

shop 2

2

533/11900

पावती

Original/Duplicate

Tuesday, December 14, 2021

मादणी क्र. 39M

5:41 PM

Regn. 39M

पावती क्र.: 12303 दिनांक: 14/12/2021

गावाचे नाव: आचोळे

दस्तावेजाचा अनुक्रमांक: वसई-11900-2021

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मेसर्स एन्जल ऑटो व्हील्स प्रायव्हेट लिमिटेड तर्फे संचालक राकेश सुभाष सेठ

नोंदणी फी

रु. 14500.00

दस्त हाताळणी फी

रु. 940.00

पृष्ठांची संख्या: 47

एकूण:

रु. 15440.00


JOINT S.R. Vasai-4

प्रसिद्ध. दुय्यम निबंधक वर्ग-२

वसई क्र. ४

बाजार मूल्य: रु. 1392500/-

मोबदला रु. 1450000/-

भरलेले मुद्रांक शुल्क: रु. 87000/-

1) देयकाचा प्रकार: DHC रकम: रु. 940/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1412202116760 दिनांक: 14/12/2021

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 14500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010112671202122E दिनांक: 14/12/2021

वैकेचे नाव व पत्ता:

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२१

तसई क्र. ४
दस्त क्रमांक ११९००/२०२१
१/४६

१. उम्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक :
२. मादर कर्त्यांचे नाव :
३. नालुका :
४. गावाचे नाव :
५. नगरभूमापन क्रमांक मध्ये क. अंतिम भुखंड क्रमांक :
६. मुख्य दर्गविभाग झोन : उपविभाग :
७. मिळकर्तीचा प्रकार : निवार्मी अनिवार्मी
८. उम्ता नमुद केलेल्या मिळकर्तीचे क्षेत्रफळ : १७६ चौ. मीटर विल्ट अस
९. जागप्रक्रिया : गर्ची : पोटमाळा :
१०. मसला क्रमांक : उदवाहन मुविधा :
११. बांधकाम वर्ष : घसारा :

मेवरी इन्व्हेन्ट ऑफ द्रीय प्रॉपर्टी लिमिटेड नेने मंगल
रानेदा सुभाष केठ

१२. बांधकामाचा प्रकार : आर आर मी
१३. बाजारमुल्य तक्क्यातील मार्गदर्शक मुचना क. : ज्याअन्वये दिलेली घट वाढ
१४. लिट्ट लायमन्सचा दरन :
१५. निर्धारित केलेले बाजारमुल्य : रु. १३,९२,५००/-
१६. उम्ता दर्गविलेला मांवदला : रु. १५,५०,०००
१७. द्य मुद्रांक शुल्क : रु. ४००० भरलेले मुद्रांक शुल्क : रु. ४२०००
१८. नोंदणी फी : रु. १५,५००/-

लिपीक

प्रमह दुय्यम निवधक वसई-५

प्रतिज्ञापत्र घोषणापत्र

मी / आम्ही १. _____
२. _____



सत्य प्रतिज्ञेवर कथन करीतो की दस्तऐवजाची विषयवस्तु असलेली मिळकर्त ही यापुर्वी खरेदी देणाऱ्याने कोठेही विकी, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमधे गुंतविलेली नाही. याची नोंदणी कायदा, १९०८ मधील असणाऱ्या शोध तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकर्त ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुदधा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकर्तीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जवाबदारी माझी / आमचीच राहिल याची मी / आम्ही हर्मी देतो.

Valuation ID	202112142021	मूल्यांकन पत्रक (शहरी क्षेत्र - बाधीव)	14 December 2021 05:28:43 PM
मूल्यांकनाचे वर्ष	2021	वसई क्र. ४	
जिल्हा	पालघर	दल क्रमांक. 99800	२०२१
मूल्य विभाग	तालुका वसई	२/१०६	
उप मूल्य विभाग	४-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी		
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर/न भू क्रमांक	सर्व्हे नंबर/49
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
20000	58000	65400	77400
औद्योगिक	मोजमापनाचे एकक		चौ मीटर
65400			
बाधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Both Ups)	मिळकतीचा वापर -	तळमजल्यावरील दुकाने
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्दवाहन सुविधा -	नाही	मजला -	
रस्ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही
समिश्र वापराच्या इमारतामधील तळमजल्यावरील दुकाने -	नाही		
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर			
			(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)
			= (77400 * (100 / 100))
			= Rs 77400/-
A) मुख्य मिळकतीचे मूल्य			= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
			= 77400 * 17.99
			= Rs 1392426/-
Applicable Rules	- 3		
एकत्रित अंतिम मूल्य			
			मुख्य मिळकतीचे मूल्य - तळपराचे मूल्य + मेड्रॅनईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाळकनी। - वरील गच्चीचे मूल्य - बँडिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बँडिस्त बाळकनी - स्वयंचलित वाहनतळ
			= A + B + C + D + E + F + G + H + I + J
			= 1392426 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
			= Rs. 1392426/-
			= २ तेरा लाख ब्याण्णव हजार चार शे सव्वीस/-



पत्रांक. ४
दिनांक ११/१२/२०२१
५/१६

AGREEMENT FOR SALE

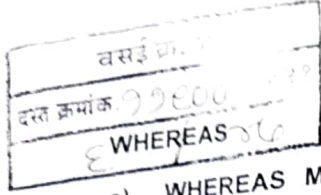
ARTICLES OF AGREEMENT made at VASAI on this 14 day of December 2021 between **M/S.SHREE VIMALNATH INFRA**, a partnership firm, registered under the provision of Indian Partnership Act, 1932, having its office at Shop No.1, Building No.4, Sector 6, Yashwant Viva Township, Tal. Vasai, Dist. Palghar 401209 represented by its authorized Partner **MR. HEMANT J. DAVE**, (Aadhar No. 2910 0373 0302) hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include the partners for the time being of the said firm, their survivors or the last survivors of them, their respective successors and assigns) of **ONE PART**

AND

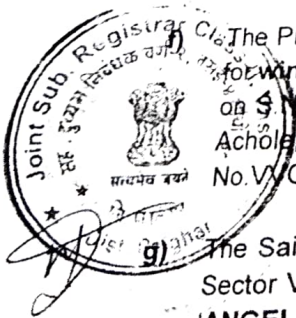
M/S. ANGEL AUTO WHEELS PRIVATE LIMITED (Pan No.AAMCA5787D) through its Director **MR.RAKESH SUBHASH SHETH** aged 47 years, having its Office at Plot No.J-217, MIDC Tarapur, Tarapur City, Tarapur, Palghar-401506 hereinafter called "**THE ALLOTTEE/S**" (which expression shall unless repugnant to the context or meaning thereof, mean and include his/her heirs, executors, administrator and permitted assigns) of **OTHER PART**.





- a) **WHEREAS** M/S SHARP REALTORS are owners and in possession of all that piece and parcel of NON-AGRICULTURAL land bearing out of S. No. 49,50,51,52,53,54,55 & 56, situate, lying and being at revenue village Achole, Tal. Vasai, Dist. Thane.(more particularly described in the first schedule hereunder & hereafter referred to as the "SAID LAND" for brevity's sake).
- b) **AND WHEREAS** owner had applied to the collector Thane and collector Thane by its order No. REV.D.I.NAP.VIII SR-1795, dated 30/11/1984 has converted the said land for Non-agricultural residential/ commercial purpose and subsequently office of collector of Thane granted the revised layout order bearing No.REV/D-1/T/9/NAP/SR-72, dated 08/03/1989.
- c) **AND WHEREAS** owner had applied to the planning authority of Vasai-Virar Sub-Region i.e. CIDCO for grant of building permission of respect of the said land and CIDCO by its order No. CIDCO/VSR/CC/BP-687/E/3138 dated 12/09/2008 had granted building permission and issued commencement Certificate in respect of the said land and owner had applied for revision of layout to CIDCO and CIDCO by it order No. CIDCO/VSR/RDP/BP-687/E/1036 dated 07/07/2010 had sanction revises layout.
- d) **AND WHEREAS** owner had applied authority of Vasai Virar City Municipal Corporation for grant the revised development permission/commencement certificate for the proposed layout of residential-cum-commercial Building on land bearing survey No.49,50,51,52,53,54,55 & 56 in respect of the wing F of building No. 4 in Sector VI vide its order No. VVCMC/TP/RDP/VP-0127/010 /2013-14, dated 06/04/2013.
- e) **AND WHEREAS** by Development Agreement dated 21st June 2014 duly registered with Sub-Registrar Vasai under document No.Vasai5-3112-2014 dated 21/06/14 said **M/S SHARP REALTORS** (herein after referred to as "OWNER") has agreed to grant development right in respect of the wing F of building No. 4 in Sector VI out of the said land to PROMOTER herein on consideration and as per terms and condition contain therein.



The Promoter hereby declare promoter has obtained Occupancy Certificate for wing F, in the **building No.4**, Sector VI, Stilt/Gr+12 upper floor, situated on S.No.49, 50, 51, 52, 53, 54, 55, 56, 77 and 57 Hissa No.1 of Village Achole, Taluka Vasai, Dist Palghar, vide its Occupancy Certificate No.VVCMC/TP/OC/VP-0127/45/2021-22 dated 24/06/2021.

- g) The Said Land is earmarked for the purpose of F wing of building No.4, in Sector VI, consisting Stilt/Gr + 12 and the said Building shall be known as '**ANGEL LANDMARK**' hereinafter referred the said Building.
- a) The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;
- b) **AND WHEREAS** the Promoter has entered into a standard Agreement with an Architect **EN-CON Architectural and Structural works Projects**

Consultants registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

दस्तावेज क्रमांक	११९००/१०२१
दिनांक	१०/१०/१०

- c) AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
- d) AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;
- e) AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **EN-CON Architectural and Structural works Projects Consultants** of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder; AND WHEREAS the authenticated copies of Certificate of Title issued by the **M/S K.A.SANGHAVI & CO, Advocate** of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.
- f) AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure ,
- g) AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D
- h) AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building



वसई व.
दस्त क्रमांक ११२००

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

j) AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

k) AND WHEREAS the Allottee is offered an **Shop No.02**, on **Ground Floor**, in **F wing** (herein after referred to as the said "**Apartment**") in the of the **Building No.4**, in **Sector VI**, called "**ANGEL LANDMARK**" (herein after referred to as the said "Building") being constructed of the said building in the group housing scheme known as "YASHWANT VIVA TOWNSHIP, by the Promoter.

l) AND WHEREAS the Carpet area of the said Apartment is **176 square Feet "Carpet area"**

m) AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

n) AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs.14,50,000/-** (Rupees Fourteen Lakh Fifty Thousand only), being Full and final payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai on 07/09/2017 under registration No.P9000012799; under the provisions of **The Real Estate (Regulation & Development) Act, 2016** with the Real Estate Regulator Authority; AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

o) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment).

NOW THEREFOR, THE PARTIES HAVE AGREED BY AND BETWEEN THEMSELVES

1. The Promoter shall sell the said Building No.4, in accordance with the scheme known as "ANGEL LANDMARK" in accordance with the terms and conditions set out in this Agreement and the concerned local authority and the promoter has agreed to sell the said Building No.4, Sector VI, called "ANGEL LANDMARK" to the Allottee.

1.a (i) The Allottee shall purchase the said Building No.4, in accordance with the terms and conditions set out in this Agreement and the promoter has agreed to sell the said Building No.4, Sector VI, called "ANGEL LANDMARK" to the Allottee.

1 (c) T

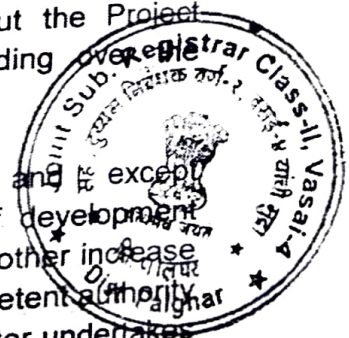
1(d)



वसई क्र. ४
दस्तावेज क्र. ११००६ १२०२२
२/१०

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building/s consisting of **F wing of Building No.4**, in **Sector VI**, consisting Stilt/Gr + 12 upper Floor and the said Building shall be known as '**ANGEL LANDMARK**' in the group housing scheme known as "YASHWANT VIVA TOWNSHIP" on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. The Promoter hereby declare promoter has obtained Occupancy Certificate for **wing F**, in the **building No.4**, Sector VI, Stilt/Gr+12 upper floor, vide its Occupancy Certificate No.VVCMC/TP/OC/NP-0127/45/2021-22 dated 24/06/2021.
 - 1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Shop No.02**, on **Ground Floor**, admeasuring **176 sq. ft. Carpet**, in **F wing** (herein after referred to as the said "**Apartment**") in the of the **Building No.4**, in **Sector VI**, called "**ANGEL LANDMARK**" (hereinafter referred to as "**the Apartment**") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 for the consideration of **Rs.14,50,000/-** (Rupees Fourteen Lakh Fifty Thousand only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (The price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).
 - 1 (c) The Allottee has paid on or before execution of this agreement a sum of **Rs.14,50,000/-** (Rupees Fourteen Lakh Fifty Thousand only) as full and final payment or application fee.
 - 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].
 - 1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.



वसई क्र. ४
दस्त क्रमांक: ७७-६०० / २०२
२०/१६

FIRST SCHEDULE ABOVE REFERRED TO

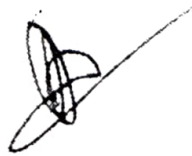
ALL THAT piece and parcel of NON-AGRICULTURAL land bearing S.No.49, 50, 51, 52, 53, 54, 55, 56, 77 and 57 Hissa No.1 situate, lying and being at village Achole, Tal. Vasai, Dist. Palghar within the registration Sub-Dist of Vasai and within the registration Dist. Palghar:

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT F.S.I. admeasuring 47612 sq. ft. built-up area or thereabout of wing F building No.4 in Sector VI in the group Housing scheme known as "YASHWANT VIVA TOWNSHIP" out of land more particularly described in the First schedule hereinabove written.

THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT Commercial Shop No.2 admeasuring 176 sq. ft. Carpet area on Ground Floor in F wing, Building known as "ANGEL LANDMARK" building No.4 in Sector VI in the group Housing scheme known as "YASHWANT VIVA TOWNSHIP" constructed on Non-Agricultural land bearing S.No.49, 50, 51, 52, 53, 54, 55, 56, 77 and 57 Hissa No.1 situate, lying and being at village Achole, Tal. Vasai, Dist. Palghar within the registration Sub-Dist of Vasai and within the registration Dist. Palghar



वसई क्र. ४
दस्त क्रमांक ३९६०६ २०११
२९/१०/११

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR
RESPECTIVE HAND AND SEALS ON THE DAY AND YEAR FIRST
HEREIN ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY)


The withinnamed "PROMOTER")

M/S.SHREE VIMALNATH INFRA)

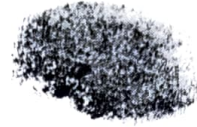
Through its partner

MR. HEMANT J. DAVE

In the presence of _____)

1. 

2. 







SIGNED, SEALED AND DELIVERED BY)

The withinnamed "ALLOTTEE/S")

M/S. ANGEL AUTO WHEELS PRIVATE LIMITED

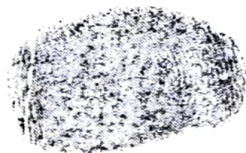
through its Director

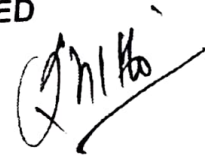
MR.RAKESH SUBHASH SHETH

In the presence of _____)

1. 

2. 









Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

वसई क्र. ४
दस्त क्रमांक. ११०००
२३/०६

This registration is granted under section 5 of the Act to the following project under project registration number **P99000012799**

Project: **Angel Landmark, Plot Bearing / CTS / Survey / Final Plot No. : S No 49 50 51 52 53 54 55 56 and 77 at Vasai-Virar City (M Corp), Vasai, Palghar, 401209;**

1. **Shree Vimalnath Infra** having its registered office / principal place of business at **Tehsil: Vasai, District: Palghar, Pin: 401209.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- 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 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;
- 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 (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by 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.

- The Registration shall be valid for a period commencing from **07/09/2017** and ending with **31/03/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. 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.

Signature valid
Digitally Signed by
Dr. Vasantrao Pramanand Prabhu
(Secretary, MahaRERA)
Date: 07-09-2017 14:21:18

Dated: 07/09/2017

Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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



दस्तावेज नं. : 30/06/2021
दिनांक : 24/06/2021
नाम : वि.प.स. नं. 49
दिनांक : 30/06

VCMC/TP/OC/VP-0127/45/2021-22
To,

Dt. 24 /06/2021

- 1) Shri Deepak P. Shah Partner of
M/s. Sharp Realtors
Mirza Shopping Center,
19A, 1st floor, Opp. Railway Station,
Virar(E), Taluka Vasai.
Dist-Palghar.
- 2) M/s. En-Con Project & Architectural Consultants
G-7/8, Wing -D, Sethi Palace
Ambadi Road, Vasal (W), Tal. Vasai
DIST: PALGHAR.

**Sub: Grant of Occupancy Certificate for Buildings on land bearing S.No.49,
50, 51, 52, 53, 54, 55, 56, 77; S.No.57 H.No.1 of Village Achole, Taluka-
Vasal, Dist. -Palghar.**

- I) Building No. 1 In Sector I:-
Residential with shopline wing A (Gr/St+14).
- II) Building No. 3 In Sector VI:-
Residential with shopline wing F (Gr/St+14).
Residential with shopline wing G (Gr/St+14).
Residential with shopline wing H (Gr/St+14).
- III) Building No. 4 In Sector VI:-
Residential with Shopline Wing F (Stillt/Gr.+12).

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/BP-687/11/2925 dated 21/09/1993.
- 2) Commencement Certificate No. CIDCO/VVSR/BP-687/1/3158 dated 08/02/1994.
- 3) Commencement Certificate No. CIDCO/VVSR/CC/BP-687/E/3138 to 3166 dated 12/09/2008.
- 4) Revised Development Permission vide letter No. CIDCO/VVSR/RDP/BP-687/E/4712 dated 18/08/2009 & CIDCO/VVSR/RDP/BP-687/E/1036, dtd 07/07/2010.
- 5) Revised Development Permission No. WCMC/TP/RDP/VP-0127/224/2011-12 dtd 21/02/2012.
- 6) Revised Development Permission No. WCMC/TP/RDP/VP-0127/010/2013-14 dtd 06/04/2013.
- 7) Revised Development Permission No. WCMC/TP/RDP/VP-0127/0131/2013-14 dtd 29/06/2013.
- 8) Commencement Certificate No. CIDCO/VVSR/CC/BP-4515/E/5358 dated 24/11/2009.
- 9) Revised Development Permission No. WCMC/TP/RDP/VP-0127/3635/2013-14 dtd 26/03/2014.
- 10) Revised Development Permission No. WCMC/TP/RDP/VP-0127/024/2014-15 dtd 28/04/2014.
- 11) Revised Development Permission No. WCMC/TP/RDP/VP-0127/067/2015-16 dtd 09/06/2015.
- 12) Revised Development Permission No. WCMC/TP/RDP/VP-0127/231/2019-20 dtd 03/12/2019.
- 13) Revised Development Permission No. WCMC/TP/RDP/VP-0127/344/2019-20 dtd 17/03/2020.



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दस्त क्रमांक. ०२८००५ VVCMC/TP/OC/VP-0127/45 | 2021-22

Dt. 24/6/2021

This certificate of Occupancy is issued only in respect of Shops & Flat Constructed as

Under:

- i) Building No. 1 In Sector I:-
Residential with shopline Building wing A (Gr/St+14) consisting 14 shops & 110 flats
 - ii) Building No. 3 In Sector VI:-
Residential with Shopline wing f (Stilt/Gr. +14) consisting 14 shops, 82 flat,
Residential with Shopline Wing G (Stilt/Gr.+14) consisting 7 shops, & 56 flat,
Residential with Shopline Wing H (Stilt/Gr.+14) consisting 7 shops & 56 flat,
 - iii) Building No. 4 In Sector VI:-
Residential with Shopline Wing F (Stilt/Gr.+12) consisting 10 shops & 71 flat,
- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
 - 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours If any, while obtaining the Occupancy Certificate.
 - 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
 - 9) 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.
 - 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
 - 11) 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.
 - 12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.
 - 13) You shall developed RG of the layout and handover area under 30mt. D.P. Road before applying for final occupancy Certificate of the layout.
One set of completion plan duly certified is returned herewith.



Commissioner

Vasai Virar City Municipal Corporation

Certified that the ~~above~~ permission is
Issued by Commissioner VVCMC, Virar.

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फैक्स : ०२५० - २५२५१०३

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.	वसई क्र. ४
दिनांक :	दस्त क्रमांक ११९००/२०२१
	३८/१०६

WCMC/TP/OC/NP-0127/45/2021-22

Dt. 24/06/2021

OCCUPANCY CERTIFICATE

I hereby certify that the development for Building on land bearing S.No.49, 50, 51, 52, 53, 54, 55, 56, 77; S.No.57 H.No.1 of Village Achole, Taluka- Vasal, Dist. - Palghar :-

- i) Building No. 1 in Sector I:-
Residential with shopline wing A (Gr/St+14) with BUA 4799.78 sq.m
- ii) Building No. 3 in Sector VI:-
Residential with shopline wing F (Gr/St+14) with BUA 4007.23 sq.m
Residential with shopline wing G (Gr/St+14) with BUA 2793.91 sq.m
Residential with shopline wing H (Gr/St+14) with BUA 2793.91 sq.m
- ii) Building No. 4 in Sector VI:-
Residential with Shopline Wing F (Stillt/Gr.+12) with BUA 3324.23 sq.m

is completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) and has been inspected and I declare the development has been carried out in accordance with regulations and the conditions stipulated in Commencement Certificate No. CIDCO/VVSR/BP-687/11/2925 dated 21/09/1993., Commencement Certificate No. CIDCO/VVSR/BP-687/1/3158 dated 08/02/1994. & 12/09/2008 Revised Development Permission granted vide letter dtd 18/08/2009, 07/07/2010, 21/02/2012, 06/04/2013, 29/06/2013, 28/04/2014, 09/06/2015, 03/12/2019 & 17/03/2020 Issued by the VVCMC permitted to be occupied subject to the following conditions :-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channellisation of water courses and culverts, if any.
Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasal Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasal Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasal Virar City 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.



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Dt. 24/04/2021

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- 14) Development completion certificate dt 02/02/2021 from the Registered Engineer.
- 15) Structural stability certificate from your Structural Engineer vide letter dated 30/11/2016, 31/05/2017, 09/05/2018 & 10/09/2020.
- 16) Plumbing certificate dated 02/02/2021.
- 17) Receipt No. 35697 dt. 22/08/2019, Receipt No. 855851 dt. 11/11/2020, Receipt No. 8515 dt. 05/01/2021, Receipt No. 10010 dt. 15/03/2021 from Vasal Virar City Municipal Corporation for potable water supply.
- 18) Letter from Rain Water Harvesting Consultant Dt. 02/02/2015, 21/08/2015, 23/07/2015, 29/01/2019 & 10/10/2020.
- 19) NOC from Chief Fire Officer dated 26/08/2015, 29/01/2019, 10/02/2021.
- 20) NOC from Tree Plantation Department of VVCMC Dtd. 22/02/2019, 31/03/2021 & 11/06/2021.
- 21) Report from Composting Consultant Dtd 11/03/2021 & 23/02/2020.
- 22) NOC from Lift Inspector 18/10/2014, 06/02/2016, 19/07/2015, 22/07/2015 & 05/03/2018.
- 23) Your Registered Engineer letter dated 30/07/2019 & 02/02/2021.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Building on land bearing S.No.49, 50, 51, 52, 53, 54, 55, 56, 77; S.No.57 H.No.1 of Village Achole, Taluka- Vasal , Dist. -Palghar is as under:-

- i) Building No. 1 In Sector I:-
Residential with shopline wing A (Gr/St+14),
- ii) Building No. 3 In Sector VI:-
Residential with shopline wing F (Gr/St+14),
Residential with shopline wing G (Gr/St+14),
Residential with shopline wing H (Gr/St+14),
- iii) Building No. 4 in Sector VI:-
Residential with Shopline Wing F (Stilt/Gr.+12),

along with as built drawings completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) may be occupied on the conditions mentioned in enclosure.

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

A set of certified completion plans is returned herewith.



Commissioner

Vasal Virar City Municipal Corporation

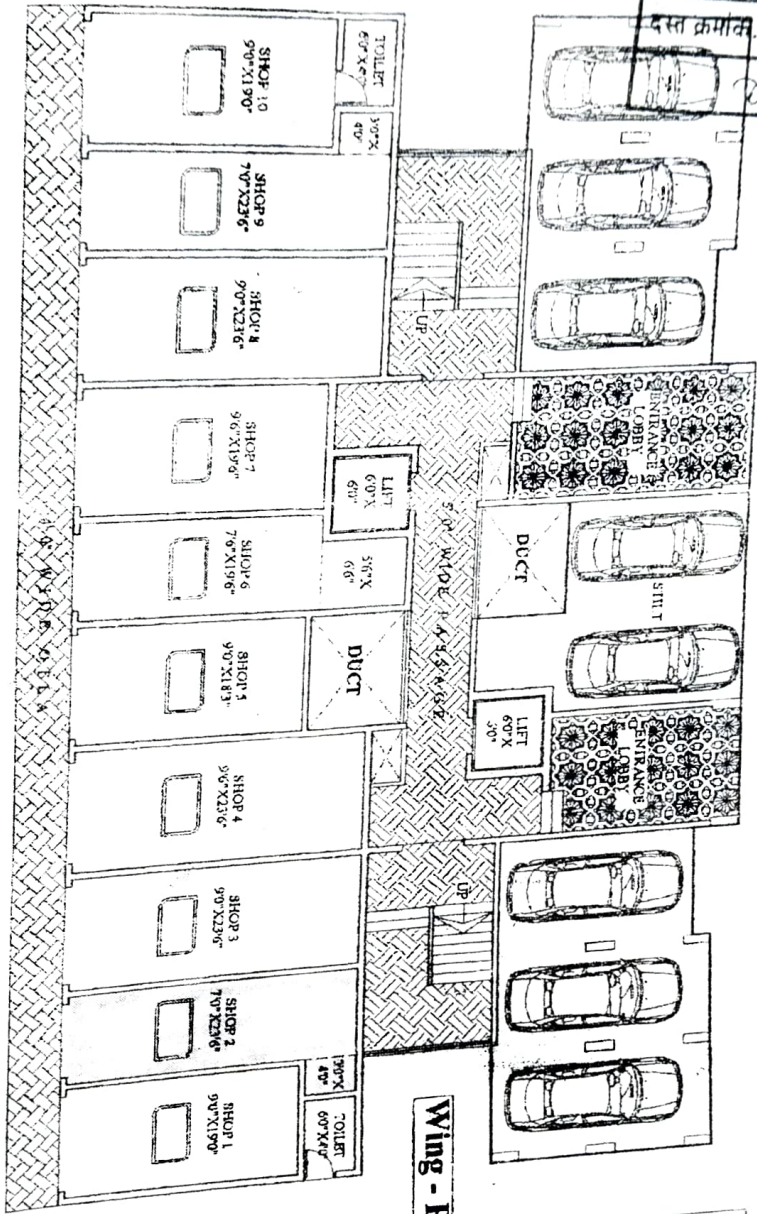
Certified that the above permission is
Issued by Commissioner VVCMC, Vasal.

End.: a.a.

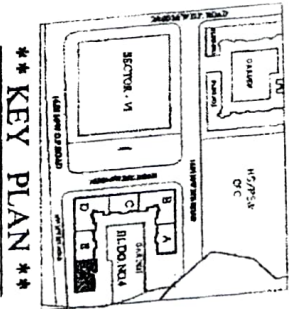
c.c. to: 1. Asst. Commissioner,
Vasal-Virar city Municipal Corporation.
Ward office

Deputy Director,
VVCMC, Virar.

वसई क्र. ४
दस्ता क्रमांक ११२०० / २०२१
२१/००



Wing - F



**** KEY PLAN ****

*** SEC - VI, BLDG. NO. 04, WING - F ***

*** Saleable Area ***

**** GROUND FLOOR PLAN ****

BUILDERS .

PROPOSED RESIDENTIAL & COMMERCIAL BLDG. NO. 4, SECTOR-VI, WING-F.

ON LAND BEARING: S. NO.-49,50,51,52,53,54,55,56&77

VILL: ACHOLE, TAL: VASAI, DIST: THANE



EN-CON

Architectural & Structural Works

Project Consultants

G 7/8 'D' WING, SETHI PALACE, AMBAJI ROAD,
VASAI ROAD (WEST), 401 202
PHONE: 2336318, 2339464
E-mail: encon11@rediffmail.com



Handwritten signatures and initials.



दस्त गोषवारा भाग-1

वसई 4
दस्त क्रमांक 11900/2021

533/11900
मंगळवार, 14 डिसेंबर 2021 5:41 म.नं.

दस्त क्रमांक: वसई 4 /11900/2021
बाजार मूल्य: रु. 13,92,500/-
भरलेले मुद्रांक शुल्क: रु. 87,000/-

मोबदना: रु. 14,50,000/-

इ. ति. मह. दु. ति. वसई 4 यांचे कार्यालयात
अ. क्र. 11900 वर दि. 14-12-2021
तेजी 5:37 म.नं. वा. हजर केला.

पावती: 12303

पावती दिनांक: 14/12/2021

मादरकरणाचे नाव: मेसर्स एन्जल ऑटो व्हील्स प्रायव्हेट लिमिटेड तर्फे
संचालक राकेश सुभाष सेठ

नोंदणी फी

रु. 14500.00

दस्त हाताळणी फी

रु. 940.00

पृष्ठांची संख्या: 47

एकूण: 15440.00

दस्त हजर करणाऱ्याची मही:

Joint S.R. Vasai-4

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ४

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 14 / 12 / 2021 05 : 37 : 47 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 14 / 12 / 2021 05 : 38 : 51 PM ची वेळ: (फी)

Joint S.R. Vasai-4

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ४

वाचन जाईल असे दिसते. कुठल्याही
दस्ताची इत्यादी घटनांवरून कोणत्याही
दस्ताच्या कबाडदारी किंवा कोणत्याही
दस्ताच्या कबाडदारी किंवा कोणत्याही
दस्ताच्या कबाडदारी किंवा कोणत्याही

दस्ताच्या कबाडदारी



14/12/2021 5:41:23 PM

पुस्तक पोषकिका भाग 2

पुस्तक क्रमांक 11900/2021

पुस्तक क्रमांक पुस्तक 11900/2021
दस्तावेजाचे प्रकार - करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव शेवसर्ष श्री विमाननाथ इल्फा तर्फे श्री भागीदार हेमंत जे. दवे पत्ता फ्लॉट नं. शॉप नं. 1, बिल्डिंग नं. 4, माळा नं. - इमारतीचे नाव - ज्यॉक नं. येकर 6, यशवंत विवा हाउसिंग, मेट्रो, नालामोपाना पूर्व, महाराष्ट्र, ठाणे. पिन नंबर ACDFS3690M	निवृत्त देणार वय -47 स्वाक्षरी-		
2	नाव शेवसर्ष गन्जन श्रीठा श्रीलक्ष्मी प्रायव्हेंट निमितेड तर्फे संचालक राजेश सुभाष मेट्रो पत्ता फ्लॉट नं. फ्लॉट नं. जे- 217, माळा नं. - इमारतीचे नाव: - ज्यॉक नं. एमआयटीसी तारापूर, तारापूर सिटी, रोड नं: तारापूर, महाराष्ट्र, ठाणे पिन नंबर AAMCA5787D	निवृत्त देणार वय -48 स्वाक्षरी-		

द्वितीय दस्तावेजा करून देणार तथाकथीत करारनामा चा दस्तऐवज करून दिल्याचे कबुल करताना.
शिक्का क्र 3 ची वेळ 14 / 12 / 2021 05 : 40 : 35 PM

ओळख -

चालतील हमम असे निवेदीत करताना की ते दस्तावेजा करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव सुनील पवार - वय 23 पत्ता: आचोळे, नालामोपाना पूर्व पिन कोड 401209	स्वाक्षरी		
2	नाव: कपील मोटेल - वय: 32 पत्ता: नालामोपाना पिन कोड 401203	स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 14 / 12 / 2021 05 : 41 : 13 PM

शिक्का क्र.5 ची वेळ: 14 / 12 / 2021 05 : 41 : 19 PM नोंदणी पुस्तक 1 मध्ये

Joshi & A. Vasai-4

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ४