Shopline Building No.2 Wing "E to K" on land bearing S.No. 180, 181/2, 185/1, to 12, 186, 187B, 188/Pt., 190, 191,192, 193, 194, 196, 197,199, 201, 202, 203, 204/3 Pt., 204/4, 205/1, 2,3/Pt.,6, 7, 206/Pt., 206/Pt.,208/1, 2, 4 to 8, 209/Pt., 211/1, 2, 3, 6, 7/Pt.,212/3, 213/1, 214/3, 215/Pt.& 215/Pt., 216/1, 2, 4, 220/Pt.,221/1& 2, 223/1& 2, 250/Pt., 250/Pt., 251/8,254, 255/1 to 4, 257/1, 259/1, 260/Pt., & 260/Pt., 261, 263 of Village-Nilemore, Tal-Vasai, Dist-Thane.**

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3768, 4472 & 4484/W/5523 Dated 18/12/2009.
- 2) Revised Development Certificate No. VVCMC/TP/RDP/ BP-3768, 4472 & 4484/W/5523/VP-0096 & 605/125 dated 31/10/2011.
- 3) Revised Development Certificate No. VVCMC/TP/RDP/VP-0111/100/12-13 Dated 11/07/2012.
- 4) Receipt No 8428 Dt. 07/06/2012 from Vasai Virar City Municipal Corporation for potable water supply.
- 5) Development completion certificate dt. 11/01/2013 from the Registered Engineer.
- 6) Structural stability certificate from your Structural Engineer vide letter dated 11/01/2013.
- 7) Plumbing certificate dated 07/04/2012.
- 8) Letter from Rain water harvesting Dt. 23/02/2013.
- 9) Your License Engineer's letter dated 25/02/2013.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential With Shopline Building No.2 Wing "E to K" on land bearing S.No. 180, 181/2, 185/1, to 12, 186, 187B, 188/Pt., 190, 191,192, 193, 194, 196, 197,199, 201, 202, 203, 204/3 Pt., 204/4, 205/1, 2,3/Pt.,6, 7, 206/Pt., 206/Pt.,208/1, 2, 4 to 8, 209/Pt., 211/1, 2, 3, 6, 7/Pt.,212/3, 213/1, 214/3, 215/Pt.& 215/Pt., 216/1, 2, 4, 220/Pt.,221/1& 2, 223/1& 2, 250/Pt., 250/Pt., 251/8,254, 255/1 to 4, 257/1, 259/1, 260/Pt., & 260/Pt., 261, 263 of Village-Nilemore along with as built drawings.

Contd.... ..2

मुख्य कार्यालय, विरार  
विरार (पूबी),  
ता. बरवई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.रा.म.  
दिनांक :

VCCMC/TP/POC/VP-0111/533/2012-13

Dt. 13/03/2013

: 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 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

Encl.: a.a.

c.c. to:

- 1) M/s. Sanat Mehta & Associates  
103, Rameshwar Tower "A" Co-op. Hsg Soc,  
Shimpoli Road, Borivali (W),  
**MUMBAI- 400 092.**
- 2) M/s. Himesh Gupta & Associates  
105, Sai Charan above ICICI ATM Centre,  
Vartak College Road,  
Vasai (W), Tal. Vasai
- 3) Asst. Commissioner (UCD)  
Ward Office A, B, C, D, E.  
Vasai Virar City Municipal Corporation.

मुख्य कार्यालय, विहार

विहार (पूर्व),

श. बस. वि. अड्डे, पिन ४०१ १०५.



दूरधनी : ०५२०-२५२५६१/०३/०३/०४/०५/०६

फैक्स : ०५२०-२५२५६९

ई-मेल : vasairvarcorporation@yahoo.com

आ क्र : व वि श म

दिनांक :

VVCMC/TP/POC/VP-0111/533/2012-13

Dt. 13/03/2013

### PART OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential With Shopline Building No.2 Wing "E to K" with Built Up Area 5826.62 sq.m on land bearing S.No. 180, 181/2, 185/1, to 12, 186, 187B, 188/Pt., 190, 191,192, 193, 194, 196, 197,199, 201, 202, 203, 204/3 Pt., 204/4, 205/1, 2,3/Pt.,6, 7, 206/Pt., 206/Pt.,208/1, 2, 4 to 8, 209/Pt, 211/1, 2, 3, 6, 7/Pt.,212/3, 213/1, 214/3, 215/Pt.& 215/Pt., 216/1, 2, 4, 220/Pt.,221/1& 2, 223/1& 2, 250/Pt., 250/Pt., 251/8,254, 255/1 to 4, 257/1, 259/1, 260/Pt., & 260/Pt., 261, 263 of Village-Nilemore, under the supervision of M/s. Sanat Mehta & Associates (License/Registration No.ENG/09/LE) & Shri. Himesh Gupta, Licensed Engineer (License/Registration No. VVCMC/ENGR/008) and has been inspected on 08/01/2013 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-3768, 4472 & 4484/W/5523 Dated 18/12/2009 issued by the CIDCO & Revised Development Certificate No. VVCMC/TP/RDP/ BP-3768, 4472 & 4484/W/5523/VP-0096 & 605/125 dated 31/10/2011, Revised Development Certificate No. VVCMC/TP/RDP/VP-0111/100/12-13 Dated 11/07/2012 issued by the 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 is obtained from the concerned Municipal Council/ Offices of the 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 e t c . , 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, channelization of water courses and culverts, if any.

Contd.....2...



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वडाई, वि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५३०९/०२/०३/०४/०५/०६  
फैक्स : ०२५०-२५२५३०९  
ई-मेल : vasalvirarcorporation@yahoo.com

आ.क्र. : व.वि.शा.म.  
दिनांक :

Dt. 13/03/2013

VVCMC/TP/POC/VP-0111/533/2012-13

: 2 :

- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) 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-degrade-able waste respectively.
- 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.
- 6) This certificate of occupancy is issued only in respect of 13 Shops & 230 Flats constructed in Residential With Shopline Building No.2 Wing "E to K" (Gr.+7) 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) You are abide by the conditions mentioned in Commencement Certificate & Revised Development Permission.

One set of completion plan duly certified is returned herewith.



Deputy Director  
Town Planning  
Vasai Virar City Municipal Corporation

वसई-विरार शहर महानगरपालिका  
करांची पावती

पुस्तक क्र.: OL/21-22  
मंदर्म क्र.: 207216526781

मागणी नोंद वहीतील अनुक्रमांक : 5005

दस्तावेज क्र.: 52625  
निलेमीन-5  
दस्तावेज क्र.: NL29/155/310

नियम क्र. ७८(१), ८३(४), ८५, ८६(४) व ९६(४) मळा

जमिनदार / वीनबंदारानाचे नाव : रामदास धर्मराज यादव//  
पत्ता : निलेमीन, कम न लाव/304 अ प्लॉट फेज 1, इमारत क्र 2  
प्लॉट क्र. 4560 अधीनपये : चार हजार पाचशे माट मात्र मिकाले.  
दस्तावेज क्र. 0 यानेकडून भन 2021-22 वर्षाच्या पुढील करांबंदन

करांचे नांव	मिकालेची रक्कम		
	यकबाकी (रु.)	चावू (रु.)	एकूण (रु.)
एकत्रित मालमत्ता कर	1202	1202	2404
शिक्का उपकर	200	200	400
रोजगार रानी उपकर	0	0	0
वृक्ष कर	40	40	80
अग्निगमन उपकर	50	50	100
विशेष न्वच्छेदा कर	180	180	360
आम्ही कर (अन. वांशकाम)	0	0	0
आम्ही कर (२%) ६१ अन्वये	476	90	566
ना./व्या./वा./प्र.प्र. फी	50	600	650
इतर दस्तवी खर्च	0	0	0
अतिरिक्त दमा	0	0	0.00
<b>एकूण</b>	<b>2198</b>	<b>2362</b>	<b>4560</b>
दबा मट		0	0
<b>एकूण</b>	<b>2198</b>	<b>2362</b>	<b>4560</b>

दिनांक : 13/03/2022

कर संकलक / उपायुक्त  
वसई-विरार शहर महानगरपालिका

This is a system generated receipt does not require any legal stamp.



# YASHWANT GAURAV APPLE NO.2 CHS.LTD.

REG. NO. TNA/VS/HSG/TC / 26738 -DT. 27/08/2014

Add. Survey No 251, Hissa No.8 Nilemore,Nallasopara W. Tal. Vasai, Dist. Palghar - Email-

H/304 - MR. RAMDAVAR D. YADAV

H

Area in Sq.Ft.: 430

Bill No. : 002210

Bill Date : 01/03/2023

Due Date : 21/03/2023

H/304

Bill For the Period : March-2023

Particulars	Amount
MAINTENANCE CHARGES	500.00
SINKING FUND	72.00
REPAIRS & MAINTENANCE FUND	215.00
MUNICIPAL WATER TAX	120.00
PARKING CHARGES	150.00
NON OCCUPANCY CHARGES	0.00
FESTIVAL FUND	75.00
SPECIAL AMENITIES CHARGES	0.00
CONVEYANCE DEED FUND	50.00
TANKER CHARGES	150.00
Other Charges	0.00
FINES & PENALTY	
<b>Total Rs.-----&gt;</b>	<b>1332.00</b>
Principal o/s : 1242	1242.00
Interest o/s: 0	22.00
<b>Grand Total</b>	<b>2596.00</b>

Words : Two Thousand Five Hundred Ninety-Six Only

Kindly Make Payment by Crossed Cheque in the Favour of :- " YASHWANT GAURAV APPLE NO.2 CHS.LTD. "

All Payment after Due Date interest will be charged : @ 21% P.A.

Kindly Submit Your Rental / Sale Agreement on Time to Avoid Penalty.

Query related Maintenance bills to be inform office within one month.

R, YASHWANT GAURAV APPLE NO.2 CHS.LTD.

E. & O. E.

MAN / SECRETARY / TRESURER

## LAST RECEIPT

RECEIVED WITH THANKS FROM : H/304 - MR. RAMDAVAR D. YADAV

Shop No. H/304

Rec Dt.	Cheq. No.	Amount	Narration Of Entry			
			Bill No.	Bill Date	Month	Narration
15/02/2023	000051	1242.00	SAI-002016	01/02/2023	February-2023	1242

श्री. राजीव गोखले

B

5332789

पावती

Original/Duplicate

Thursday, May 15, 2014

नोंदणी क्र. 39M

4:37 PM

Regn: 39M

पावती क्र.: 2982

दिनांक: 15/05/2014

नावाचे नाव: निळेमोरे

दस्तऐवजाचा अनुक्रमांक: वसई-4-2789-2014

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रामदवर धर्मराज यादव - -

नोंदणी फी	रु. 18500.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	

एकूण: रु. 18940.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 4:56 PM ह्या वेळेस मिळेल.

Joint S. R. Vasai-4

सह दुय्यम नियंत्रक वर्ग-२

बाजार मूल्य: रु. 1103000/-

मोबदला: रु. 1849000/वसई क्र. ४

भरलेले मुद्रांक शुल्क: रु. 111000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 18500/-

डोडी/धनादेश/पे ऑर्डर क्रमांक: MH000645579201415R दिनांक: 13/05/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 440/-

मूळ दस्त थंबनेल प्रिंट व मिनीरिडी  
सह परत दिला.

श्री. नि./व. लि./क. लि.

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महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 14

खसई - ४  
दस्तावेज क्रमांक / २०१४  
१ / १२२

1. दस्तावेजा प्रकार : करारनामा अनुषोद क्रमांक २५११
2. सादरकत्वाचे नांव : रामदेव धर्मराज यादव
3. तालुका : कन्नड 4. गावाचे नांव : निर्मोरे
5. नगरमुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक : १९७
6. मूल्य दरविभाग (डोन) : \_\_\_\_\_ उपविभाग \_\_\_\_\_
7. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औदयागिक / ३३३००१-
8. दस्तात नमूद केल्या मिळकतीचे क्षेत्रफळ : ३३.१० कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.
9. कार्याकरण : \_\_\_\_\_ गच्ची : \_\_\_\_\_ पोटमाळी : \_\_\_\_\_
10. मजला क्रमांक : (तिरतर) उदवाहन सुविधा :- आहे / नाही
11. बांधकाम वर्षे : \_\_\_\_\_ घसारा : \_\_\_\_\_
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : \_\_\_\_\_ ज्यान्वये दिलेली घट / वाढ
14. निर्धारित केलेले बाजारमूल्य : ११०३०००१-
15. दस्तानध्ये दर्शविलेला मोबदला :- १८४९,०००१-
16. देय मुद्रांक शुल्क : १,११,०००१- 18. भरलेले मुद्रांक शुल्क : १,११,०००१-
17. देय नोंदणी फी : १८५००१-

सह दुय्यम निबंधक

लिपीक

प्रतिज्ञा / घोषणापत्र

- मी/आम्ही \_\_\_\_\_
- १) श्री/श्रीमती. रामदेव धर्मराज यादव
  - २) श्री/श्रीमती. \_\_\_\_\_
  - ३) श्री/श्रीमती. \_\_\_\_\_

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू उपलब्धी नसून खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जात नाही. याची नोंदणी कायदा - १९०८ मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. या मिळकतीबद्दल काही वाद उत्पन्न झाल्यास त्याची जबाबदारी माझी/आमचीच राहिल याची मी/आम्ही हमी देतो.



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### AGREEMENT FOR RE-SALE

ARTICLES OF AGREEMENT is made and entered into at  
Nallasopara, on this 13<sup>th</sup> day of May, 2014.



R.S. Yedav

Handwritten signature

वसई
दि. 20/01/2011
3/12

BETWEEN **MR. RAMSAJAN R YADAV**, Age 54 years, adults, Indian Inhabitants, residing at: H/304, "Apple", Yashwant Gaurav Complex, Nallasopara (East) Tal: Vasai, Dist; Thane. Pincode.401209., hereinafter called the "**THE TRANSFEROR**" [which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include, their heirs, executors, administrators and assigns] of the **FIRST PART**:-

**AND**

**MR. RAMDAVAR DHARAMARAS YADAV**, Age 26 years, adult, Indian Inhabitants, residing at: Room No.4, Ramharax Gadi Wala Chawl, Old Nagardas Road, Mogra Pada, Andheri (East), Mumbai 400069. Hereinafter called the "**THE TRANSFEREES**" [which expression shall unless it is repugnant to the context or meaning thereof, be deemed to include her heirs, executors, administrators and assigns] of the **SECOND PART**:-

**WHEREAS:**

A) WHEREOF the TRANSFEROR are absolute owner and in exclusive possession of an otherwise well and sufficiently entitled to the Flat bearing No. **304, "H" Wing**, on the **Third Floor**, admeasuring **27.59 Sq. Mtrs. [Carpet area]** i.e **33.10 Sq. Mtrs. [Built Up area]** thereabouts in the building known as "**APPLE, YASHWANT GAURAV COMPLEX** on land bearing Survey No. 197, Village Nilemore, lying being and situated at Nilemore, Nallasopara (West), Taluka Vasai, Dist. Thane. Ground plus Seven upper floors, [hereinafter for brevity sake collectively referred to as "**THE SAID FLAT**"].



B) The TRANSFEROR had purchased the said FLAT from **M/S. AMEYA HOMES & INFRA PVT. LTD**, vide agreement for sale dated **20/09/2010**, & **Reg. No. 00041/2010-2011**. Reg Dated. **03/01/2011**.

प्राप्त  
१२/२०१७

The TRANSFEROR are ready and willing to sell transfer rights, title and interest and the said FLAT to the TRANSFEREES which the TRANSFEREES have agreed to purchase for a lump sum price of **Rs.18,49,000/- (Rupees Eighteen Lacs Fourty Nine Thousand Only)**.

D) The said flat is being purchased by the TRANSFEREES for residential purpose and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.

E) The TRANSFEROR herein have obtained permission from the Builder to sell the said FLAT to the TRANSFEREES herein, and the Builder has agreed to transfer the said FLAT in the name of the TRANSFEREES.

F) The TRANSFEREES have prior to the execution of the Agreement satisfied about the title of the TRANSFEROR to the said FLAT and have agreed to acquire the said FLAT and the right, title and interest on the terms and conditions hereinafter appearing :-

**NOW, THEREFORE, THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

1) The TRANSFEROR have agreed to transfer the right, title and interest to the TRANSFEREES in the said FLAT for a total consideration of **Rs.18,49,000/- (Rupees Eighteen Lacs Fourty Nine Thousand Only)**.

2) The TRANSFEREES have paid the sum of **Rs.3,69,800/- (Rupees Three Lacs Sixty Nine Thousand Eight Hundred Only)** being the Part Payment of the said FLAT herein above mentioned [the payment and receipt whereof THE TRANSFEROR



R.S. Yadav

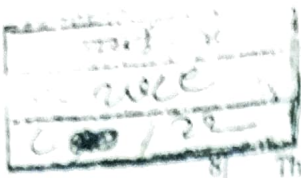
2017

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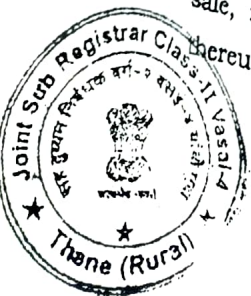
do/doth hereby admit and acknowledge of and from the TRANSFEREES].

- 3] It has been mutually agreed upon by and between the parties hereto that the TRANSFEREES shall pay to the TRANSFEROR the balance amount of **Rs. 14,79,200/- (Rupees Fourteen Lacs Seventy Nine Thousand Two Hundred Only)** will be paid within **20** days.
- 4] TRANSFEROR hereby agreed to give to the TRANSFEREES all the original documents related to the said Flat through which the TRANSFEROR become the owner of the said Flat.
- 5] The TRANSFEROR declare that no person except themselves has any share, right, title or interest of whatsoever nature in the said Flat and further declare that they have not entered into any agreement for sale, agreement to lease of any other agreement in respect of the TRANSFEROR by mortgaging the said Flat or any portion thereof.
- 6] The TRANSFEROR hereby declare that they have paid all dues towards the Municipality Taxes, Electricity and Water Charges, Maintenance Charges, Society Charges etc. in respect of the Flat for the period ending of this Agreement. The TRANSFEROR hereby agrees and undertake to indemnify and keep indemnified the TRANSFEREES against payment of such charges for the said period.
- 7] The TRANSFEREES shall have no claim save and except in respect of the Flat hereby purchased by them, the common passages and the common amenities provided by the society in the said Flat.





- 8] The TRANSFEREES shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of the Flat or any part thereof in the said building.
- 9] The TRANSFEREES hereby covenant to keep the walls, sewers, pipes and appurtenances thereto belonging in good and tenantable conditions so as to support the shelter and protect the parts of the said building.
- 10] The TRANSFEROR hereby agree/s to transfer the amount paid for formation of such society and membership share thereof to the name of the TRANSFEREES.
- 11] The TRANSFEREES shall not use nor shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which is likely to neither cause nuisance to the occupants to other tenements in the said building nor use the said Flat for any illegal or immoral purpose.
- 12] The TRANSFEREES accepts the construction and fittings etc. in respect of Flat to be satisfactory as on the execution of this Agreement and shall not call upon the TRANSFEROR to cause any additions, alteration or repairs to the Flat occupied by her nor shall hold the TRANSFEROR liable for any defect in the said construction.
- 13] Save as otherwise provided herein above all out of pocket costs charges and expenses for incidental of this Agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the TRANSFEREES.
- 14] The Agreement is subject to provision of Maharashtra Ownership Flat (Regulations of the Promotion of Construction sale, management and Transfer) Act, 1963 with rules made thereunder.





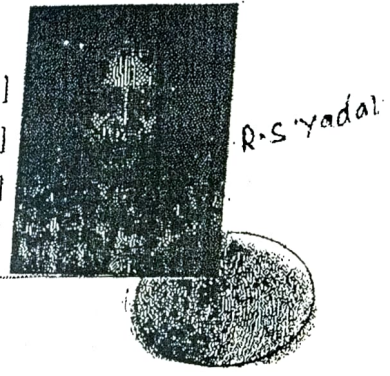
चसई - ४  
दिनांक. २०.११.२०१९  
००/२२

**THE SCHEDULE OF THE PROPERTY**

Flat bearing No. 304, "H" Wing, on the **Third Floor**, admeasuring **27.59 Sq. Mtrs.** [Carpet area] i.e **33.10 Sq. Mtrs.** [Built Up area] thereabouts in the building known as "**APPLE**", **YASHWANT GAURAV COMPLEX** on land bearing Survey No. 197, Village **Nilemore**, lying being and situate at Nilemore, Nallasopara (West), Taluka **Vasai**, Dist. **Thane..** Ground plus Seven upper floor, within the area of Sub Registrar of Assurances at Nallasopara III, Nallasopara.

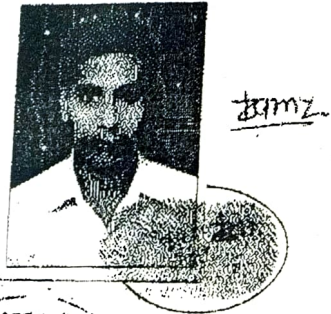
IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SINGED, SEALED AND DELIVERED ]  
the within named "**THE TRANSFEROR**" ]  
**MR. RAMSAJAN R YADAV,** ]  
In the presence of..... ]



1. Jurautth
2. Ashubh

SIGNED, SEALED AND DELIVERED BY ]  
The within named "**THE TRANSFEREES**" ]  
**MR. RAMDAVAR DHARAMARAS YADAV ]**  
In the presence of ..... ]



1. Jurautth
2. Ashubh



वसई - ३  
 दास्ता ३२००८/२०१२  
 ३३/१२



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

Amolke Commercial Complex, 2nd Floor, 484 (East), Thane - 401 211  
 Phone : 022-2220-4871 Fax : 022-2220-4872

Ref. No. CIDCO/MSR/CC/BP-3765/W/1909

To,  
 Shri Anil Gupta, P.A. Holder of  
 Mr. Ajay Dube, Mr. Sanjay Chaturvedi &  
 Mr. Mukesh Sonar  
 D-1, D-2, Aakanksha Commercial  
 Complex, Achole Road,  
 Nallasopara (E), Taluka Vasai  
**DIST : THANE.**

वसई - ३  
 दास्ता ३२००८/२०१२  
 ३३/१२

Sub: Commencement Certificate for the proposed Residential with Shopline Building No.2 on land bearing S.No.251, H.No.8, S.No.191, S.No.197 of Village Nilemore, Taluka Vasai, Dist Thane

- Ref: 1) Commencement Certificate No.CIDCO/MSR/CC/BP-3765/W/1909 dated 30/07/2008.  
 2) Amended Plan approval No.CIDCO/MSR/RDP/BP-3765/W/3757 dated 14/05/2009.  
 3) Commencement Certificate No.CIDCO/MSR/CC/BP-4474/W/4632 dated 06/08/2009  
 4) Commencement Certificate No.CIDCO/MSR/CC/BP-4484/W/4635 dated 06/08/2009.  
 5) N.A. Order No a) REVID-1/T-9/NAP/SR-95/2007 dated 29/09/2007.  
 b) REVID-1/T-9/NAP/SR-126/2008 dated 13/10/2008  
 c) REVID-1/T-9/NAP/SR-125/2008 dated 13/10/2008.  
 6) TILR M.R. No.263/07 dated 02/11/2007, M.R. No.2155/08 dated 23/05/2008 & M.R. No.439/Vasai dated 10/06/1998 for measurement.  
 7) NOC from Nallasopara Municipal Council vide letters dated 17/01/2005, 28/05/2008 & 18/06/2008 for construction.  
 8) Assurance letter from Nallasopara Municipal Council vide letters dated 28/09/2007, 04/06/2008 & 20/6/2008 for potable water supply  
 9) EE(VV & BP)'s reports dated 15/04/2008, 07/01/2009 & 23/10/2008.  
 10) Your Architect's letter dated 09/11/2009.

Sir / Madam,

Development Permission is hereby granted for the proposed Residential with Shopline Building No.2 under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Anil Gupta, P.A. Holder of Mr. Ajay Dube, Mr. Sanjay Chaturvedi & Mr. Mukesh Sonar.

Contd.....2.

REGD. OFFICE : 'Nirmal', 2nd Floor, Nallasopara Point, Nallasopara - 400 011, Phone : 6650 0000 Fax : 00-91-22-2202 2509  
 HEAD OFFICE : CIDCO Bhavan, CBP, Salapur, Navapur, Salapur - 400 061, Phone : 6791 8166 Fax : 00-91-22-2202 2509



वसई - ४  
 १४/२३



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.  
 Phone : (Code - 96260) 2390487 • Fax : (Code : 96260) 2390466

Ref No. CIDCO/M/SR/CC/BP-3768, 4472 & 4484/W/5927. Date: 18/12/2009

This drawing shall be read with the layout plan approved vide letter No. CIDCO/M/SR/CC/BP-3768, 4472 & 4484/W/..... dated 11/12/2009 & the conditions mentioned in the letter No. CIDCO/M/SR/CC/BP-3768, 4472 & 4484/W/..... dated 11/12/2009. The detail of the building are given below:

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Flats	No. of Shops	Built Up Area (In sq.-mt.)
1.	Residential with Shopline	2	(Still/Gr. + 7)	401 Nos.	18 Nos.	11753.20

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

The amount of Rs.5,41,023/- (Rupees Five lakhs forty one thousand twenty three only) deposited vide challan No.13217, 13218, 13219, 13220, 13221, 13222, 13223 dated 14/07/2008, Challan No. 22743 dated 03/08/2009 & Challan No.21906 dated 31/07/2009 with CIDCO as interest from 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 Regulation & 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 security deposit paid Rs.1,56,128/- for Building No.2 cumulatively.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO.

You shall construct outboard if any, as per sanctioned D.C. Regulations.

Encl: n/a

Yours faithfully,

c.c. to:  
 M/s. Himesh Gupta & Associates  
 Architectural & Structural Consultants  
 105, Sai Charan, Vartak College Road  
 Vasai (W), Taluka Vasai  
 DIST: THANE.

ASSOCIATE PLANNER/IATPO (W)

वसई - ३  
 दस्त क्र. १११ / २०११  
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REGD. OFFICE : 'Nimital', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2292 2509  
 HEAD OFFICE : CIDCO Bhavan, GBO-Belapur, Mumbai - 400 021. Phone : 6791 8100 • Fax : 00-91-22-6791 8166



12/2009

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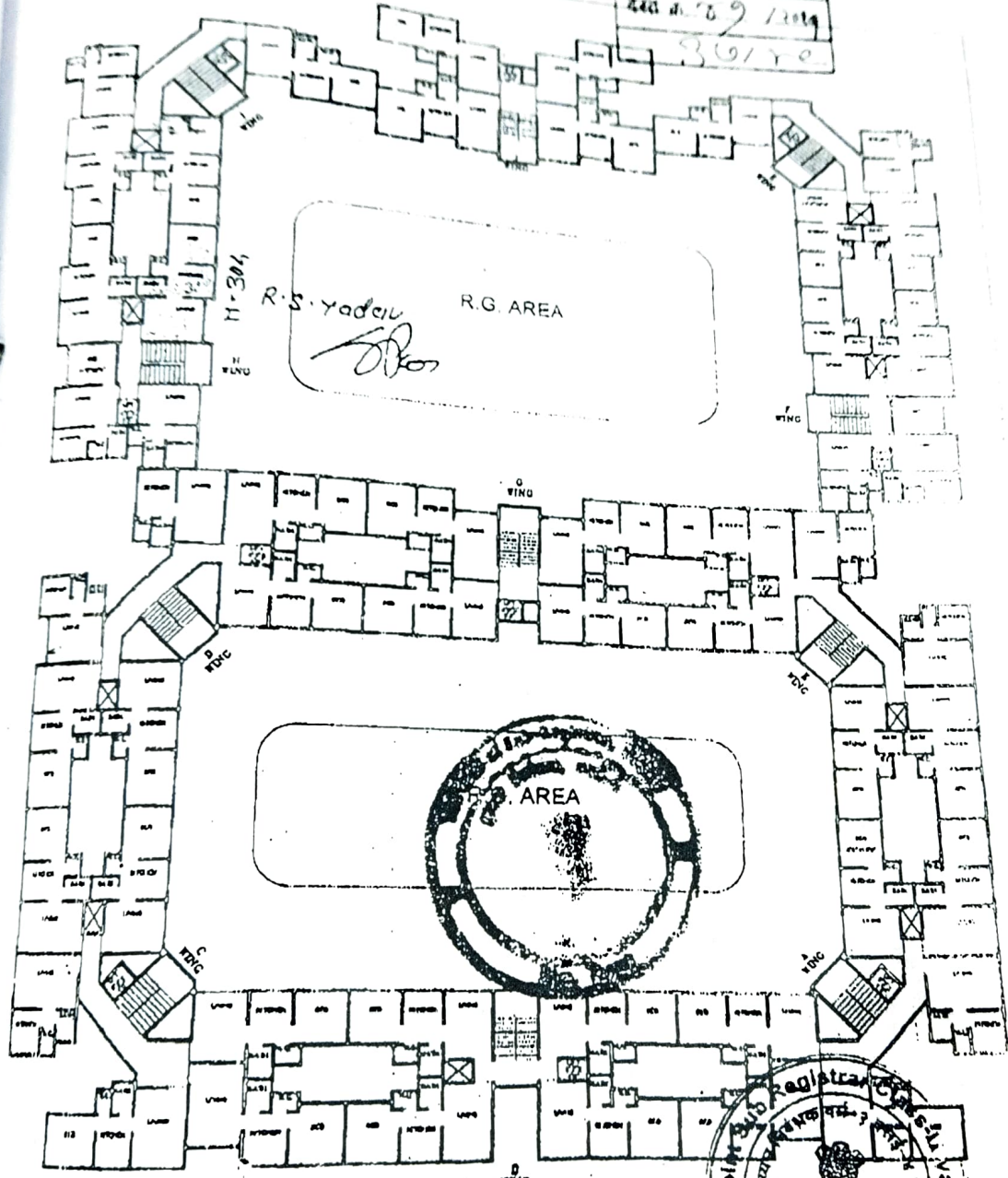
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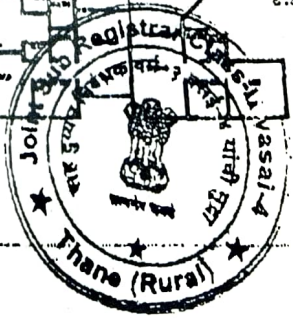
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36/70

प्लान - 1  
440 अ. 29 / 1984  
36/70



TYPICAL FLOOR PLAN  
2ND TO 7TH FLR



R.S. Yadav

*[Handwritten signature]*

533/2789

गुस्वार 15 मे 2014 4:37 म.न.

दस्त मोबदला भाग-1

वसई 29/05  
दस्त क्रमांक 2789/2014

दस्त क्रमांक वसई 4 /2789/2014

बाजार मुल्य रु. 11,03,000/-

मोबदला रु. 18,49,000/-

भरतले मुद्रांक शुल्क रु.1,11,000/-

दु. नि. सह दु. नि. वसई 4 यांचे कार्यालयात

अ. क्र. 2789 वर दि.15-05-2014

वेळी 4:35 म.न. वा. हजर केला.

पावती:2982

पावती दिनांक: 15/05/2014

सादरकरणाचे नाव: रामदास धर्मराज वादव - -

नोंदणी फी रु. 18500.00

दस्त हाताळणी फी रु. 440.00

पृष्ठांची संख्या: 22

एकुण: 18940.00

दस्त हजर करणाऱ्याची सही:



सह मुख्य निबंधक वर्ग-२  
वसई क्र. ४

सह मुख्य निबंधक वर्ग-२  
वसई क्र. ४

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 15 / 05 / 2014 04 : 35 : 05 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 05 / 2014 04 : 36 : 30 PM ची वेळ: (फी)

दस्तपेधजासोबत ओडवलेले कागदपत्रे, कुलमुखासोबत मधील व्यक्ती इत्यादी बनावट आढळून आल्याने याची लेखी उघावणी तिपावकाची राहिल.

R.S. Yashwanth  
बिहुन देणार

बिहुन देणार



15/05/2014

सूची क्र.2

दस्तावेज क्रमांक : राह दु.नि.वसई.4

दस्तावेज क्रमांक : 2789/2014

नोदणी :

Regn-63m

गावाचे नाव : 1) निळेमोरे

(1) विलेखना प्रकार	करारनामा	
(2) मोबदला	1849000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देता की पट्ट्यात ती जमूद कराते)	1103000	
(4) भू-मापन,पोटस्किमा व धरकक्रमांक (असल्यास)	1) पातिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 304, एच विंग, माळा नं: तीसरा मजला, इमारतीचे नाव: यशवंत गौरव को ऑप हो सो लि, रोड नं: निळेमोरे ( ( Survey Number : 197 ; ) )	
(5) क्षेत्रफळ	1) 33.10 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -रामसजन आर यादव - - वय -54; पत्ता-प्लॉट नं: एच / 304 माळा नं: इमारतीचे नाव: सॅपल यशवंत गौरव कॉम्प्लेक्स, ब्लॉक नं: , रोड नं: माळाभोपारा पूर्व पिन कोड -401209 पॅन नं -AAAPY4094J	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -रामदेवर धर्मराज यादव - - वय -25, पत्ता -प्लॉट नं: 33 म नं: 4, माळा नं: इमारतीचे नाव: रामहरक माडीवाला घाऊ, ओल्ड नगरदाम राह ब्लॉक नं: , राह नं: मागाय माळा, सधर्मा पूर्व, पिन कोड -400069 पॅन नं -ACZPY0844K	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/05/2014	
(10) दस्त नोदणी केल्याचा दिनांक	15/05/2014	
(11) अनुक्रमांक खंड व पृष्ठ	2789/2014	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	111000	
(13) बाजारभावप्रमाणे नोदणी शुल्क	18500	
(14) शेर		



राह दु.नि.वसई.4  
दस्तावेज क्र. 4

मुख्याकरणासाठी विचारात घेतलेला तथ्येतर.

मुद्रांक शुल्क आकारलेला सिध्दिलेला अनुषंगाने.

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