



NAKSHATRA VEDA

A TRADITION OF TRUST

MAHA RERA NO. P99000047826

JSB HOME MAKERS PVT LTD

Survey No. 73 at Vasai, Palghar - 401208

**H.O.: 1st Floor, Pratiek Plaza, S. V. Road, Opp. Patel Petrol Pump
Goregaon West, Mumbai - 400 104. Tel : 022 - 2874 6000
E: info@jsbgroup.co.in | Web: www.jsbgroup.co.in**

गावाचे नाव : गोखिवरे

पत्रावली

4158416

2458000

1) पानिकेचे नाव: पालघर इतर वर्णन : सदनिका नं: 303, एच विंग, माळा नं: निसरा मजला, इमागतीचे नाव: नरान
 वेदा, ब्लॉक नं: विल्डींग नं. 2, सेक्टर 3, यशवंत स्मार्ट मिटी, रोड नं: गोखिवरे, इतर माहिती: सदनिकेचे क्षेत्र 27.94
 चौ. मी. कारपेट (रंरा प्रमाणे), व बाल्कनीचे क्षेत्र 10.57 चौ. मी., म्हणजेच सदनिकेचे एकूण क्षेत्र 38.51 चौ. मी.
 कारपेट, गाव मोजे गोखिवरे, विभाग क्र. 2. ((Survey Number : सर्वे नं. 73, 75, 82, 84, Hissa No. 3, 5, 10.
 7, 2/1 :))

1) 42.37 चौ. मीटर

1): नाव:- मे. जेएसबी होममेकर्स प्रायवेट लिमिटेड चे संचालक दिव्येश मुनीन मेकमरिया नॉर्क कु. मु. चेतन जनार्दन
 वारंगे वय:-22; पत्ता:- प्लॉट नं:-, माळा नं: पहिला मजला, इमागतीचे नाव: प्रतिक प्लाझा, ब्लॉक नं:-, गंड नं: पान.
 व्ही. रोड, पटेल पेट्रोल पंप समोर, गोरेगांव प., मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AACJ2381E

1): नाव:- रेजेश बडसीवाल - वय:-36; पत्ता:- प्लॉट नं: 109/जे, सी विंग, माळा नं:-, इमागतीचे नाव: नूर्नाग
 अपार्टमेंट, ब्लॉक नं: विल्डींग नं. 22, रोड नं: सेंट्रल पार्क, नालासोपारा पूर्व, नाला सोपारा, महाराष्ट्र, ठाणे. पिन
 कोड:-401209 पॅन नं:-AQSPB1227C

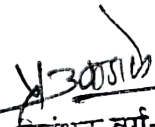
17/08/2023

17/08/2023

16396/2023

291200

30000




 सह. दुय्यम निबंधक वर्ग-२
 मुंबई क्र. ३

ठी विचारात घेतलेला तपशील:-
 आकाराना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

17/08/2023
 22
 AACCJ2381E
 AACCJ2381E
 17/08/2023 08:33:28 AM



17/08/2023 08:33:28 AM

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून देणार रेजेश वडमीवाल -	17/08/2023 08:34:01 AM	रेजेश वडमीवाल M XXXX XXXX 5588 
लिहून देणार जेएमबी होममेकर्स प्रायवेट लिमिटेड चे संचालक दिव्येश सुनील मेक्सरिया तर्फे कु. मु. चेतन जनार्दन वारंगे	17/08/2023 08:33:44 AM	चेतन जनार्दन वारंगे M XXXX XXXX 6464 

17/08/2023 08:34:02 AM
 17/08/2023 08:34:13 AM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करण्यात येते की
 सदर दस्तामध्ये एकूण १६ पाने आहेत
 पुस्तक क्र. 1 चे अनुक्रमांक १६३०६
 वर दिनांक १७/०८/२०२३ रोजी नोंदला

वसई क्र. ३

सह. दुय्यम निबंधक वर्ग-२
 वसई क्र. ३

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
B MEMMAKERS T LTD	eChallan	69103332023081710854	MH006704741202324E	291200.00	SD	0003477176202324	17/08/2023
B MEMMAKERS T LTD	DHC		0823163102265	1960	RF	0823163102265D	17/08/2023
B MEMMAKERS T LTD	eChallan		MH006704741202324E	30000	RF	0003477176202324	17/08/2023



[RF:Registration Fee] [DHC: Debitment Handling Charges]

2023 8 32 म.प.
163986/2023
204.88.000.
2.91.200.

घोषणा * 4158,416/.

पावकी 17286

पावकी दिनांक 17/08/2023

मादरकरणागचे नाव **तेजस बहसीवान**

नोंदणी फी

₹ 30000 00

दम्न हाताळणी फी

₹ 1960 00

पृष्ठांची मख्या: 98

एकूण: 31960.00

बसाह 3 घाचे कार्यालय
दि 17-08-2023
वा. हजर केला

Kejish dastiwani

कोणत्याची मही:

Kejish dastiwani

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

करारनामा

कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
कोणत्याही नागरी क्षेत्रात
17/08/2023 08:31:45 AM ची वेळ: (सादरीकरण)
17/08/2023 08:32:29 AM ची वेळ: (फी)

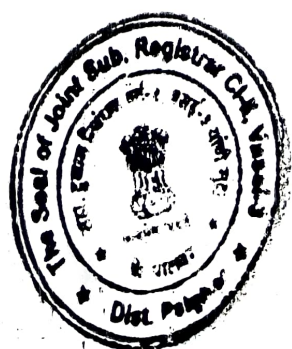
दस्तऐवजा सोबत जोडलेले कागदपत्रे, उल्लेखितपत्रा
मधील व्यक्ती इत्यादी बनावट आढळून आल्यास
याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लि. देणार

लि. देणार

Kejish dastiwani

Kejish dastiwani






Rajesh Badshwal

वसई-३
दस्त क्र. १६३९८/२०२४
९५/९८

भारत सरकार

राजेश बडशीवाल
Rajesh Badshwal
जन्म तारीख / DOB: 09/10/1986
पुरुष / MALE
Mobile No.: 7775839701

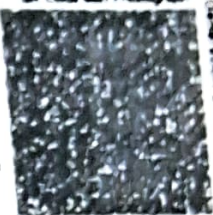


माझे आधार, माझी ओळख

भारत सरकार
राजेश बडशीवाल
GOVT. OF INDIA

पत्ता:
S/O राजेश बडशीवाल, 109/4, सी विंग, तुलप
अपार्टमेंट, प्लॉट नं. 22, सेंट्रल पार्क, नैसर्गोपरा इस्ट, वसई,
पेण्डुर, महाराष्ट्र - 401209

Address:
S/O Rajesh Badshwal, 109/4, C Wing, Tulip
Apartment, Plot No 22, Central Park, Naisargopara
East, Vasai, Palghar, Maharashtra - 401209



1847
1800 300 1847

help@uidai.gov.in www.uidai.gov.in

www

P.O. Box No. 1847
Bengaluru-560 951

राज्यकर विभाग
TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

संसाधन लेखा संख्या कार्ड
Permanent Account Number Card

HADPK2282L

पिता/पति का नाम
Father's Name

प्राप्तकर्ता/सहस्रकर्ता
Holder/Signatory

राज्यकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संसाधन लेखा संख्या कार्ड
Permanent Account Number Card

DYXPM8310P

प्राप्तकर्ता/सहस्रकर्ता
Holder/Signatory




पोषणापत्र

दस्तावेज क्र. 1908/82
03/02/23

मी. शेजाणा बांगणे

प्रांति करतो की दृष्ट्या निष्ठाक

वर्षा-3

मागे कर्मचारात

दस्तावेज क्र. 1908/82

नौदणीसाठी सादर करण्यात आला आहे मी

विद्येया सुनील शेकारिया

दरत यांनी दिनांक 31/01/23 रोजी मला दिलेल्या कुलमुखत्यापत्राच्या आधारे

नौदणीस सादर केला आहे / निष्काढित करून कवृतीजबाब दिला आहे सदर कुलमुखत्यापत्र

केले नाही. किंवा कुलमुखत्यापत्र लिहून देणार त्यासाठी कोणीही मघत झालेले नाही

कोणत्याही कारणांमुळे कुलमुखत्यापत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यापत्र

असून उपरोक्त कृती करण्यास मी पूर्णतः सुक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास

अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक


कुलमुखत्यापत्राधारकाचे सही

दस्तावेजासोबतचे कुलमुखत्यापत्र मी / आम्ही वाचून समजून घेतले आहे. अखत्यारपत्र आरंभ
यांना सादर अखत्यारपत्राचे आधारे हा दस्तावेज कवृतीजबाब देण्याचे पूर्ण अधिकार व इतरक असल्याचे
माझी / आमची कायदेशीर खात्री झालेली आहे. या अखत्यारपत्राचे आधारे शेजाणा-या या दस्तावेजात
परिणामाची जबाबदारी पूर्णपणे दस्तावेज सही करणारा म्हणजेच कुलमुखत्यापत्रापर देणारे व दस्तावेज
लिहून घेणार याचीच आहे. त्यांच्या दृष्ट्या निबंधक, त्यांचे कार्यालयीन कर्मचारी किंवा कुलमुखत्यापत्र
यांच्या काहीच संबंध असणार नाही.


Hejshankar

खेरीदी करणा-याची सही / -



Form - 0
 10000
 10000

1. Name of the person to be verified
 2. Date of birth
 3. Gender
 4. Address
 5. Mobile No.

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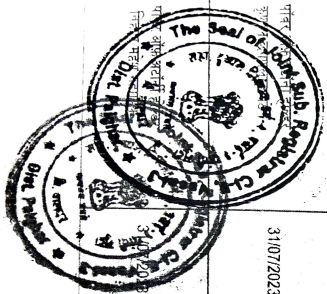
Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
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	पॉवर ऑफ अटॉर्नी होल्डर निशान महेन मशाईक	31/07/2023 01:29:37 PM	निशान महेन मशाईक M XXXX XXXX 9672
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Dr. Manish Sharmam
 Head, Financial Management
 and Planning, District
 Milk Producers' Cooperative Societies Union Limited,
 District Milk Producers' Union
 Ltd., 117/1180, 1180, 1180
 4562 2660 3422
 VID : 9147 0970 5007 1889

Dr. Manish Sharmam
 Head, Financial Management
 and Planning, District
 Milk Producers' Cooperative Societies Union Limited,
 District Milk Producers' Union
 Ltd., 117/1180, 1180, 1180
 4562 2660 3422
 VID : 9147 0970 5007 1889

पत्रांक - ३

दिनांक 10/08/2023

पत्रांक - ३

दिनांक 9/9/2023

931931

राज्य सरकार
 कृषि विभाग
 कृषि विभाग, रायचूर, कोयंबूर जिल्हा



राज्य सरकार
 कृषि विभाग
 कृषि विभाग, रायचूर, कोयंबूर जिल्हा



राज्य सरकार
 कृषि विभाग
 कृषि विभाग, रायचूर, कोयंबूर जिल्हा

Manish Sharmam Patil
 पत्रांक/DOB: 09/10/1974
 लिंग: MALE

Account No: 5046798901

4562 2660 3422
 VID : 9147 0970 5007 1889

राज्य सरकार
 कृषि विभाग
 कृषि विभाग, रायचूर, कोयंबूर जिल्हा
 कोयंबूर - 401305
 Address:
 501 Sharmam Patil Room No. 3, Gangaj
 Nivasa, Yashwantrao Chavan, Karmaveer
 Karmaveer - 401305

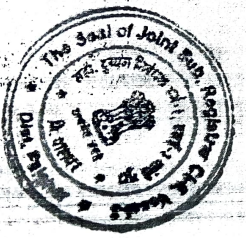
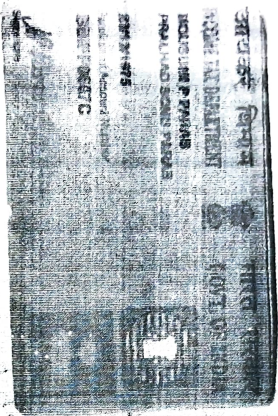
4562 2660 3422

VID : 9147 0970 5007 1889

ना शर्मा, श्री महान

Patil

1407 | help@uidai.gov.in | www.uidai.gov.in



KATE

बस सं-३
 बस सं. 999004/२०२३
 92195

भारत सरकार
 Ministry of Health and Family Welfare
 एन सी/डीआर १११० १११६
 एन सी/डीआर १११० १११६
 9090 3978 9672
 भारत आधार, मेरी पहचान

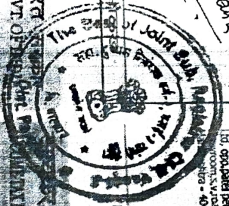
भारत सरकार
 Ministry of Health and Family Welfare
 एन सी/डीआर १११० १११६
 एन सी/डीआर १११० १११६
 8368-697 6464
 भारत सरकार
 Health and Family Welfare
 एन सी/डीआर १११० १११६
 एन सी/डीआर १११० १११६

भारत सरकार
 Ministry of Health and Family Welfare
 एन सी/डीआर १११० १११६
 एन सी/डीआर १११० १११६
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 भारत सरकार
 Ministry of Health and Family Welfare
 एन सी/डीआर १११० १११६
 एन सी/डीआर १११० १११६

भारत सरकार
 Ministry of Health and Family Welfare
 एन सी/डीआर १११० १११६
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 भारत सरकार
 Health and Family Welfare
 एन सी/डीआर १११० १११६
 एन सी/डीआर १११० १११६

भारत सरकार
 Ministry of Health and Family Welfare
 एन सी/डीआर १११० १११६
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 8516 8258 6690
 भारत सरकार
 Health and Family Welfare
 एन सी/डीआर १११० १११६
 एन सी/डीआर १११० १११६

भारत सरकार
 Ministry of Health and Family Welfare
 एन सी/डीआर १११० १११६
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भारत सरकार
 Ministry of Health and Family Welfare
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 एन सी/डीआर १११० १११६

Maharashtra State Electricity Distribution Co. Ltd.
 MONTHLY STATEMENT OF JULY 2023

वर्ष 3
 90193
 वर्ष 3
 90193
 वर्ष 3
 90193

001591627807

VASAI DIVISION 434

VASAI RD. EAST, SDN 1351

M/S JSB HOME MAKERS PVT LTD
 SR NO 82 87 JSB HOME MAKERS PVT LTD
 opp. nicon inf
 VASAI PALGHAR Vasai-Virar City (M Corp)

Pincode :

401208

BILL DATE	30-07-2023
DUPLICATE DATE	
IF PAID UP TO	
IF PAID AFTER	09-08-2023
Last Receipt No./Date	112-06-2023
Last Month Payment	00.00
Scale / Sector	Small Scale / Private Sector

Activity : TSOCONSTRUCTION OF S
 Meter No. : 088-09236570 Seasonal : N Load Shed Ind :
 Connected : 10.00 KW Urban/Rural : U Express Feeder : N
 Load (KW) : Flag :
 40% of Con. Feeder Voltage : 11 LIS Indicator :
 Demand(KVA) : 5.20 (KV) :

PC-AIR- 00-39-0125- BU : 4359 PC : 00
 ROUTE-SEQ : 0382
 Category : LT COMM < 20KW GSTIN :
 Elec. Duty : 06 PAN :
 Prov. Highest Bill Demand (KVA) :
 Advtl. S.D. Demanded Rs. : 00.00
 S.D. Arrears Rs. : 1,33,890.00

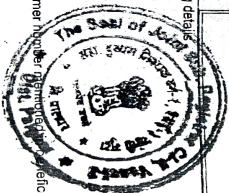
BILLING HISTORY

Month	Consumption (Units)	Bill Demand (KVA)	Bill Amount
07/2023	0	02,357.95	
06/2023	9,258	212,33,987.67	

CUSTOMER CARE Toll Free
 No. :
1912, 1800-212-3435,
1800-233-3435

Rule & Procedure for Consumer Grievances Redressal is available at www.mahadiscom.in->consumer portal->GGRF. Instead of Printed bill, register for E-bill and avail Rs. 10 per bill as a "Go-green" discount. For registration visit at www.mahadiscom.in->consumer portal->Quick access->Gq-green request

Beneficiary Name: MSEDCL
 Beneficiary Account Number: MSEDCL01001591627807
 IFS Code: SBIN0008955
 Name of Bank: STATE BANK OF INDIA
 Name of Branch: IFB BKC
 Bill Amount: 0.00



Beneficiary account number.

Please use above bank details only for payment against consumer number.



Form No. 1
Date: 30/07/2021

Requester affirms to have checked and is complacent in all respects

Form No. 1
Date: 30/07/2021

THIS Power of Attorney is given for registration of the
PROPERTY WHEREOF WE HAVE HERETO GET AND
OBTAINED OUR RESPECTIVE HANDS AND SIGNATURES ON
THIS 30th DAY OF July, 2021

SIGNED AND DELIVERED by the
Withnamed THE EXECUTANTS
M/S JSB HOMEMAKERS PVT.LTD.
through its Director
MR. DIVYESH SUNIL SEKSARIA



For JSB HOMEMAKERS PVT LTD
Authorized Signatory/Director

Divyesh

In the presence of

1 *Riya*

Belena

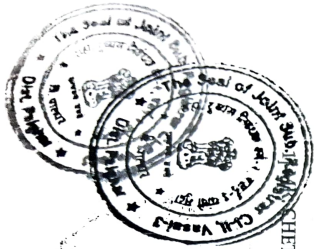
2 *R*

Accepted by us

CB



CHETAN JANARDAN WARANGE,



पत्र क्र. - १
पत्र क्र. १११०१०११
१११०११

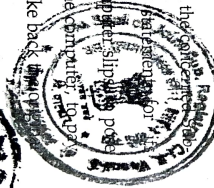
1) But due to pre-occupation it is not possible for me to pursue the matter and register the said agreement/s in the registrar office in favour of the various partners/s of Hite/Shree/office necessary for me to appoint some suitable person and attorney and to confer upon person the Power

पत्र क्र. - १
पत्र क्र. १११०१०११
१११०११

NOW THEREFORE THESE PRESENTS WITNESSES AND

I **M/S ISR HOMEMAKERS PRIVATE LIMITED** through its Director **MR. DIVYESH SUNIL SEKSARIA** do hereby constitute, nominate and appoint jointly or severally **1] MR. CHETAN JANARDAN VARANGE**, Age about **22** years, [PAN NO. AGOPW6979L], **2] MR. MAHESH SHANTARAM PATIL**, Age **48** years, [PAN NO. BDSP0170J] & **3] MR. KRUNAL CHAGANLAL PATEL**, Age **32** years, [PAN NO. BYPP9458B], **4] MR. Nihal MAHESH MAHADIK**, Age **26** years, [PAN NO. DYXPM9310P], all adults, Indian Inhabitant, address at:- Shop No. 4, Sai Narayan Commercial Complex, Near 5. T. Depot, Nallasopara [West], Taluka Vasai, District Palghar - 401203, to be my agent and true and lawful attorney for me in my name and on my behalf to do.

1] TO PRESENT Agreement, Agreement for sale, Sale Deed, Rectification Deed, Cancellation Deed, Lease Deed, leave and license agreement, assignment, supplementary agreement, amenities agreement, Confirmation Deed, Mortgage Deed, Re-conveyance Deed, Notice of Intimation etc. any other documents executed by me for registration, admit execution or otherwise perfect of cause to be registered and perfected any agreement, correction [Rectification Deed], assignments of surrender or other instruments and assurance which may be executed and signed by me only, or before the concerned registrar or Registrar of Assurances, to give registration, to admit the execution, to sign on computer before computer and give thumb impression on the the registration charges, to obtain valid receipt, to take back



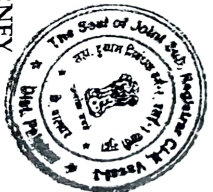
Sekaria's

Chetan

Nihal

पत्रांक - १
दिनांक. १५/०८/२०२१
२०२८

पत्रांक - २
दिनांक. १६/०८/२०२३
१०८१८४



POWER OF ATTORNEY

(Only For Admission)

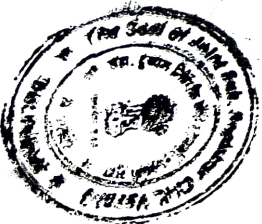
TO ALL TO WHOM THESE PRESENTS SHALL Come,
I, M/S. JSB HOME MAKERS PRIVATE LIMITED [PAN NO
AACCP2381E] through its Director MR. DIVYESH SUNIL SEKSARIA,
Age about 36 years, having its office address at- Survey No. 73,
Madhuban Township, Yashwant Smart City, Gokhiwara, Vasai [East],
Taluka Vasai, District Palghar - 401208, do hereby DO SEND
GREETINGS:-

.....2/-

Divyesh

JSB

KATE



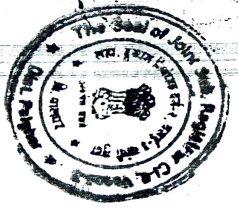
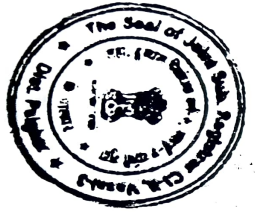
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INSTRUMENT NO. 2023/2024	BALANCE	Date	31/07/2023 12:15:44	Form ID	4811
Stamp Duty	Inspector General Of Registration	Prayer Details			
Office Name	VSD_YASA NO 3 JOINT SUB REGISTRAR	TAX ID / TAN (If Any)		PAN No. (If Applicable)	MCCZ81E
Location	PA/GHAR	Full Name	JSB HOMEMAKERS PVT LTD		
Year	2023-2024 One Time	Flat/Block No.	1		
Account Head Details		Premises/Building	1		
0000046401 Stamp Duty		Road/Street	1		
0000046401 Registration Fee		Aerial/Localty	1		
		Town/City/District	1		
		Pin	1		
		Remarks (If Any)	1		
		PAN=ACQDPW68979L-SecondPartyName=CHETAN	1		
		VARANSE-	1		
Total	2,100.00	Amount In Words	Two Thousand One Hundred Rupees Only		
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN	Ref. No.	69103332023073113404 2820993484	
Name of Bank		Bank Date	Reb Date	31/07/2023-12-16-31 Not Verified with	
Name of Branch		Bank-Branch	IDBI BANK	Not Verified with	
		Scroll No. Date	Not Verified with Scroll		

भारत-3
 69103332023073113404
 2820993484

भारत-3
 69103332023073113404
 2820993484

Department ID: _____
 NOT: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 7167 दफ्तर कडोसुं गजरात फिरोज कानोलातार नोको अस्तोलातार काकातारो त्राय सितो अकोल अशुवदोला वरातारो सिकर वरत तारा
 4811 Mobile No. 1111111

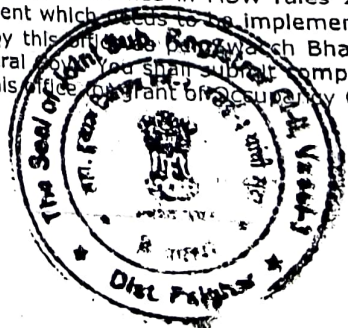


19928
19928

VVCMC/TP/CCMP 0320.0815A0509/216/2022-23

dt 29/07/2022

- 9) You shall provide the Rain Water Harvesting systems as per Govt notification No TBA 432001/2133/CR 230/01/UD-11 dtd 10/03/2005 & TPA 4307/396/CR 24/2007/UD 11 dtd 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 12) 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.
- 13) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 14) 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.
- 15) 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.
- 16) 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 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!
- 17) 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 notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
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
- 19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 20) 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.
- 21) 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.
- 22) 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. You shall submit compliance report regarding the from VVCMC and State/Central Pollution Control Board. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate





पुस्तक कार्यालय, विराट
 विराट (पूर्वी).
 स. संख्या : वि. सं. सं. १०१/२०२२



दूरधनी : ०२२०० - २५३५६९ / २५३५७० / २५३५७१ / २५३५७२ / २५३५७३
 फ़ोन : ०२२०० - २५३५६९
 ई-मेल : vasalvirarcorporation@vvc.org.in

जायक क्र. : स. वि. सं. सं.
 दिनांक :

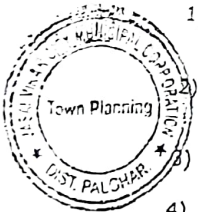
VVCMC/TP/CC/MP-0329.08158&0509/216/2022-23

d/29/07/2022

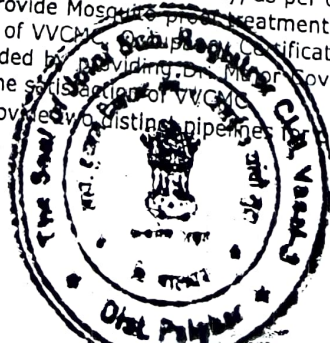
15	a) Permissible Additional FSI area under Chapter No. 7 [(4e*1.9U)-(13b+14d)]	:	6,76,027.70
	b) Proposed Additional FSI area under Chapter No. 7	:	4,00,739.85
16	Total entitlement of FSI in the proposal	:	
	(a) [12 + 13(b)+14(d)] or 15 whichever is applicable.	:	
	(a1)existing BUA	:	6,96,216.09
	(a2) Balance FSI	:	1,19,759.32
	(b) Common area FSI upto 60% or 80%with payment of charges.	:	5,41,951.97
	(c1) Additional BUA	:	3,25,171.18
	(c) Total entitlement (a+b)	:	8,67,123.15
	(d) Approved BUA	:	10,21,387.27
	(e) Now Proposed BUA	:	6,84,356.97
	(f) Total Proposed BUA	:	3,36,894.45
17	LWC building no. 1	:	10,21,251.42
18	LWC building no. 2	:	3,984.14
19	LWC Welfare Center (Nursing Home)	:	4,012.39
20	Community Center Building no.2	:	2,687.43
21	High School building	:	1,073.39
22	CFC School building no.1	:	17,467.03
23	CFC School building no.2	:	1,816.77
24	Ancillary Building	:	705.03
			5,546.69

The details of the Buildings is given below:

Predominant Building	Bldg No.	Wing	No. of Floors	No. of Flats	No. of Shops/Off./ Store/ Hall	FSI Area
Sector - III						
Residential with Shopline	2	H	G+23	155	15	6186.66



- The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020). You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC. You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 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.
- 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.
- You shall construct cupboard if any, as per UD CPR Regulation.
- 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 D.P. Minor Drains/sovels system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- You shall provide separate drinking pipelines for potable and for non-potable water.

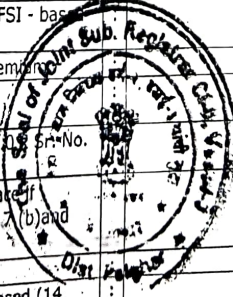


पत्रांक-३
 दिनांक १२/०७/२०२२
 २०२२/२३

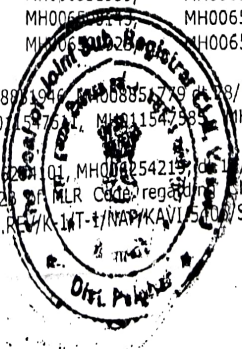
W/MC/TP/CC/VP-0329,0815&0509/216/2022-23

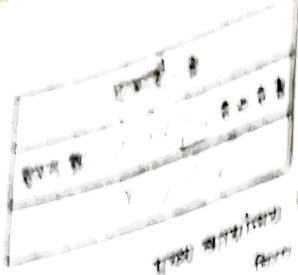
dt 29/07/2022

Sr.No.	Designation of Site	Area (SQ.M.)
1	Name of assessee owner/ P.A. Holder	Shri Devendra R. Ladhani (P.A. Holder)
2	Location	Gokhiware
3	Land Use (Predominant)	Residential, Residential with Shopline Buildings, Row House, LWC building no.1&2, LWC Welfare Center (Nursing Home), Community Center building no.2, Ancillary Building, High School Building, Educational building in HS, School building No.1&2 on CFC-2 & Informal Market.
4	Area of plot (Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	
	(b) as per measurement sheet	4,66,175.00
	(c) as per site	
5	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	
	(b) Any D.P. Reservation area	70,997.71
	(Total a+b)	1,11,931.84
6	Balance area of plot (4-5)	1,82,929.55
7	Amenity Space (if applicable)	2,83,245.45
	(a)(Required)	
	(b) Adjustment of 5(b), if any -	15,224.75
	(c) Balance Proposed -	0.00
8	Net Plot Area (6-7 (c))	15,224.75
9	Recreational Open space (if applicable)	2,80,497.94
	(a) Required -	
	(b) Proposed	30,274.10
		0.00
10	Internal Road area	0.00
11	Plotable area (if applicable)	0.00
12	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8xbasic FSI)	2,78,213.32
13	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	
	(b) Proposed FSI on payment of premium	17,262.92
14	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.00 x Sr.No. 5 (a)],if any	
	(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 7 (b)and /or(c)],	0.00
	(c)TDR area	0.00
	(d) Total in-situ / TDR loading proposed (14 (a)+(b)+(c))	



- 17) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-637/2019 dt.29/11/2019
- 18) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-638/2019 dt.29/11/2019
- 19) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-640/2019 dt.29/11/2019
- 20) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-641/2019 dt.29/11/2019
- 21) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-642/2019 dt.29/11/2019
- 22) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-643/2019 dt.29/11/2019
- 23) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-644/2019 dt.29/11/2019
- 24) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-645/2019 dt.29/11/2019
- 25) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-646/2019 dt.29/11/2019
- 26) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-647/2019 dt.29/11/2019
- 27) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-648/2019 dt.29/11/2019
- 28) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-650/2019 dt.29/11/2019
- 29) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-654/2019 dt.29/11/2019
- 30) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-94/2020 dt.10/02/2020
- 31) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-85/2020 dt.10/02/2020
- 32) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-96/2020 dt.10/02/2020
- 33) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/LAND/KV/SR-97/2020 dt.10/02/2020.
 N.A. Receipt No.MH010747413, MH010747344, MH010747697,
 MH010747615, MH010748279, MH010748179, MH010748535,
 MH010748451, MH010746606, MH010746321, MH010749879,
 MH010750283, MH010750179, MH010747974, MH010750541, MH010750480
 dt.16/02/2018.
 N.A. Receipt No.MH010788856, MH010788823, MH010788979,
 MH010788924, MH010788708, MH010788665, MH010788962,
 MH010789679, dt.17/02/2018.
- 36) N.A.Receipt No. MH000720584, MH000720715, MH000721123, MH000721007 t.20/04/2018.
- 37) Receipt No. MH006500515, MH006500615, MH006531604, MH006531649, MH006502582, MH006502481, MH006502780, MH006502899, MH006503680, MH006503459, MH006504259, MH006504149, MH006508434, MH006508353, MH006501152, MH006500863, MH006532000, MH006531959, MH006502177, MH006502274, MH006505283, MH006504524, MH006504630, MH006501802, MH006504823, MH006504948, dt.20/09/2019.
- 38) Receipt No. MH0089194, MH008885719 dt.28/11/2019.
- 39) Receipt No. MH011547381, MH011547865, MH011547910 dt.03/02/2020.
- 40) Receipt No. MH0025421 dt.11/09/2021.
- 41) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-1/T-1/NAP/KAVI/SR-687/2021dt.20/09/2021.





तुलसी बाबाजीराव दिग्विजय
आर्य समाज
१०, लक्ष्मी वि. मार्ग, वसई



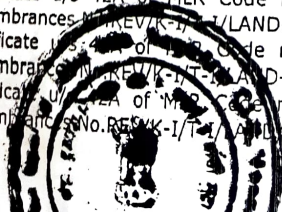
१०/०३/२०२०
१०/०३/२०२०
१०/०३/२०२०

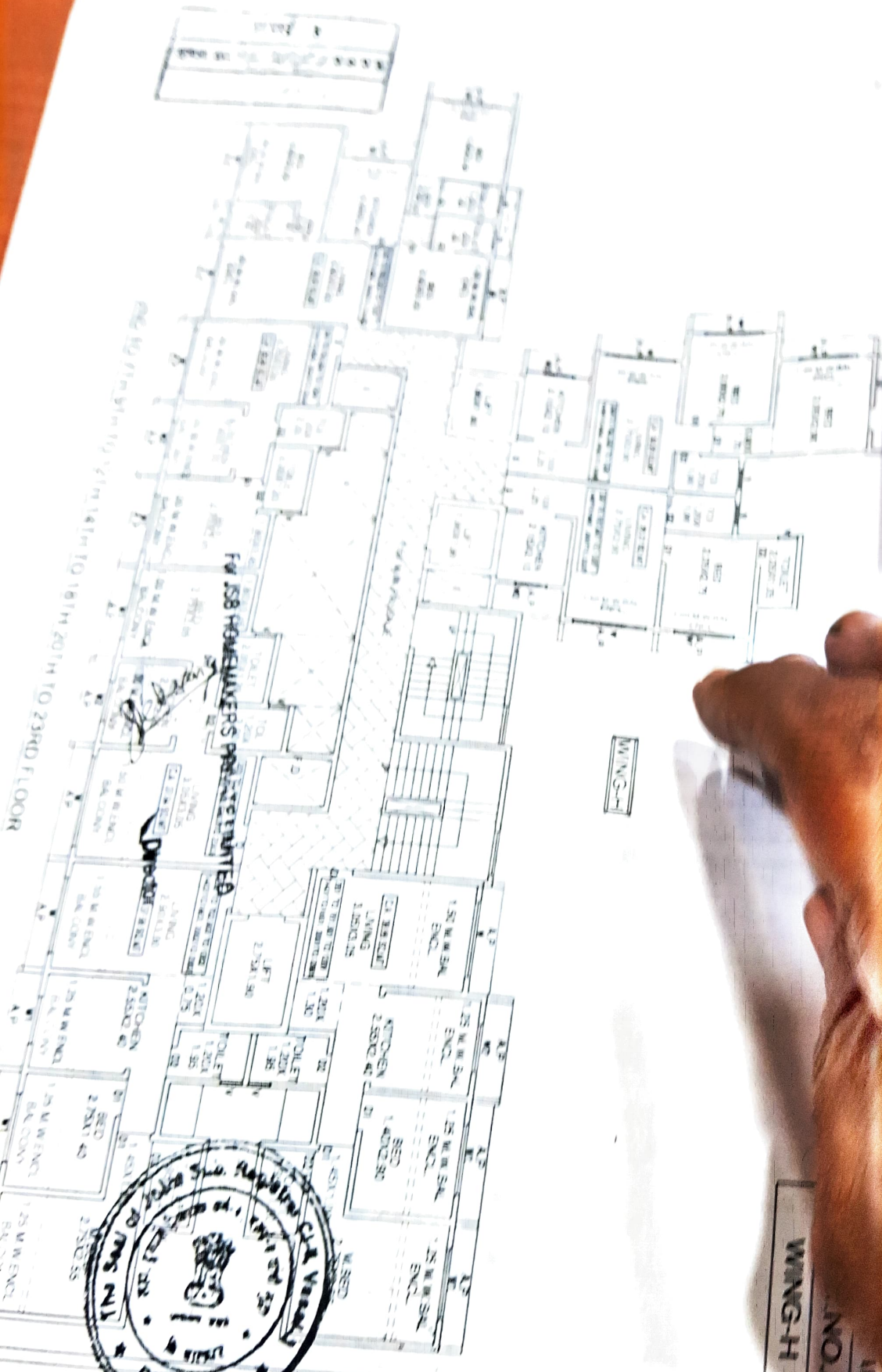
MEMO/TD/C/NO-0370/081/CR0500/216/2022-23
To: Shri. Devendra R. Ladhani (P.A. Holder)
D-11/147, Akanksha Commercial Complex,
Achale Road, Nallasopara (E),
Tal: Vasai, Dist: Palghar,

2. M/s. Sanat Mehta & Associates,
103, Rameshwar Tower 'A',
Shimpoli Road, Borivali (W),
Mumbai - 400 092,

Sub: Commencement Certificate for proposed Residential with Shopline
no. 2, wing-H in Sector-III on land bearing S.No.73 Out of larger layout
bearing S.No.62, H.No.1, 2/Pt., 3, 4, 5, 7, S.No.63, H.No.2/1, 2,
S.No.64, H.No.2, 3, S.No.65, S.No.68, H.No.1, 2 & 3, S.No.69, H.No.1, 2,
S.No.72, S.No.73, S.No.75, H.No.1, 2/1, 2/2, 3, 4, 5, 7, S.No.76, S.No.
H.No.2, 3, 4, 5, 6, 7, S.No.81, H.No.1, 2, 4, 5, 6, 8, 9, 10, 12, 13, 14, 15,
17, 18, 19, 21, 22, 23, S.No.82, H.No.1, 2, 3/2, 3/3, 4, 5, 6, 7, 8/1, 9,
S.No.83, H.No.1/Pt., S.No.84, H.No.3, 4, 6/Pt., 7/Pt., 10, S.No.85, H.No.
6, 9, 10 & 12, S.No.87, H.No.1A, 1B, 1C, 2A, 2B, 3 & 7, S.No.88, H.No.1A,
2A & 2B, S.No.89, H.No.1, 2 & 4, S.No.271, S.No.272, S.No.88, H.No.1A,
H.No.1, 2, 3, S.No.275, H.No.1, 2, S.No.276, H.No.1, 2, 3, 4, 5, S.No.
H.No.283, S.No.278, H.No.1, 2, 3, 4 S.No.279, H.No.1, S.No.280, H.No.1,
3, 4, 5 Amalgamation with S.No.85, H.No.7, S.No.88, H.No.4&5, S.No.1,
H.No.3, S.No.277, H.No.1, S.No.279, H.No.2, of Village; Gokhiware, Talu
Vasai, Dist: Palghar.

- Ref: 1) TILR M.R.No.1087/2020 dt.24/03/2020 & 25/03/2020 for measurement.
- 2) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-174/2012 dt.04/04/2012.
- 3) N.A. Order No. REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-159/2011 dt.13/04/2012.
- 4) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-36/2012 dt.31/05/2012.
- 5) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-83/2012 dt.22/02/2013.
- 6) N.A. Order No.REV/D-1/T-IX/NAP/Gokhiware-Vasai/SR-102/2013 dt.05/04/2014.
- 7) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-125/2014 dt.20/03/2015.
- 8) N.A. Order No.REV/D-1/T-9/NAP/Gokhiware-Vasai/SR-51/2014 dt.27/11/2015.
- 9) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-07/15 dt.20/03/2015.
- 10) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20/15 dt.28/09/2015.
- 11) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/SR-20A/15 dt.03/11/2015.
- 12) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/T-I/LAND-1/KV/SR-530/2018 dt.28/12/2018.
- 13) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No.REV/K-I/I-I/LAND-1/KV/SR-121/2019 dt.16/02/2019.
- 14) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/I-I/LAND-1/KV/SR-128/2019 dt.16/02/2019.
- 15) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/I-I/LAND-1/KV/SR-143/2019 dt.16/02/2019.
- 16) Certificate u/s 42A of MLR Code regarding Class of land occupancy and encumbrances No. REV/K-I/T-I/LAND-1/KV/SR-636/2019 dt.29/11/2019.





ONE TO 18TH 20TH TO 23RD FLOOR

FACSB HOMEOWNERS PARKING LOT

WING-H

WING-H

NO 2



Tejesh Bodiswal