

534/13996

Tuesday, September 12, 2023

8:04 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14950 दिनांक: 12/09/2023

गावाचे नाव: विरार

दम्नांवजाचा अनुक्रमांक: वसई5-13996-2023

दम्नांवजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: देवेंद्र मनोहर आचरेकर

नोंदणी फी

रु. 20000.00

दम्न हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 20760.00

आपणाम मूळ दम्न, थंबनेल प्रिंट, मूची-२ अंदाजे

8:24 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु. 1822655 /-

मोवदला रु. 2000000/-

भगलेले मुद्रांक शुल्क: रु. 140000/-

1) देयकाचा प्रकार: DHC रकम: रु. 760/-

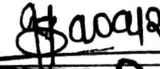
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923127418425 दिनांक: 12/09/2023

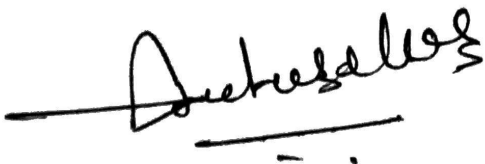
विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 20000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008032718202324E दिनांक: 12/09/2023

विक्रेते नाव व पत्ता:

 Joint S R Vasai-5
सह दुय्यम निव्वधक दर्ग-२
वसई क्र. ५



मुळ दस्त परत दिला



12/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 5

दम्न क्रमांक : 13996/2023

नोंदणी :

Regn:63m


गावाचे नाव : विरार

(1)बिलेखाचा प्रकार	करारनामा
(2)मोबदला	2000000
(3) बाजारभाव(भाडेपट्टयाच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1822655
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:वसई विरार महानगरपालिका इतर वर्णन :; इतर माहिती: विभाग क्र. 2,गाव मांजे - विरार,मवई नं. 310,हिस्सा नं. 3ए,वरील इमारत तपोवन कॉम्प्लेक्स,मदनिका क्र. बी / 401, चौथा मजला,न्यु तपोवन कॉम्प्लेक्स को-ऑप.हौ.मो.वि.,मदनिकेचे क्षेत्र- 34.85 चौ.मी.,(बिल्ट अप गरिया).((Survey Number : 310 :))
(5) क्षेत्रफळ	1) 34.85 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा फुकमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अरुण लहू मयेकर वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2 / 8, ट्रान्सीम्ट कंपनी, माधू वामबानी मार्गे, पोलीस स्टेशन जवळ, कफ परेड., रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन नं:- AJWPM3253C
(8)दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवेंद्र मनोहर आचरेकर वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रुम नं. 3, जे. के. मिश्रा चाळ, गावदेवी रोड, साई बाबा मंदिर जवळ, फॉईमर, कादिवली पूर्व, मुंबई., रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ANOPA6453E
9) दम्नगेवज करून दिल्याचा दिनांक	12/09/2023
10)दम्न नोंदणी केल्याचा दिनांक	12/09/2023
11)अनुक्रमांक,खंड व पृष्ठ	13996/2023
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	140000
13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000
14)शेरा	

पल्याकनामाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- :

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


सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५



मूल्यांकन पत्रक (अहरी अत्र - वाणीय)		15 September 2023 07:58:13 PM			
Valuation ID	202309128457				
मूल्यांकन वर्ष	2023				
जिल्ला	पाल्पा				
मूल्य विभाग	वाणिज्य - वसई				
सब मूल्य विभाग	2-सिवास न इतर तत्काल अनुज्ञापन प्राप्तगीत बहिरी				
अज्ञापन नाम	Vasai-Vitar Municipal Corporation	सन्धि नं. वा भू क्रमांक	सन्धि नं. 110		
वार्षिक मूल्य दर तत्कालानुसार मूल्यदर रु.	वित्तवारी तालिका	कार्यालय	दुकान	वीरगण	मा. अज्ञापन नं. वा नं.
15900	52300	60400	65900	60400	वी. मा. नं.
वाणिज्य क्षेत्राची घाटिती	वापक्याम क्षेत्र (Built Up)-	घिळकतीचा क्षेत्र	विवासी सन्धिक	घि. अ. क. तीचा प्रकार	अ. नं.
वापक्याम क्षेत्र	34.85वी थीर	घिळकतीचा क्षेत्र	0.10 2वा	वापक्याम क्षेत्र	Rs. 76670
उद्योग मतिधा	आर	म. ब. ला.	1st To 4th Floor		
Sale Type - Resale		First Sale Date - 17/04/2003			
Sale Resale of built up Property constructed after circular dt 02/01/2018					
प्रस्तावित पत्र वाद	100 - 100 Apply to Rate - Rs 52300 -				
प्रमा-दानसार मित्तकतीचा प्रति वी थीर मूल्यदर	= (((वार्षिक मूल्यदर * खूल्या जमिनीचा वा.) * प्रमा-दानसार तत्कालीन) + खूल्या जमिनीचा वा.)				
	= (((52300-15900) * (100 - 100)) + 15900)				
	= Rs 52300 -				
A) मूल्य मित्तकतीचा मूल्य	= वीरगण प्रमाण मूल्य दर * घिळकतीचा क्षेत्र				
	= 52300 * 34.85				
	= Rs 1822655/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अन्तिम मूल्य	= A + B + C + D + E + F + G + H + I + J = 1822655 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 1822655/- = ₹ आठरा लाख बावीस हजार सहा शे पंचासन्न -/-				

Home Print

सह दुय्यम मित्तकतीचा दर्ग-२
वसई क्र. ५

वसई क्र.-५
 दस्त. नं. 93000/2023
 9/30



दस्तावेज क्र.-५
दस्तावेज क्र. १३६६६/२०२३
२ / ३६

घोषणापत्र / शपथपत्र

मी / आम्ही खाली करणार मा नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म. रा. पुणे यांचे ३०.११.२०१३ राजीचे परीपत्रवाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजमधील सादर केलेल्या दस्तऐवजमधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तामधील लिहून देणार / कुलमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मालक / वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हयात आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादर ची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतनाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ चे वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजमधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही यची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व न्याय अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजमधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी / आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहात याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जस भविष्यात कायद्यानुसार भविष्यात कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार



लिहून घेणार

[Handwritten Signature]

अशोक मयकर



CHALLAN
MTR Form Number-6



GRN	MH008032718202324E	BARCODE			Date	12/09/2023-18:11:12	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable) ANOP46453E				
Office Name	VSI5_VASAI NO 5 JOINT SUB REGISTRAR			Full Name		DEVENDRA MANOHAR ACHAREKAR		
Location	PALGHAR			Flat/Block No.		FLAT NO. B/401, TAPOVAN COMPLEX		
Year	2023-2024 One Time			Premises/Building		NEW TAPOVAN CHS LTD.		
Account Head Details		Amount In Rs.		Road/Street		Area/Locality		
030046401 Stamp Duty		140000.00		NEW TAPOVAN CHS LTD.		VIRAR		
030063301 Registration Fee		20000.00		Town/City/District		PIN		
						4 0 1 3 0 3		
				Remarks (If Any)				
				SecondPartyName=ARUN LAHU MAYEKAR-				
Total		1,60,000.00		Amount In Words		One Lakh Sixty Thousand Rupees Only		
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN		Ref. No.		69103332023091220320
Cheque/DD Details				Bank Date		RBI Date		12/09/2023-18:13:50
Cheque/DD No.				Bank-Branch		IDBI BANK		2626209264
Name of Bank				Scroll No. , Date		Not Verified with Scroll		Not Verified with RBI
Name of Branch								

दस्तावेज क्र.-५
दस्तावेज क्र. 930008/2023
3136

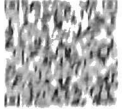
Department ID: [Blank] Mobile No. 8850177348
NOTE: - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हे चालन केवल दफ्तर निबन्धक कार्यालयत नोंदणी करवावया दस्तऐवजी लागू आहे. नोंदणी न करवावया दस्तऐवजी खर चालन लागू नाही.

अरुण लक्ष्मी मय्येकर



Devendra Manohar Acharekar

CHALLAN
MTR Form Number-6



SRN	MH008032718202324E	BARCODE	Date		12/09/2023 18:11:12	Form ID	252
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	VSI5_VASAI NO 5 JOINT SUB REGISTRAR		PAN No. (If Applicable)	ANOPA6453F			
Location	PALGHAR		Full Name	DEVENDRA MANOHAR ACHIARE KARR			
Year	2023-2024 One Time		Flat/Block No.	FLAT NO B/401, TAPOVAN COMPLEX			
Account Head Details		Amount In Rs.	Premises/Building	NEW TAPOVAN COMPLEX			
330046401	Stamp Duty	140000.00	Road/Street				
330063301	Registration Fee	20000.00	Area/Locality	VIRAR			
			Town/City/District				
			PIN	4 0 1 3 0 1			
			Remarks (If Any)	SecondPartyName=ARUN LAHU MAYEKAR-			
			Amount In	One Lakh Sixty Thousand Rupees Only			
			Words				
			Amount In	1,60,000.00			
			Words				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref No	69103332023091220320		2828209264
Cheque/DD No			Bank Date	RBI Date	12/09/2023-18:13:50		Not Verified with RBI
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No , Date	Not Verified with Scroll			

वसाई क्र.-५
दस्तावेज 93000/2023
५/३८

DEFACTED
160000.00
DEFACTED



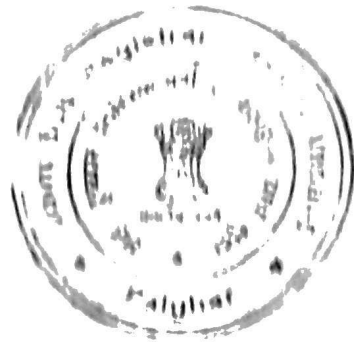
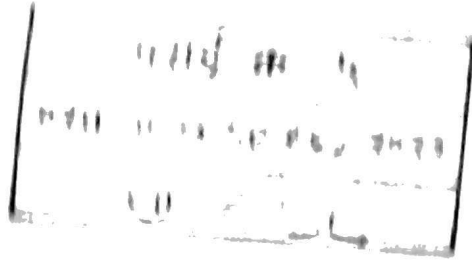
Department ID: [blank] Mobile No: 8850177348
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हेतु चालान कड्या वसुला विस्तार केल्यामुळे अशाच प्रकारचे चालान घ्यावे. अशाच प्रकारचे चालान घेतल्यास तसे चालान ग्राहकाने घ्यावे.

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-534-13996	0004212221202324	12/09/2023-20 04 41	IGR545	20000.00
2	(IS)-534-13996	0004212221202324	12/09/2023-20 04 41	IGR545	140000.00
Total Defacement Amount					1,60,000.00

अरुण लालू मायेकार

Signature



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at VIRAR, on this 12th day of **September** in the Christian year Two Thousand Twenty Three (2023).

BETWEEN

MR. ARUN LAHU MAYEKAR, an adult, Residing at, 2/8, Transit Camp, Sadhu Waswani Marg, Near Police Station, Cuffe Pared - 400005, hereinafter called "**The Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the **FIRST PART**:-

A N D

MR. DEVENDRA MANOHAR ACHAREKAR, an adult, Residing at Room No. 3, J.K. Mishra Chawl, Gaondevi Road, Near Sai Baba Mandir, Porsar, Kandiyali (East), Mumbai - 400101, hereinafter called "**The PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **SECOND PART**:-

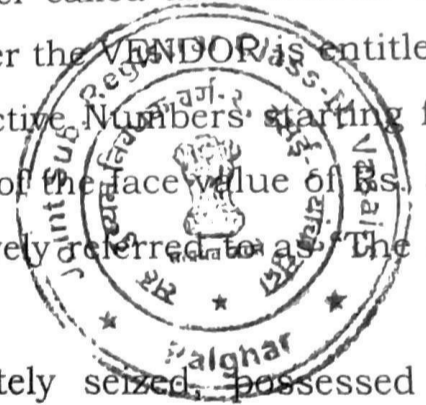
अरुण लालू मयेकार

Devendra Acharekar

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WHEREAS:-

- A. **M/S. M.R. ASSOCIATES**, had constructed the Building known as **"TAPOVAN COMPLEX"** constructed on N.A. land bearing Survey No. 310, Hissa No. 3A, Lying being and situated at **Village - Virar**, Taluka-Vasai, Dist-Palghar (Formerly known as Thane), within the area of Sub-Registrar Vasai.
- B. By an Agreement for sale dated **17th Day of April, 2003** duly registered with the Sub. Registrar **Vasai-2**, bearing Registration No. **VASAI-2-01970-2003, Dated - 17/04/2003** between **M/S. M.R. ASSOCIATES**, of the First part had sold, transferred and assigned all the rights, title in the residential premises aforesaid **Flat No. B/401**, admeasuring **375 Sq. ft. i.e. 34.85 Sq. Mtrs** (Built up area) on **Fourth Floor**, in the building Known as **"TAPOVAN COMPLEX"**, lying and being situated at **Village-Virar**, Taluka Vasai, Dist. Thane, to **MR. ARUN LAHU MAYEKAR**, (hereinafter called **"THE VENDOR"**) on the terms and condition mentioned in the said agreement.
- C. The Vendor is member of the Society known as the **"NEW TAPOVAN CO-OPERATIVE HOUSING SOCIETY LTD."** which is registered with the Registrar of Co-operative Societies, vide **Registration No. TNA/(VSI)/HSG/(TC)/14306/2002-2003 Dated - 14/02/2003** & has it's Registered Office situated at Survey No. 310, Hissa No. 3A/3C, Virar (West), 401303 (for brevity's sake hereinafter called and referred to as **"THE SAID SOCIETY"**) And as such member the **VENDOR** is entitled to **5 Shares** having **Certificate No. 26** distinctive Numbers, starting from **Sr. No. 126 to 130** of the said society and of the face value of **Rs. 50/-** each, (hereinafter for brevity's sake collectively referred to as **"The Said Shares"**).
- D. The Vendor is the lawful owner, absolutely seized, possessed and otherwise well & sufficiently entitled to the Residential Premises, bearing **Flat No. B/401**, admeasuring **375 Sq. ft. i.e. 34.85 Sq. Mtrs** (Built up area) on **Fourth Floor**, in the building Known as **"TAPOVAN COMPLEX"** and the Society known as **"NEW TAPOVAN CO-OPERATIVE HOUSING SOCIETY LTD."**, lying being and situated at **Village - Virar**, Taluka-Vasai, Dist- Palghar (Formerly known as Thane). (Herein referred to as **"THE SAID FLAT"**).
- E. The said Flat is being purchased by the PURCHASER for Residential purpose and to which the provisions of the Maharashtra Ownership



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Flats (Regulation of Construction, Sale, Management and transfer) Act, 1963 apply.

F. The Vendor shall obtain "No Dues Certificate" and "No Objection Certificate" from the said Society in respect of the present deals and transfer of the said Flat in the name of PURCHASER.

G. AND WHEREAS upon the strength of the representations and declarations made by the Vendor to the PURCHASER, the parties have negotiated for sale and purchase of the Said Flat in the said Building more particularly described in the Schedule written hereunder and all attached benefits including the benefits and rights, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise along with transfer of other amenities at the said Building for the lump-sum price / total consideration of **Rs. 20,00,000/- (Rupees Twenty Lakh Only)** Hereinafter referred to as "**The Consideration Amount**", payable to the Vendor by the PURCHASER. And the Vendor shall sell, transfer, assign, grant, release and assure unto the PURCHASER all their rights, title and interest accrued along with right to have vacant and peaceful possession of the Said Flat, with all the attached benefits with clear & marketable title free from all encumbrances and reasonable doubts along with the PURCHASER having legal right to have and call for all relevant deeds, documents, papers and writings from the Vendor and the concerned parties contemplated by law as hereinafter mentioned in these presents.

• **NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:-**

1. The Vendor hereby declare and confirm that what is recited hereinabove in respect of the Said Flat shall be treated as representations and irrevocable declarations on their part as if the same are reproduced herein verbatim and form part of this clause/agreement. The Vendor hereby confirms that the PURCHASER have agreed to purchase the Said Flat relying upon the correctness of the declarations and representations made by the Vendor in these presents.
2. The Vendor shall sell, transfer, assign and assure to the PURCHASER and the PURCHASER shall purchase and acquire the said **Flat No. B/401**, admeasuring **375 Sq. ft. i.e. 34.85 Sq. Mtrs** (Built up area) on **Fourth Floor**, in the building Known as

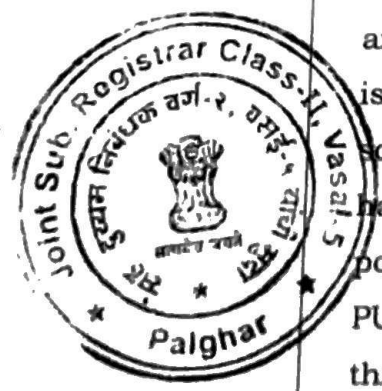
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"TAPOVAN COMPLEX" and the Society known as "NEW TAPOVAN CO-OPERATIVE HOUSING SOCIETY LTD.", situated at the Said Property, and all attached benefits and rights, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise free from all encumbrances at or for the total consideration / total price of **Rs. 20,00,000/- (Rupees Twenty Lakh Only)**. being the full and final consideration amount and the said Consideration Amount to be paid by the PURCHASER to the Vendor in the following manner:

<p>Rs. 2,00,000/-</p> <p>(Rupees Two Lakh Only)</p> <p>Being the part payment before the execution of these presents being the complete Own Contribution paid by the PURCHASER to the Vendor, i.e. on or before the registration of the said Agreement for Sale.</p> <p>The Vendor hereby acknowledges and confirms the receipt of the amounts as mentioned above.</p>	<p>Rs. 18,00,000/-</p> <p>(Rupees Eighteen Lakh Only)</p> <p>Being the balance full and final payment consideration to be paid to the Vendor on or before 45 Working days from the Execution and Registration of this Agreement, (subject to issuance of Bank Mortgage NOC from the said Society) simultaneously against the Vendor handing over the vacant and peaceful possession of the Said Flat to the PURCHASER, which amount shall be paid through disbursement of loan from any bank or financial institution and / or from their own self funds through bank PO/RTGS/NEFT, as the case may be.</p>
<p>Total</p> <p>Rs. 20,00,000/-</p>	<p>(Rupees Twenty Lakh Only).</p>

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3. It has been expressly agreed by the parties herein, that the time is the essence of the Agreement for Sale so far as (i) the payment of above stated balance Consideration Amount and (ii) for assignment of

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rights to have actual physical, vacant and peaceful possession of the Said Flat unto the PURCHASER, whereupon, the PURCHASER shall be entitled to receive possession of the Said Flat along with all the attached benefits from the said Vendor with clear and marketable title free from all encumbrances in favour of the PURCHASER.

4. On receipt of the full and final consideration as aforesaid, the Vendor shall assign all their rights to have actual physical, vacant and peaceful possession of the Said Flat unto the PURCHASER, whereupon, the PURCHASER shall be entitled to receive possession of the Said Flat from the said Vendor.
5. On receiving the full & final consideration, the Vendor shall surrender their rights, title, Share and interest in favour of the PURCHASER and the PURCHASER shall be entitled to quietly enter upon, reside, hold, occupy, possess and enjoy the Said Flat together with the fittings, fixtures and other benefits/amenities including the said benefits provided by the said Co-owner/Developers/Builder and absolutely without any let or hindrance from any person/party claiming by through under or in trust of the Vendor.
6. Both the parties hereby agree that the present Agreement for Sale shall always be subject to the terms and conditions of the previous agreement/s in respect of the Said Flat 'executed by The Developer/Co-owner/Builder/Promoter /Co-Builder and the PURCHASER therein being the Vendor herein.
7. The PURCHASER shall, on payment of the said total consideration as aforesaid, be entitled to apply for the membership of the said Society and for the transfer of the said Flat to his name. The Vendor hereby agrees to sign and execute all such forms, documents or writings as may be required for the said purpose.
8. The Vendor hereby further discloses that there is no litigation; suit proceedings, etc. are pending against the said **Flat No. B/401**, admeasuring **375 Sq. ft. i.e. 34.85 Sq. Mtrs** (Built up area) on **Fourth Floor**, in the building Known as "**TAPOVAN COMPLEX**" and the Society known as "**NEW TAPOVAN CO-OPERATIVE HOUSING**

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(Signature)

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SOCIETY LTD.”, nor the said Flat, is subject of matter in any Court of Law, and there is no prohibitory orders or Injunction from any Authority restraining the Vendor of the said Flat.

9. It is hereby agreed that in respect of any amounts payable by the PURCHASER to The Vendor under or by virtue of this Agreement the Vendor shall have a first lien and charge on the said Flat so long as the same shall remain unpaid.
10. The Vendor hereby declares that he/she have paid all dues towards the Municipality taxes, Land tax / Property tax / Ghar Patti / Electricity Bills and Municipal Water charges, Maintenance charges, Telephone Bills, BSNL Bills etc., in respect of the said Flat for the period ending on the day previous to the execution of this agreement. The Vendor hereby agrees and undertakes to indemnify and keep indemnified the PURCHASER against payment of such charges for the said period.
11. It is specifically agreed by and between the parties hereto that in the unforeseen eventuality or due to non compliance of required documents by The Vendor as per the requirements of the Registrar while Registration Flat, then in that case, The Vendor shall immediately refund all the money so paid by the PURCHASER and the PURCHASER shall immediately return to The Vendor all original documents/ papers, agreements, Share Certificates, NOC's, etc. given to him/her.
12. It is specifically agreed by and between the parties hereto that any pending issue, litigation, dispute. Mis-understanding, with the Builders/Sellers shall be cleared by The Vendor and Vendor doth hereby undertake and indemnify to the PURCHASER, regarding any claims, demands, payment or tax or liability arises before the sale of the afore said Flat. In such case Vendor shall clear all pending matters as and when required by any Judicial, Quasi-Judicial, Local Self Govt. Semi- Govt. or Revenue Dept. etc.
13. The Vendor declares that no person except himself/herself, have any share, right, title or interest of whatsoever nature in the said Flat and further declare that he/she have not entered into any agreement for

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sale, agreement to lease, or any other agreement in respect of the said Flat or any part thereof and that no loans have been obtained by The Vendor by hypothecating the said Flat or any portion thereof.

14. The PURCHASER shall have no claim save and except in respect of the Flat hereby purchased by them, the common passages and the common amenities provided by the builder in the said building.
15. The PURCHASER shall not use nor shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which are likely to cause nuisance to the occupants of other tenements in the said building nor for any illegal or immoral purpose.
16. The PURCHASER accepts the construction and fittings etc., in respect of Flat to be satisfactory as on the execution of this agreement and shall not call upon The Vendor to cause any additions, alteration or repairs to the Flat occupied by them nor shall hold The Vendor liable for any defects in the said construction.
17. The Vendor hereby declares that he/she has full right and absolute authority to transfer the said Flat and the said Shares to the PURCHASER and that he/she has not done or committed any act, deed or thing whereby the said shares or the said premises or his/her right, title and interest in the said Society have become charged, encumbered or otherwise prejudicially affected in any manner whatsoever whereby he/she have been in any way prevented from transferring or assigning his/her right, title and interest in the said society or in the said premises or in the said shares to the PURCHASER.
18. Save as otherwise provided herein above all out of pocket costs, charges and expenses of and incidental to this agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the PURCHASER alone and each party shall bear and pay their own Advocate's fees.

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19. Further it has been agreed by both the parties that the transfer fees of the Society shall be borne and paid by both the parties equally i.e. 50% each.

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20. The Possession of Key, Possession letter, Share Certificate will be handed over to PURCHASER only after full and final payment, realization of cheques.

21. Subject to the Vendor having received the full Purchase price in respect of the said Unit/Flat and all other amounts payable by the PURCHASER in respect of the said Unit/Flat, the Vendor shall give possession of the said unit/Flat to the PURCHASER.

22. This agreement always is subject to the provisions of Maharashtra Ownership Apartment Act 1970 and/or Maharashtra Ownership Flats Act 1963, and/or Maharashtra Co-op. societies Act 1960 and the rules made there under from time to time.

THE SCHEDULE ABOVE REFERRED TO

Flat No. B/401, admeasuring **375 Sq. ft. i.e. 34.85 Sq. Mtrs** (Built up area) on **Fourth Floor**, in the building Known as "**TAPOVAN COMPLEX**" and the Society known as "**NEW TAPOVAN CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on N.A. land bearing Survey No. 310, Hissa No. 3A, Lying being and situated at **Village - Virar**, Taluka-Vasai, Dist-Palghar (Within the area of sub Registrar of Assurances at Vasai -



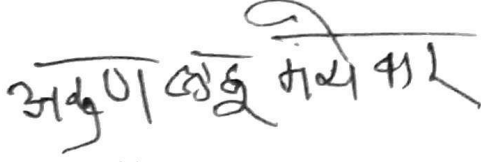


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IN WITNESS WHEREOF THE PARTIES hereto have hereto set and subscribed their respective hands and seals the day and year first herein above mentioned.

Signed Sealed and Delivered by the within named **"THE VENDOR"**

 Signature MR. ARUN LAHU MAYEKAR		 Left Thumb
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in presence of (Witnesses)

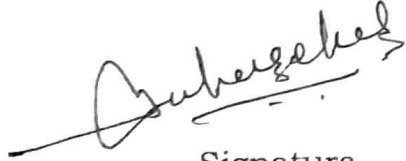


1. Name :- Tushar Rane

signature:- T.R.R

2. Name:- सौ. आरती अ. मयेकर

signature:- सौ. आरती अ. मयेकर

Signed Sealed and Delivered by the within named **"THE PURCHASER"**

 Signature MR. DEVENDRA MANOHAR ACHAREKAR		 Left Thumb
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in presence of (Witnesses)

1. T.R.R

2. सौ. आरती अ. मयेकर



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RECEIPT

RECEIVED the day and the year Ground herein above written of and from the within named **MR. DEVENDRA MANOHAR ACHAREKAR** [PURCHASER] a sum of **Rs. 2,00,000/- (Rupees Two Lakh Only)** by Cheque being the Part Payment towards the sale price of the aforesaid **Flat No. B/401**, admeasuring **375 Sq. ft. i.e. 34.85 Sq. Mtrs** (Built up area) on **Fourth Floor**, in the building Known as "**TAPOVAN COMPLEX**" and the Society known as "**NEW TAPOVAN CO-OPERATIVE HOUSING SOCIETY LTD.**", THE [VENDOR] do and doth hereby admits and acknowledges receipt of the said amount as under,

Mode of Payment:

Dated	Cheque/PO No	Drawn on	Amount
06/09/2023	"570102"	IndusInd Bank	Rs. 2,00,000/-
		(Rupees Two Lakh Only)	Rs. 2,00,000/-

I SAY I HAVE RECEIVED
Rs. 2,00,000/-


MR. ARUN LAHU MAYEKAR
[Vendor]

WITNESSES :

1. T. P. R.
2. सो. आर. सी. अं. मयेकर



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पावती क्र. : 1972
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दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव श्री अरुण सह मयेकर

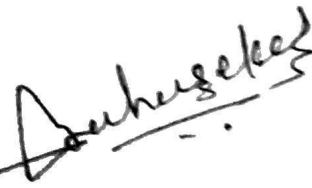
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दुसरे निबंधक
वसाई 2

बाजार मूल्य: 274444 रु. मोबदला: 275000 रु.
भरलेले मुद्रांक शुल्क: 4750 रु.

अरुण सह मयेकर





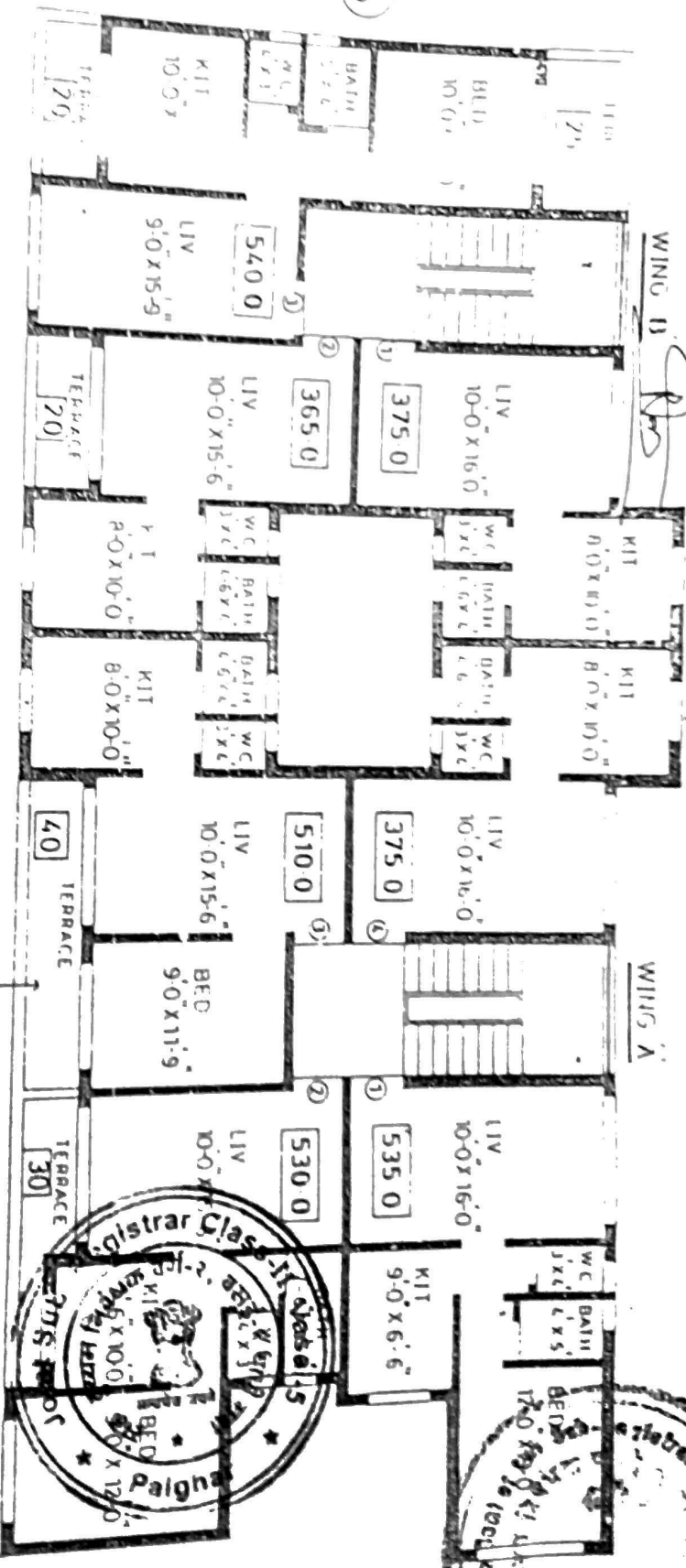
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31/01/23
 Mr. Anun Lahu Mayekar

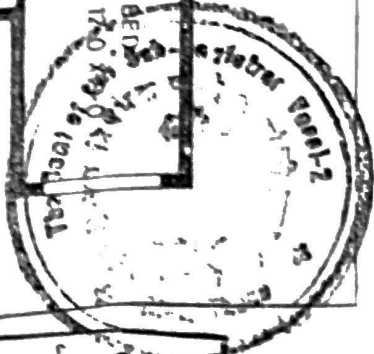
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TYPICAL FLOOR PLAN. (1ST FL TO 4TH FL)



ALL TERRACE ONLY IN 1ST FLOOR SLAB LEVEL

PROPOSED RESIDENTIAL BLDG ON PLOT BEARING S NO-310, H NO-3A SITUATED AT VIL-VIRAR, TAL-VASAI, DIST THANE



ARCHITECT -
ABHAY RAUT
 PH 89 565 46 / 89 186 77

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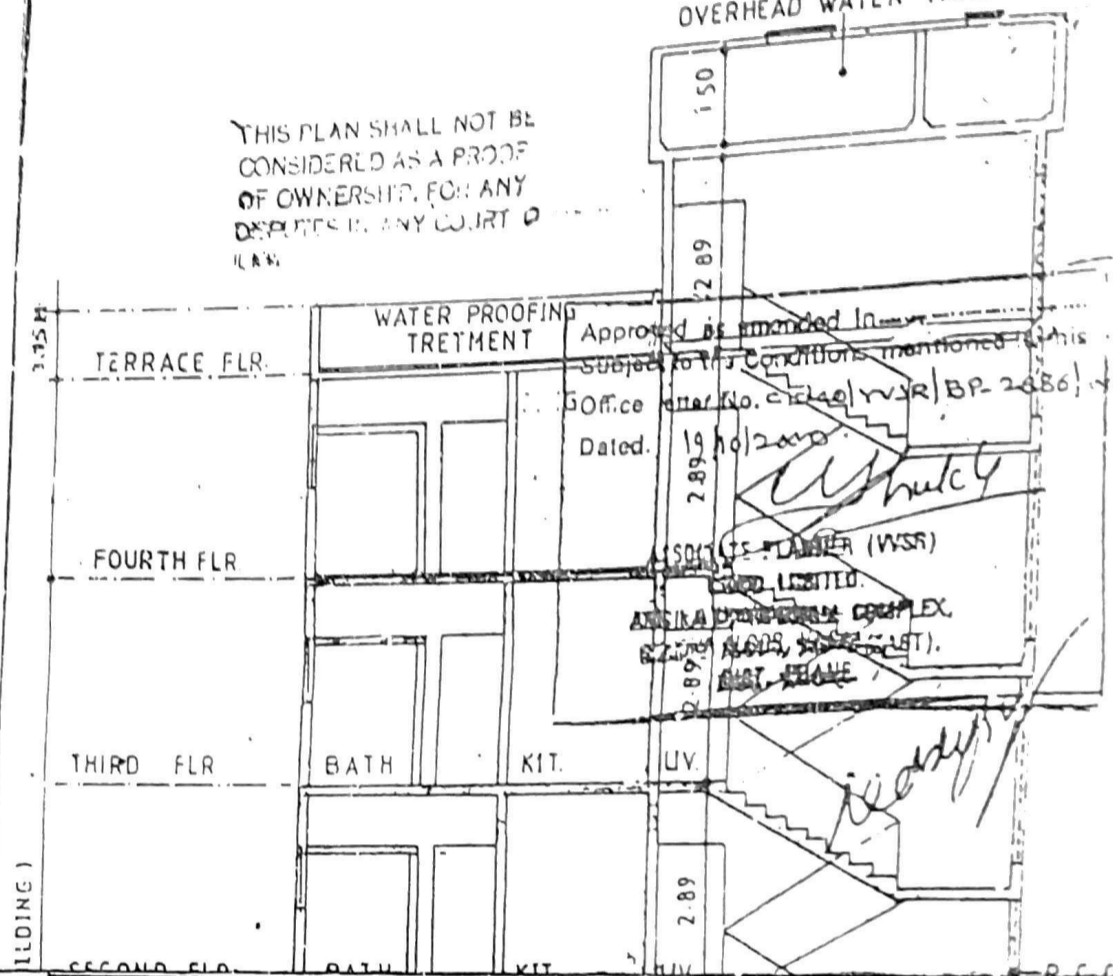
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1.50M HIGH R.C.C. OVERHEAD WATER TANK

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



Approved as amended in
 Subject to the conditions mentioned in this
 Office No. 2144/VJR/BP-2686/4/189
 Dated. 19/10/2000

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STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS



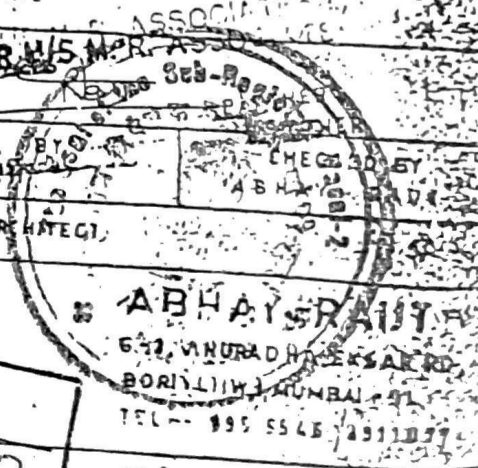
REVISION	DESCRIPTION	SIGNATURE

CERTIFICATE OF AREA

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING S.NO.-310 H.NO-3A SITUATED AT VIL-VIRAR, TAL-VASAI DIST-THANE

NAME OF OWNER
 M/S. H.R. ASSOCIATES

DATE 10-4-2000	JOB NO	DRG NO	SCALE AS SHOWN AS	DRAWN BY SUBMITTED	CHECKED BY ABHAY RAUT
NORTH LINE ADDRESS, SIGNATURE, NAME OF ARCHITECT					



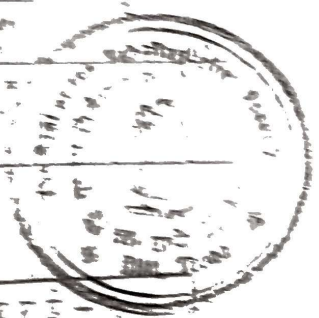
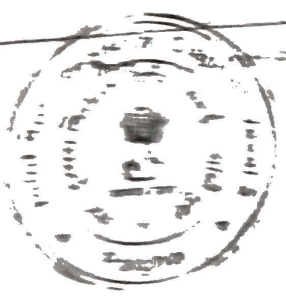
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गाव - टिगाव

तहसील - वसई

(जिल्हा - ठाणे)

गाव नमुना दोन (अर्काधिव; मारबुलाची नोंद तही)



(५)

निर्वाह विषयक प्रयोजनांशिरना वापर केलेल्या जमीनी

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अनुक्रमिक क्र.	अनुक्रमिक	सोदातः	वार्षिक	गुदत	प्राप्तिभर	मनुष्य	फिरल्या
१	पत्रवानकोचे / ग्रुपदान्के / स्वल्प न अती	रक्कप्रणी किमत प्रमाणानु	गुदत	पासून पर्यंत	फ	३००	फोटोताराताराचे नोंद
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४	अती	५	१	५००	५	५	नोंद



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मिडको

हर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

आधिकार कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१० दुरध्वनी : (९१२) - ३३४४८६ - ३३४४८७ फॅक्स : ३३४४६६ एम.टी.डी. : ०२५०

CIDCO/VVSR/BP-2686/W/1189

दिनांक :

19/10/2000

to,

M/s. Gopal Sumeet & Co. Thro'
P.A. Holder M/s. M.R. Associates,
H-001, Vishnu Prasad Complx,
P.P.Road, Virar(W), Tal. Vasai,
Dist. Thane.

Sub: Development Permission for proposed Residential with Building on land bearing S. No. 310, H.No. 3-A, Village Virar, Tal. Vasai, Dist: Thane.

- Ref: 1) N.A. Order No. REV/DESK/II/NAP/IV/SR/269 dated 11/06/00 from the Collector, Thane.
2) IIR M.R.No.488/2000 dated 20/3/2000 for measurement
3) Assurance letter from Virar Municipal Council dated 28/03/2000 for potable water supply.
4) EE(BP)'s report dated 23/06/2000.
5) Your licesed surveyor's/architect's letter dated 29/08/2000

Sir/Madam.

Please refer to your application for development permission on S.No. 310, H.No. 3-A, Village Virar, Taluka Vasai, Dist: Thane.

The Development Permission is hereby granted to construct Residential with Shopline Building upto plinth level on S. No. 310, H.No. 3-A, Village Virar, Taluka Vasai, Dist. Thane. Further, permission will have to be obtained in form of plinth completion certificate.

This commencement certificate is valid only for one year from the date of issue of this letter.

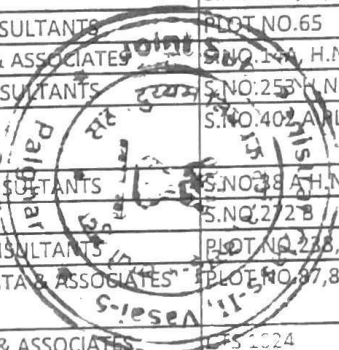
The Commencement Certificate as required under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith for the structure referred above.

You will ensure that the building material will not be stacked on the site during the construction period.



वसई - २ Contd..... 2.
१०००/२००३
१३२

SER. NO.	BP NO.	OWNER	ARCHITECT	SURV. HIS.	VILLAGE	DT OF AP.	TOTL. AR.	TOTL. ARE. UNDER	USE	NO. OF PLOTS	NO. OF BLD.
###	BP2629	PARAMANAND MANWANI	ENCON CONSULTANTS	S.NO.308 PLOT NO. A	VIRAR	09-Aug-00	920	777.42	RESI	17	1
###	BP2422	TRIMITI CONSTRUCTIONS	SHASHANK VARTAK	CTS 2035 PLOT NO.35	DHOVALI	10-Aug-00	1310	1110	RESI	32	1
###	BP2214	K.P.SHRIVASTAV	ENCON CONSULTANTS	S.NO.254, H.NO.7/3	ACHOLE	18-Aug-00	1752	1485.21	RESI	44	2
###	BP2563	VASAI PAN MARKETING	J.M.FAROZ	S.NO.268 PT	SANDOR	24-Aug-00	2800	1340	RESC	6	1
###	BP2478	NARESH S.RIYAWALA	CREARCH ASSOCIATES	S.NO.24, H.NO.1	BARAMPUR	30-Aug-00	3060	2076.31	RESI	68	3
###	BP2044	GULAB A SAMANT & OTHERS	R.V.SHIRKE	S.NO.295, PLOT NNO.29	VIRAR	31-Aug-00	1195	735.21	RESI	17	1
###	BP2426	SHIRISH JADHAV	ENCON CONSULTANTS	S.NO.11, H.NO.1,2	DIWANMAN	12-Sep-00	1340	1067.27	RESI	32	1
###	BP1410	M.G.NAIK	SANAT MEHTA & ASSOCIATES	S.NO.34 A/PT	TULINJ	13-Sep-00	2000	1541.27	RESI	47	1
###	BP1350	RAMESH SAKUJA	SHAH & GATTANI	PARDI NO.22,23	ACHOLE	21-Sep-00	42000	3275.08	RESI	100	3
###	BP2388	RAVI TENDOLKAR	ABHAY RAUT	S.NO.259/ 1,2,9,11	VIRAR	28-Sep-00	1785	1269.43	RESC	23	2
###	BP2753	AMIT BEDE	ENCON CONSULTANTS	PLOT NO.65	VIRAR	03-Oct-00	404.43	343.42	RESI	11	1
###	BP2717	NADIR KHAN	J.P.MEHTA & ASSOCIATES	S.NO.144, H.NO.15	VIRAR	03-Oct-00	692.75	692.58	RESI	18	1
###	BP2607	NARENDRA GUPTA	ENCON CONSULTANTS	S.NO.257 H.NO.13	VIRAR	03-Oct-00	2500	2009.39	RESI	65	2
###	BP2613	BHAGWAN CHAUDHARY	R.V.SHIRKE	S.NO.402 A/PLOT NO.141	VIRAR	05-Oct-00	423.04	325.14	RESI	2	1
###	BP2341	DINESH BHANUSHALI	ENCON CONSULTANTS	S.NO.38 A/H.NO.1 PT	SOPARA	05-Oct-00	1040	507.61	RESI	15	1
###	BP2701	VALLERIAN DIAS	J.M.FAROZ	S.NO.272 B	SANDOR	05-Oct-00	420.76	303.25	RESI	2	1
###	BP2769	ABDUL SALEM SHAIKH	ENCON CONSULTANTS	PLOT NO.268,239,240	NILEMORE	05-Oct-00	1515	985	RESI	21	1
###	BP2765	ANJANI ASSOCIATES	SANAT MEHTA & ASSOCIATES	PLOT NO.87,88	NILEMORE	05-Oct-00	976	829.04	RESC	21	1
###	BP2302	AJAR AHMED SHAIKH	J.P.MEHTA & ASSOCIATES	CTS 2024	MALONDE	05-Oct-00	2088	1137	SCHL	1	1
###	BP1345	HITESH N.SANGHVI	SHAH & GATTANI	S.NO.254 H.NO.1/4 PART	ACHOLE	06-Oct-00	2508.5	2131.54	RESI	64	1
###	BP2528	CLASSIC METAL INDUSTRY	HARSHAD K.D.	S.NO.55/1,58 & 69/1	SATIVALI	11-Oct-00	585.6	526	INDU	1	1
###	BP2713	KUNDAN BHATT	ENCON CONSULTANTS	S.NO.306 H.NO.2	VIRAR	16-Oct-00	1602	557.09	RESC	14	1
###	BPG397	ARUN CHORGHE	R.V.SHIRKE	S.NO.257, H.NO.28,4	VIRAR	17-Oct-00	7260	4470.59	RESC	116	5
###	BP2491	ANKUSH KOTHMIRE	AJAY WADE ASSOCIATES	S.NO.218 H.NO. 3 & 4	VIRAR	18-Oct-00	3590	2949.28	RESI	124	3
###	BP1598	ADHOK MEHTA	SHAH & GATTANI	S.NO.423	BOLINJ	18-Oct-00	34900	21529.78	RESC	456	23
###	BP2686	M.R.ASSOCIATES	ABHAY RAUT	S.NO.310 /3A	VIRAR	19-Oct-00	3202.41	2038.67	RESC	55	2
###	BP2775	ANKUSH N.CHAUDHARY	ENCON CONSULTANTS	S.NO.309 PLOT NO.13	VIRAR	24-Oct-00	856.1	457.28	RESC	10	1
###	BP2634	BIPIN KHOKHANI	ENCON CONSULTANTS	S.NO.8 H.NO.14 & 4	DIWANMAN	01-Nov-00	1998.51	1698.58	RESI	45	2



93 REC 2023
 25-11-23
 25-11-23

25-11-23
 25-11-23

पतञ्जलपार शहर महानगरपालिका
(महाराष्ट्र महानगरपालिका अधिनियमाच्या अनुसूची ड मधील प्रकरण ८, नियम 40 अन्वये)

मालमत्ता उतारा

प्रभाग क्र.: 13

श्री/श्रीमती/मे. अरुण लहु मयेकर

यांनी सध्हे नं.

हिस्सा नं.

वार्डाचे नाव: 13

या जागेत बांधकाम पूर्ण झाले आहे, सध्या निवासी / वाणिज्य / औद्योगिक वापरत आहेत. त्यावर खालीलप्रमाणे कर निर्धारण करण्यात आले आहे.

जावक क्र.: वविशम/ ३५५/२०८/२०२३-२४

तारीख: 06/09/2023

अ. क्र.	रस्त्याचे नाव किंवा किंवा विभागाचे मंडळाचे नाव	मालमत्ता क्र. फ्लॅट क्र.	मालमत्तेचे वर्णन	मालकाचे नाव	भोगवटदाराचे नाव	अंदाजित वार्षिक भाडेमूल्य	भाड्याने दिलेल्या भागाचे वार्षिक भाडे	इमारत किंवा जमिनीचे वार्षिक भाडे
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)
1862	तपोवन कॉम्प्लेक्स राम मंदीर रोड, रूम नं-बी-४०१	VR13/62/25	आर.सी.सी. 280 चौ.फु. निवासी 2001	अरुण लहु मयेकर				

इमारत किंवा जमिनीचे वार्षिक भाडे	१० % दुरुस्ती करिता वजावट	इमारत किंवा जमिनीचे वार्षिक भाडे	मालमत्ता कर	आकारण्यात आलेल्या करांच्या रकमा									एकूण
				शिक्षण कर	रोजगार हमी कर	वृक्ष कर	उपभोक्ता कर	विशेष स्वच्छता कर	अग्निशमन कर	शास्ती	मोक्या निवासी कर		
(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	(१७)	(१८)	(१९)	(२०)	(२१)	(२२)	
3360	336	3024	907	151	0	30	662	180	50	0	0	1980	

वसई क्र-५
दस्तावेज क्र. ११२२६८/२०२३

सदर दाखला सर्वसाधारण पावती क्र. 6484 दिनांक 06-Sep-2023 द्वारे देण्यात आला.



(Signature)
सहा. आयुक्त
वसई-विरार शहर महानगरपालिका

ANNOUNCEMENT

वसई क्र.-५
दस्तावेज क्र. 93222/2023
24/36

4/297

खर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

कार्यालय, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०९ २१०. दूरध्वनी : (९९२) - ३३४४८६ / ३३४४८७ फॅक्स : ३३४४६६ (एम.टी.सी. २५०)

CIDCO/VVSR/OC/BP-2686/W/ 378.

दिनांक : वसई - २
30/07/2001
2001/2099
36/96

M/s. Gopal Sumeet & Co. through
P.A. Holder M/s. M.R. Associates
H-001, Vishnu Prasad Complex
P.R. Road, Virar (W), Taluka Vasai
DIST : THANE.

Sub: Grant of Part Occupancy Certificate for the Residential with Shopline Building (Tapovan Complex), Wing 'A' & 'B' on land bearing S.No.310, H.No.3-A, Village Virar, Taluka Vasai, Dist: Thane.

- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/BP-2886/W/1189 dated 19/10/2000.
 - 2) N. A. Order No. REV/DESK/II/NAP/IV/SR/265 dated 17/06/82 from the Collector, Thane
 - 3) Receipt from Virar Municipal Council vide Receipt No. 003696 dtd. 23/07/2001 for Potable water supply
 - 4) Development completion certificate dated 06/06/2001 from the Licensed Surveyor/Architect.
 - 5) Structural Stability certificate from your Structural Engineer vide letter dated 27/05/2001.
 - 6) Plumbing certificates dated 06/06/2001
 - 7) Your letter dated 11/06/2001.

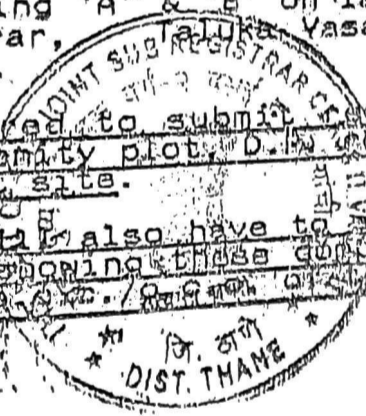
Sir/Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential with Shopline Building, (Tapovan Complex) Wing 'A' & 'B' on land bearing S.No.310, H.No.3-A, Village Virar, Taluka Vasai, Dist:Thane, alongwith as built drawings.

You are required to submit revised DLR map showing the roads, R.G. amenity plot, D.W. and road reservation, buildings as constructed at site.

Further, you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the provision of electricity to the said building.

Yours faithfully,



(S.D. VANG) 199
EXECUTIVE ENGINEER (BP & VV)

Copy to:-

- 1) Shri Abhay Raut, Architects
G-3, Anuradha Apartment
Eksar Road, Thakur, Pakhadi
Borivali (W)
MUMBAI : 400 091.
- 2) The Chief Officer,
Virar Municipal Council, Virar.



कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२९. दूरध्वनी : ३२० ४३० / ३२० ४३१ (१-११-२२-२०२ २५०९)
कार्यालय : सिडको भवन, सी.बी.डी.-वेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ७५७ ९०५५ (१-११-२२-७५७९०६६)

वसई क्र.-५
 वसई क्र. 93886/2000
 22 / 31

निर्माण

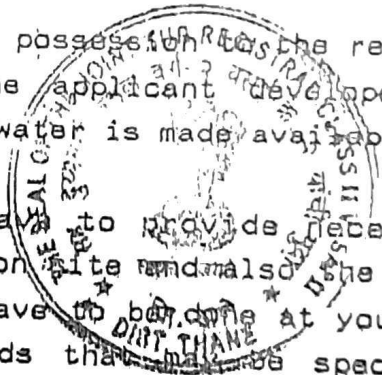
शहर व औद्योगिक विकास महासंघ (महाराष्ट्र) मर्यादित

अधिका कर्मशाला कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१० दूरध्वनी : (९१२) - ३३४४८६ / ३३४४८७ फॅक्स : ३३४४८६ (एस.टी.डी. ०२५१)

संदर्भ क्र.: CIDCO/VVSR/OC/BP-2686/W/1378 दिनांक : 02/07/2000
 PART OCCUPANCY CERTIFICATE
 31/30

I hereby certify that the development of Residential with Shopline Building (Tapovan Complex), Wing 'A' & 'B' with built up area 1165.20 Sq.m. on land bearing S.No.310, H.No.3-A, Village Virar, Taluka Vasai, Dist:Thane, completed under the supervision of Shri Abhay Raut, Architects (License/ Registration No.CA/86/9927) and has been inspected on 26/05/2001 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No.CIDCO/VVSR/BP-2886/W/1189 dated 19/10/2000 issued by CIDCO and permitted to be occupied subject to the following conditions:-

1. No physical possession of the residents shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.
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 infrastructure 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, channelisation of water courses and culverts, if any.



Contd..... 2.

नोदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०११ दूरध्वनी : २०२ २५७९ फॅक्स : ००-९१-२२-२०२ २५०९
 मुख्य कार्यालय : सिडको भवन, सी.बी.डी.-बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : २५७ ३४५२ / २०२.२५७९ फॅक्स : ००-९१-२२-७५७९०६६

कम. क्र.-५

क्र. १३८८८/२०२३

०८८८/२०२३
३२५०

औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

दुसरा मजला, थसई (पूर्व), जि. ठाणे ४०१ २१० दूरध्वनी : (२१२) - ३३४४८६ / ३३४४८७ फॅक्स : ३३४४६६ (एग.टी.सी. ०२५०)

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantees/successors and every person deriving titles through or under them.

4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

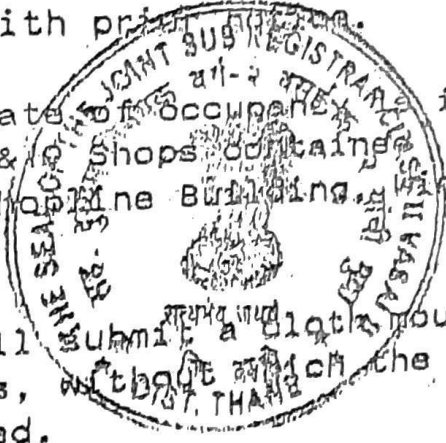
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

6. This certificate of occupancy issued only in respect of 29 Flats & 10 Shops contained in 1 No. of Residential with Shopline Building Wing 'A' & 'B' (Gr.+4) only.

7. Also you shall submit a double mounted copy of the As-built drawings, without which the security deposit will not be refunded.

8. Please note that security deposit is hereby forfeited of Wing 'A' on pro-rata basis for violation of Commencement Certificate condition of not abiding by D.C. Regulations.

One set of as built drawing duly certified is returned herewith for your record.



(S.D. VANHE)
ENGINEER (BP & VV)
२०२.२५७९ फॅक्स : ००-९१-२२-२०२ २५०९
(लाहन्स) फॅक्स : ००-९१-२२-७५७९०६६

पिन कोड : ४०० ८९५
'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ८९५
दुसरा मजला, सी.बी.डी.-बेलापूर, नवी मुंबई - ४०० ८९५

वर्ग नं-4
 722466/2023
 37/3L

NEW TAPOVAN CO-OP. HSG. SOC. LTD.
 S.N.310, M.NO.3A/3C, M.B. ESTATE, NEAR RAM MANDIR,
 VIRAR (W), DIST. PALGHAR 401 303.
 TNA/(VSI)/HSG/[TC]14306/2002-03

Name : MR. ARUN LAHU MAYEKAR		Bill No. : 4688
Flat No. : B-401		Area : 375.00 Sq.ft
Bill for the Month of July 2023		Bill Date : 01/07/2023 Due Date : 15/07/2023
Sr.No.	Particulars	Amount
1	Amenities Charges	126
2	Education/training Fund	12
3	Insurance Charges	19
4	Maintenance Charges	240
5	Non Occupancy Charges	24
6	Repair Fund	10
7	Sinking Fund	10
8	Vvmc Water Tax	12
Total		614
Add : Previous Dues		
Add : Interest on Dues		[Credit Bal.]
Net Advance		(1299)

- CHEQUES SHOULD BE CROSSED AND PAYEE ONLY*
- PLEASE WRITE FLAT NO. AND UNIT NO. ON THE BACKSIDE OF YOUR CHEQUE.
- THE AMOUNT OF THIS BILL SHOULD BE PAID BY 15TH OF THE SAME MONTH.
- BANKER : INDIAN BANK VIRAR BRANCH
- S.B.A/C NO. FOR CHEQUE : 97833692
- IFSC CODE NO. : IDIB000V938



FOR NEW TAPOVAN CO-OP. HSG. SOC. LTD
 CHAIRMAN SECRETARY TREASURER

E. & O. E.

NEW TAPOVAN CO-OP. HSG. SOC. LTD.
 RECEIPT

No. : [2163] Flat No. : B-401 Date : 17/06/2023
 Received with thanks from MR. ARUN LAHU MAYEKAR an amount of
 1000.00 (Rupees One Thousand Only.) By Cheque No. 722466 Chq Dated
 14/06/2023. Being amount received against Bill 4614 dated 01/06/2023

FOR NEW TAPOVAN CO-OP. HSG. SOC. LTD.

Realisation of Cheque

CHAIRMAN



REGN: 000002118597400
 : 001521221182
 ARUN L MAYEKAR
 RAPOVAN COMPLEX RAMMANDIR ROAD VIRAR WEST VIRAR WEST 401303

: 4464/VIRAR WEST S/DN /VIRAR O&M
 : 90/L I Res 1-Phase
 : 5/11/0207/8888/4464021
 : 07640020479
 : P5

शुद्धि	मार्मील रिडिंग	गुणक अवयव	युनिट	समा युनिट	एकूण वापर
	10250	1.00	78	0	78

Normal
 1.03/

ग्राहक विला ऐपची ई-विला सटी नोंदणी करा व प्रत्येक विलामे 30 दिवसांचा मो-ग्राम डिस्कवरी मित्रा नोंदणी करणाऱ्याची <https://consumerinfo.mahadiscom.in/qz/seen.php?isCN=1&id> गुणका ग्राहक विलावर बरकरार राखता आनी कोणत्याही वेळी विला

पुढील महिन्याचे रिडिंग साधारणतः 16-09-2023 त्या तारखेला होईल

ग्राहक नोंदणी करणे व इमेल पत्ता सुकिया अरतनाम दरस्त करत त्या वेळी www.mahadiscom.in/ConsumerPortal/QuickAccess वेळी परत त्या

ऑनलाईन फॉर्म सुकिया <https://www.mahadiscom.in/wsc/> वी व ग्राहक विला मरणाकडारे सुकिया, तुलाप आणी ऑनलाईन वेळी सुकिया व वेळी परत पत्ती 0.25% (जातीत जास्त कपात)सवलत मिळता सल्लो प्रमाणतः 2023 helpdesk_pq@mahadiscom.in वेळी सुकिया

वसई क्र. - 4
 वसई क्र. 93eee/2023
 GSTIN 27AAECM2933K12B
 32/3C

देयक दिनांक : 21-08-2023
 देयक रक्कम रु : 1240 00

देय दिनांक : 11-09-2023
 या तारखे नंतर : 1250 00
 भरल्यास

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QR कोडद्वारे मरणा केल्यास, मरणा दिनांकानुसार लागू असतेली तत्पर देयक मरणा सूट किंवा विलव आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
 1800-212-3435, 1800-233-3135, 1912, 1917

ग्राहकाच्या तक्रारीचे निवारण करणाऱ्यासंबंधी नियम व कार्यपद्धती महावितरणच्या संकेत स्थळ www.mahadiscom.in > Consumer Portal > CGRI यावर उपलब्ध आहे

आम्ही येथी उपलब्ध सोने



महिना	एकूण वापर
जुलै 2023	68
जून 2023	84
मे 2023	76
एप्रिल 2023	73
मार्च 2023	70
फेब्रुवारी 2023	64
जानेवारी 2023	50
डिसेंबर 2022	79
नोव्हेंबर 2022	89
ऑक्टोबर 2022	85
सप्टेंबर 2022	89
ऑगस्ट - 2022	80
ऑगस्ट - 2023	78

संदेश
 ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र. 92XXXXX12 आहे आपला भ्रमणधनी क्रमांक बदलण्यासाठी नवीन क्रमांक नोंदणीसाठी महावितरण मरणासल्लो/ईमेल ऑप वापरा किंवा 191303 191303 ह्या क्रमांक वर खालील संदेश पाठवा MREG 0094292299622
 महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भ्रमण करताना संगणकीयत क्रमांक असतेली संगणकीय पावतीच स्विकारावी हस्तलिखित पावती स्विकारू नये
 मोबायल टाळण्यास ऑनलाईन भ्रमण सुविचेचा पर्याय वापरावा.

मुमची पसंती आमहाला सांगा

सामाजिक दिव्यातसुच वतमानातल्या सुधापुत्र मरणा विलवपाकडारे आले
 पल्लव सामाज्यातसुच मरणा विलवपाकडारे आले
 2650827/2023 OPINION वापरासुच मरणा विलवपाकडारे आले

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वसई क्र. - ५
दस्ता क्र. 93000 2023
33 / 30

देयक क्र. : 607526

प्रभाग क्र. : 13

मालमत्ता क्र. : VR13/62/25



वसई-विरार शहर महानगरपालिका
करांची पावती

विभागिय कार्यालय, विरार
नियम क्र. ७८(१), ८३(४), ८५, ८६(४), व ९६(४) पहा

Customer Copy पावती क्र. 33964
मागणी नोंद वहीतील अनुक्रमांक 1809

मालकाचे/ भोगवटदाराचे नाव : अरुण लहु मयेकर/
मत्ता : तपोवन कॉम्प्लेक्स, राम मदीर रोड, रूम न-बी-४०१, विरार - 401303

रकम रु. 4213

अक्षरी रु. : चार हजार दोनशे तेरा रोखीने मात्र मिळाले.

यांचेकडून सन : 2023-24

कराचे नाव / तपशिल	Payable Amount / मागणी रकम			Received Amount / स्वीकारलेली रकम		
	थकबाकी (रु.)	चालू (रु.)	एकूण (रु.)	थकबाकी (रु.)	चालू (रु.)	एकूण (रु.)
एकत्रित मालमत्ता कर	907	907	1814	907	907	1814
शिक्षण उपकर	151	151	302	151	151	302
रोजगार हमी उपकर	0	0	0	0	0	0
वृक्ष कर	30	30	60	30	30	60
अग्निशमन उपकर	50	50	100	50	50	100
विशेष स्वच्छता कर	180	180	360	180	180	360
शास्ती कर (अन. बांधकाम)	0	0	0	0	0	0
शास्ती कर(२%) ४१ अन्वये	312	0	312	312	0	312
उपभोक्ता कर	630	662	1292	630	662	1292
मोठ्या निवासी जागेवरील कर	0	0	0	0	0	0
वॉ./अ.ध./इ.ख.फी	0	0	0	0	0	0
अतिरिक्त जमा	0	0	0	0	0	0
एकूण	2260	1980	4240	2260	1980	4240
सूट					27	27
एकूण	2260	1980	4240	2260	1953	4213

धनादेश / धनाकर्ष क्र.:

दिनांक : 31/08/2023

दि :

बँक :

* सदर पावती चेक वाटल्यानंतर ग्राह्य धरण्यात येईल.

* अनधिकृत बांधकामावरील कर भरल्यामुळे सदर बांधकाम अधिकृत होणार नाही. कोर्टातील कामकाजास व निकालावर कार्यवाही करण्यात बाधा होणार नाही या अटीवर अनधिकृत बांधकामावरील कर वसूल करण्यात येत आहे.

उपायुक्त / कर अधिकारी

वसई-विरार शहर महानगरपालिका

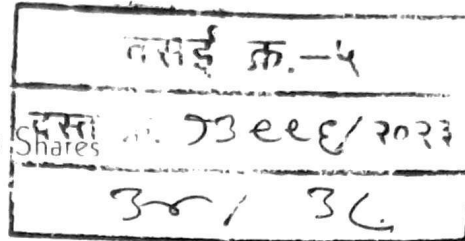


NEW Tapovan Co-operative Housing Society Ltd.

Regn. No. TNA / (VSI) / HSG / (TC) / 14306 / 2002 - 2003 Dated 14/2/2003
S No 310, Hissa No. 3A / 3C, Virar (W), Tal Vasar, Dist Thane - 401 303

Certificate No. 26

Authorised Share Capital Rs. 25,000/- divided into 500 Shares each of Rs. 50/- only.



Member's Register No. 26

This is to certify that Shri / Smt Arun Lahu Mayekar

of Shop / Flat No. B-401 is the Registered Holder of 5 shares from No. 126 to 130 of Rs 250/- (Rupees Two Hundred Fifty only) in TAPOVAN Co-op. Housing Society Ltd., Virar. Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty have been Paid.

Given under the Common seal of the said Society at Virar this 12th day of November, 2004.



Secretary DePalwad
Treasurer Iddekar