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350 16199

पावती

Original/Duplicate

Thursday, August 10, 2023

नोंदणी क्र. 39म

10:18 AM

Regn.: 39M

पावती क्र.: 17072 दिनांक: 10/08/2023

सावाच नाव जुचंद्र

दस्तावेजाचा अनुक्रमांक: वसई3-16199-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: भूषण भाऊ तांबे -

नोंदणी फी	रु. 27000.00
दस्त हाताळणी फी	रु. 840.00
पृष्ठांची संख्या: 42	
एकूण:	रु. 27840.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अदाजे
10:38 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

सह. दुधम निबंधक वर्ग-३
वसई क्र. ३

वाजार मूल्य: रु. 2024000/-

मोवदला रु. 2700000/-

भरलेले मुद्रांक शुल्क : रु. 189000/-

1) देयकाचा प्रकार: DHC रकम: रु. 840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0908202309012 दिनांक: 10/08/2023

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 27000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006437687202324E दिनांक: 10/08/2023

विक्रेते नाव व पत्ता:

3

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२३

वसई-३
वस क्र. १९९९८/२०२३
१, १९२

1. दस्ताचा प्रकार : करारनामा अनुसूचेद क्रमांक २५(ब)
2. तालुका : वसई 3. गावाचे नाव : उचई
4. नगरभुमापन क्रमांक/सर्व्हे क./अंतिम भुखंड क्रमांक : ३५२
5. मूल्य दरविभाग (झोन) : _____ उपविभाग ६
6. मिळकतीचा प्रकार :- खुली जमिन /निवासी/कार्यालय/दुकान/ औदयागिक/ ५२,००० रु
7. दस्तात नमूद केल्या मिळकतीचे क्षेत्रफळ : ३८.९२ कारपेट/बिल्टअप/सुपर बिल्टअप/चौ. मीटर/फुट.
8. कारपार्किंग : _____ गच्ची : _____ पोटमाळा : _____
9. मजला क्रमांक : ३५५ उदवाहन सुविधा : -आहे/नाही
10. बांधकाम वर्षे : _____ घसारा : _____
11. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्के / कच्चे
12. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : _____ ज्यान्वये दिलेली घट/ वाढ
13. निर्धारित केलेले बाजारमूल्य : २६,२४,००० रु
14. दस्तामध्ये दर्शविलेला मोबदला : २७,००,००० रु
15. देय मुद्रांक शुल्क : १,८९,००० रु 18. भरलेले मुद्रांक शुल्क : १,८९,००० रु
16. देय नोंदणी फी : २७,००० रु



सह दुय्यम निबंधक

लिपीक

Pre-Registration summary (नोंदणी पूर्व गोषवारा)

Valuation ID वसई :	20230810389	मुख्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	10 August 2023 09:32:16 AM वसई-३
मूल्यांकनाचे वर्ष	2023	जिल्हा	पालघर
मूल्य विभाग	तासुका : वसई	उप मूल्य विभाग	6-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी
क्षेत्राचे नाव	Vasai-Virar Municipal Corporation	सर्टिफिकेट नंबर / न. भू. क्रमांक :	352

दस्त क्र. 98988/2023
2, 82

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
6860	52000	63400	74200	63400		

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	38.92 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
	उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor		
Sale Type -	First Sale Date - 26/08/2016					
Resale	Sale/Resale of built up Property constructed after circular dt.02/01/2018					

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.52000/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((52000-6860) * (100 / 100)) + 6860)
= Rs.52000/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 52000 * 38.92
= Rs.2023840/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2023840 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2023840/-
= 3 वीस लाख तेवीस हजार आठ शे चाळीस /-

Home Print





CHALLAN
MTR Form Number-6

यसई-२
दस्ता क्र १६९००/२०

GRN MH006437687202324E

BARCODE

Date 09/08/2023 11:41:21 Form ID 25.2

Department Inspector General Of Registration

Type of Payment Stamp Duty
Registration Fee

Office Name VSI3_VASAI NO 3 JOINT SUB REGISTRAR

Location PALGHAR

Year 2023-2024 One Time

Payer Details

TAX ID / TAN (If Any)

PAN No.(If Applicable) BNNPT3665D

Full Name BHUSHAN BHAU TAMBE

Flat/Block No. Premises/Building
FLAT NO 205, B WING, ORNATE GALAXY CHSL,
BLDG NO 9

Account Head Details

0030046401 Stamp Duty

0030063301 Registration Fee

Road/Street JUCHANDRA

Area/Locality NAIGAON

Town/City/District

PIN 4 0 1 2 0 8

Remarks (If Any)

PAN2=BINPK3178H-SecondPartyName=ALPESH ANAND KAWALE-

Total 2,16,000.00

Amount in Words Two Lakh Sixteen Thousand Rupees Only

Payment Details IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details

Cheque/DD No.

Name of Bank

Name of Branch

Bank CIN Ref. No. 69103332023080915130 2822704362

Bank Date RBI Date 09/08/2023-13:42:35 Not Verified with RBI

Bank-Branch IDBI BANK

Scroll No. , Date Not Verified with Scroll

Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 1111111111

प्रदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी खदर चलन लागू नाही.



वसई-३
दस्ता क्र. १६१९९/२०२३
५ / ०२

AGREEMENT FOR RE-SALE

ARTICLES OF AGREEMENT made and entered into at Nallasopara, on this 10th day of **August, 2023**. BETWEEN

1] **MR. ALPESH ANAND KAWALE**, Age **32** years,
2] **MR. ANAND GANPAT KAWALE**, Age **67** years,
both adults, Indian Inhabitant, Residing at:- 802, 8th Floor, 7A Building, Mhada Project, Near Janta Market, Kannamwar Nagar 2, Vikhroli (East), Mumbai - 400083. Hereinafter called "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include their heirs, executors, administrators and assigns of the **FIRST PART**).

Akavale

Akavale



15/8/23
1. Jeyaraj

बसत-०
दस्तावेज १९९९/२०२३
६०२

AND

- 1] MR. BHUSHAN BHAU TAMBE, Age 26 years,
 - 2] MRS. DEEPIKA BHUSHAN TAMBE, Age 24 years,
- both adults, Indian Inhabitant, Residing at :- Govthan, Goregaon, Ahmadnagar, Maharashtra - 414103. Hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include their heirs, executors, administrators and assigns) of the **SECOND PART**:

WHEREAS :-

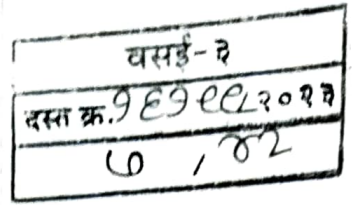
A] The TRANSFERORS are the members of "**ORNATE GALAXY CO-OPRATIVE HOUSING SOCIETY LIMITED**" Registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. **PLR/VSI/HSG/(TC)/583/2018**, Dated **11/12/2018**, at Survey No. **352**, Hissa No. **3** (Old Survey No. **298**, Hissa No. **3**), Village **Juchandra**, Situated at:- Near Vaman Dhaba, Naigaon Vasai Link Road, Juchandra, Naigaon (East), Taluka Vasai, District Palghar, within the area of Sub Registrar at Vasai Taluka and as such members of the said society, the TRANSFERORS are entitled to ____ (____) shares of the said society of the face value of Rs.____/-each, Share Certificate No. _____, Distinctive nos. from _____ to _____, hereinafter for brevity's sake collectively referred to as "**THE SAID SHARES**" said have been holding the Flat bearing No. **205**, in the "**B**" Wing, on the **Second Floor**, Building No. **9**, measuring **349** Sq. Ft. (Carpet area), i.e. **32.42** Sq. Mtr. (Carpet area), (which is inclusive of carpet area of balconies), in the building known as "**ORNATE GALAXY CO-OPRATIVE HOUSING SOCIETY LIMITED**", Constructed on land bearing Survey No. **352**, Hissa No. **3** (Old Survey No. **298**, Hissa No. **3**), Village **Juchandra**, Situated at:- Near Vaman Dhaba, Naigaon



AKA wale

AKA wale

J. B. Jomhel



Vasai Link Road, Juchandra, Naigaon (East), Taluka Vasai, District Palghar, [hereinafter for brevity's sake collectively referred to as "THE SAID FLAT"].

B] The TRANSFERORS have purchased the said Flat from **M/S. SAI ORNATE DEVELOPERS**, vide Agreement for sale dated **26/08/2016**, Regd. No. **Vasai-3-9864/2016**.

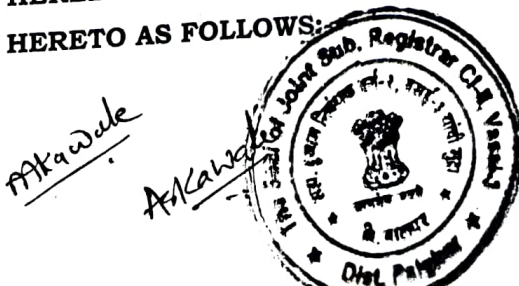
C] The TRANSFERORS are ready and willing to sell, transfer rights, title and interest and shares and the said Flat to the TRANSFEREES which the TRANSFEREES have agreed to purchase for a lump sum price of **Rs.27,00,000/- (Rupees Twenty Seven Lakhs Only)**.

D] The TRANSFERORS herein have obtained permission from the society to sell the said Flat to the TRANSFEREES herein, and the society has agreed to transfer the said Flat in the name of THE TRANSFEREES.

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

F] The TRANSFEREES have prior to the execution of the Agreement satisfied about the title of the TRANSFERORS 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 PRESENTS WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



Atkade

Atkade

वसति-३
दस्ता क्र. १६९००२०२१
८,०२

1] The TRANSFERORS have agreed to transfer the right, title and interest to the TRANSFEREES in the said Flat for a total consideration of **Rs.27,00,000/- (Rupees Twenty Seven Lakhs Only)**.

2] The TRANSFEREES have paid a sum of **Rs.1,00,000/- (Rupees One Lakhs Only)** to the TRANSFERORS as and by way of part payment of the said Flat herein above mentioned [the payment and receipt whereof the TRANSFERORS do hereby admit and acknowledge of and from the TRANSFEREES].

3] It have been mutually agreed upon by and between the parties hereto that the TRANSFEREES shall pay to the TRANSFERORS the balance amount of **Rs.26,00,000/- (Rupees Twenty Six Lakhs Only)**, Within 45 Working Days, If TRANSFEREES fails to make complete payment, this agreement for re-sale will stand cancelled & void from TRANSFERORS, And TRANSFERORS will be handed over Possession to the TRANSFEREES after of Full & Final Payment received as agreed.

4] The TRANSFERORS hereby have agreed to give to the TRANSFEREES all the original true copy documents related to the said Flat through which the TRANSFEREES become the owner of the said Flat.

The TRANSFERORS declares that no person except themselves have 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 said Flat.



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Atkavale

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R.

वसई-३
वसई क्र. १६९९९/२०२३
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6] The TRANSFERORS 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 TRANSFERORS hereby agrees and undertakes 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.

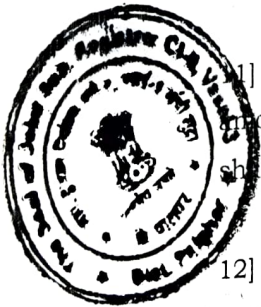
8] The TRANSFEREES shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of the Flat or any part thereof the said society.

9] The TRANSFERORS shall co-operate the electricity meter in the said Flat at the cost shall be borne by TRANSFEREES.

10] The TRANSFEREES hereby convenient 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 society.

11] The TRANSFERORS hereby agrees to transfer the amount paid for formation of such society and membership share thereof to the name of the TRANSFEREES.

12] The TRANSFEREES shall not use not shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants to other tenements in the said society nor use the said Flat for any illegal or immoral purpose.



Akash

Akash

A. B. Jadhav

Panel

दस्तावेज-२
दस्तावेज क्र. १९१०००
१०/१/२०२०

13] The TRANSFEREES accepts the construction and fittings etc. in respect of the said Flat to be satisfactory as on the execution of this Agreement and shall not call upon the TRANSFERORS to cause any additions, alteration or repairs to the Flat occupied by them nor shall hold the TRANSFERORS liable for any defect in the said Flat.

14] 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 TRANSFEREES.

15] 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 there under. And also under the transfer of property act. Both parties also thereby undertake that they will follows all the Rules and regulations of the society enumerated under, The Maharashtra Co-Operative Society Act, 1960 with rules made there under.

THE SCHEDULE OF THE PROPERTY

Flat bearing No. **205**, in the "**B**" Wing, on the **Second** Floor, Building No. **9**, admeasuring **349** Sq. Ft. (Carpet area), i.e. **32.42** Sq. Mtr. (Carpet area), (which is inclusive of carpet area of balconies), in the building known as "**ORNATE GALAXY CO-OPERATIVE HOUSING SOCIETY LIMITED**", Constructed on land bearing Survey No. **352**, Hissa No. **3** (Old Survey No. **298**, Hissa No. **3**), Village **Juchandra**, Situated at:- Near Vaman Dhaba, Naigaon Vasai Link Road, Juchandra, Naigaon (East), Taluka Vasai, District Palghar, within the area of Sub Registrar of Assurances at Vasai-7.

Ashka Wale

Ashka Wale



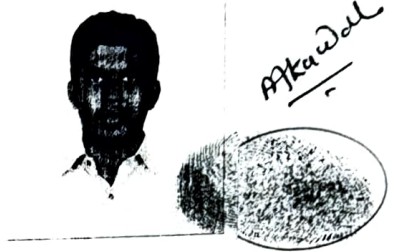
Ashka Wale

यसई-३
दस्ता क्र. १९९८८/२०२३
११, ०२

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS HEREUNTO THE DAY AND THE YEAR FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED by the
Within named "THE TRANSFERORS"

1] MR. ALPESH ANAND KAWALE



2] MR. ANAND GANPAT KAWALE

In the presence of

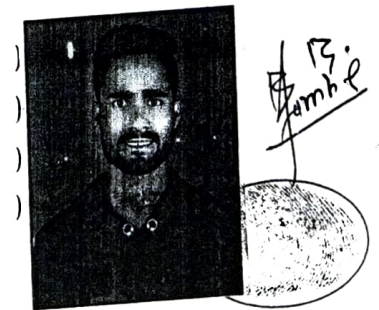
1. Avadhesh Yadav
Ayadav

2. अ/उ मि मी दिवे
Bhau Tambe



SIGNED AND DELIVERED by the
Within named "THE TRANSFEREES"

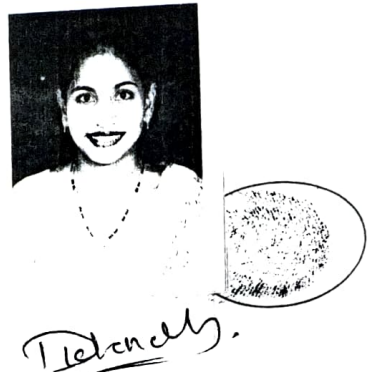
1] MR. BHUSHAN BHAU TAMBE



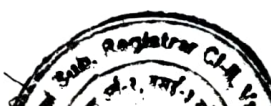
2] MRS. DEEPIKA BHUSHAN TAMBE

In the presence of

1. Ayadav



2. अ/उ मि मी दिवे



धसई-३
दस्त क्र. १६९८८/२०१३
२०/१२

Annexure "D"

N. A. Permission

दुग्ध कार्यालय, विहार
विहार (पूर्व),
म. बस, वि. जंम, वि. १०१ ३०५.



दूरधनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फोनस : ०२५०-२५२५१०९
ई-मेल : vasalvircorporation@yahoo.com

जा.क्र. : व.वि.शा.म.
दिनांक :

15/07/2011.

VCMC/TP/NA NOC/VP-0559/64-7/2011-12

Mr. Shekar B. Bhoir,
(Partners of M/s. Velankani Developers),
C/o 105, Saicharan,
Vertak college Road,
Vasal (W), Tal: Vasal,
DIST: THANE.

Sub: NOC for obtaining N.A. permission for proposed Residential with shopline building on land bearing S.No.352, H.No.3, of Village Juchandra, Tal. Vasal, Dist. Thane.

Ref:

1. TILR Map No. M.R.No.3707/2011, dtd. 21/03/2011.
2. Your Registered Engineer letter dated 15/06/2011.

Sir / Madam,

With reference to the above, It is hereby informed that this office does not have any objection to your applying for grant of Non Agricultural Permission/Sale Permission on the above mentioned piece of land, under the Maharashtra Land Revenue Code, 1966, for uses compatible with the zones/designation of the uses as per the details given below :

1	Gross Plot Area	.....	4100.00 sq.m.
2	Deductions	.....
3	Existing road	.....
4	DP Road	.....
5	Net Plot area	.....	0.77 sq.m
6	R.G. @ 10%	.....	245.83 sq.m
7	Bulldable plot area	.....	3853.40 sq.m
8	Permissible FSI	.....	385.34 sq.m.
9	Permissible Bullt Up Area	.....	3853.40 sq.m.
			1.00
			3853.40 sq.m.

This NOC is granted subject to the following conditions:

1. This NOC shall not be construed as a development permission under any Act. No development shall be carried out on the aforesaid piece of land without obtaining development permission from this office under Section 45 of the MR & TP Act, 1966, subject to the prevailing rules and regulations.
2. For the determination of the compatible uses in various zones/designated uses, the provisions of the Development Control Regulations-2001 shall be applicable.
3. The owner shall demarcate the boundaries of various zones/designated uses, D.P. reservations within his plot before applying for development permission. In case of discrepancies in such boundaries, the Special Planning Authority's decision shall be final and binding on the owner.
4. Regular commencement certificate shall be taken from this office after obtaining N.A. permission from the Collector, Thane.



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ १०५.



वसई-३
वसत क्र १६९८८, २०२३
१२, १८२

दूरभाषी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फैक्स : ०२५०-२५२५१०६
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.शा.प.
दिनांक :

VVCMC/TP/NA/NOC/VP-0559/647/2011-12

15/07/2011.

5. This NOC shall not be considered as a proof of ownership, for any dispute in any court of law.
6. The approval to the building plans shall be given as part of regular development permission after potable water supply through local Municipal Council for supply of potable water the Usgaon Scheme.
7. You shall demarcate the entire land under reference, at least by Compound wall by the time you approach this office for grant of commencement certificate.
8. You shall submitted detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department before applying for commencement certificate.
9. You shall submit confirm water assurance for potable water supply prior to commencement certificate.
10. Access Road to be developed upto WBM standard before applying for Commencement Certificate.
11. You shall submit the Engineering report before applying for Commencement Certificate.



Yours faithfully,

Dy. Director of Town Planning
Vasal-Virar City Municipal Corporation

c.c. to:

- 1) Himesh Gupta & Associates,
105, Sai Charan, Vartak College Road,
Vasal Road (W), Tal-Vasai,
Dist-Thane.
- 2) Commissioner
(Vasal Virar City Municipal Corporation) Virar (E)
- 3) The Collector,
The Office of the Collector, Thane.
- 4) The Tahsildar,
Office of the Tahasildar, Vasal.



वसई-३
 वसत क्र. १६१००२०२३
 २२, ०२

Annexure "E"
 Commencement Certificate



पुण्य कार्यालय, विहार
 विहार (पुर्वी),
 मा. वसई, वि. हाणे, पिन ४०१ ३०५.

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

मा.क्र. : प.वि.रा.म./म.र.र.पु.वि.प/०३१३/२०१३-१६
 दिनांक : २३/१२/२०१२

VVCMC/TP/RDP/VP-0559/03.13/2-0/3-14

23/12/2013.

To,
 ✓ Mr. Shekhar B. Bhoir,
 Partners of M/s. Velankani Developers,
 C/o 105, Salcharan Vartak College Road,
 Vasal (W), Taluka Vasal,
 Dist: Thane.

Sub: Revised Development Permission for the proposed Residential with Shopline Building No. 1 on land bearing S.No. 352, H.No. 3, of Village: Juchandra, Tal.: Vasal, Dist: Thane.

- Ref:
- 1) Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/ 2012-13 dated 02/07/2012.
 - 2) NOC for N.A. Permission No. VVCMC/TP/NANOC/ VP-0559/647/2011-12 dt.15/07/2011.
 - 3) N.A. order No. RE//K-1/T-9/NAP/Juchandra-Vasal/ SR-118/2011 dt.13/04/2012.
 - 4) TILR M.R. No. 3707 / 2011 dt. 21/03/2011 for measurement.
 - 5) Your Licensed Engineer letter dated 23/12/2013.

Sir / Madam,
 Revised Development Permission is hereby granted for the proposed Residential With Shopline Building No. 1 under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah.XXXVII of 1966) to Mr. Shekhar B. Bhoir, Partners of M/s. Velankani Developers,

The drawing shall be read with the conditions mentioned in the letter No. No.VVCMC/TP/CC/VP-0559/1000/ 2012-13 dated 02/07/2012.
 The detail of the building are given below:

1. Name of assessee Owner /
2. Location
3. Land Use (Predominant)
4. Gross plot area
5. Less:
 - a. Existing Road
 - b. D.P. Road
6. Net Plot Area
7. 10 % R.G.
8. Buildable Plot area
9. Permissible FSI
10. Permissible BUA
11. Proposed BUA

Mr. Shekhar B. Bhoir,
 Partners of M/s. Velankani Developers.
 Juchandra.
 Resl with shopline
 4100.00 sq.m.

0.77 sq.m.
 245.83 sq.m.
 3853.40 sq.m.
 385.34 sq.m.
 3853.40 sq.m.
 1.00
 3400.00 sq.m.
 3398.49 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 45 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations, 2001) क. व. २००१



Registrar

विकास कर्मिणिय, विधि
 विहार (पूर्व),
 ज. बसई, जि. ठाणे, पिन ४०१ ४०५.



बसई-३
 वसल क्र १९९९९/२०२३
 23/12

पुस्तक : १५५-१५५५/१५५५/१५५५
 क्रम : १५५-१५५५५
 ई-मेल : vasal@vasalcorporation@gmail.com

जा. क्र. : व. वि. त. प. / १५५५ / १०२९२ / १०१३-१३
 दिनांक : ०३/१२/२०१३

VCMC/TP/RDP/VP-0559/03/13/2013-14

13/12/2013.

The amount of Rs. 50,150/- (Rupees Fifty Thousand one fifty Only) deposited vide Receipt No. 254618 dt. 29/06/2012 & Rs. 18,500/- (Rupees Eighteen Thousand five Hundred only) deposited vide receipt No. 169462 dated 23/12/2013 with VCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation. Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with Shopline Building No. 1 on land bearing S.No. 352, H.No. 3, of Village: Juchandra, Tal.: Vasal, Dist.: Thane.

as per the following details :

AREA SUMMARY (NOW PROPOSED)

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Residential with Shopline	1 Wing A & B	Gr. + 7	78	32	2886.82
2	Residential	1 Wing C & D	Gr+2 Pt.	17	Nll	511.67
				Total		3398.49

The Revised Development Permission duly approved herewith supersedes all the earlier approved plans of above bldg. The conditions of Commencement Certificates issued vide letter No:VCMC/TP/CC/VP-0559/1000/ 2012-13 dated 02/07/2012. stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM, 1.33 CUM. Capacity for every 50 tenements or part there of for non-bio degradable & bio-degradable waste respectively.

The Municipal Corporation reserves the right to enter the premises for inspection of infrastructure facilities during reasonable hours of the day and with



Handwritten signature and date: 13/12/2013



मुख्य कार्यालय, विरार
विरार (पूर्व),
ठाणे, दि. २०/०७/२०१५.

वसई-३
दस्ता क्र. २६१९९२०१३
२०/१२



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

जा.क्र. : व.वि.रा.म./न.र./मु.प/०३१२/२०१३-१४
दिनांक : २३/१२/२०१२

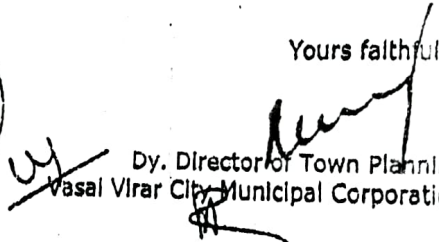
23/12/2013.

WCMC/TP/RDP/VP-0559/03/13/2013-14

- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) You shall develop the site as per Engineering Report before applying for Occupancy Certificate.
- 9) You are responsible for the disputes that may arise due to title/ access matter. VCMC is not responsible for any such disputes.
- 10) You shall pay labour cess Charges prior to P.C.C.
- 11) The C.C. granted vide this office order dt. 02/07/2012 is hereby revalidated upto dt.01/07/2014.



Yours faithfully,


Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

- 1) Asst. Commissioner, UCD
Vasai Virar City Municipal Corporation.
Ward No. D'
- 2) M/s. Sanat Mehta & Associates
207, Park View, Station Road
Nallasopara (W), Tal. Vasal
DIST : THANE.



मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



वसई-३
वसई क्र. १९१००/२०२३
२५/१२

दूरध्वनी : ०२५०-२५२५१०१/०१/०१/०१/०१
फॅक्स : ०२५०-२५२५१०५
ई-मेल : vasailvirarcorporation@yahoo.com

WCMC/TP/RDP/VP-0559/0312/2013
कुलपत्रांक : ३ प्रा. २००९

To,
Mr. Shekhar B. Bhoir,
Partners of M/s. Velankani Developers,
C/o 105, Salcharan Vartak College Road,
Vasai (W), Taluka Vasai,
Dist : Thane.

जा.क्र. : व.वि.श.म./न.र./मंड.वि.प/०३१२/२०१३-३४
दिनांक : २३/१२/२०१३

Dated 24/12/2013

Assesment Order

SUB -- Revised Development Permission for the proposed Residential with Shopline Building No. 1 on land bearing S.No. 352, H.No. 3, of Village: Juchandra, Tal.: Vasai, Dist.: Thane.

Ref -- 1) Your Registered Engineer's letter dated 23/12/2013.

Sir / Madam,

1	Name of Assessee owner / P.A. Holder	:	Mr. Shekhar B. Bhoir,
2	Location	:	Partners of M/s. Velankani Developers,
3	Land use (Predominant)	:	Juchandra
4	Gross plot area	:	Residential With Shopline Building
5	Less	:	4100.00 Sqm.
	a. Existing Road Area	:	
	a) D.P. Road Area	:	0.77 Sqm.
6	Net Plot Area	:	245.83 Sqm.
7	10 % R.G.	:	3853.40 Sqm.
8	Buildable Plot Area	:	385.34 Sqm.
9	FSI Permissible	:	3853.40 Sqm.
10	Permissible BUA	:	1.00
11	Proposed BUA	:	3400.00 Sqm.
12	Area for Assessment	:	3398.49 Sqm.
	a) On Plot/Land area	:	
	Residential	:	3315.89 Sq.m. x 100.00 = Rs331,589.00
	Commercial	:	537.51 Sq.m. x 200.00 = Rs107,502.00
	b) On BUA	:	
	Residential	:	2860.98 Sq.m. x 250.00 = Rs715,245.00
	Commercial	:	537.51 Sq.m. x 500.00 = Rs268,755.00
	c) On Construction Area	:	
	Free of FSI Resi :	:	1803.92 Sq.m. x 250.00 = Rs450,980.00
	Comm :	:	232.56 Sq.m. x 500.00 = Rs116,280.00
	Total Development Charges (A)	:	<u>Rs1,990,351.00</u>

13	Less : Development Charges Paid Vide	=	Rs1,729,020.00
	a) Receipt No.254616 dated 29/06/2012	=	Rs261,500.00
	b) Receipt No.169461 dated 23/12/2013	=	<u>Rs1,990,520.00</u>
		=	Rs. Nil
14	Balance development charges to be paid	=	23/12/2013
15	Date of Assessment		



वसई-३
 दस्त क्र. १६९८८/२०२३
 २६/१२



दूरधनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२
 फॅक्स : ०२५०-२५२५१००
 ई-मेल : vasalvirarcorporation@yahoo.com

VCMC/TP/RDP/VP-0559/0812/2013-14
 स्थापना : ३ जुलै २००९

जा.क्र. : च.वि.रा.प./न.र./मु.सि/०३१२/२०१३-१४
 दिनांक : २६/१२/२०१३

Dated 23/12/2013

16 Premium Components given free FSI :					
a) Area under Balcony	341.23	x	375	=	127961.25
b) Area under Pocket Terr	20.28	x	150	=	3042.00
c) Area under Society Offi	189.55	x	225	=	42648.75
					<u>173652.00</u>
17 Less :					
a) Premium Paid Vide					
a) Receipt No. 254617 dated 29/06/2012					<u>Rs375,600.00</u>
18 Balance Premium Charges to be paid					<u>Rs375,600.00</u>
19 Balance Labour cess Charges to be paid					Nil
20 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:					N.A.

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-----					

Yours Faithfully,



Dy. Director of Town Planning
 Vasal-Virar City Municipal Corporation

C.C. to
 1 M/s. Sanat Mehta & Associates,
 207, Park View, Station Road,
 Nallasopara (W); Taluka: Vasal,
 District: Thane.



घसई-३
वसा क्र. १६९००/२०२३
२१०/०२

ANNEXURE 'G'

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



राजकीय : २२५०१५१०१/०१/०१/०१/०१/०१
भौमिक : २२५०१५१०१
ई-मेल : vasailvcrcorporation2@yahoo.com

जा.क्र. : ३ दि.श.म./न.र./
दिनांक :

WVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066/2015-16 ०९/०६/२०१५.

To,
Mr. Manchar B. Kini & Mr. Anil R. Gupta
Partners Of M/s. S.N. Developers & M/s. Samarpan Developers
Mr. Shekar B. Bhoir, Partner of M/s. Velankani Developers
D2, Ground Floor,
Aakanksha Commercial Complex,
Achole Road, Nallasopara (E),
Tal: Vasai,
DIST: Palghar.

Sub: Revised Development Permission for proposed layout of Residential Buildings, Residential with Shopline Buildings & CFC Building on land bearing S.No. 345(Pt); S.No.346, H.No.1; S.No.347; S.No.348, H.No.2; S.No.350; S.No. 349; S.No. 339, H.No. 1; S.No. 352, H.No. 3; S.No. 351, H.No.4A, 4B & 6; S.No. 331, H.No. 1, 2, 3, 4 & 5; S.No. 317, H.No.6A, 6B, 6C, 6D; S.No. 332, H.No.9; S.No. 352, H.No. 4 of Village Juchandra, Taluka Vasai, Dist Palghar.

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012.
2. Revised Development Permission No. VVCMC/TP/RDP/VP-0429 & VP-0936/055/2012-13 dated 26/06/2012.
3. Revised Development Permission No. VVCMC/TP/RDP/VP-0429 & VP-5346/0259/2014-15 dated 24/12/2014.
4. Commencement Certificate No. VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013.
5. NOC for NA Permission No. VVCMC/TP/NA NOC/VP-5346/622/2013-14 dated 29/05/2013.
6. NOC for NA Permission No. VVCMC/TP/NA NOC/VP-0815/1963/2013-14 dated 28/10/2013.
7. NOC for NA Permission No. VVCMC/TP/NA NOC/VP-5345/623/2013-14 dated 29/05/2013.
8. Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012.
9. Revised Development Permission No. VVCMC/TP/RDP/VP-0375/0290A/2013-14 dated 18/11/2013.
10. Revised Development Permission No. VVCMC/TP/RDP/VP-0375/078/2014-15 dated 04/07/2014.
11. Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012.
12. Revised Development Permission No. VVCMC/TP/RDP/VP-0559/0313/2013-14 dated 13/12/2013.
13. Your Registered Engineer's letter dated 04/02/2015.



DALE
ALE

वसई-३
 वस्त क्र. १६९००२०२४
 २८ पुणे नगरपालिका
 (विशेष शाखा)
 म. नगर वि. शा. वि. न. १००२०२४



पुणे नगरपालिका
 वस्त क्र. १६९००२०२४
 दिनांक ०९/०६/२०१५
 दिनांक

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066/2015-16 09/06/2015.

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-69/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification no. TPS-1209/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-09/08/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 and 1 EP was approved vide Notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014. Govt. entrusted Corporation vide 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, Patlipada, Mukkara, Tembl, Kolhapur, Chandrapada, Tokri, Khairpada, Vasali, Rangoo, Dohy, Khaodi, Khodolpada, Pal, Tivri, Octena, Tarkhad, Maljipada, Sotpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTF 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-0429 & VP-0936/2262/2011-12 dated 26/03/2012., Commencement Certificate No. VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013., Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012. & Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012. The details of the layout are as given below:

1	Name of assess owner/P.A. Holder	Mr. Manohar S. Vici & Mr. Anil R. Gupta Partners Of M/s. S.N. Developers & M/s. Santarpan Developers Mr. Shaker B. Bhoir, Partner of M/s. Vajranga Developers		
2	Location	Juchandra		
3	Land use (predominant)	Residential Buildings, Shopping Buildings & C/C Building	Residential with Non NA Plot	Total
4	Gross plot area (As per 7/12)	NA Plot (Area in Sq.m)	Non NA Plot (Area in Sq.m)	Total
5	30.00 m wide D.P. Road	108770.00	10120.00	119190.00 sq.m
6	40.00 m wide D.P. Road	6256.21	573.02	6841.83 sq.m
		11146.73	756.04	11904.77 sq.m



पसई-३
 वसा क्र. १६१८८, २०२३
 २०/०८

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



दूरध्वनी : ०२५०-२५२५६०१/०२/०३/०४/०५/०६
 फॅक्स : ०२५०-२५२५६०३
 ई-मेल : vasaiVirarCorporation@jsh30.com

जा.क्र. व.प.श.म./न.र./
 दिनांक

VVC/MC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066/2615-16 09/06/2015.

7	20.00 m wide D.P. Road			
8	P.G. Reservation	246.60		246.60 sq.m
9	H.S. Reservation	9581.32		9581.32 sq.m
10	P.S. Reservation	15021.64		15021.64 sq.m
11	Hospital Reservation	4027.58	1137.23	5164.81 sq.m
12	Net Plot Area	15.93		15.93 sq.m
13	a) Area Under 'R' Zone	62461.99	7951.11	70413.10 sq.m
14	b) Area Under S.R.Z.	16447.34	919.86	17367.20 sq.m
15	R.G. @ 15%	15593.00	7031.25	22624.27 sq.m
16	C.F.C. @ 5%	9369.29	1192.66	10561.95 sq.m
17	Buildable plot area ((12) X 0.85)	3123.09	397.55	3520.64 sq.m
18	Permissible F.S.I.	53092.69	6758.44	59851.13 sq.m
19	Permissible Built Up Area	1.00	1.00	1.00
20	Additional for Incentive FSI for Land Pooling (7.5% X (17))	53092.69	6758.44	59851.13 sq.m
21	H.S./P.S eligible BUA (19049.22 X 2)	3981.94	506.88	4488.82 sq.m
22	Permissible Ancillary Area for H.S./P.S.(38098.44 X 0.80)	38098.44	2274.46	40372.90 sq.m
23	Permissible Ancillary Residential Area (38098.44 X 0.20)	30478.75	1819.57	32298.32 sq.m
24	Add: 30.00 mt D.P. Road	7619.69	454.89	8074.58 sq.m
25	Add: 40.00 mt D.P. Road	6138.95		6138.95 sq.m
26	Add: 30.00 mt D.P. Road	8360.84		8360.64 sq.m
26	Total Permissible Built Up Area (19+20+22+23+24)	79194.11	7720.21	86914.32 sq.m
27	Earlier Approved Built-Up-Area	57095.44		57095.44 sq.m
28	Additional Proposed Built-Up-Area	22047.82		22047.82 sq.m
29	Total Proposed Built Up Area	79143.26		79143.26 sq.m
30	CFC Proposed Built Up Area	2938.28		2938.28 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).

The additional amount of Rs.7,23,500/- (Rupees Seven Lac Twenty Three Thousand Five Hundred only) deposited vide receipt No.350504, Rs.33400/- (Rupees Thirty Three Thousand Four Hundred only) deposited vide receipt No.350509 & Rs.86600/- (Rupees Eighty Six Thousand Six Hundred only) deposited vide receipt No.350513 dated 09/06/2015 with Vasai-Virar City Municipal Corporation as interest from security deposit



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वसई-३
 इस्त ९६९८८२०२३
 ३० २२

मु. न. कार्यालय, विहार
 विहार (पूर्व),
 मा. वसई, जि. ठाणे, दि. २०/०६/१५



दस्तावेज क्र. : ०२५०-२५२५०/०२/०३/०४/०५/०६
 दि. : २०१५-१५-१५
 प. नं. : १३३५/१३३५/२०१५/२०१५/२०१५

जा. क्र. : वि.श.प./न.स./
 दिनांक

W/MC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066/2015-16 09/06/2015.

shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for proposed layout of Residential Buildings, Residential with Shopline Buildings on land bearing S.No. 345(Pt); S.No.346, H.No.1; S.No.347; S.No.348, H.No.2; S.No.350; S.No. 349; S.No. 339, H.No. 1;S.No. 352, H.No. 3; S.No. 351, H.no.4A, 4B & 6 ; S.No. 331, H.No. 1, 2, 3, 4 & 5; S.No. 317, H.No.6A, 6B, 6C, 6D; S.No. 332, H.No.9;S.No. 352, H.No. 4 of Village Juchandra, Taluka Vasai, Dist Palghar., as per the following details:-
 The details of the Buildings is given below:

Sr. No.	Predominant Building	Building No./wing	No. of Floors	No. of Shops/Halls	No. of flats	Built Up Area (In sq. mt.)	Remark
1.	Residential with Shopline Building.	Bldg.No.1/ Wing A,B & C	Gr.+7	Shops-15 /Hall-1	84	2920.54 sq.m	As per Approved Dtd. 24/12/2014
2.	Residential with Shopline Building.	Bldg.No.2/ Wing A,B, C & D	Gr.+7	Shops-28	112	3788.84 sq.m	As per Approved Dtd. 24/12/2014
3.	Residential with Shopline Building.	Bldg.No.3/ Wing A,B,C, D,E,F,G,H & I	Gr.+9	Shops-16	733	20894.47 sq.m	Now Amended
4.	Residential with Shopline Building	Bldg.No.4/ Wing A,B,C, D,E,F,G,H,I & J	Gr.+7	Shops-31 /Hall-1	368	13309.38 sq.m	Now Amended
	Residential with Shopline Building	Bldg.No.5	Gr.+12	Shops-17	142	5906.52 sq.m	Now Amended
	Residential Building	Bldg.No.6/ Wing A,B,C & E	Gr.+14	--	416	12181.67 sq.m	Now Amended
	Residential with Shopline Building	Bldg.No.7	Gr.+14	--	162	6091.82 sq.m	Now Amended



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पत्रांक-3
 प्रकलन क्र. 98900
 39/02

मुख्य कार्यालय, विरार
 विरार (पूरुव),
 त. ब. नं. जि. ठाणे, पिन ४०१ ३०५.



दुरावली : ०२२-२६२२६२६/२६२२६२६/२६२२६२६
 फोन : २६२२६२६२
 ई-मेल : VVCMC@CORPORATIONGUYAR.COM

जा.सं. २५२२५/१२२,
 दिनांक

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066 2015-16 09/06/2015.

8.	Residential Building	Bldg.No.8	Gr.+14	--	143	4289.99 sq.m	Now Amended
9.	Residential with Shopline Building	Bldg.No.9/Wing A,B,C & D	Gr.+14 (Pt.)	Shops-32	330	9760.03 sq.m	Now Amended
Total				Shops-139 /Halls-2	2490	79143.26sq.m	

MHADA Building The details of the Buildings is given below:

Sr. No.	Predominant Building	Building No./wing	No. of Floors	No. of flats	Built Up Area (In sq. mt.)	Remark
1.	Residential Building.	Bldg.No.10	Stilt+10	80	2546.40 sq.m	Newly Proposed

CFC Building The details of the Buildings is given below:

Sr. No.	Predominant Building	Building No./wing	No. of Floors	Built Up Area (In sq. mt.)	Remark
1.	CFC Building (School Building)	--	Stilt/Gr.+4	2938.28 sq.m	Newly Proposed

All the past approval for various buildings except those now amended granted earlier stand valid. The conditions of Commencement Certificate issued vide letter No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012, Commencement Certificate No. VVCMC/TP/CC/VP-0926/1965/2013-14 dated 28/10/2013, Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012 & Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012 stands applicable to this approval of Revised Development Permission along with the following conditions :

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any



AWA
 WAW

वसई-३
दस्ता क्र. १६१००/२०२३
३२/१८२



दूरधनी : ०२५०-२५२५१०/०२५३/०२५३/०२५३
 फॅक्स : ०२५०-२५२५१००
 ई-मेल : vasal@rarcorporation@gmail.com

गा.क्र. : ५/वि.शा.म./न.र./
 दिनांक

WVNC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066/2015-16 09/06/2015.
 structures erected or use contrary to the provisions of this grant within the specific time.

- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of for non-bio degradable & bio-degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasal Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 13) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dt. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dt. 06/06/2007 by appointing the Rain Water Consultants



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प्रसई-३
दस्ता क्र. १६९००/२०२३
33, 82

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



दूरध्वनी : ०२५०-२५२५१०१/०२/०८/०६/०८
फॅक्स : ०२५०-२५२५१०५
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. व वि.श.प./व.र./
दिनांक

VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/06C | 2015-16 07/06/2015.
empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

- 14) 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, MOEF, CRZ/Wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the 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.
- 15) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands 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. Vasal 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 notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 16) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area 2546.40 sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 17) 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.



वसई-३

दस्त क्र. २९९८/२०२३

३४, २२

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



दूरध्वनी : ०२५०-२५२५२०/०२/०९/०४/०१/०६
फोन : ०२५०-२५२५२०७
ई-मेल : vasalvirarcorporation@yahoo.com

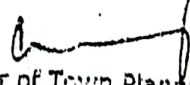
भा.क्र. : प.पि.रा.म./न.र./
दिनांक :

VCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066 | 2015-16 09/06/2015.

18) 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.



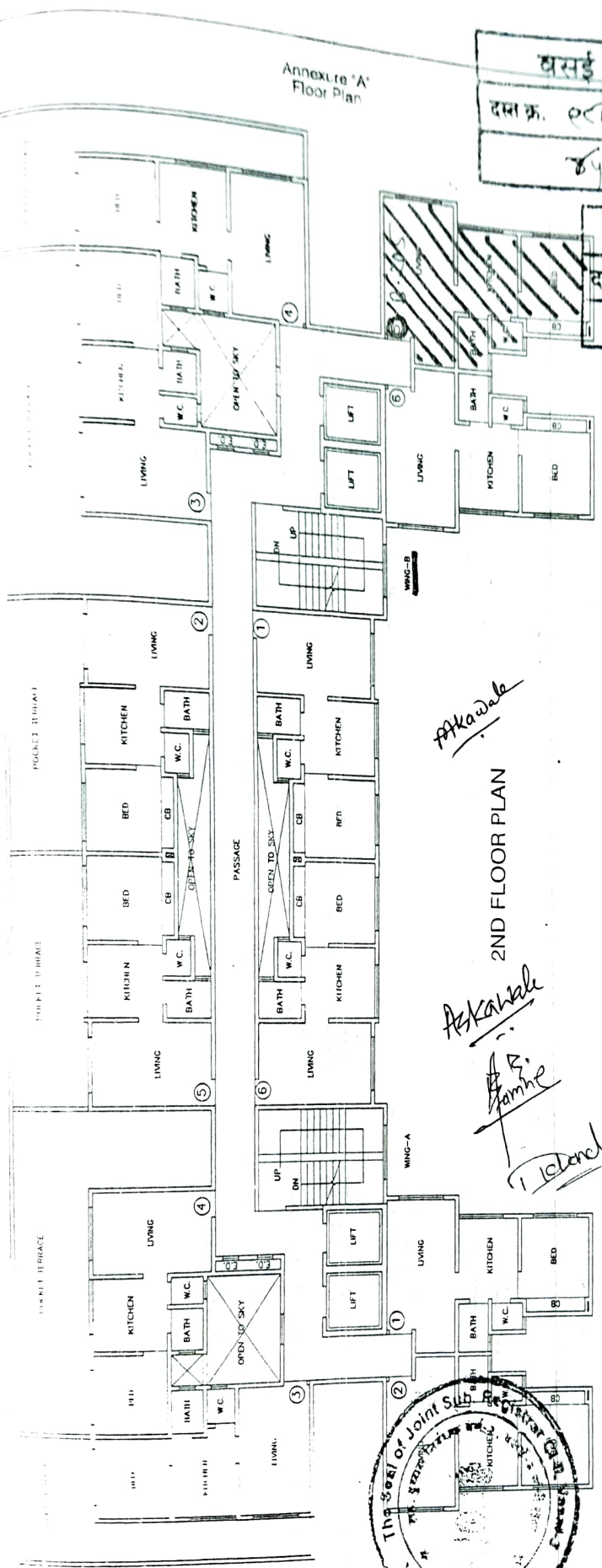
Yours faithfully,


Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

c.c. to:

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





Annexure 'A'
Floor Plan

बसई - ३
दस्ता क्र. ९६९६६/२०१६
४५/१४२

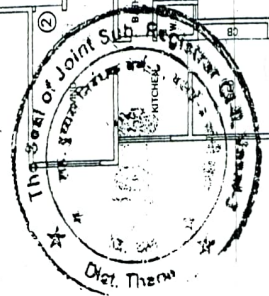
बसई - ३
दस्ता क्र. ९६९६६/२०२३
३५५/४२

2ND FLOOR PLAN

Akavale

Akavale
R. Kamhe

T. Ichavaly



Party of the Second Part.

MR. ALPESH ANAND

MR. ANAND GANPAT

Party of the First Part.

For M/S. SAI ORNATE DEVELOPERS

Sai Ornate Developers

Akavale



Plot No. 205, Floor 2nd

Carpet Area 249.81



LE
FE



26/08/2016

मुची क्र. 2

दुसरा निबंधक नगर द. नि. बसई 3

दस्ता क्रमांक 9864/2016

नोंदणी

Regn 63m

गावाचे नाव 1) जुघंद

(1) विवेखाचा प्रकार करारनामा

(2) मोबदला 2586375

(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे 1382000

(4) भू-भाषण, पोटहिस्सा व घरकामाक (अमल्यास) 1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती : , इतर माहिती: गाव मीजे जुघंद, सर्वे न. नवीन 352 हि. न. 3 जुना सर्वे न. 298/3, विभाग न. 5 सदनिका न. 205, दुसरा मजला, विंग बी. बी. न. 9, ओर्नेट गॅलॅक्सी, ता. बसई, जी पालघर सदनिका क्षेत्र 38.92 चौ. मीटर विल्ट अप ((Survey Number : सर्वे न. नवीन 352 हि. न. 3 जुना सर्वे न. 298/3 ;))

(5) क्षेत्रफळ 1) 38.92 चौ. मीटर

(6) आकारणी किंवा जुडी देण्यात अनेक तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:- मे. साई ओर्नेट डेव्हलोपर्स तर्फे भागीदार सुनील गुप्ता तर्फे कु. मु. ललित त्रिवेदी वय:- 40; पत्ता:- प्लॉट नं: युनिट न. 1101, माळा नं: अकरावा मजला,, इमारतीचे नाव: कनाकिया स्पेसेस, वेस्टर्न एज-2, वेस्टर्न एक्सप्रेस हायवे,, ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: - महाराष्ट्र, मुंबई. पिन कोड:- 400066 पॅन नं:- ACHFS3189B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:- अल्पेश आनंद कावळे वय:- 25; पत्ता:- प्लॉट नं: ए-6389, बी. नं. 180, माळा नं: चौथी मजला,, इमारतीचे नाव: महाराष्ट्र मेडिकल जवळ, ब्लॉक नं: कन्नमवार नगर-2, विक्रोळी पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 400083 पॅन नं:- BINPK3178H 2): नाव:- आनंद गणपत कावळे वय:- 60; पत्ता:- प्लॉट नं: ए-6389, बी. नं. 180, माळा नं: चौथी मजला,, इमारतीचे नाव: महाराष्ट्र मेडिकल जवळ, ब्लॉक नं: कन्नमवार नगर-2, विक्रोळी पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 400083 पॅन नं:- AQGPK4090G

(9) दस्तऐवज करून दिल्याचा दिनांक 26/08/2016


(10) दस्त नोंदणी केल्याचा दिनांक 26/08/2016

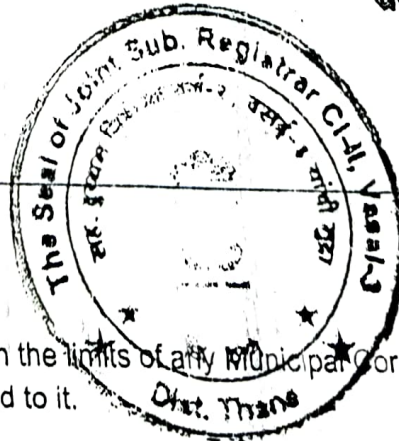
(11) अनुक्रमांक, खंड व पृष्ठ 9864/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 155200

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 25900

(14) शेर

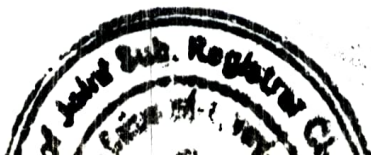

बसई क्र. २



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



8/10/23, 10:18 AM

Summary 1 (Dastgoshwara bhag 1)

350/16199

गुरुवार, 10 ऑगस्ट 2023 10:18 म.पू.

दस्त गोपबारा भाग-1

वमड3 00/82
दस्त क्रमांक: 16199/2023

दस्त क्रमांक: वमड3 /16199/2023

बाजार मूल्य: रु. 20,24,000/-

मोबदला: रु. 27,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,89,000/-

दु. नि. मह. दु. नि. वमड3 यांचे कार्यालयात

अ. क्र. 16199 वर दि.10-08-2023

रोजी 10:16 म.पू. वा. हजर केला.

पावती:17072

पावती दिनांक:10/08/2023

मादरकरणाचे नाव: भूषण भाऊ तांबे -

नोंदणी फी

रु. 27000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण: 27840.00

दस्त हजर करणाऱ्याची मही:

[Handwritten Signature]

[Handwritten Signature]

Sub Registrar, Vasai 2
सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

Sub Registrar, Vasai 3
सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

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 क्र. 1 10 / 08 / 2023 10 : 16 : 50 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 10 / 08 / 2023 10 : 18 : 48 AM ची वेळ: (फी)

दस्तऐवजा सोबत जोडलेले कागदपत्रे, कुलमुखत्यारपत्रा
मधिल व्यक्ती इत्यादी बनावट आढळून आल्यास
दाची संपुर्ण जबाबदारी निष्पादकाची राहिल.

लि. देणार

लि. घेणार

[Handwritten Signature]

[Handwritten Signature]



10/08/2023 10:26:10 AM

दस्तावेज क्र. 3

दिनांक 16/09/2023

दिनांक 16/09/2023

दस्तावेज क्र. 3, 16/09/2023

दस्तावेज प्रकार - करारनामा

क्र. नं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रामाणिक
1	नाम भूषण भाऊ तांबे - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. मावळण, मोरेगाव, अहमदनगर, महाराष्ट्र, महाराष्ट्र, आ.प.ह.प.मा.प. पैन नंबर: BNNPT3665D	लिहून घेणार वय -28 स्वाक्षरी:- <i>B. B. Tambe</i>		
2	नाम दीपिका भूषण तांबे - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. मावळण, मोरेगाव, अहमदनगर, महाराष्ट्र, महाराष्ट्र, आ.प.ह.प.मा.प. पैन नंबर: GJVPK2205K	लिहून घेणार वय -24 स्वाक्षरी:- <i>Deepika</i>		
3	नाम: अल्पेश आनंद कावळे - पत्ता: प्लॉट नं. 802, माळा नं: आठवा मजला, इमारतीचे नाव: -, ब्लॉक नं: 7ए विल्डींग, रोड नं: म्हाडा प्रोजेक्ट, जनता मार्केट जवळ, कन्नमवार नगर 2, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पैन नंबर: BINPK3178H	लिहून देणार वय :-32 स्वाक्षरी:- <i>A. Kawale</i>		
4	नाम: आनंद गणपत कावळे - पत्ता: प्लॉट नं: 802, माळा नं: आठवा मजला, इमारतीचे नाव: -, ब्लॉक नं: 7ए विल्डींग, रोड नं: म्हाडा प्रोजेक्ट, जनता मार्केट जवळ, कन्नमवार नगर 2, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पैन नंबर: AQGPK4090G	लिहून देणार वय :-67 स्वाक्षरी:- <i>A. Kawale</i>		

वरील दस्तऐवज करून देणार तयारकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक 3 ची वेळ: 10/08/2023 10:20:48 AM

ओळख:-
दस्तऐवज निष्पादनाचा कवुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार भूषण भाऊ तांबे -	10/08/2023 10:24:53 AM	भूषण भाऊ तांबे M XXXX XXXX 4256
2	लिहून घेणार दीपिका भूषण तांबे -	10/08/2023 10:25:36 AM	Deepika Bhushan Tambe F XXXX XXXX 4199
3	लिहून देणार अल्पेश आनंद कावळे -	10/08/2023 10:24:20 AM	अल्पेश आनंद कावळे M XXXX XXXX 1135
4	लिहून देणार आनंद गणपत कावळे -	10/08/2023 10:22:26 AM	आनंद गणपत कावळे M XXXX XXXX 0768



ALE



सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.वसई 3

दस्त क्रमांक : 16199/2023

नोंदणी :

Regn 63m

गावाचे नाव : जुचंद्र

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2700000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत निपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2024000
(4) दस्तऐवज, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : सदनिका नं: 205, बी विंग, माळा नं: दुसरा मजला, इमारतीचे नाव: ऑर्नेट गॅलेक्सी को-ऑप.हौ.सो.लि., ब्लॉक नं: बिल्डींग नं. 9, रोड नं: गाव मौजे जुचंद्र, विभाग क्र. 6 ((Survey Number : 352, Hissa No. 3 (Old Survey No. 298, Hissa No. 3) ;))
(5) क्षेत्रफळ	1) 38.92 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अल्पेश आनंद कावळे - वय:-32; पत्ता:-प्लॉट नं: 802, माळा नं: आठवा मजला, इमारतीचे नाव: -, ब्लॉक नं: 7ए बिल्डींग, रोड नं: म्हाडा प्रोजेक्ट, जनता मार्केट जवळ, कलमवार नगर 2, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-BINPK3178H 2): नाव:-आनंद गणपत कावळे - वय:-67; पत्ता:-प्लॉट नं: 802, माळा नं: आठवा मजला, इमारतीचे नाव: -, ब्लॉक नं: 7ए बिल्डींग, रोड नं: म्हाडा प्रोजेक्ट, जनता मार्केट जवळ, कलमवार नगर 2, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AQGPK4090G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-भूषण भाऊ तांबे - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गावठण, गोरेगाव, अहमदनगर, महाराष्ट्र, महाराष्ट्र, आ:ंएङ्णाणार. पिन कोड:-414103 पॅन नं:-BNNPT3665D 2): नाव:-दीपिका भूषण तांबे - वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गावठण, गोरेगाव, अहमदनगर, महाराष्ट्र, महाराष्ट्र, आ:ंएङ्णाणार. पिन कोड:-414103 पॅन नं:-GJVPK2205K
(9) दस्तऐवज करून दिल्याचा दिनांक	10/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	10/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16199/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	189000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.