

Shop 6

6

350/1479

पावती

Original/Duplicate

Thursday, February 04, 2016

नोंदणी क्र.: 39M

1:39 PM

Regn.:39M

पावती क्र.: 1912 दिनांक: 04/02/2016

गावाचे नाव: आचोळे

दस्तऐवजाचा अनुक्रमांक: वसड3-1479-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: में.एन्जल ऑटो वीलज प्राईवेट लिमिटेड तर्फे संचालक राकेश एम.शेठ --

नोंदणी फी

रु. 14170.00

दस्त हाताळणी फी

रु. 1520.00

पृष्ठांची संख्या: 76

एकूण:

रु. 15690.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:59 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

बाजार मूल्य: रु.1417000/-

मोबदला: रु.1417000/-

भरलेले मुद्रांक शुल्क : रु. 85020/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.14170/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006797973201516R दिनांक: 27/01/2016  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: रु 1520/-

Ghinitw

तहसिलदार  
वसाई क. ३

वसई - ३

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६

क्र. १२५२०१६  
११०६

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५४  
२. सादर कर्त्याचे नाव : ~~श्री. एन. विठ्ठलराव इन्फो टेक~~ एन. विठ्ठलराव इन्फो टेक प्रा. लि.  
३. तालुका : वसई  
४. गावाचे नाव : ~~डा. च्याळे~~  
५. नगरभुमापन क्रमांक मध्ये क. अतिम भुयंड क्रमांक : ४१०१४९-५६  
६. मुल्य दरविभाग झोन : ३ उपविभाग :  
७. मिळकतीचा प्रकार : निवासी अनिवासी  
८. मिळकतीचा प्रकार : ७५१००  
९. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : १८.८६ चौ.मीटर विल्ट अप  
१०. कारपार्किंग : — गच्ची : — पोटाळा : —  
११. मजला क्रमांक : १० उदवाहन सुविधा : —  
१२. बांधकाम वर्ष : — घसाग : —

१३. बांधकामाचा प्रकार : आर आर सी  
१४. वाजारमुल्य तक्त्यातील मार्गदर्शक सुचना क्र. : — ज्याअन्वये दिलेली घट वाढ  
१५. लिट्ट लायसन्सचा दस्त : —  
१६. निर्धारित केलेले वाजारमुल्य : रु. १४१७०००/-  
१७. दस्तात दर्शविलेला मोवदला : रु. १४१७०००/-  
१८. देय मुद्रांक शुल्क : रु. ८५०२०/- भरलेले मुद्रांक शुल्क : रु. ८५०२०/-  
१९. नोंदणी फी : रु. १४१७०/-

लिपीक

सह दुय्यम निबंधक

### प्रतिज्ञापत्र घोषणापत्र

- मी / आम्ही १. श्री. एन. विठ्ठलराव इन्फो टेक प्रायव्हेट लिमिटेड तर्फे  
२. श्री. एन. विठ्ठलराव इन्फो टेक प्रायव्हेट लिमिटेड

सत्य प्रतिज्ञेवर कथन करितो की दस्तऐवजाची विषयवस्तु असलेली मिळकत ही यापुर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटागी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा, १९०८ मधील असणाऱ्या शोध तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुद्धा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी / आमचीच राहिल याची मी / आम्ही देतो.



Hot Payment Successful Your Payment Confirmation Number is 81471422

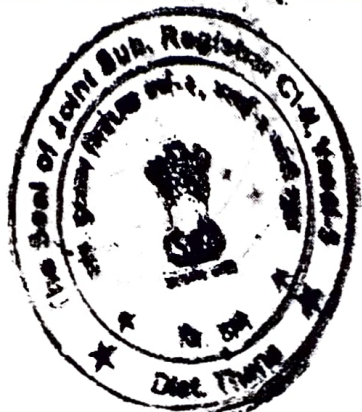


वसई - ३  
 स्त क्र. १७७६  
 २७/०१/१६

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH006797973201516R	BARCODE	Form ID :	Date:	27-01-2016
Department	IGR		Payee Details		
Receipt Type	RE		Dept. ID (If Any)		
Office Name	IGR133-VSII_VASAI NO 1 REGISTRAR	Location	PAN No. (If Applicable)	PAN-AAMCA5787D	
Year	Period: From : 27/01/2016 To : 31/03/2016		Full Name	ANGEL AUTO WHEELS PRIVATE LIMITED	
Object		Amount in Rs.	Flat/Block No, Premises/ Bldg	SHOP NO 6 ANGEL LANDMARK	
	0030046401-75	85020.00	Road/Street, Area /Locality	YASHWANT VIVA TO NSP LINK ROAD	
	0030063301-70	14170.00	Town/ City/ District	NEAR DMART NALASOPARA PALGHAR Maharashtra	
		0.00	PIN	4 0 1 2 0 9	
		0.00	Remarks (If Any) :		
		0.00			
		0.00			
		0.00			
		0.00			
		0.00			
		0.00			
		0.00			
Total		99190.00	Amount in words	Rupees Ninety Nine Thousand One Hundred Ninety Only	
Payment Details: IDBI NetBanking			FOR USE IN RECEIVING BANK		
Payment ID : 81471422			Bank CIN No : 69103332016012751745		
Cheque- DD Details:			Date		
Cheque- DD No.			27-01-2016		
Name of Bank			Bank-Branch		
IDBI BANK					
Name of Branch			Scroll No.		



वसई - ३  
दिनांक १०/१/२०१६  
५६६

**AGREEMENT FOR SALE**

**ARTICLES OF AGREEMENT** made at VASAI on this 30<sup>th</sup> day of January 2016 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 hereinafter referred to as "**THE BUILDERS**" (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 S. SHETH** aged 41 years, adult Indian inhabitant Office at Shop No.3-5, Angel Chevrolet, Grishma Garden, Next to Balaji Hotel, Gokhiware, Vasai-East, Taluka Vasai, Dist-Palghar-401208. hereinafter called "**THE PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof, mean and include its heirs, executors, administrator and permitted assigns) of **OTHER PART.**

*(Handwritten signature)*

*(Handwritten signature)*

वसई - ३
दस्त क्र. १२०८
६/७६

**WHEREAS** one 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).

**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.

**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/VVSR/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/VVSR/RDP/BP-687/E/1036 dated 07/07/2010 had sanctioned the layout.

**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/T2/RDP/VP-0127/010/2013-14, dated 06/04/2013.



*[Handwritten signature]*

वसई - ३  
9/13/2014  
0/08

**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 builders herein on consideration and as per terms and condition contain therein.

**AND WHEREAS** in pursuance of the said development Agreement executed between said owner and the builder/developer herein said owners has handed over peaceful and vacant possession of the portion of the said land in which wing F of building 4 is situated to the builders herein with a right to construct building as per sanction plan. (herein after referred to as "SAID BUILDING" which is more particularly described in the Second schedule hereunder written).

**AND WHEREAS** the Builder herein is entitled to develop the said wing F of building 4 out of said land as per the terms and conditions of N.A. permission and building permission. **AND WHEREAS** Builder has propose to construct building consisting of Stilt+ Ground and Two upper floors consisting of residential flats (Shops).



**AND WHEREAS** Builder has appointed M/S. En-con as their architects & structural engineer for the purpose of preparation of plans, supervision of construction of building and looking after the structural designs, drawings of the building plans

*[Handwritten signature]*

वसई -  
दस्तावेज क्र. 9/13/2014  
AND WHEREAS  
right to  
the resi  
to be c  
and to  
flats/S  
thereof  
the B  
purcha  
to th  
Permi  
AND W  
said  
AND  
issu  
Buil  
plan  
pur  
her  
res  
Sp  
th  
on  
B

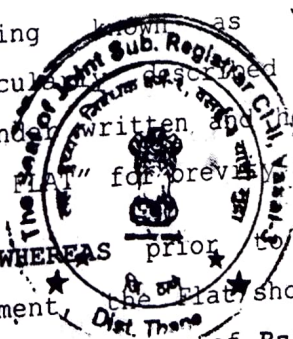


वसई - ३  
दस्त क्र. १०८/२०२६  
८१७८

AND WHEREAS the Builder has sole and exclusive right to develop the said building and to sell the residential flats/Shops in the said buildings to be constructed by the Builder on the said land and to enter into agreement with purchaser of flats/Shops and to receive sale price in respect thereof AND WHEREAS on demand of Flat purchaser the Builder has given inspection to the Flat purchaser, of all the documents of title relating to the said property, N.A. permission, Building Permission, Plans, Specification and agreements AND WHEREAS the Flat purchaser has verified the said documents and is satisfied about the same AND WHEREAS copies of the certificate of title issued by M/S K.A.SANGHAVI & CO. advocate of the Builder, copies of 7/12 extract and copies of plans and specification of the flat agreed to be purchased by the flat purchaser have been annexed hereto and marked as Exhibit A,B,C & D respectively AND WHEREAS necessary plans, Specification, elevation, section and details of the said building are approved by local authority on certain terms & conditions AND WHEREAS the Builder has commenced the construction of the building as per sanctioned plans AND WHEREAS the Flat/Shop purchaser agreed to purchase residential Shop No.06, on **Ground Floor** in the building known as "**ANGEL LANDMARK**" (more particularly as described in the Third schedule hereunder written and hereinafter referred to as "**SAID FLAT**" for brevity's sake).

AND WHEREAS prior to the execution of this agreement, the Flat/Shop Purchaser has paid to the Builder a sum of **Rs. 14,17,000/- (Rs. Fourteen Lac Seventeen Thousand only)** Being earnest money/deposit as part payment of the sale price of the Flat/shop agreed to be sold to the Flat/shop purchaser and the Flat/shop purchaser has agreed to pay balance amount in the manner set out hereunder:

Ghimi



वसई - ३  
प्लान नं० २१०१६  
२/७६

NOW THESE PRESENTS WITNESS AND IT IS HEREBY  
AGREED BY AND BETWEEN THE PARTIES HERETO AS  
UNDER:

1. The purchaser hereby agreed to purchase Shop No.06, on Ground Floor, in building known as "ANGEL LANDMARK" admeasuring 203 sq. ft. built-up which is inclusive of the area of balconies (which shall hereinafter be called the said Flat/shop in the said building) as per the plans and specification seen and approved by him/her/them and also agreed that the Builders has full right and absolute authority to make such variations and modifications therein as Builders may deem fit or as may be necessary/required to be done at the instance of Government, CIDCO, Municipal Corporation or any other local authority.

2. The purchaser hereby agrees to purchase the Shop No.06, on Ground Floor in the building known as "ANGEL LANDMARK" as per the plan and specification seen and approved by him/her/them for a total consideration of Rs.14,17,000/- (Rs. Fourteen Lac Seventeen Thousand only) the purchase price is inclusive of the proportionate price of common area and facilities of the said building. and the purchaser has paid Rs.14,17,000/- (Rs. Fourteen Lac Seventeen Thousand only) being the FULL & FINAL payment prior to the execution of said agreement for sale. and the receipt whereon the Vendor do hereby admit and acknowledge.



s. It is expressly agreed that the time for the payment of each of the aforesaid installments of the consideration and other amounts shall be the essence of the contract. All the above respective payments shall be made within seven days of the builders sending a notice to the

*[Handwritten signature]*  
*[Handwritten signature]*



वसई - ३
रजि. क्र. १००८/२०१६
२३/०६

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 situate, lying and being at village Achole, Tal. Vasai, Dist. Thane within the registration Sub-Dist of Vasai and within the registration Dist. Thane:.

SECOND SCHEDULE ABOVE REFERRED TO

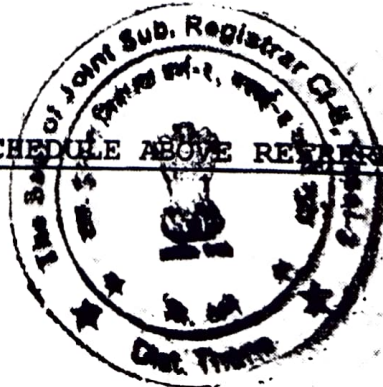
**ALL THAT** F.S.I. admeasuring 47612 sq. ft. built-up area or thereabout of wing F building No.4 in Sector VI in the group Housing scheme known as "YASHWANT VIVA TOWNSHIP" out of land more particularly described in the First schedule hereinabove written.

THIRD SCHEDULE ABOVE REFERRED TO

**ALL THAT** Shop No.06, admeasuring 203 sq. ft. built-up area on Ground Floor in Building known as "ANGEL LANDMARK" with proportionate share of common area and facilities appurtenance to the said property.

FOURTH SCHEDULE ABOVE REFERRED TO

Amenities



*[Handwritten signature]*

*[Handwritten signature]*

वसई - ३
दस्त क्र ११०६/२०२१
३०/१०/२१

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 )

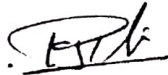
The withinnamed "BUILDERS" )

M/S. SHREE VIMALNATH INFRA )

Through its partner )

SHRI. HEMANT JAGDISH DAVE )

In the presence of \_\_\_\_\_ )

1. 

2. 



SIGNED, SEALED AND DELIVERED BY )

The withinnamed "PURCHASERS" )

M/S. ANGEL AUTO WHEELS PRIVATE LIMITED


Through its Director

MR. RAKESH S. SHETH

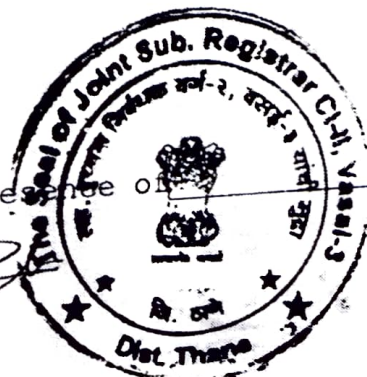




In the presence of \_\_\_\_\_ )

1. 

2. 





सिडको  
महाराष्ट्र विकास

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कर्मणियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरधनी : (फोड - १५२५०) २३१०४८७ फॅक्स : (फोड-१५२५०) २३२०४६६

दिनांक : 18/08/2008

पत्रांक : CIDCOM/VS/RDP/BP-687/E/ 42-12 ..... 2

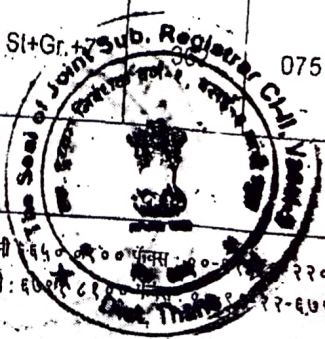
1.	Location	S.No.49, 50, 51, 52, 53, 54, 55, 56, 77, Village Achole, Tal.Vasai, Dist.Thane. 260680.00 sq mls
2.	Gross plot area	34514.78 sq mls
3.	DP reservations:-	15869.00 sq mls
	a) 20mts DP road	19948.00 sq mls
	b) 'G' reservations	4449.00 sq mls
	c) PG	2420.00 sq mls
	d) EG	6087.00 sq mls
	e) PS	7070.80 sq mls
	f) HS	5033.24 sq mls
	g) Channel	95391.82 sq mls
	h) NDZ deleted in sanctioned DP(EP 27)	165288.10 sq mls
	Total of DP Reservation	24793.29 sq mls
4.	Balance plot area	8264.41 sq mls
5.	RG-15%	140494.95 sq mls
6.	CFC-5%	8264.41 sq mls
7.	Eligible FSI 0.85x165288.18 sq.m.	140494.95 sq mls
8.	Permissible FSI	1.00
9.	Buildable Plot Area	140494.95 sq.mls.
10.	Add: 75% D.P. Road	25886.08 sq.mls.
11.	Total Permissible Built Up Area	166381.03 sq.mls.
12.	Earlier approved Built Up Area in 1994	14419.65 sq.mts.
13.	Proposed built up area	142170.08 sq mls
14.	Total Built Up Area Proposed (12 + 13)	156589.73 sq.mt.

7/8/2008  
10E

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

Please find enclosed herewith the approved Revised Development Permission for the proposed layout of Residential / Residential-Cum-Commercial & CFC Buildings on land bearing S.No.49, 50, 51, 52, 53, 54, 55, 56 & 77, of Village Achole, Taluka Vasai, Dist : Thane, as per the following details:-

Sr. No	Predominant Use	Bldg. No.	Wings/ Sector	No. of Floor	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Resi. with Shopline (Newly Proposed)	1 (Sector-III)	A, B, C, D, E, F, G, H, I, J, K	St+Gr.+7 Sub.	56	075	16006.07



Contd.....3

महाराष्ट्र शासन, नगर विकास विभाग, ठाणे  
नॉदणीकरण कार्यालय : 'निर्मल', दूसरा मजला, नंदीमन फोर्ट, मुंबई - ४०० ०२१. दूरधनी : २६० ०००  
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलगूर, नवी मुंबई - ४०० ०६१४. दूरधनी : ६०६१८१

वसई - ३  
 दसक्र. ११०९/२०१६  
 ५०/७६

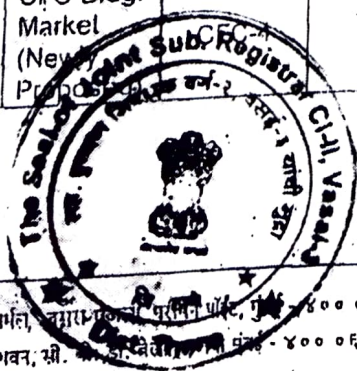
शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित  
 अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा भजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
 दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६



संदर्भ क्र. : CIDCO/VSR/RDP/BP-687/E/47-12

3 दिनांक 18/10/11

2.	Resi. with Shopline (Newly Proposed)	2 (Sector-III)	A, B, C, D, E, F, G	St+Gr.+7	196	020	85.8
3.	Resi.-Cum - Comm. (Amended)	3 (Sector-III)	A, B, G, D, E	St+Gr.+7	156	032 +1 Hall	738
4.	Resi. with Shopline (Amended)	5 (Sector-III)	A, B, C, D	St+Gr.+7	140	034	691
5.	Resi. with Shopline (Amended)	1 (Sector-IV)	A, B, C, D, E, F	St+Gr.+7	192	050	946
6.	Resi. with Shopline (Amended)	2 (Sector-IV)	G, H, I, J	St+Gr.+7	150	016	615
7.	Resi. with Shopline (Amended)	3 (Sector-IV)	K, L, M, N, O, P	St+Gr.+7	192	050	946
8.	Resi. with Shopline (Amended)	1 (Sector-V)	A, B, C, D, E, F, H, I	St+Gr.+7	252	018	1153
9.	Resi. with Shopline (Newly Proposed)	4 (Sector-V)	A, B, C	St+Gr.+7	098	007	430
10.	Resi.-Cum -Comm (Amended)	5 (Sector-V)	A, B, C, D, E, F, G, H, I, J, K, L	St+Gr.+7	367	035 +1 Hall	1727
11.	Resi. with Shopline (Amended)	1 (Sector-VI)	A, B, C, D, E, F	St+Gr.+7	210	030	990
12.	Resi. with Shopline (Amended)	2 (Sector-VI)	A, B, C, D, E, F	St+Gr.+7	175	017	797
13.	C/F Bldg. Market (Newly Proposed)			Gr. + 2		Single Unit	335



Concl.

वसई - ५  
 दस्त. ३११२/२०१४  
 ७३/६३  
 मुख्य कार्यालय, विरार  
 विरार (पूर्व),  
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : य.वि.रा.म.  
 दिनांक :

VVCMC/TP/RDP/VP-127/010/2013-14  
 To,  
 Shri. Deepak P. Shah Partner of  
 M/s. Sharp Realtors  
 Mirza Shopping Center,  
 19A, 1<sup>st</sup> floor, Opp .Railway station,  
 Virar (E), Taluka Vasai.  
**DIST : THANE**

25/05/2013

वसई - ३  
 दस्त. १२०६/२०१६  
 ७३/०६

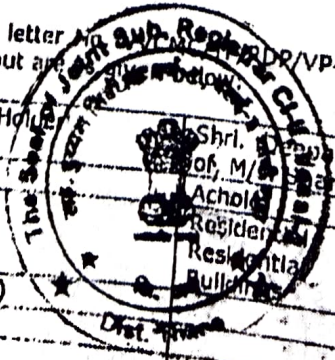
**Sub: Revised Development Permission for the proposed Layout of Residential with shopline, Residential & Commercial Buildings on land bearing S.No.49, 50, 51, 52, 53, 54, 55; 56 & 77 of Village Achole, Tal: Vasai, Dist Thane**

- Ref: -
1. Appeal vide Order No. TPS 1292/1824/UD-12 dated 28/05/1993.
  2. Commencement Certificate No.CIDCO/VVSR/BP-687/II/2925 dated 21/09/1993.
  3. Commencement Certificate No.CIDCO/VVSR/BP-687/I/3158 dated 08/02/1994.
  4. Commencement Certificate No.CIDCO/VVSR/CC/BP-687/E/3138 to 3166 dated 12/09/2008.
  5. Amended approval vide letter No.CIDCO/VVSR/RDP/BP-687/E/4712 dated 18/08/2009 & No.CIDCO/VVSR/RDP/BP-687/E/1036, dtd. 07/07/2010.
  6. Revised Development Permission no.VVCMC/TP/RDP/VP-0127/224/2011-12 dtd. 21/02/2012.
  7. Revised Development Permission no.VVCMC/TP/RDP/VP-0127/010/2013-14 dtd. 06/04/2013.
  8. Your Registered Engineer's letter dated 31/05/2013.

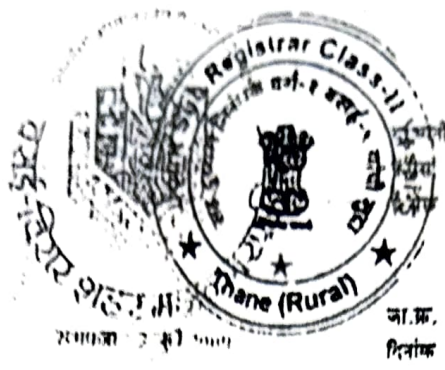
Sir / Madam,  
 Revised Development Permission is hereby granted for the proposed Layout of Residential with shopline, Residential & Commercial Buildings in under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Deepak P. Shah Partner of, M/s. Sharp Realtors.

The conditions mentioned in the letter No. VVCMC/TP/RDP/VP-0127/224/2011-12 dtd. 21/02/2012. The detail of the layout are given below:

1	Name of assess owner/P.A.Holder	Shri. Deepak P. Shah Partner of M/s. Sharp Realtors
2	Location	Achole, Tal. Vasai, Dist. Thane
3	Land use (predominant)	Residential with shopline, Residential & Commercial
4	Gross plot area (As per 7/12)	260680.00 sq.m
5	Less:	
	a) 20 M. D.P. Road	34514.78 sq.m



पत्र क्र. 399 2/2013  
 वसई - ३  
 मुख्य कार्यालय, विभागा  
 विभाग (पुर्वा)  
 मा. नगरपालिका, वि. ठाणे, दि. २०/०२/१३



पत्र क्र. ३५२५२०/२३/०१/०४/०९  
 पत्र क्र. ३५२५२०९  
 वसई - ३  
 प. वि. शा. म. १२/०६/२०१३  
 ५३२६६

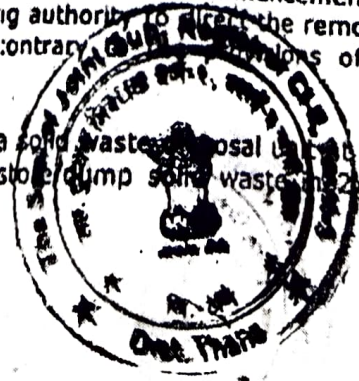
VVCMC/TP/RDP/VP-127/013/2013-14

Sr. No	Predominant Building	Bldg. No./ Sector No.	Wings	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)
1.	Commercial Bldg. (Departmental Store, Banquet Hall, 5 Multiplexes, Restaurants, Game Zone)	1 Sector II	---	Basement + Lower Gr. + Gr. + 3(Pt)	---	As Per Building Plans	21387.65 sq.m
2.	Residential with shipline Bldg.	4 Sector III	A, B & C	St/Gr+ 12	141	11	6679.27 sq.m
3.	Residential with shipline Bldg.	4A Sector III	A & B	St/Gr+ 12	198	33	10517.05 sq.m
4.	Residential with shipline Bldg.	3 Sector VI	A, B & C	St/Gr+ 12	467	68	22382.36 sq.m
			D, E, F, G & H	St/Gr+ 14			
5.	Residential with shipline Bldg.	4 Sector VI	A, B, C, D, E & F	St/Gr+ 12	353	56	17430.61 sq.m

29/06/2013

The revised development permission duly approved is for the above mentioned buildings only. All the earlier approvals for building other than mentioned in the above table stand valid. The conditions of Commencement Certificate issued vide letter No. VVCMC/TP/RDP/VP-0127/2242011-12 dtd. 21/02/2012 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 4B 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 conditions 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



वसई - ३  
 १२/०९/२०१२  
 ५७/७६

B.P.NO.687 VP - 0127 SECTOR-VI  
 BLDG.NO.4 WING - F

CERTIFIED THAT THE BUILDING PLAN AS PERMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE-II IN ACCORDANCE TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING. IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST I.E.(REGD.) OR EQUIVALENT

SIGNATURE OF LICENSED SURVEYOR

STAMP OF DATE OF RECEIPT OF PLANS

The amended plan duly approved herewith Supercedes all the earlier approved plans.

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAWS

STAMP OF APPROVAL OF PLANS

Approved as amended In Subject to the Conditions mentioned In this Office Letter- No. VVCMC/T.P./AMEND/BP - 0487  
 VP... 0127/0131/2012/14  
 DATE... 23/06/2013

Deputy Director, Town Planning  
 Vasal-Virar City Municipal Corporation  
 Virar (E)



EMISIONS

DESCRIPTION

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL WITH SHOPPING BLDG ON LAND BEARING S.NO.49,50,51,52,53,54,55,56&77 AT VIL-ACHOLE, TAL-VASAL, DIST-THANE

NAME OF OWNER/APPLICANT

MR. DEEPAK P. SHAH PARTNER OF M/s. SHARP REALTORS

SIGNATURE OF APPLICANT

JOF. NO. DATE  
 P.NO- 687 07/09/2012  
 ILE.NO-1023

RAWING NO. SCALE  
 AS SHOWN

ORTH LINE DRAWN FY  
 VINAY

CHECKED BY

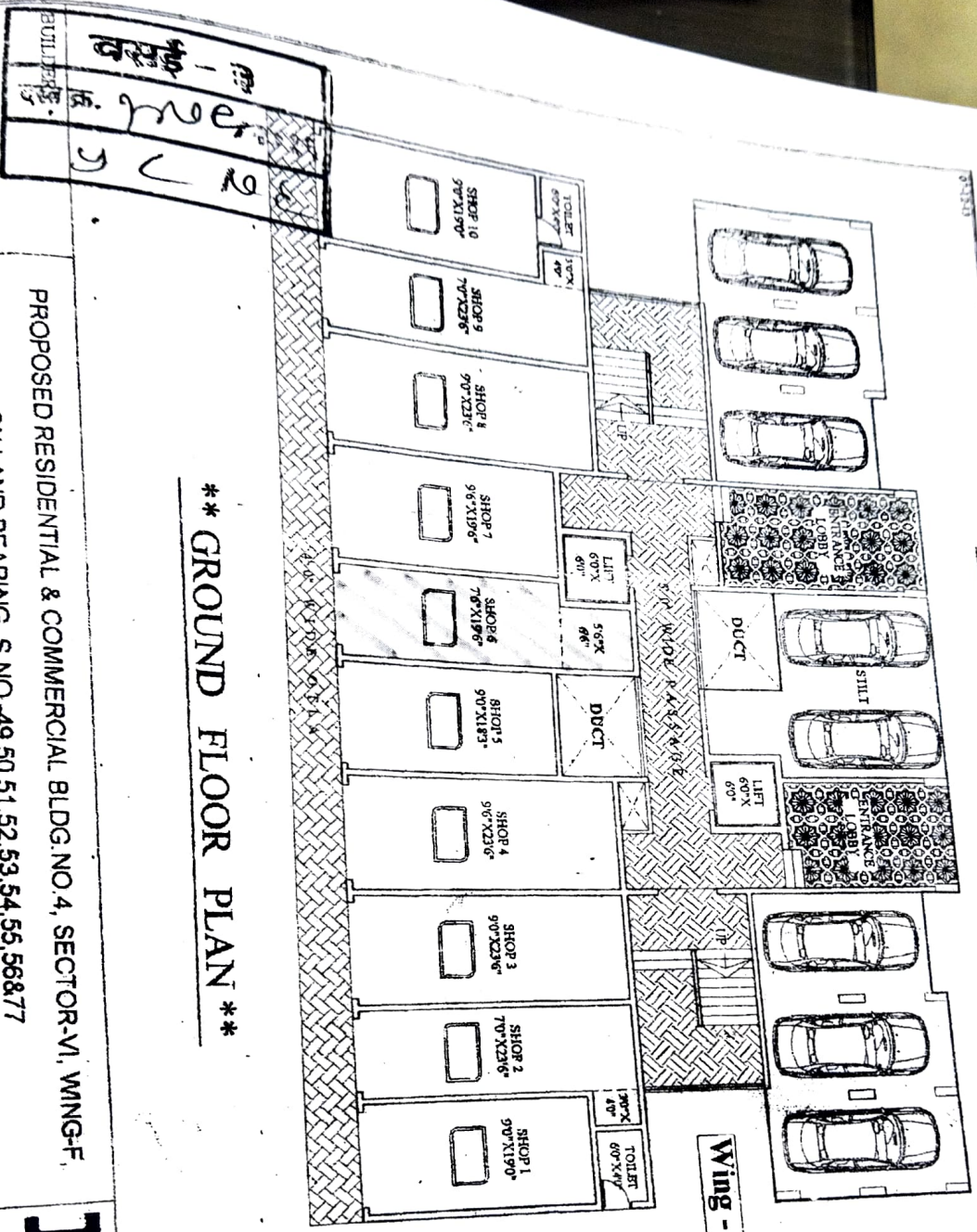


EN-CON

Architectural & Structural Works  
 Project Consultants

7/7B, D1, WING, BETH PALACE, ANHADI ROAD,  
 VASAL ROAD (WEST), 401-202,  
 PHONE: 912-326318, 323404  
 SANJAY S. NARANG  
 REGISTERED ENGINEER  
 (Regn. No.: VVCMC/ENGR/01)





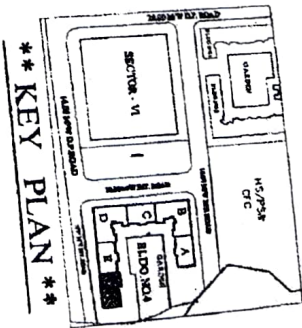
\* SEC - VI, BLDG. NO. 04, WING - F \*

**\*\* GROUND FLOOR PLAN \*\***

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.



\* Saleable Area \*

**\*\* KEY PLAN \*\***



**EN-CON**  
Architectural & Structural Works  
Project Consultants  
G 7/5 'D' WING, SETHI PALACE, AMBADI ROAD,  
VASAI ROAD (WEST), 401 202





Summary 1 (GyeshwanBhag 1)

535/3809  
दस्तावेज नं. 14 ऑक्टोबर 2014 2.05  
व नं.

दस्त मोबदला भाग-1

वसई 5015  
दस्त क्रमांक: 3809/2014

दस्त क्रमांक: वसई 6 /3809/2014

बाजार शुल्क: रु. 01/-

मोबदला: रु. 01/-

घरलेले मुद्रांक शुल्क: रु. 500/-

**वसई - 3**  
दस्त क्रमांक: 3809/2014  
14/10/2014

इ. नि. म.ह. दु. नि. वसई 6 यांचे कार्यालयात  
अ. क्र. 3809 वर दि. 14-10-2014  
गेजी 1:59 म.न. वा. हजर केला.

पावती: 4303

पावती दिनांक: 14/10/2014

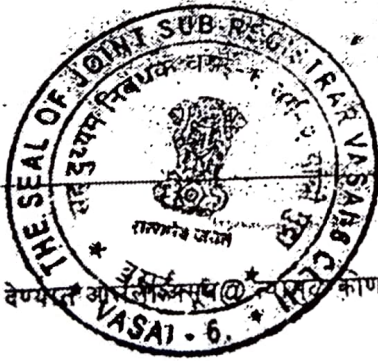
मादरकरणाराचे नाव: श्री मुखजीत थार परमार --

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 240.00  
पृष्ठांची संख्या: 12

एकुण: 340.00

दस्त हजर करणाऱ्याची सही:

JSR Vasai  
सह. मुख्य निबंधक, वसई-6  
वर्ग - 2



सह. मुख्य निबंधक, वसई-6  
वर्ग - 2

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: 8 जेव्हा तो प्रतिफलार्थ देण्यात येईल तो [jsrvasai@vsnl.net](mailto:jsrvasai@vsnl.net) कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 14 / 10 / 2014 01 : 59 : 02 PM ची वेळ: (सादरीकरण)

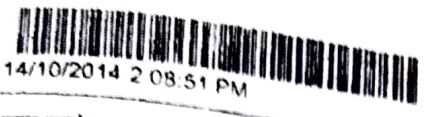
शिक्का क्र. 2 14 / 10 / 2014 01 : 59 : 15 PM ची वेळ: (फी)

**प्रतिज्ञा पत्र**  
सर्व जससेवक या नोंदणी कार्यालय 1401 अंतर्गत अगस्त्या परतणेमुळे  
नोंदणीत घटक केलेला आहे. दस्तावीत संपूर्ण मजकूर, निष्पादक व्यक्ती,  
साक्षीदार, इ. संबंध जोडलेल्या क्रमांकांची सत्यता तपासली आहे. दस्ता  
तर्फे, वैधत्व कायदेशीर दस्ताने दस्त निष्पादक व कर्तृत्वकर्ता हे संपूर्ण  
जबाबदार राहतील. दस्तातल्या सर्व जोडलेल्या कागदांचे, क्रमांक घटक व  
दस्ताही हस्ताक्षरे सत्य व वैध आहेत. असेल, याची संपूर्ण परतणी निष्पादकाचा  
अंदाज

निष्पादक:   
सिद्धी वेळ:

क्र. 90/108

Summary-2 (दस्त गोपवारा भाग - 2)



दस्त गोपवारा भाग 2

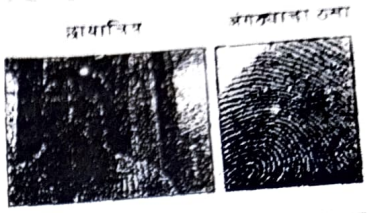
वसई 6/35/14  
दस्तावा क्रमांक 1809/2014

दस्त क्रमांक: वसई 6/3809/2014  
दस्तावा प्रकार: कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

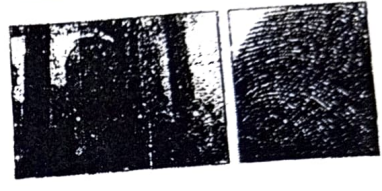
1 नाव: श्री मुखजीत आर परमार -  
पत्ता प्लॉट नं. , माळा नं. , इभारतीचे नाव: , ब्लॉक  
नं. , रोड नं. ई-403, जय विजय गतिवशी, जय विजय  
नगर, न्यू लिंक रोड, नालासोपारा, तालुका वसई,  
महाराष्ट्र, ठाणे.  
पिन नंबर:

पक्षकाराचा प्रकार  
पोवर ऑफ अटॉर्नी  
होल्डर  
वय - 35  
स्वाक्षरी



2 नाव: मेसर्स श्री विमलनाथ इन्फ्रा तर्फे भागीदार श्री  
हेमन जगदिश दवे -  
पत्ता: , , , जी/1, तळमजला, लक्ष्मी धाम  
अपार्टमेंट, तामतलाव, वसई, तालुका वसई, जिल्हा  
ठाणे, Bassein, MAHARASHTRA, THANE,  
Non-Government.  
पिन नंबर:

कुलमुखत्यार देणार  
वय - 38  
स्वाक्षरी



3 नाव: मेसर्स श्री विमलनाथ इन्फ्रा तर्फे भागीदार श्री  
भक्त खेअशी शाह -  
पत्ता: , , , 201, कांती इन्केल्ड, लाल खोडाऊन,  
वर्तक कॉलेज जवळ, वसई, तालुका वसई, जिल्हा ठाणे,  
Bassein Road, MAHARASHTRA, THANE,  
Non-Government.  
पिन नंबर:

कुलमुखत्यार देणार  
वय - 39  
स्वाक्षरी



वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्तऐवज करून दिव्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 14 / 10 / 2014 02 : 02 : 00 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

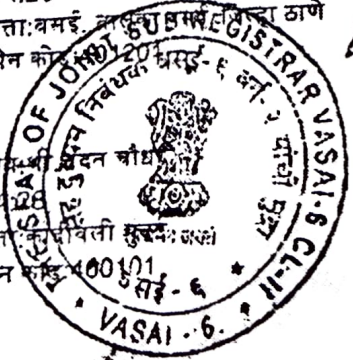
1 नाव: श्री कपिल गोहिल -  
वय: 26  
पत्ता: वसई, कपिल गोहिल, ठाणे  
पिन क्र. 400101

स्वाक्षरी



2 नाव: श्री विदल चौधरी  
वय: 28  
पत्ता: श्री विदली कुलम, ठाणे  
पिन क्र. 400101

स्वाक्षरी



क्र.4 ची वेळ: 14 / 10 / 2014 02 : 02 : 00 PM

v1.3.0



0800/10070  
 0800/10070 कोणत्याही क्षेत्रात 1 को. 2 को. 3  
 0800/10070 कोणत्याही क्षेत्रात 1 को. 2 को. 3  
 0800/10070 कोणत्याही क्षेत्रात 1 को. 2 को. 3  
 0800/10070 कोणत्याही क्षेत्रात 1 को. 2 को. 3

0800/10070 कोणत्याही क्षेत्रात 1 को. 2 को. 3

0800/10070 कोणत्याही क्षेत्रात 1 को. 2 को. 3

1 को. 2 को. 3 कोणत्याही क्षेत्रात 1 को. 2 को. 3  
 1 को. 2 को. 3 कोणत्याही क्षेत्रात 1 को. 2 को. 3  
 1 को. 2 को. 3 कोणत्याही क्षेत्रात 1 को. 2 को. 3

सावरी 1912  
 सावरी दिनांक 04/02/2016  
 सावरी दिनांक 04/02/2016  
 सावरी दिनांक 04/02/2016

नोंदणी फी ₹ 14170.00  
 दस्त हाताळणी फी ₹ 1520.00  
 पत्राची संख्या: 76

एकूण: 15690.00

*Handwritten signature*  
 दस्त हाताळणी फीची मदी

*Handwritten signature*  
**सहस्रमुख्य निबंधक, को-2**  
**बसई क्र. 3**  
 दस्त्याचा प्रकार: करारनामा

*Handwritten signature*  
**सहस्रमुख्य निबंधक, को-2**  
**बसई क्र. 3**

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात  
 शिक्षा क्र. 1 04 / 02 / 2016 01 : 38 : 41 PM ची वेळ: (सावरीकरण)  
 शिक्षा क्र. 2 04 / 02 / 2016 01 : 39 : 20 PM ची वेळ: (फी)

**सहस्रमुख्य निबंधक, को-2**  
**बसई क्र. 3**  
*Handwritten signature*  
*Handwritten signature*





पत्रांक २

पत्रांक ११३/२०१६

पत्रांक ११३/१४७९/२०१६  
पत्रांक ११३/१४७९

अनु क्र. पत्रकाराचे नाव व पत्ता

1. नाव: ऐच्छम बाई शीवा हाईवेक डिप्लोमा नर्स महाविद्यालय  
पत्ता: प्लॉट नं. ३-५, बाळा नं. इंदोराजीचे बाग  
ऐच्छम वेडोवेट इंधना गाईन, ब्लॉक नं. २ बाळाजी इंदोराबाग  
पुणे, रोड नं. सोबिबो हाईवे पूर्व, बहाराड, ठाणे  
पिन नंबर: AAMCA5787D

2. नाव: श्री विद्यानाथ इन्फो नर्स प्राथमिक हेल्थ कॅम्पस  
पत्ता: प्लॉट नं. १, बाळा नं. इंदोराजीचे बाग  
विन्डिया नं. ४ सेक्टर-६, वलंब विद्या हाऊसिंग, ब्लॉक नं.  
रोड नं. बहाराड, ठाणे  
पिन नंबर: ACDFS3690M

पत्रकाराचे नाव व पत्ता

विद्युत केंद्र  
वय: ४१

स्वाक्षर: [Signature]

विद्युत केंद्र  
वय: ३०

स्वाक्षर: [Signature]



वरील दस्तऐवज करून देणार तबाकथीत करारनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.३ ची वेळ: 04 / 02 / 2016 01 : 40 : 11 PM

ओळख:

अनु क्र. पत्रकाराचे नाव व पत्ता

1. नाव: अंड केनाम पाटील  
वय: ३३  
पत्ता: आंबोळे रोड नालामोपारा पूर्व  
पिन कोड: 401209

[Signature] स्वाक्षरी



शिक्का क्र.४ ची वेळ: 04 / 02 / 2016 01 : 40 : 38 PM

शिक्का क्र.४ ची वेळ: 04 / 02 / 2016 01 : 40 : 44 PM

पत्रकाराचे नाव व पत्ता



पुस्तक क्रमांक ... [Signature] ...  
... [Signature] ...

दुय्यम निबंधक, वलंब-३  
माह २ सन २०१६

Defacement Number  
0004109337201516

Epayment Number  
MH006797973201516R

1479 / 2016



04/02/2016

सूची क्र 2

दुग्धम निबंधक मह दु नि वसई 3  
वृत्त क्रमांक 1479/2016  
नोदणी  
Regn 63m

गावाचे नाव : 1) आचोळे

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 1417000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे) 1417000

(4) मू-मापन, पोटहिम्मा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: विभाग क्र-8, मीज-आचोळे, सर्वे नं-49, 50, 51, 52, 53, 54, 55 & 56, शॉप नं-06, तळ मजला, एफ-व्हिंग, बिल्डिंग नं-4, "एन्जल लॅंडमार्क बिल्डिंग", सेक्टर-6, यशवंत विवा टाऊनशिप, गाव-आचोळे, तालुका-वसई, जिल्हा-पालघर, 18.86 चौ.मी (बिल्ट अप). ( Survey Number : 49, 50, 51, 52, 53, 54, 55 & 56 ; )

(5) क्षेत्रफळ

1) 18.86 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल 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. श्री विमलनाथ ईन्फ्रा तर्फे भागीदार हेमंत जगदीश दवे तर्फे कु मु मुखजीत रथपाल परमार -- वय:-30; पत्ता:-प्लॉट नं: शॉप नं.1, माळा नं:-, इमारतीचे नाव: बिल्डिंग नं.4 सेक्टर-6, यशवंत विवा टाऊनशिप, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ACDFS3690M

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मॅ. एन्जल ऑटो वील्ज प्राईवेट लिमिटेड तर्फे संचालक राकेश एम.शेट -- वय:-41; पत्ता:-प्लॉट नं: शॉप नं-3-5, माळा नं:-, इमारतीचे नाव: एन्जल चेंब्रोलेट, ग्रीष्मा गार्डन, ब्लॉक नं: दु बालाजी हॉटेलच्या पुढे, रोड नं: गोखिबरे बसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAMCA5787D

(9) दस्तऐवज करून दिल्याचा दिनांक 30/01/2016

(10) दस्त नोंदणी केल्याचा दिनांक 04/02/2016

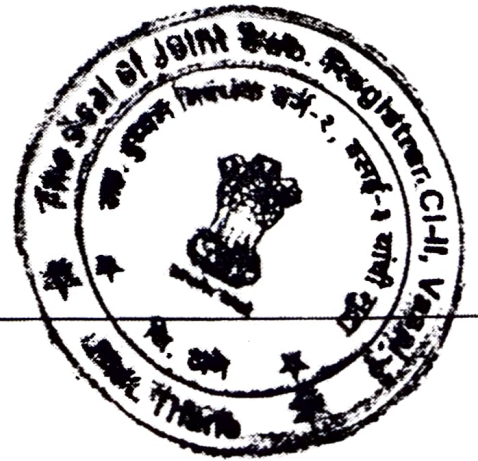
(11) अनुक्रमांक, खंड व पृष्ठ 1479/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 85020

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 14170

14) शेरा

Y. K. K. K.  
दुग्धम निबंधक, का-  
वसई क्र. 3



न्यांकासाठी विचारात घेतलेला तपशील:-

क शुल्क आकारताना निवडलेला  
क्षेत्र :- :

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