

535/2199

Tuesday, March 29, 2016
4:45 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: आचोळे

पावती क्र.: 2514 दिनांक: 29/03/2016

दस्तावेजाचा अनुक्रमांक: वसई6-2199-2016

दस्तावेजाचा प्रकार: करा: नामा

माद: करणाऱ्याचे नाव: मे. एंजेल अँटो व्हिल्स प्रा लि तर्फे डायरेक्टर श्री राकेश एस शेठ - -

नोंदणी फी रु. 16410.00

दस्त हाताळणी फी रु. 1320.00

पृष्ठांची संख्या: 66

एकूण: रु. 17730.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:03 PM ह्या वेळेस मिलेल.

सहदुय्यम निबंधक वसई ६
JSR Vasai-6
वसई - २

वाजार मूल्य: रु. 1641000/-

मोवदला रु. 1641000/-

भरलेले मुद्रांक शुल्क: रु. 98500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 16410/-

डीटी/घनादेश/पे ऑर्डर क्रमांक: MH008544389201516R दिनांक: 29/03/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 1320/-

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१६

वसई - ६
दस्त क्रमांक २१०२ / २०१६
१/११

- १) दस्ताचा प्रकार : कशरनामा अनुसूचक क्रमांक : _____
- २) सादरकर्त्याचे नांव : श्री. राजेंद्र मंगल विष्णू पा. लि.
- ३) तालुका : वसई ४) गावाचे नांव : आरोळे
- ५) नगरभुमापन क्रमांक/सर्व्हे नं./अंतिम मुखंड क्रमांक : ५१ ते ५६
- ६) मूल्यदरविभाग (झोन) _____ उपविभाग : ८/७५००१-
- ७) मिळकतीचा प्रकार :- खुली जमिन/निवासी/कार्यालय/दुकान/औद्योगिक/ दुकान
- ८) दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- २३५ कारपेट/विल्टअप/सुपर विल्टअप/चौ. मि/फुट.
- ९) कार पार्किंग : _____ गच्ची : _____ पोटमाळा : _____
- १०) मजला क्रमांक : _____ उदवाहन सुविधा :- आहे / नाही
- ११) बांधकाम वर्षे : १९८० घसारा : _____
- १२) बांधकाम प्रकार :- आर. सी. सी./ इतर पक्के / अर्ध पक्के / कच्चे
- १३) बजार मूल्य तक्त्यातील मार्गदर्शक सुचना क्रं. :- _____ ज्यान्वये दिलेली घट / वाढ
- १४) लिक्ड अँड लायसन्स दस्त : १. प्रतिमाह भाडे रक्कम : _____
२. अनामत रक्कत/आगावू भाडे : _____
३. कालावधी : _____
- १५) निर्धारित केलेले वाजारमूल्य :- १६४१०००/-
- १६) दस्तामध्ये दर्शविलेला मोबदला :- १६४१०००/-
- १७) देय मुद्रांक शुल्क :- १९८५००/- १८) भरलेले मुद्रांक शुल्क :- १९८५००/-
- १९) देयक नोंदणी फी :- १६४१०/-

सह दुय्यम निबंधक

लिपिक

प्रतिज्ञा / घोषणा पत्र

- मी/आम्ही १) श्री./श्रीमती श्री. राजेंद्र मंगल विष्णू पा. लि.
- २) श्री./श्रीमती _____
- ३) श्री./श्रीमती _____

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विक्री, गहाण, दान, लिज, मुखत्यार, पोटगी वा इतर अन्वये यापूर्वी खरेदी देणाऱ्याने कोठेही कायदा - १९०८ मधील असणाऱ्या शोध (Search) तसेच कोठेही मिळकत गुंतविलेली नाही. यांची नोंदणी खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिप्रेत पाहिले जाईल. तसेच सदर मिळकत ही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/ आमची राहिले पाहिजे. या मिळकतीबाबत काही



वसई - ६
 दात क्रमांक 29/03/2016
 ३ १६६

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH008544389201516R	BARCODE	Form ID :	Date:
Department	IGR		29-03-2016	
Receipt Type	RE		Payee Details	
Office Name	IGR133-VSII_VASAI NO 1 SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-AAMCA5787D
Year	Period: From : 29/03/2016 To : 31/03/2099		Full Name	ANGEL WHEELS PRIVATE LIMITED
Object	Amount in Rs.	Flat/Block No. Premises/ Bldg	SHOP NO 8 ANGEL LANDMARK	
0030046401-75	98500.00	Road/Street, Area /Locality	YAHWANT VIVA TO NSP LINK ROAD	
0030063301-70	16410.00	Town/ City/ District	NEAR DMART ACHOLE NALASOPAR 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			
Total	114910.00	Amount in words	Rupees One Lakhs Fourteen Thousand Nine Hundred Ten Only	
Payment Details: IDBI NetBanking Payment ID : 86245804			FOR USE IN RECEIVING BANK	
Cheque- DD Details:			Bank CIN No : 69103332016032950780	
Cheque- DD No.		Date	29-03-2016	
Name of Bank		Bank-Branch		
Name of Branch		Scroll No.		



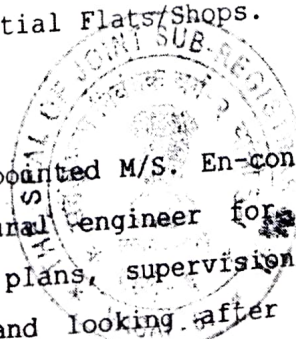
वसई - ६
दस्तावेज क्रमांक २१६६/१०११
०/१६६

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 No.4 out of said land as per the terms & conditions of N.A. permission and building permission **AND WHEREAS** Builder has propose to construct building consisting of Stilt+ Ground and Twelve 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]

743-6
एल एम् एंड व्हेरिफाई
C/E/C

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 has agreed to purchase residential Shop No.08 on Ground Floor in the building known as "ANGEL LANDMARK" (more particularly described in the Third schedule hereunder written and hereinafter referred to as "SAID FLAT" for brevity's sake).

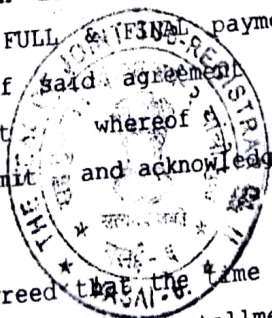
AND WHEREAS prior to the execution of this agreement, the Flat/shop Purchaser has paid to the Builder a sum of Rs.16,41,000/- (Rs. Sixteen Lacs & Fourty One Thousand only) Being earnest money/deposit as part payment of the sale price of the Flat/shop agreed to be sold to the Flat/shop purchaser and the Flat/shop purchaser has agreed to pay balance amount in the manner set out hereunder:

बमई - १
दिनांक २७/०६/२०१९
०१६६

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

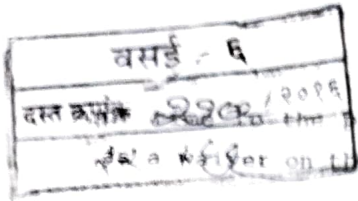
1. The purchaser hereby agreed to purchase Shop No.08, on Ground Floor, in building known as "ANGEL LANDMARK" admeasuring 235 sq. ft. built-up which is inclusive of the area of balconies (which shall hereinafter be called the said Flat/shop in the said building) as per the plans and specification seen 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.08, 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.16,41,000/- (Rs. Sixteen Lacs & Fourty One 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.16,41,000/- (Rs. Sixteen Lacs & Fourty One Thousand only) being the FULL & FINAL payment prior to the execution of said agreement for sale. and the receipt whereof 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

(Signature)



The purchaser shall not be considered liable for the part of Builders.

45 The purchaser agree and undertake to lodge this agreement for registration immediately after execution with the sub-registrar Vasai and give intimation thereof in writing with serial no. and date to enable the Builders to admit the execution of the same, and to take all necessary steps for getting the same registered in accordance with the provision of law. All cost and charges of stamping and registration shall be borne and payable by the purchaser alone and Builders will not be liable contribute any amount in respect of the same.

46 The Builders shall not be responsible for any repairs within the said flat/shop from the date of possession.

47 The purchaser has agreed to pay to the builder his/her/their proportionate share in the expenses towards development of common garden in the said property.

48 All Notices to be served on the flat/shop purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the flat/shop purchaser/s under certificate of posting to his/her/their address given below:



Shop No.3-5, Angel Chevrolet, Grishma Garden,
Next to Balaji Hotel, Gokhiware, Vasai-East,
Taluka Vasai, Dist-Palghar-401208.

51 This Agreement shall always subject to the provisions of the Manarashtra Ownership Flat Act and the rules made there under.

वसई - ६
दस्ता क्रमांक २९८८ / १९७५
०७ / ६८

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.08, admeasuring 235 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 signatures)

वसई - ६
 दस्त क्रमांक २०८८/२०१६
 २७

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. _____)



In the presence of _____)

1. *[Signature]*

2. *[Signature]*

SIGNED, SEALED AND DELIVERED BY)

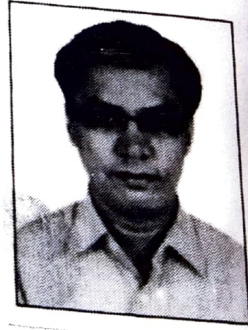
The withinnamed "PURCHASERS")

M/S. ANGEL AUTO WHEELS PRIVATE LIMITED

Through its Director

MR. RAKESH S. SHETH

[Signature]



In the presence of _____)

1. *[Signature]*

2. *[Signature]*



वसई - ६
 नक्शा क्रमांक २९००/२०२६
 २७/१९९

10



सिडको
 महाराष्ट्र विकास

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कार्यलय कोल्होबरा, दूसरा पयला, वसई (पूर्व), जि. ठाणे ४०१ २१०
 दूरध्वनी : (कोड - १५२५०) २३१०४८७ फॅक्स : (कोड-१५२५०) २३१०४८६

18/08/2009

पत्रांक : CIDCO/VSR/RDP/BP-687/E/५१-12

दिनांक :

To
 Shri Deepak P. Shah, Partner of
 M/s Sharp Realtors,
 Mirza Shopping Centre,
 19A, 1st floor, opp. Railway station,
 Vira(E), Tal. Vasai,
 DIST. THANE

Sub: 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.

- Ref 1) Appeal passed vide Order No. TPS 1292/1824/UD-12 dated 28/05/1993.
 2) Commencement certificate from CIDCO vide order No.CIDCO/VSR/BP-687/1/2925 dated 21/09/1993.
 3) Commencement certificate from CIDCO order No.CIDCO/VSR/BP-687/1/3158 dated 08/02/1994
 4) Commencement Certificate No.CIDCO/VSR/CC/BP-687/E/3138 to 3166 dated 12/09/2008
 5) NA order No. REV/D-1/T-9/NAP-CR-72/88 dated 08/03/1989 from the Collector, Thane.
 6) NA order No. REV/D-1/T-9/NAP/SR/163/2008 dated 17/03/2009 from the Collector, Thane
 7) FILP M.R. No.1696/07, dated 15/12/2007 for measurement.
 8) NOC for construction work from Nallasopara Municipal Council vide letter dated 5/04/2005.
 9) Water assurance letter from Nallasopara Municipal Council vide letter dated 22/01/2008.
 10) Your Licensed Surveyor's letter dated 18/08/2009.

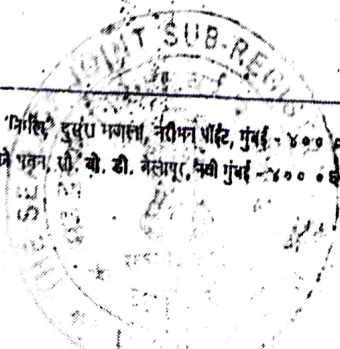
Sir/Madam,

Revised development permission is hereby granted for the proposed layout of Residential/Residential-Cum-Commercial Buildings and CFC Building on land bearing S.No.49, 50, 51, 52, 53, 54, 55, 56 & 77, of Village Achole, Taluka Vasai, Dist. Thane, under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Deepak P. Shah, Partner of M/s. Sharp Realtors.

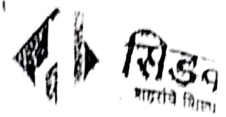
This drawing shall be read with the conditions mentioned in the letter No.CIDCO/VSR/CC/BP-687/E/3137 dated 12/09/2008. The details of the layout are given below:

Contd.....2

नोंदणीकरण कार्यालय : निर्मिती, दूसरा पयला, नवीमन पीट, मुंबई - ४०० ०२१, दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०३
 मुख्य कार्यालय : पिढवणे पयला, पी. बी. डी. मेटागु, फकी मुंबई - ४०० ०६४, दूरध्वनी : ६०९१ ८१०० फॅक्स : ००-९१-२२-६७९१८१६६



शहर विकास
 २६/६६



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

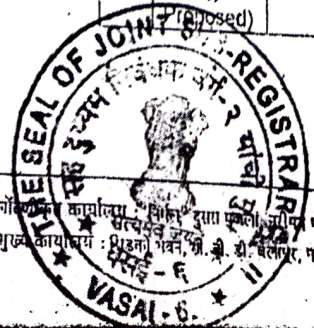
अधिकार कार्यालय कोम्प्लेक्स, दुसरा मजला, वाराई (पूर्व), जि. ठाणे ४०१ २१०
 फोन (कोड-१५२५०) २३१०४८७ पिन (कोड-१५२५०) २३१०४६६

प्लॅन क्र. CIDCO/VS/RDP/BP-6U7/E/4712

दिनांक: 18/10/84

2	Resi with Shopline (Newly Proposed)	2 (Sector-III)	A, B, C, D, E, F, G	St+Gr.+7	196	020	8539
3	Resi.-Cum - Comm (Amended)	3 (Sector-III)	A, B, C, D, E, F	St+Gr.+7	156	032 +1 Hall	7362
4	Resi. with Shopline (Amended)	5 (Sector-III)	A, B, C, D	St+Gr.+7	140	034	6915
5	Resi. with Shopline (Amended)	1 (Sector-IV)	A, B, C, D, E, F	St+Gr.+7	192	050	9461
6	Resi. with Shopline (Amended)	2 (Sector-IV)	G, H, I, J	St+Gr.+7	150	016	6155
7	Resi. with Shopline (Amended)	3 (Sector-IV)	K, L, M, N, O, P	St+Gr.+7	192	050	9461
8	Resi. with Shopline (Amended)	1 (Sector-V)	A, B, C, D, E, F, H, I	St+Gr.+7	252	018	11535
9	Resi. with Shopline (Newly Proposed)	4 (Sector-V)	A, B, C	St+Gr.+7	098	007	4304
10	Resi.-Cum -Comm (Amended)	5 (Sector-V)	A, B, C, D, E, F, G, H, I, J, K, L	St+Gr.+7	387	035 +1 Hall	17270
11	Resi. with Shopline (Amended)	1 (Sector-VI)	A, B, C, D, E, F	St+Gr.+7	210	030	9900
12	Resi. with Shopline (Amended)	2 (Sector-VI)	A, B, C, D, E, F	St+Gr.+7	175	017	7979
13	CFC Bldg. Market (Newly Proposed)	CFC-4		Gr. + 2		Single Unit	3354

Contd.



गोपनीय कार्यालय, शहर व औद्योगिक विकास महामंडळ, कोम्प्लेक्स, दुसरा मजला, वाराई (पूर्व), मुंबई - ४०० ०२१, फोन (कोड-१५२५०) २३१०४८७ पिन (कोड-१५२५०) २३१०४६६
 मुख्य कार्यालय : शाहने गव, प्र. श्री. श्री. बेलगाव, मधी मुंबई - ४०० ०६१४, फोन (कोड-१५२५०) २३१०४८७ पिन (कोड-१५२५०) २३१०४६६

वसई - ५
 ३११२/२०१४
 ३/६३
 मुख्य कार्यालय, विरार
 विरार (पूर्व),
 वसई, जि. ठाणे, पिन ४०१ ३०५.



वसई - ६
 दाखल क्रमांक २१०८/२०१६
 २६/६३

दूरधनी : ०२५-२५२५१०१/०२/०३/०४/०५/०६
 फॅक्स : ०२५-२५२५१०७
 ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : य.वि.रा.म.
 दिनांक :

VVCMC/TP/RDP/VP-127/010/2013-14

25/05/2013

To,
 Shri. Deepak P. Shah Partner of
 M/s. Sharp Realtors
 Mirza Shopping Center,
 19A, 1st floor, Opp .Railway station,
 Virar (E), Taluka Vasal.
DIST : THANE

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

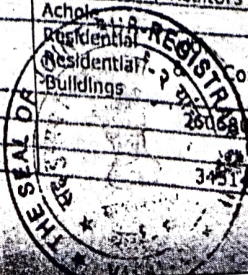
Ref: -

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/II/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.

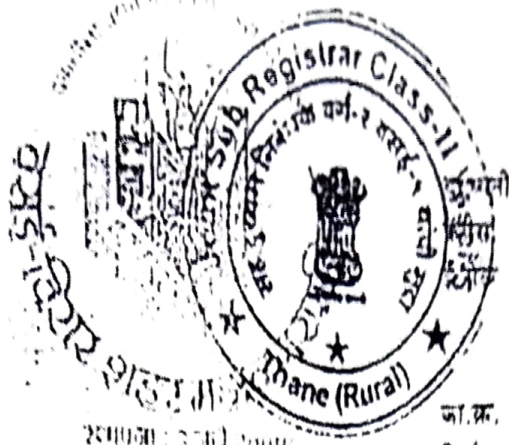
Sir / Madam,
 Revised Development Permission is hereby granted for the proposed Layout of Residential with shopline, Residential & Commercial Buildings in under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Deepak P. Shah Partner of, M/s. Sharp Realtors.

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: as given below:

1	Name of assess owner/P.A.Holder	Shri. Deepak P. Shah Partner of, M/s. Sharp Realtors
2	Location	Achole
3	Land use (predominant)	Residential, shopline, Residential & Commercial Buildings
4	Gross plot area (As per 7/12)	28068.00 sq.m
5	Less:	
	a) 20 M. D.P. Road	34514.78 sq.m



वसई - 4
 399 2/2098
 4/ 83
 मुख्य कार्यालय, वितार
 वितार (पूर्व),
 वसई, जि. ठाणे, पिन 401 304.



वसई - 4
दस्ता क्रमांक 29/2013
0250-2424/13

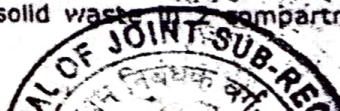
VVCMC/TP/RDP/VP-127/013/2013-14

29/06/2013

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 shophline Bldg.	4. Sector III	A, B & C	St/Gr+ 12	141	11	6679.27 sq.m
3.	Residential with shophline Bldg.	4A Sector III	A & B	St/Gr+ 12	198	33	10517.05 sq.m
4.	Residential with shophline Bldg.	3 Sector VI	A, B & C D, E, F, G & H	St/Gr+ 12 St/Gr+ 14	467	68	22382.36 sq.m
5.	Residential with shophline Bldg.	4 Sector VI	A, B, C, D, E & F	St/Gr+ 12	353	56	17430.61 sq.m

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 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in compartments of 0.67



2013-14
 29/09/13
 43/88

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

IT IS CERTIFIED THAT THE BUILDING PLANS SUBMITTED 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 A QUALIFIED STRUCTURAL ENGINEER AT LEAST I.E.(OR) OR EQUIVALENT.

[Signature]
 INCHARGE OF
 LICENCED 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 OF LAW

STAMP OF APPROVAL OF PLANS

Approved as amended in Subject to the Conditions mentioned in this Office Letter
 No. VVCMC/T.P./AMEND/BP-0687
 VP.....0127/0127/2013/13
 DATE.....29/09/2013
 Deputy Director, Town Planning
 Virar City Municipal Corporation
 DATE Virar (E)

REVISIONS

DESCRIPTION

DESCRIPTION OF PROPOSED & PROPERTY

PROPOSED RESIDENTIAL WITH STRUCTURE BLDG ON LAND BEARING S.NO.49,50,51,52,53,54,55,56,57 AT VIL-ACHOLE TAL-VARAN DIST-THANE

NAME OF OWNER/APPLICANT

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

SIGNATURE OF APPLICANT

[Signature]

JOF. NO.

DATE
 07/09/2012

FP.NO- 687

FILE.NO-1023

SCALE
 AS SHOWN

DRAWING NO.

DRAWN BY
VINAY

NORTH LINE

CHECKED BY



EN-CON

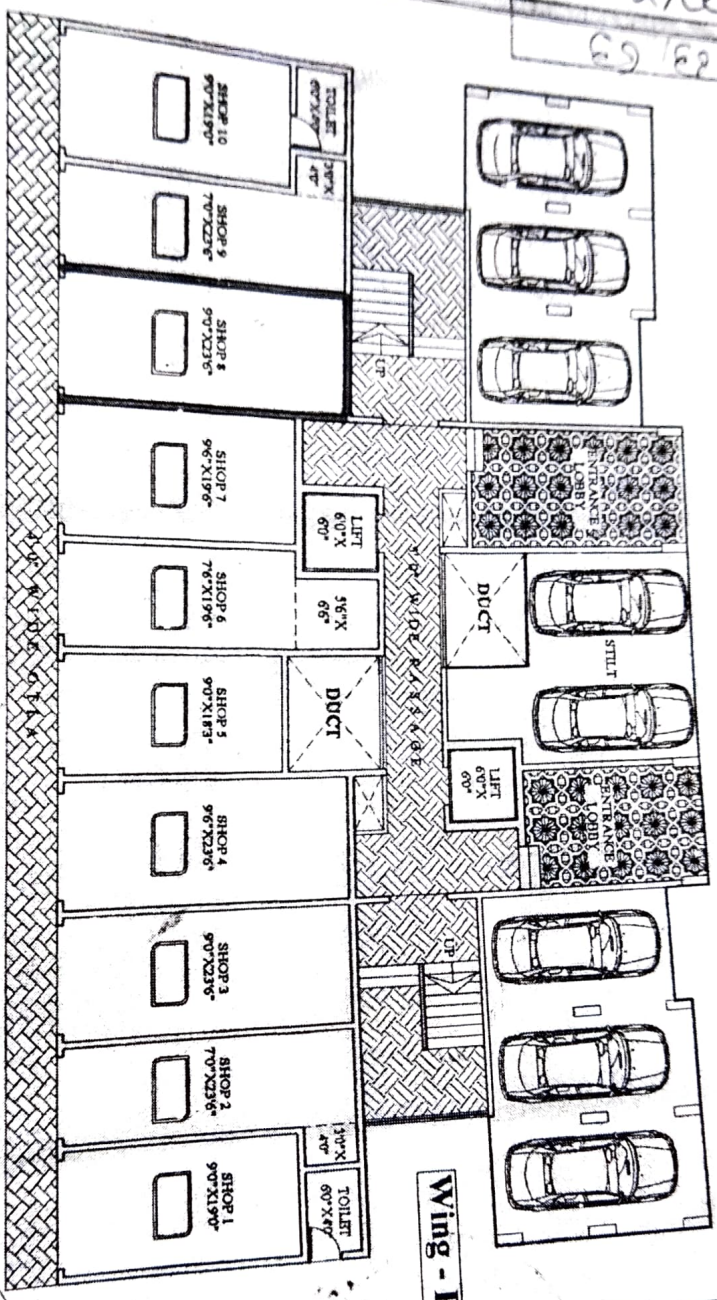
Architectural & Structural Works
 Project Consultants

67/8, D¹ ROAD, SETHI PALACE, ALIBAGI ROAD,
 VASAN ROAD (WEST), 401-203 SANJAY S. NARANG
 PHONE: 912-333318, 333404
 E-mail: encon@rediffmail.com
 REGISTERED ENGINEER
 (Regn.No.:VVCMC/ENGR/01)



वर्ग ६
 दल क्रमांक २७९
 ६१/६२

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



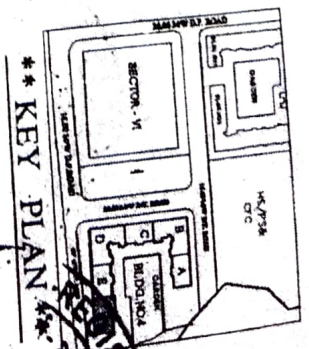
**** GROUND FLOOR PLAN ****

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

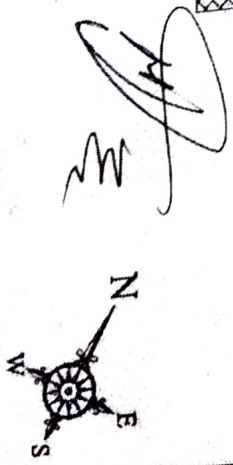
ON LAND BEARING: S. NO. -49, 50, 51, 52, 53, 54, 55, 56 & 77

VILL: ACHOLE, TAL: VASAI, DIST: THANE.

* Saleable Area *

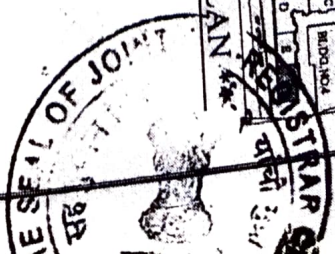


**** KEY PLAN ****



EN-CON
 Architectural & Structural Works

Project Consultants
 G 7/8 'D' WING, SETHI PALACE, AMBADI ROAD,
 VASAI ROAD (WEST), 401 202
 PHONE: 2336318, 2333404
 E-mail: encon1@rediffmail.com



535/2199

मंगळवार, 29 मार्च 2016 4:45 म.नं.

दस्त गोपवारा भाग-1

वसई 6 6/0/04
दस्त क्रमांक: 2199/2016

दस्त क्रमांक: वसई 6 /2199/2016

बाजार मूल्य: रु. 16,41,000/-

मोबदला: रु. 16,41,000/-

भरलेले मुद्राक शुल्क: रु.98,500/-

दु. नि. सह. दु. नि. वसई 6 यांचे कार्यालयात

अ. क्रं. 2199 वर दि.29-03-2016

रोजी 4:42 म.नं. वा. हजर केला.

पावती:2514

पावती दिनांक: 29/03/2016

सादरकरणाऱाचे नाव: मे. एंजेल अँटो व्हिल्म प्रा लि तॉॅ
डायरेक्टर श्री राकेश एम शेठ - -

नोंदणी फी

रु. 16410.00

दस्त हाताळणी फी

रु. 1320.00

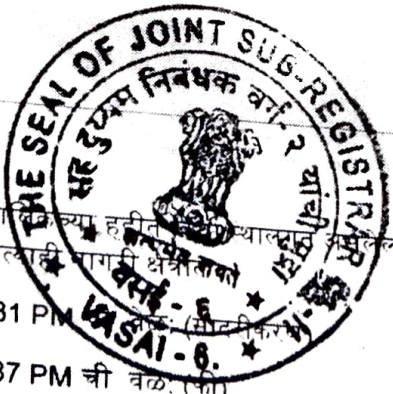
पृष्ठांची संख्या: 66

एकूण: 17730.00

[Handwritten Signature]

दस्त हजर करणाऱ्याची सही:

[Handwritten Signature]
सहस्रव्यवस्था निबंधक वसई 6
JSR Vasai-6
वर्ग - 2



[Handwritten Signature]
सहस्रव्यवस्था निबंधक वसई 6
वर्ग - 2

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्रं. 1 29 / 03 / 2016 04 : 42 : 31 PM

शिक्रा क्रं. 2 29 / 03 / 2016 04 : 43 : 37 PM ची वळ: (का)

प्रतिज्ञा पत्र

*सादर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपुर्ण मजकूर, निबंधक व्यक्ती, साक्षीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णत्वे जबाबदार राहतील. *दस्तांजलसोबत जोडलेले कागदपत्रे, कुळमुखातचपत्रे, व्यक्ती हत्याची वारंदात आढळून आल्यास याची संपुर्ण जबाबदारी निष्पादकाची राहिल.

[Handwritten Signature]



29/03/2016 4 46:53 PM




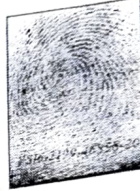
दस्त गोषवारा भाग-2

वसई 6 २९/३/१६

दस्त क्रमांक: 2199/2016





दस्त क्रमांक : वसई 6/2199/2016

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव: मे. एंजेल अँटो व्हिल्स प्रा लि तर्फे डायरेक्टर श्री राकेश एस शेठ -- पत्ता: -, -, -, दुकान नंबर 3-5, एंजेल शवरलेट, श्रीम्या गार्डन, बालाजी हॉटेल च्या वाजूला, गोखिवरे, वसई पूर्व, तालुका वसई, जिल्हा पालघर, गोंक: ईवारे, MAHARASHTRA, THANE, Non-Government. पॅन नंबर: AAMCA5787D	लिहून घेणार वय :- 41 स्वाक्षरी:-		
2	नाव: मे. श्री विमलनाथ इन्फ्रा र्वे भागीदार श्री हेमंत जगदिश दवे -- पत्ता: -, -, -, दुकान नंबर 1 बिन्डींग नंबर 4 सेक्टर 6, यशवंत विवा टारुनशिप, नानासोपारा, तालुका वसई, जिल्हा पालघर, गाळ्ळांभापारे ए, MAHARASHTRA, THANE, Non-Government. पॅन नंबर: ACDFS3690M	लिहून देणार वय :- 38 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 29 / 03 / 2016 04 : 44 : 34 PM

ओळख:-
खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीथ: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री अनिकेत शेलार -- वय: 24 पत्ता: वसई पश्चिम, तालुका वसई, जिल्हा पालघर पिन कोड: 401201	स्वाक्षरी		
2	नाव: श्री कपिल गोहिल -- वय: 24 पत्ता: वसई पश्चिम, तालुका वसई, जिल्हा पालघर पिन कोड: 401201	स्वाक्षरी		

शिक्रा क्र.4 ची वेळ: 29 / 03 / 2016 04

शिक्रा क्र.5 ची वेळ: 29 / 03 / 2016 04 : 45 : 38

अनुक्रमांक: निवृत्त नसई ६
वर्ग - २

