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Receipt (pavti)

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533/12657

पावती

Original/Duplicate

Thursday, August 03, 2023

नोंदणी क्र.: 39M

2:18 PM

Regn.: 39M

पावती क्र.: 13114 दिनांक: 03/08/2023

गावाचे नाव: समेल

दस्तऐवजाचा अनुक्रमांक: वसई-4-12657-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मनीषा प्रवीण खत्री -

नोंदणी फी

₹. 23000.00

दस्त हाताळणी फी

₹. 1640.00

पृष्ठांची संख्या: 82

एकूण:

₹. 24640.00

आपणाम मूळ दस्त, थंवनेल प्रिंट, मूची-२ अंदाजे
2:38 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधावर्ग-२
वसई इ. ४

वाजार मूल्य: ₹. 1816000/-

मोवदला ₹. 2300000/-

भरलेले मुद्रांक शुल्क: ₹. 161000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0308202304031 दिनांक: 03/08/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 23000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006149228202324E दिनांक: 03/08/2023

वॅकेचे नाव व पत्ता:

maun

B/204

वसई-४
दस्त क्र. 92EYU/२०२३
५ / ८२

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT for sale is made and entered into at MSP, on this 03th day of Aug Christian Year Two Thousand Twenty Three BETWEEN M/s. SUHKARTA DEVELOPERS, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at Shop No. 005, Laxman Kirti Krupa, Opp. Little Flower School, Samelpada Road, Nallasoapra (West), Taluka Vasai, District Palghar, Pin - 401203, Pan No. ACOFS4451P, represented by its authorized Partner Yatin K Dhage (Aadhar No. 250725631945) authorized vide _____, hereinafter called "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the FIRST PART:-

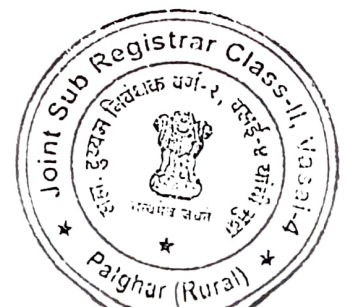
A N D

- 1) Mr./Ms. Manisha Pravin khatri Age _____, Pan No. BCHPP9240H, (Aadhar No. _____)
- 2) Mr./Ms. _____ Age _____, Pan No. _____, (Aadhar No. _____)
- 3) Mr./Ms. _____ Age _____, Pan No. _____, (Aadhar No. _____)

Residing at B/101, OM Veena Co-OP Housing Society, Near Little Flower School, Samel Pada Nalla Sopara (W)
PIN: 401203.

hereinafter called "THE "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her heirs, executors, administrators successors-in-interest and permitted assigns) of the SECOND PART :-

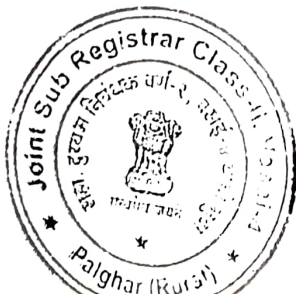
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The Promoters and Allottee/s shall hereinafter collectively be referred to as the "Parties" and individually as "Party".

WHEREAS:-

- 1) Survey No. 21 (old Survey No. 61), Hissa No. 4, admeasuring 610 Square metres, assessed at Rs.61.00 Paise lying being and situate at Village SAMEL (old Viliage Umrle), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to 1) YATIN KAMLAKAR DHAGE 2) RAJU ALIAS RAJESH KAMLAKAR DHAGE.
- i) Kalavatibai Jagmohandas Lakhmidas was the owner of the said land.
- ii) By an Conveyance Deed dated 16/06/1939, Kalavatibai Jagmohandas Lakhmidas had sold and conveyed the said land to 1) Atya Zuja Ghosal 2) Zav Zuja Ghosal.
- iii) By an Conveyance Deed dated 16/06/1939, 1) Lusu Duma Ghosal 2) Atya Zuja Ghosal 3) Zav Zuja Ghosal 4) Manu Farsha Ghosal 5) Philu Farsha Ghosal 6) Lusu Farsha Ghosal 7) Itur Farsha Ghosal had sold and conveyed the said land to Mr. Janardan Krishnarao Samel.
- iv) Janardan Krishnarao Samel died intestate on 28/07/1947 leaving behind him 1) Dr. Dattaram Janardan Samel 2) Shashikant 3) Ravikant 4) Ramakant No. 2 to 4 minor through their brother and natural guardian No. 1 Dr. Dattaram Janardan Samel and the name of Dr. Dattaram Janardan Samel entered in the 7/12 Extract as a H.U.F.
- v) Manu Farsha Ghosal had cultivating the said land by khand, hence by Mutation Entry No. 1558, the name of Mr. Manu Farsha Ghosal recorded as a tenant in respect of the said land.



Manu

vi) Manu Farsha Ghosal died intestate leaving behind him Andrya Manu Ghosal being the legal heir.

vii) Andrya Manu Ghosal died intestate on 24/06/1984 leaving behind him 1) Maribai Andrya Ghosal 2) Ijabel Kajatin Ghosal 3) Pavlin Francis Miranda 4) Farsha Kaitan Ghosal being the legal heirs.

ix) The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Maribai Andrya Ghosal obtained the Sale Permission from Sub-Divisional Officer Bhiwandi, Bhiwandi Division, Thane bearing Order No. BD/K V/VP/VASAI/SR-98/2007, dated 17/10/2007.

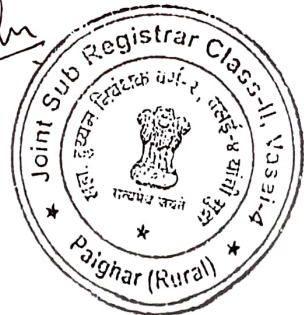
x) By an Conveyance Deed dated 01/01/2008, 1) Maribai Andrya Ghosal 2) Ijabel Kajatin Ghosal 3) Pavlin Francis Miranda 4) Farsha Kaitan Ghosal had sold and conveyed the said land to 1) YATIN KAMLAKAR DHAGE 2) RAJU ALIAS RAJESH KAMLAKAR DHAGE.

II) Survey No. 21 (old Survey No. 61), Hissa No. 5, admeasuring 1140 Square metres, assessed at Rs.1.56 Paise, lying, being and situate at Village SAMEL (old Village Umrale), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to 1) YATIN KAMLAKAR DHAGE 2) RAJESH KAMLAKAR DHAGE 3) SHAURYA YATIN DHAGE 4) ANKIT RAJESH DHAGE.

i) Damodar Ganpat Walinjar was the owner of the said land who died intestate on 09/02/1991 leaving behind him 1) Sadanand Damodar Walinjar 2) Indira Hiranman Urankar 3) Lalita Gajanan Chawnekar 4) Prakash Damodar Walinjar 5) Shashikant Damodar Walinjar being the legal heirs at the time of his death and vide mutation entry No. 254 dated 15/07/2004 the names of Sadanand Damodar Walinjar and others were recorded in 7/12 extract.

F

Prakash



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दस्ता क्र 2-EYU/2023

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ii) Shashikant Damodar Walinjar unmarried died intestate on 03/02/2010 leaving behind him 1) Sadanand Damodar Walinjar 2) Indira Hiranman Urankar 3) Lalita Gajanan Chawnekar 4) Prakash Damodar Walinjar being the legal heirs at the time of his death as observed from Mutation Entry No. 393 dated 11/10/2011.

iii) By an Conveyance Deed dated 12/09/2014 and registered in the office of Sub-registrar at Vasai No. IV under Serial No. 4722/2014 dated 12/09/2014, 1) Sadanand Damodar Walinjar 2) Indira Hiranman Urankar 3) Lalita Gajanan Chawnekar 4) Prakash Damodar Walinjar had sold and conveyed the said land to 1) YATIN KAMLAKAR DHAGE 2) RAJESH KAMLAKAR DHAGE 3) SHAURYA YATIN DHAGE 4) ANKIT RAJESH DHAGE.

III) 1) Yatin Kamlakar Dhage 2) Raju alias Rajesh Kamlakar Dhage 2) Ankit Rajesh Dhage 2) Shaurya Yatin Dhage 3) Mrs. Yashika Yatin Dhage have formed a partnership firm known as M/s. SUKHKARTA DEVELOPERS on 12/05/2014 and 1) Yatin Kamlakar Dhage 2) Raju alias Rajesh Kamlakar Dhage 3) Shaurya Yatin Dhage 4) Ankit Rajesh Dhage have introduced the said land as their share of capital as stock-in-trade in the said partnership firm and accordingly 1) Yatin Kamlakar Dhage 2) Raju alias Rajesh Kamlakar Dhage 3) Shaurya Yatin Dhage 4) Ankit Rajesh Dhage have executed a Declaration.

IV) As such M/s. SUKHKARTA DEVELOPERS (hereinafter called "The Promoters") are entitled and enjoined upon to construct building on the project land in accordance with the recitals herein above;

V) The said land has been converted into N.A. by the Office of Collector of Thane, vide its Order bearing No. REV/D-1/T-9/NAP/SAMEL-VASAI/SR-(179)2013) 49/2014, dated 27/03/2014.



Naugh

SCHEDULE 'I' DESCRIPTION OF THE LAND

ALL THAT piece and parcel of N.A. land bearing Survey No. 21 (old Survey No. 61), Hissa No. 4, admeasuring 610 Square metres, assessed at Rs.61.00 Paise, Survey No. 21 (old Survey No. 61), Hissa No. 5, admeasuring 1140 Square metres, assessed at Rs.1.56 Paise, lying, being and situate at Village SAMEL (old Village Umrале), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

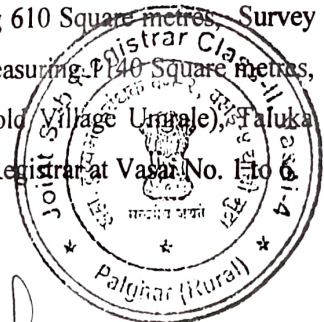
SCHEDULE 'II'

DESCRIPTION OF THE PROJECT/PHASE REGISTERED WITH THE REAL ESTATE REGULATORY AUTHORITY UNDER S.5 OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.

Building known as "SUKHKARTA", being constructed on N.A. land bearing Survey No. 21 (old Survey No. 61), Hissa No. 4, admeasuring 610 Square metres, assessed at Rs.61.00 Paise, Survey No. 21 (old Survey No. 61), Hissa No. 5, admeasuring 1140 Square metres, assessed at Rs.1.56 Paise, lying, being and situate at Village SAMEL (old Village Umrале), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

SCHEDULE 'III'**DESCRIPTION OF THE FLAT/SHOP**

Flat/Shop No. 204, on the Second Floor, admeasuring 33.06 Square metres (Carpet area) and enclosed balcony area admeasuring 3.46 Square metres, in B wing, in the Building known as "SUKHKARTA", being constructed on N.A. land bearing Survey No. 21 (old Survey No. 61), Hissa No. 4, admeasuring 610 Square metres, Survey No. 21 (old Survey No. 61), Hissa No. 5, admeasuring 1140 Square metres, lying, being and situate at Village SAMEL (old Village Umrале), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.



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दस्त क्र. 2EYU / 2023
89 / 12



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: SUKHKARTA, Plot Bearing / CTS / Survey / Final Plot No.: 21/4 21/5 at Vasal-Vlirar City (M Corp), Vasal, Palghar, 401203* registered with the regulatory authority vide project registration certificate bearing No P99000007883 of

1. **Sukhkarta Developers** having its registered office / principal place of business at *Tehsil: Vasal, District: Palghar, Pin: 401203.*

2. This renewal of registration is granted subject to the following conditions, namely:-

- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
- OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

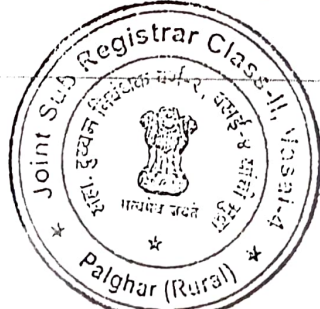
- o The registration shall be valid up to **31/03/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities
- o If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 23/06/2023

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
Signature (Secretary, Maharashtra) Registered Officer
Date: 23-06-2023 14:53:38
Maharashtra Real Estate Regulatory Authority



वेसई-४

दस्ता क्र. 928YQ/2023

82/1/2 मुख्य कार्यालय, विरार
विरार (पूर्व),

त. वेसई, जि. ठाणे, पिन ४०१ ३०५



दफ्तारी ०२५०-२५२५१-२/०२/२३
फॅक्स ०२५०-२५२५१०३
ई-मेल vasairvirarcorporation@gmail.com

जा. क्र. व वि. रा. प. १११ /
दिनांक

19/4/2014

VVCMC/TP/CC/VP-5383/1185/2014-15

To
Mr. Yatin K. Dhage.
Mr. Rajesh K. Dhage.
101, Dhage Associates,
Samel Pada Neka,
Nallasopara (W)
Tal: Vasai,
DIST: THANE.

Sub: Commencement Certificate for Proposed Residential Bldg on land bearing S. No: 21, H. No: 4 of Village: Samel, Tal: Vasai, Dist: Thane,

- Ref:
- N.A Order from Hon'ble Collector, Thane vide letter no. MHA/K-1/T-9/NAP/SAMEL-VASAI/SR-(179/2013) 49/2014 dated 27/03/2014
 - TILR M.R. No.1560/07 dated 17/07/2007.
 - Your Licensed Engineer's letter dated 19/04/2014

Sir/ Madam,
Development Permission is hereby granted for the proposed Residential Building in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Yatin K. Dhage & Mr. Rajesh K. Dhage.

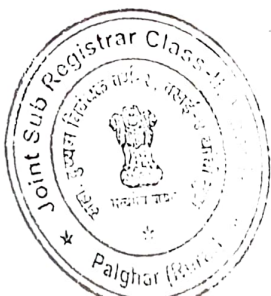
The conditions mentioned in the letter No: VVCMC/ TP/ CC/ VP-5383/1185 Dated 19/04/2014 is binding on you. The detail of the layout is given below.

1	Name of assess owners / P.A. Holder	Mr. Yatin K. Dhage & Mr. Rajesh K. Dhage.
2	Location	Village: Samel
3	Land use (Predominant)	Residential Bldg.
4	Plot area as per 7/12 extract	610.00 sq.m
5	Less:- Deduction Existing Road	
6	Net plot Area	6.20 sq.m
7	Balance plot area	603.80 sq.m
8	FSI Permissible	603.80 sq.m
9	Permissible BUA	1.00
10	Proposed Built-Up-Area	603.80 sq.m 603.70 sq.m

The detail of the Buildings is given below:

Sr. No.	Predominant Use	No.of.Bldg.	No. of Floors	No. of Flat
1.	Residential Bldg	1	Gr+3	18

Built Up Area
(In sq. mt.)
603.70 sqmt



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



वसई-४
दस्त क्र. 92६५10/२०२३
E3 / L2

दुरध्वनी : ०२५० - २५२५१०९ / ०२०३५८४/०५/०९
फॅक्स : ०२५० - २५२५१०९
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-5383, 5655 / 382 / 2022 - 23

Dated 17/10/2022

- To
- Mr. Yatin K. Dhage & 3 Others
101, Dhage Associates,
Samel Pada Naka,
Nallasopara (W)
Tal: Vasai, Dist: Palghar
 - M/s. Himesh Gupta & Associates.
103, Shubham Heritage. Behind Gopal Building
/IndusInd Bank, Off Ambadi Road,
Vasai (W) , Tal. Vasai, Dist: Palghar

Rev. Assesment Order

SUB -- Revised Development Permission for proposed Residential with Shopline Bldg wing A & B land bearing S. No: 21, H. No: 4 & 5, of Village: Samel, Taluka Vasai, Dist. Palghar.

Ref -- 1) Your Architect's letter dated 08/04/2022.

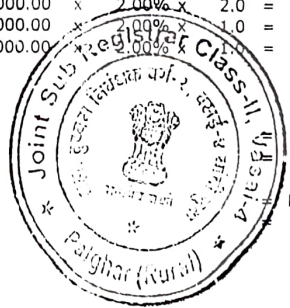
Sir / Madam,	
Find enclosed Assesment order issued herewith as per Sec 124(E) of MR & TP Act 1966	
1 Name of Assessee owner / P.A. Holder	: Mr. Yatin K. Dhage & 3 Others
2 Location	: Samel
3 Land use (Predominant)	: Residential with Shopline Building
4 Gross Plot Area	: 1750.00 Sam.
5 Area as per measurement Sheet	: 1757.61 Sam.
6 Area Under Existing Road	: 8.51 Sam.
7 Balance plot area	: 1741.49 Sam.
8 Recreation Open Space required	: 174.14 Sam.
9 Recreation Open Space Proposed	: 199.92 Sqm.
10 Net Plot Area	: 1741.49 Sam.
11 Built up Area with reference to basic F.S.I as per front road width	: 1915.64 Sqm.
12 Maximum Permissible Premium FSI- Based on Road Width/Tod Zone	: 870.75 Sqm.
13 Maximum Permissible TDR area	: 696.60 Sqm.
14 Existing BUA	: 1071.11 Sam.
15 Basic FSI of Plot	: 1915.64 Sam.
16 Balance potential of Plot	: 844.53 Sam.
17 Maximum Permissible Premium Area	: 870.75 Sam.
18 Maximum Permissible TDR Area	: 696.60 Sam.
19 Ancillary FSI upto 60% or 80% with the payment of Charges.	: 1462.47 Sam.
20 Total Entitlement	: 3874.35 Sam.
21 Existing BUA	: 1071.11 Sam.
22 Proposed Basic FSI BUA	: 833.44 Sam.
23 Proposed Ancillary Area	: 515.41 Sam.
24 Now Proposed Area	: 1348.85 Sam.
25 Proposed Built-up area (as per 'P-Line')	: 2419.96 Sam.
26 Area for Assessment	

As per UDCPR Regulation dtd 02/12/2020 Charges are as follows
Weighted Average of Open land value as per ASR 2022-23 = Rs. 13,000.00

a) On BUA						
On Commercial BUA	: 76.73	Sq.m	x 520	Rs. 13,000.00	x 2.00%	x 2.0 = Rs. 39,899.60
On resi BUA	: 756.71	Sq.m	x 260	Rs. 13,000.00	x 1.00%	x 1.0 = Rs. 196,744.60
On Ancillary	: 515.41	Sq.m	x 260	Rs. 13,000.00	x 1.00%	x 1.0 = Rs. 134,006.60

27 Total Development Charges						
Less : Development Charges Paid Vide						
a) Receipt No. 615955 dated 07/03/2018						Rs. 221,500.00
b) Receipt No. 57420 dated 26/09/2022						Rs. 149,200.00
28 Balance development charges to be paid						Rs. 370,700.00

29 Date of Assessment Nil
Premium Component / / 2022



वसई-४
दस्ता क्रम 2EYD/2023
E8 1.12

Dated 17/10/2022

- VVCMC/TP/RDP/VP-5383, 5655/382/2022-23
- (a) BUA on payment of Ancillary FSI @ the rate of 10% as per UDCFR : 515.410 Sq.m. x 1300.00 } Rs. 13,000.00 x 10.00% x 1 = Rs. 670,033.00
- Less Premium Paid Vide
a) Receipt No. 637511 dated 07/03/2018
b) Receipt No. 57422 dated 26/09/2022
- Balance Premium Charges to be paid
- 30 Labour Charges : 1348.85 Sq.m. x 26620.00 x 1% = Rs. 359,063.87
- a) On Construction Area Free of FSI = Rs. 359,100.00
- 31 Less Labour Charges Paid Vide
a) Receipt No. 637512 dated 07/03/2018
b) Receipt No. 57421 dated 26/09/2022 = Rs. 199,100.00
= Rs. 160,000.00
= Rs. 359,100.00
= NIL
- 32 Balance Labour CESS Charges to be paid
- 33 As requested by you vide letter _____ 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

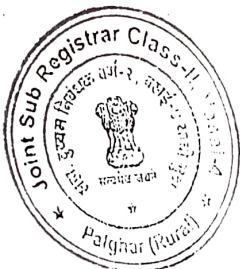
SCHEDULE OF PAYMENT					
Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for fire Charges (In Rs.)	Due Date of Payment	Interest (in Rs.)
-----Nil-----					



Commissioner
Vasai-Virar City Municipal Corporation

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

Deputy Director
VVCMC, Virar



वसई-४
दस्त क्र. १२६५०/२०२३
६५ / ६२



मुख्य कार्यालय, विरार
विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.

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

जावक क्र.: च.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-5383 & 5655/383/2022-2.3

17/10/2022

- To,
1. Mr. Yatin K. Dhage & 3 Others
101, Dhage Associates,
Samel Pada Naka, Nallasopara (W)
Tal: Vasai, Dist: Palghar.
 2. M/s. Himesh Gupta & Associates.
103, Shubham Heritage, Behind Gopal Building
Off Ambadi Road, Vasai (W) ,
Tal: Vasai, Dist: Palghar

Sub: Revised Development Permission for proposed Residential with Shopline Bldg wing A & B land bearing S. No: 21, H. No: 4 & 5, of Village: Samel Tal:Vasai, Dist:Palghar.

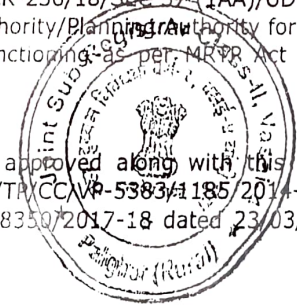
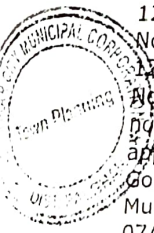
Ref:

1. Commencement Certificate No. VVCMC/TP/CC/VP-5383/1185/2014-15 dated 10/06/2014 & VVCMC/ TP/ CC/ VP- 5383 & 5655/8350/2017-18 dated 23/03/2018.
2. Revised Development Permission No. VVCMC/ TP/ RDP/ VP- 5383 & 5655/0177/2017-18 dated 23/03/2018.
3. Your Licensed Engineer letter dated 08/04/2022.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC-37-(1AA)/UD-13 dtd. 2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRFR Act 1966. The details of permission are as under:-

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-5383/1185/2014-15 dated 10/06/2014 & VVCMC/ TP/ CC/ VP- 5383 & 5655/8350/2017-18 dated 23/03/2018. The details of the layout is given below :-



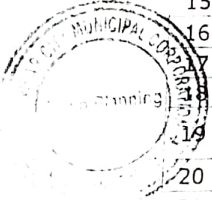
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VVCMC/TP/RDP/VP-5383 & 5655/383/2022-23

17/10/2022

Mr. Yatin K. Dhage & 3 Others

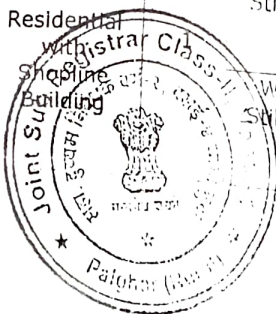
1	Name of assess owners / P.A. Holder	
2	Location	Village: Samel
3	Land use (Predominant)	Residential with Shopline Building.
4	Plot area as per 7/12 extract	1750.00 sq.m
5	Plot area as per Measurement sheet	1757.61 sq.m
6	Existing Road Area	8.51 sq.m
7	Balance plot Area	1741.49 sq.m
8	Recreational Open Space Required -	174.14 sq.m
9	Recreational Open Space Proposed -	199.92 sq.m
10	Net plot area	1741.49 sq.m
11	BUA with reference to Basic FSI as per front Road Width	1915.64 sq.m
12	Maximum Permissible Premium FSI	870.75 sq.m
13	Maximum Permissible TDR Area	696.60 sq.m
14	Existing BUA	1071.11 sq.m
15	Basic FSI of Plot	1915.64 sq.m
16	Balance potential of plot	844.53 sq.m
17	Maximum Permissible Premium Area	870.75 sq.m
18	Maximum Permissible TDR Area	696.60 sq. m
19	Ancillary FSI upto 60% or 80% with the payment of Charges.	1462.47 sq.m
20	Total Entitlement	3874.35 sq.m
21	Existing BUA	1071.11 sq. m
22	Proposed Basic FSI BUA	833.44 sq.m
23	Proposed Ancillary Area	515.41 sq.m
24	Now Proposed Area	1348.85 sq.m
25	Proposed Built-up area (as per 'P-Line')	2419.96 sq. m



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

Please find enclosed herewith the approved Revised Development Permission for proposed Residential with Shopline Bldg wing A & B land bearing S. No: 21, H. No: 4 & 5, of Village: Samel, as per the following details

Sr. No.	Predominant Use	No. of Bldg	No. of Floors	No. of Flats	No. of Shops	Built Up Area (In sq. mt.)	Remarks
1	Residential with Shopline Building		Wing A - Stilt +GR + 2nd	08	07	580.21 sq.m	Now Amended
			Wing B - Stilt +GR + 5th	25	--	1086.27 sq.m	Now Amended



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11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.

12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.

13) You shall construct cupboard if any, as per UDCPR Regulation.

14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.

15) You shall provide two distinct pipelines for potable and for non-potable water.

16) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.

17) 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.

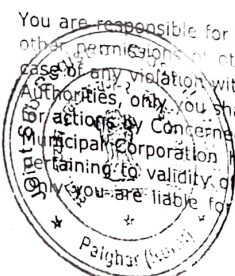
18) You shall provide flush tanks in all W.C/Toilets with dual valve system.

You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.

19) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.

21) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.

22) You are responsible for complying with all conditions of N.A. order/sale permission/ other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority.



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मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दुरध्वनी : ०२५० - २५२५१०१ / ०२१०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasairarcorporation@yahoo.com

जायक क्र.: व.वि.श.म.

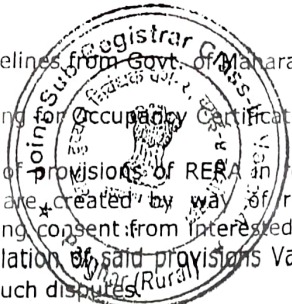
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VVCMC/TP/RDP/VP-5383 & 5655/383/2022-23

17/10/2022

notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

- 23) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 24) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 25) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 26) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 27) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate
- 28) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 29) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 30) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 31) You shall provide Grey Water recycling plant for said layout, if applicable.
- 32) You shall provide Solar Assited water heating SWH system to said layout if applicable.
- 33) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 34) You shall obtain Fire NOC from CFO before applying for Occupancy Certificate
- 35) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes



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- 36) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 37) If any legal matter arises at any Civil/Criminal Courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, FD, etc. the said permission stand cancelled without giving prior notice or opportunity being heard.



Commissioner
Vasai Virar City Municipal Corporation

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

Encl.: a/a.
c.c. to:
1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation,
Ward office

Deputy District
VVCMC, Virar



सूची क्र.2

दुय्यम निबंधक : सह दु नि वसई 4

दम्न क्रमांक : 12657/2023


नोंदणी :

Regn 63m

03/08/2023

गावाचे नाव : समेळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदना	2300000
(3) बाजारभाव (भाडेपट्टयाचा वाव नितपट्टाकार आकारणी ना की पट्टेदार न नमुद करावे)	1816000
(4) भू-मापन, पोटहिरमा व चक्रमांक (असल्याम)	1) पालिकेचे नाव: पालघर इतर वर्णन: मदनिका नं: 204, वी विंग, माळा नं: दुमरा मजला, इमारतीचे नाव: मुखकर्ता, इतर माहिती: मदनिकेचे क्षेत्र 33.06 चौ. मी. कारपेट + 3.46 चौ. मी. बाल्कनी, एकूण क्षेत्र 36.52 चौ. मी. कारपेट, गाव मोज समेळ, विभाग क्र. 2 ((Survey Number : नविन 21 जुना 61.))
(5) क्षेत्रफळ	1) 40.17 चौ. मीटर
(6) आकारणी किंवा जूडी देण्यात असलेले तपेद्वारे	
(7) दस्तऐवज करून घेणा-या/लेहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असा ताम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. मुखकर्ता डेव्हलपर्स चे भागीदार श्री. यतिन के. हगे - वय:-57; पत्ता:-प्लॉट नं. दुकान क्र. 005. माळा नं:-, इमारतीचे नाव: लक्ष्मण किर्ती कृपा, ब्लॉक नं:-, रोड नं: लिटिल फ्लॉवर थालेममोर, समेळपाडा रोड. नात्यामोपारा पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:- ACOFS4451P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीषा प्रवीण खत्री - वय:-36; पत्ता:-प्लॉट नं: वी/101, माळा नं:-, इमारतीचे नाव: शोम त्रिणा को-ऑप. हौ. मो. लि., ब्लॉक नं:-, रोड नं: लिटिल फ्लॉवर इंग्लिश हाय स्कूल जवळ, समेळपाडा, नात्यामोपारा प. महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-BCHPP9240H
(9) दस्तऐवज करून दिल्याचा दिनांक	03/08/2023
(10) दम्न नोंदणी केल्याचा दिनांक	03/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	12657/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	161000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23000
(14) शेंग	


 सह. दुय्यम निबंधक वर्ग-२
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पल्यांकनासाठी विचारात घेत नला तपशील:-

मुद्रांक शुल्क आकारनासा निवडलेल्या अनुच्छेद

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