

Receipt (part)

350/19252

Tuesday, October 03, 2023

1:08 PM

Original/Duplicate

प्राप्ती

नोंदणी क्र.: 394

Regn.: 39M

प्राप्ती क्र.: 20316 दिनांक: 03/10/2023

प्राप्तीचे नाव: विरार

दस्तावेजाचा अनुक्रमांक: 4443-19252-2023

दस्तावेजाचा प्रकार: कार्यावाही

मातृ कार्यावाहीचे नाव: चक्रेत राव जोषदेव राव - -

नोंदणी क्र.

दस्तऐवजाची फी

पुस्तकी मंथन: 28

₹. 30000.00

₹. 560.00

₹. 30560.00

आपूर्ति मूळ रक्कम, प्रत्येक दि. 2, 2023

1:28 PM रोजी वेळीस मिळेल.

Sub Registrar Vasai 3

पुस्तक नोंदणी क्र. 3

वापार मूल्य: ₹. 2455000/-

मोबदल मूल्य: ₹. 3150000/-

मंथन मूल्य: ₹. 220500/-

1) दस्तावेजाचा प्रकार: DHC क्रमांक: ₹. 560/-

नोंदणी/घनादेश/घात/क्रमांक: 1023036806486 दिनांक: 03/10/2023

दस्तावेजाचे नाव व प्रत:

2) दस्तावेजाचा प्रकार: eChallan क्रमांक: ₹. 30000/-

नोंदणी/घनादेश/घात/क्रमांक: MH008885911202324E दिनांक: 03/10/2023

दस्तावेजाचे नाव व प्रत:

Chaitzen 08

खरीदार (Purchaser)

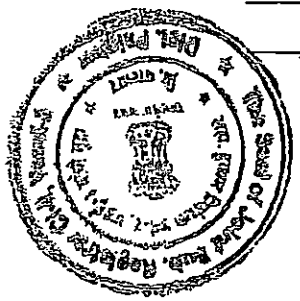
३)

२) Anubandh

१) Chauhan D.D.

आहे. या निष्कर्षावर काही वार उभय-पक्षांच्या मधील वाद संपन्न झाल्या आहेत. या निष्कर्षावर काही वार उभय-पक्षांच्या मधील वाद संपन्न झाल्या आहेत. या निष्कर्षावर काही वार उभय-पक्षांच्या मधील वाद संपन्न झाल्या आहेत. या निष्कर्षावर काही वार उभय-पक्षांच्या मधील वाद संपन्न झाल्या आहेत.

मी/आम्ही १) श्री/श्रीमती
२) श्री/श्रीमती
३) श्री/श्रीमती



श्री/श्रीमती/श्री

दिनांक

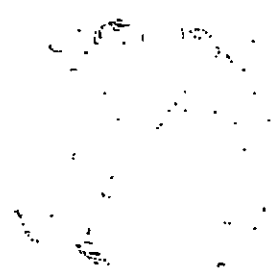
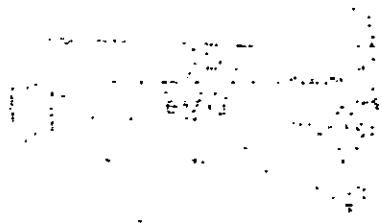
१३. बाजारपेठे वकालतीचे मार्गदर्शक सुचना क्र. ...
१४. निवृत्त केलेले बाजारपेठे ...
१५. दस्तावेज द्याव्याचे मार्गदर्शक सुचना ...
१६. देय मुद्रांक रक्कम ...
१७. देय नोंदणी फी ...

१८. बाजारपेठेचा प्रकार :- आरक्षित / उर्वर पक्षे / अर्थ पक्षे / कल्प
१९. बाजारपेठेचे स्थान :-
२०. मजला क्रमांक :-
२१. बाजारपेठेचे स्थान :-
२२. बाजारपेठेचे स्थान :-
२३. बाजारपेठेचे स्थान :-
२४. बाजारपेठेचे स्थान :-
२५. बाजारपेठेचे स्थान :-

२६. बाजारपेठेचे स्थान :-
२७. बाजारपेठेचे स्थान :-
२८. बाजारपेठेचे स्थान :-
२९. बाजारपेठेचे स्थान :-
३०. बाजारपेठेचे स्थान :-

१२८
२०२२
२०२२

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुद्रांकन अहवाल सन २०२३ ते मार्च २०२३



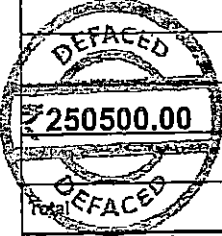


CHALLAN
MTR Form Number-6

वसई-३
दिनांक १०/१०/२०२३
२, २२



GRN	MH006885911202324E	BARCODE	[Barcode]		Date	03/10/2023-12:06:21	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)				
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR			Full Name	CHAKRASEN DAS JOYDEB DAS			
Location	PALGHAR			Flat/Block No.	FLAT NO. D/02, SAI ROYAL SANKUL CHSL			
Year	2023-2024 One Time			Premises/Building	VILLAGE - VIPAR			
Account Head Details	Amount In Rs.		Road/Street	VIRAR EAST				
0030046401 Stamp Duty	220500.00		Area/Locality	VIRAR EAST				
0030063301 Registration Fee	30000.00		Town/City/District					
			PIN	4 0 1 3 0 5				
	Remarks (If Any)							
	SecondPartyName=DEEPAK ATMARAM KADAM-							
	250500.00		Amount In Words	Two Lakh Fifty Thousand Five Hundred Rupees Only				
	2,50,600.00		Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	00040572023100387762		IKGOLWUET2			
Cheque/DD No.	Bank Date	RB Date	03/10/2023-12:24:08		Not Verified with RBI			
Name of Bank	Bank-Branch		STATE BANK OF INDIA					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					



Department ID : Mobile No. : 9999999999
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य नियम कार्यालय/नोदणी कार्यालयाच्या दस्तऐवजी लागू आहे. सोदणी न करवताच्या दस्तऐवजी सदर चलन लागू नाही.

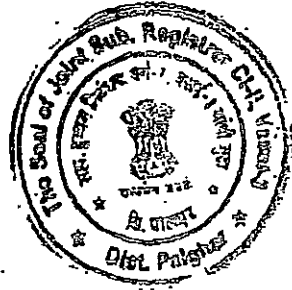
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-350-19252	0004635420202324	03/10/2023-13:08:19	IGR135	30000.00
2	(IS)-350-16252	0004635420202324	03/10/2023-13:08:19	IGR135	220500.00
Total Defacement Amount					2,50,500.00



Print Date 03-10-2023 01:23:53

बसई-३
दस्त क्र. 90242/2023
3, 22



AGREEMENT FOR SALE

THIS AGREEMENT for sale is made and entered at Palghar on this 3rd day of October 2023 BY AND BETWEEN MR. DEEPAK ATMARAM KADAM aged about 55 years AADHAR NO.4046 9418 6641 PAN NO-AQRPK6454D An adults Indian Inhabitants of Mumbai residing at Flat No.05, Ganpat Panchalkar Chawl, Jhep Krida Mandal, Near Jhep Vyamshala, Kajupada, Borivali East, Mumbai-400066. hereinafter called and referred to as "THE VENDORS" (which expression shall unless it be repugnant to the context or meaning including thereof their heirs, executors, successors, administrators and assigns) OF THE FIRST PART:

Deekam

Chav. (S. S. D.)

Anita pas



बसई-३
दस्ता क्र. 9292/2023
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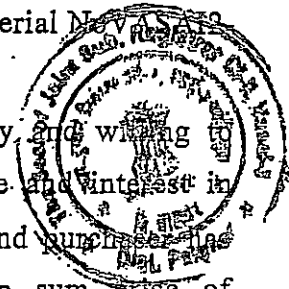
AND 1.MR.CHAKRASEN DAS JOYDEB DAS aged about 42 years AADHAR NO.8381 4844 2750 PAN NO.BJTPD7583C and 2.MRS.ANITA CHAKRASEN DAS aged about 32 years, AADHAR NO.8652 3766 6499 PAN NO.GWPPD2636Q Both are Indian Inhabitant having native address at Dakshin Rasulour, Hooghly West, Bengal-712413. hereinafter called and referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning including thereof their heirs, executors, successors, administrators and assigns) PARTY OF THE SECOND PART.

AND WHEREAS the Vendors is in peaceful use, occupation, possession and lawful "owner in respect of a residential Flat Premises bearing Flat No.D/02, admeasuring about 490 sq. Feet i.e.45.53 sqmtr(Built-up area)., bearing Survey No.152, Hissa No.1/2, Survey No.153, Hissa No.1, in the Building Knows as "SAI ROYAL SANKUL CO.OP.HOUSING SOCIETY LTD.", Regd. No.:TNA/VSI/HSG/TC/18866/2007-2008, Dt.14/08/2007 Village - Virar Taluka - Vasai, Dist- Palghar, hereinafter called and referred the said Flat Premises for the sake of brevity GHARPATTI NO.VR06/1592/70. METER No-07618347303 CONSUMMER NO-001521825045.

AND WHEREAS the vendor has purchased the said flat from M/S.ROYAL ENTERPRISES a partners under agreement for sale dated 20th day of September 2006 under serial No. 08201 of 2006.

AND WHEREAS The VENDOR is ready and willing to sale, assign and transfer their all right, title and interest in respect of said flat to the PURCHASERS and purchaser has agreed to purchase the said flat for lump sum price of Rs.31,50,000/- (Rupees Thirty One Lakhs Fifty Thousand Only) Chakrasen Das

Chakrasen Das
Anita Das



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वसई-३
वसत क्र. 902/21/2023
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-3-

AND WHEREAS The purchaser has prior to the execution of this agreement satisfied about the title of the vendors in respect of said flat and has agreed to purchase the said flat and right, title, interest claim on the terms and condition herein after appearing :-

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

1. The Vendors hereby agree to sell and the Purchasers has agreed to Purchase all the right, title and interest of the Vendors in respect of the said Flat premises at and for the total consideration of Rs.31,50,000/- (Rupees Thirty One Lakhs Fifty Thousand Only)

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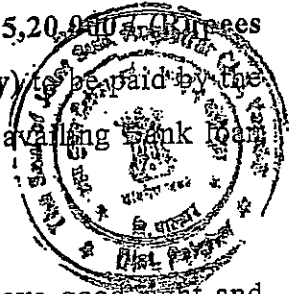
2. The Purchaser has paid a sum of 5,80,000/- (Rupees Five Lakh Eighty Thousand Only) by cheque bearing cheque No.000565 Dated-24/09/2023 Drawn on ICICI BANK and Rs.50,000/- (Rupees Fifty Thousand Only) cheque No.000564 Dated-10/09/2023 Drawn on ICICI BANK to the vendor being Part consideration amount of said flat on or before execution of this agreement and the vendor do hereby admit and acknowledge the payment and receipt. And remaining amount of Rs.25,20,000/- (Rupees Twenty Five Lakh Twenty Thousand Only) to be paid by the purchaser to the vendor within 45 days by availing bank loan from the State Bank Of India.

3. The Vendors hereby declare that they have good right and absolute authority to enter into this Agreement and transfer the said premises and the Vendors has not done any act, matter or

Charakasen Das

Anita Das

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दस्ता क्र. 922/2023
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-4-

thing whatsoever whereby the Vendors is prevented from agreeing to transfer or assign the said premises in favour of the Purchaser.

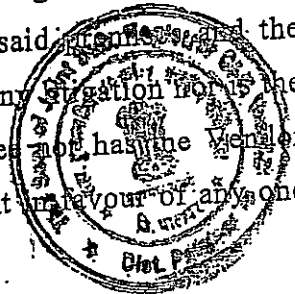
4. The Vendors is bonafied member of said society and has been issued share certificate having distinctive No. from 271 to 275 of Rs.50/- each.

5. The Vendors hereby covenants with the Purchaser as follows:-

i) That the Vendor is the absolute owner of the said premises and no other person/s has/have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, lien gift, trust, lease, assignment or otherwise howsoever and have good right, full power and absolute authority to sell and transfer the same to the purchasers.

ii) That the Vendor has not created any charge or encumbrances of whatsoever nature in respect of the said premises and the said premises is not a subject matter of any litigation nor is the same attached in execution of any decree nor has the Vendor created any tenancy or lease or any right in favour of anyone in respect of the said Flat premises.

iii) The Vendor has dully observed & performed the Rules & Regulation of the said building up-to-date their contribution in the nature of outgoings, dues, taxes, stamp duty & registration fees, etc., to the previous owner, society and/or to the concern authorities.



Chavrogen Das

Amra Das

[Handwritten signature]



वसई-३
दस्त क्र. १२५४२०२३
६ / २८

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iv) That the Vendor shall whenever required to do so from time to time and at all the time hereafter execute and sign or cause to be executed and signed all conveyance deed such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said premises unto and to the use of the Purchaser forever.

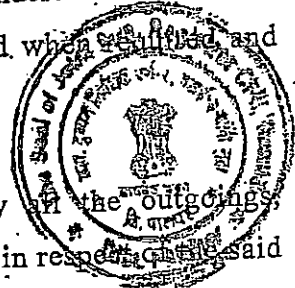
v) That the Vendor shall indemnify and keep indemnified the Purchaser from and against all actions, claims, demands, costs, charges and expenses etc., claimed by the Government, semi-government authorities, developer and/or concerned authorities in respect of the said premises as falling due prior to the execution of these presents and until the dated of handing over the vacant possession of the said premises.

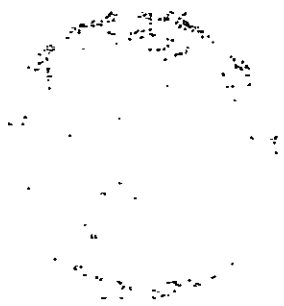
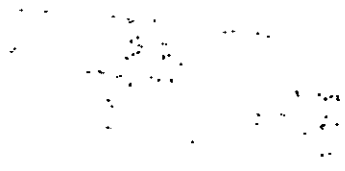
vi) The Purchasers hereby agree and undertake to become member of the co-operative society as and when established and abide by its rules, regulation, bye-laws.

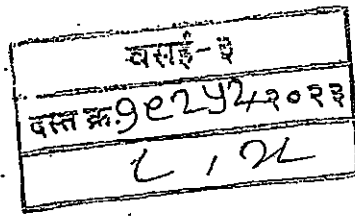
6. The Vendor further undertake to pay all the outgoings, maintenance charges, taxes and other dues in respect of the said premises up to the date of the complexion of the sell & after completion of the sale if any and the purchaser shall be liable and responsible to pay the necessary outgoings, bills in respect of the said premises after completion of sale.

7. The Vendor agrees and undertakes that they will execute such further writing, transfer forms, declarations or documents as may be necessary for the purpose of effectually transferring all

Chakrasen Das
Anita Das







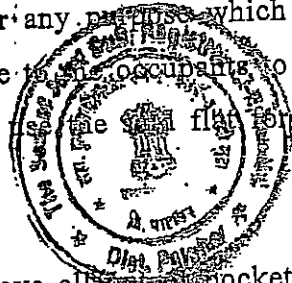
their right, title and interest in respect of the said premises to the Purchasers forever.

8. This Agreement shall always be subject to the provisions of Maharashtra Ownership Flats (ceiling and regulation of Promotion of Construction Sale Management and Transfer Act, 1963.)

9. The vendor shall handover the vacant and peaceful possession of the said premises along with all the original document pertaining to the said premises to the Purchasers on registration of this agreement or full & final payment.

10. The Purchasers shall not be called upon by the Vendors the additional payment of any other sum of money other than that has been expressly agreed upon with the vendors in these presents.

11. The purchasers shall not use and not allow or cause to be used the said flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants of other tenements in the said building nor for any illegal or immoral purpose.



12. Save as otherwise provided herein above all out of pocket costs charges and expenses for incidental of 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.

[Handwritten signature]

Char. Rajen D. S.

Anika Das

वसई-३
दस्त क्र. १८२५२०२३
८, २८

-7-

THE SCHEDULE ABOVE REFERRED TO

Flat Premises bearing Flat No.D/02, admeasuring about 490 sq. Feet i.e.45.53 sqmtr(Built-up area);, bearing Survey No.152, Hissa No.1/2, Survey No.153, Hissa No.1, in the Building Knows as "SAI ROYAL SANKUL CO.OP.HOUSING SOCIETY LTD" Regd. No.:TNA/VSI/HSG/TC/18866/2007 Dt.14/08/2007 Village -Virar Taluka - Vasai, Dist- Palghar, within the area of sub registrar at Vasai No.II.

IN WITNESS WHEREOF the parties have hereto hereunto set and subscribed their respective hands and signature the day, month and year hereinabove written:

SIGNED, SEALED AND DELIVERED
By the within named "VENDORS"



MR. DEEPAK ATMARAM KADAM)

In the presence of
TAPANMALIK - TAPANMALIK

SIGNED, SEALED AND DELIVERED
by the within named "PURCHASERS"

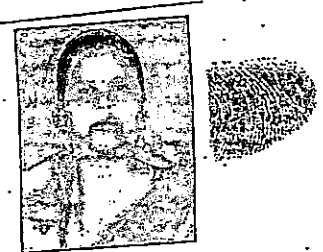


1. MR. CHAKRASEN DAS JOYDEB DAS)

in the presence of
TAPANMALIK - TAPANMALIK

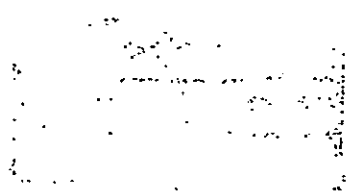
Chakrasen Das

2. MRS. ANITA CHAKRASEN DAS)
in the presence of
TAPANMALIK - TAPANMALIK



Anita Das





वसई-३
दस्ता क्र. 90242/2023
90, 22

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RECEIPT

RECEIVED with thanks from the above named "PURCHASERS" a sum of 6,30,000/- (Rupees Six Lakh Thirty Thousand Only) by cheque being part consideration amount on or before execution of this Agreement as in following Manners.

I SAY RECEIVED

Rs:6,30,000/-

Deepak

MR. DEEPAK ATMARAM KADAM

WITNESSES: -

1. TAPANMALIK = TAPANMALIK
2. *Pooja Pandey*

Cheque No / Cash.	Amount	Dated	Drawn on.	Signature



पसई-३
वस्तु क्र. १९२५२/२०१३
११, १८

Share Certificate No. 55 Members Register No. 55 No. of Shares 05

SHARE CERTIFICATE

SHRI ROYAL SANKUL CO. OP. HOUSING SOCIETY LTD.

Manvelpada Rd., TAL: VASAI, DIST: THANE, VIRAR (East) 401 305.

Serve No.152-1 Serve No.153-1

(Registered under Maharashtra Co-operative Societies Act, 1960)

Registration No. : TNA/VI/HSG/TC/18866/2007 -2008 DATE : 14/08/2007

Authorised Share Capital Rs. 50000/- Divided into 250 Shares of Rs.50/- each.

This is to Certify that Shri/Smt./M/s. DEEPAK ATMARAM KADAM

is the Registered Holder of Five fully paid up shares of Rs. 50 each

numbered from 271 to 275 both inclusive, in **SHRI ROYAL SANKUL CO. OP. HSG. SOC. LTD.**

Manvelpada Rd., TAL: VASAI, DIST: THANE, VIRAR (East) 401 305.

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at VIRAR

01 day of MAY 2013



[Signature]
Authorised
M.C. Members

[Signature]
Secretary

[Signature]
Chairman

(P.T.O.)



India's No. 1 Consumer Data Intelligence Company. www.axismyindia.org

AXIS MY INDIA

INDIA'S NO. 1 CONSUMER DATA INTELLIGENCE COMPANY

AXIS MY INDIA

हम अत्यंत गोपनीयता के साथ आपके व्यक्तिगत डेटा को सुरक्षित रखते हैं। हमारे पास आपके व्यक्तिगत डेटा को सुरक्षित रखने के लिए उच्चतम सुरक्षा प्रोटोकॉल हैं।

विवरण	दिनांक	किलोवाट (KW)	घंटे (Hrs)	कुल किलोवाट-घंटे (KWH)
घर का बिजली का बिल	18-10-2023	1.80	16	28.80
कार का बिजली का बिल	18-07-2023	1.80	16	28.80
ऑफिस का बिजली का बिल	18-05-2023	1.80	16	28.80

विवरण	दिनांक	किलोवाट (KW)	घंटे (Hrs)	कुल किलोवाट-घंटे (KWH)
घर का बिजली का बिल	18-10-2023	1.80	16	28.80
कार का बिजली का बिल	18-07-2023	1.80	16	28.80
ऑफिस का बिजली का बिल	18-05-2023	1.80	16	28.80

SHRI DEEPAK A KADAM
 0-12 SAI ROYAL SAJULMANNEL PADA VIPAR EAST 401303
 बिल नंबर: 001521826045
 बिल नंबर: 000502051970182
 GSTIN: 27-AEGLM2933217
 File No: 17-3538 CB 6.11

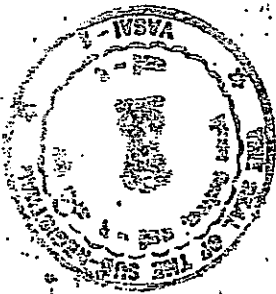
बिल का महीना: 10/2023

बिल का दिनांक: 10/2023

बिल का महीना: 10/2023

बिल का दिनांक: 10/2023

30 36
3000 8067
3-5-2001



1-1 APR 2001



1 APR 2001

(Date of issue)

Sl. No.	Name of the work	Estimated cost	Actual cost	Percentage of completion	Remarks
1
2
3
4
5
6
7
8
9
10

...

Sl. No.	Name of the work	Estimated cost	Actual cost	Percentage of completion	Remarks
1
2
3
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3-5-2001

जसई-३
 दाखल क्र. 9292/2000
 98/22

जसई-३
 7-6-1

आय जमुना सार (अधिकार अभिलेख पत्रका)
 [भद्राष्टक अमीन अधिकार अभिलेख आणि नोंदवद्या (तयार करणे व सुविधनीत ठेवणे) नियम, 1971-यांतील नियम 1, 4, 5 आणि 7] तहसील: जसई-३

पिकाचे नोंदवद्येचे नांव	अ.क्र.	व.क्र.	अ.क्र.	अ.क्र.		एकरी	एकरी	एकरी	एकरी	एकरी	एकरी
				अ.क्र.	व.क्र.						
...
...
...

आय जमुना सार (पिकाची नोंदवद्दी)

[भद्राष्टक अमीन अधिकार अभिलेख व नोंदवद्या (तयार करणे व सुविधनीत ठेवणे) नियम, 1971 यांतील नियम 11]

विकालातील क्षेत्राचा तपशील

व.क्र.	पिकाचे नोंदवद्येचे नांव	निम्न विकालातील क्षेत्र				निर्मूल विकालातील क्षेत्र			लागतरीसाठी उपलब्ध नसलेली अमीन		एकरी	एकरी	एकरी
		एकरी	एकरी	एकरी	एकरी	पिकाचे नांव	एकरी	एकरी	एकरी	एकरी			
1

(असल वस्तुस्थिति)

दिनांक / / 2000

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7209-09
 98/22

3-02-68
6-12-2

Handwritten signature

क्या है कि... (Faint handwritten text)



100

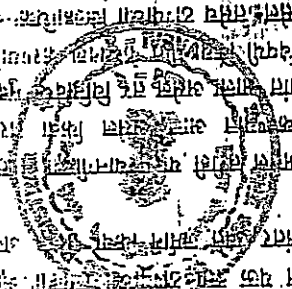
क्या है कि... (Main body of handwritten text, rotated 90 degrees)

Handwritten signature
6-12-2
6-12-2

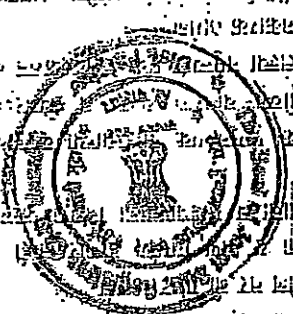
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926
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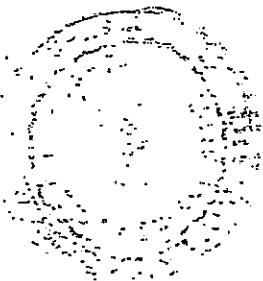
Handwritten text, possibly a list or notes.

96
Handwritten number and date stamp.



Small handwritten text or mark.

2008
2009



ಶ್ರೀ. ಸಿ. ರಾಜೇಶ್ವರ (ಮುಖ್ಯ ಕಾರ್ಯದರ್ಶಿ)

ಶ್ರೀ. ಸಿ. ರಾಜೇಶ್ವರ
(ಮುಖ್ಯ ಕಾರ್ಯದರ್ಶಿ)
ಮಂಡಿ/-

ಶ್ರೀ. ಸಿ. ರಾಜೇಶ್ವರ
ಮಂಡಿ/-

ಇದರಲ್ಲಿ ಕೆಳಕಂಡಂತಿರುವ ವಿಷಯವನ್ನು ಕುರಿತು ಶ್ರೀ. ಸಿ. ರಾಜೇಶ್ವರರಿಗೆ 9/6/64 ರಿಂದ 9/6/64 ರ ವರೆಗೆ ನಿರೀಕ್ಷಿಸಿ ವಿವರ ಕೆಳಕಂಡಂತಿರುವಂತೆ
ಮಂಡಿ ಮತ್ತು ಕಡವೆಗಳನ್ನು ಕುರಿತು ನಿರೀಕ್ಷಿಸಿ ವಿವರ ಕೆಳಕಂಡಂತಿರುವಂತೆ
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ಮಂಡಿ ಮತ್ತು ಕಡವೆಗಳನ್ನು ಕುರಿತು ನಿರೀಕ್ಷಿಸಿ ವಿವರ ಕೆಳಕಂಡಂತಿರುವಂತೆ
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ಮಂಡಿ ಮತ್ತು ಕಡವೆಗಳನ್ನು ಕುರಿತು ನಿರೀಕ್ಷಿಸಿ ವಿವರ ಕೆಳಕಂಡಂತಿರುವಂತೆ
ಮಂಡಿ ಮತ್ತು ಕಡವೆಗಳನ್ನು ಕುರಿತು ನಿರೀಕ್ಷಿಸಿ ವಿವರ ಕೆಳಕಂಡಂತಿರುವಂತೆ

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2008/2009
ಶ್ರೀ. ಸಿ. ರಾಜೇಶ್ವರ

वसई-३
 वसई क्र. १९२५२/२०२३
 १९/२५

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

CIDCO/VVSR/BP-2001/E/2723

Date: 31/05/2001

To,
 Mr. Sanjay F. Ludric & 7 Others through
 P.A. Holder Mr. Wilson Rebellow,
 Nandakhal-Khedar,
 Virar(W), Tal. Vasai
 DIST: THANE.

Sub: Development Permission for the proposed Residential
with Shopline Buildings on land bearing S.No. 152,
H.No. 1/2, S.No. 153, H.No. 1, Village Virar, Taluka
Vasai, Dist. Thana.

- Ref: 1) HQC for N.A. permission from CIDCO vide letter No.
 CIDCO/VVSR/BP-2001/E/2052 dtd. 15/01/2001.
 2) N.A. Order No. REV/D.171/LX/NAB/5R-14/2001 dated
 07/04/2001 from the Collector, Thane.
 3) Assurance letter from Virar Municipal Council vide
 letter No. VMC/PP/95/99 dtd. 14/07/1999 for suitable
 water supply.
 4) D.R.M. No. 279/2000 dtd. 21/10/2000.
 5) E.P. & V.I. Report dated 17/04/2001.
 6) Your architect's letter dated 9/05/2001.

Sir/Madam,

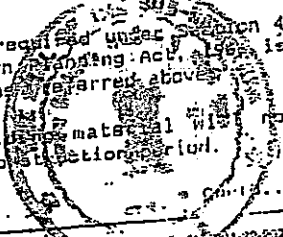
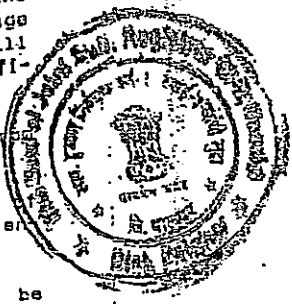
Please refer to your application for development permission
 on land bearing S.No. 152, H.No. 1/2, S.No. 153, H.No. 1,
 Village Virar, Taluka Vasai, Dist. Thana.

The Development Permission is hereby granted to construct
 Residential with Shopline Buildings upto plinth level on land
 bearing S.No. 152, H.No. 1/2, S.No. 153, H.No. 1, Village
 Virar, Taluka Vasai, Dist. Thana. Further, permission will
 have to be obtained in form of plinth completion certifi-
 cate.

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, 1962 is en-
 closed herewith for the structures referred above.

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



Regd. Office: 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone: 222 2000, 202 2579. Fax: 222 2558
 Head Office: 'CIDCO Bhawan', CBD-Balapur, Near Municipal - 400 014. Phone: 757 1241 (9 Lines) Fax: 00 31-22-757 1213

Mag
 9/05

वसई-३
दिनांक १०/१२/२०२३
२०/२८

(P.D.C.O)
IND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
 INDUSTRIAL COMPLEX, VASAI (EAST), DIST. THANE - 401 210 PHONE : (022) 334429 / 334487 FAX : 334488 (STD. 022)

- 2 - Date :

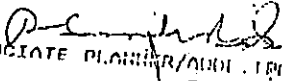
You will demarcate at site the property boundary and the locations of the D.P. reservations, D.P. loads, recreational open spaces, amenity plot etc. as may be applicable before completing plinth and applying for plinth completion certificate.

You will provide a suitable arrangement by constructing a drain of sufficient width to take care of the drainage problem of water of the surrounding lands, on reclamation of your land as recommended by this office.

You will not store any hazardous/toxic/explosive material in the aforesaid premises without obtaining specific approval from the competent and appropriate authority.

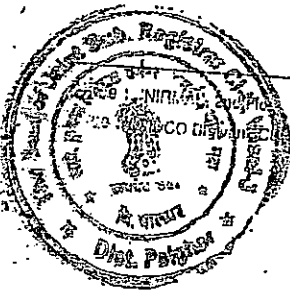
Encl: a/a.

Yours faithfully,


 ASSOCIATE PLANNER/ADDL. ITO (F)

c.c. to :

1. Shri Abhay Raut, Architect's
G-3, Anuradha,
Eksar Road, Thakur-Pakhadi,
Borivali(W),
Mumbai : 400 091.
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai.
4. The Chief Officer
Virar Municipal Council, Virar.
5. CUC (VV) For information please



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वसई-३
 दस्त क्र. 9242/2003
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STATE AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401310
 PHONES : (Code - 95250) 2390226 / 2390437 • FAX : (Code - 95250) 2392444

Ref. No. **CIDCO/VVSR/POC/BP-2801/E/1058** Date **13/08/2003**
 वसई - ३
 990E / 1309
 29 120

To: **Shri Ranjay F. Ludric & 7 others through P.A. Holder Shri Nelson Rebellow Handakhal-Khedaj Virar (W), Taluka Vasai DIST : THANE.**

Sub: **Grant of Part & Final Occupancy Certificate for the Residential Building, Wing C (Gr. + 4) & Wing E (Gr. + 4/pt) on land bearing S.No. 152, H.No. 1/2, S.No. 153, H.No. 1, Village Virar, Taluka Vasai, Dist. Thane.**

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/BP-2801/E/2723 dated 11/05/2001.
 2) D.A. Order No. REV/D 1/T IX/NBP/SR-14/2001 dated 07/04/2001 from the Collector, Thane.
 3) Part Occupancy Certificate No. CIDCO/VVSR/POC/BP-2801/E/3102 dated 30/09/2002.
 4) Receipts from Virar Municipal Council vide Receipt No. 608536 dtd 15/01/2003 & Receipt No. 014322 dated 11/08/2003 for potable water supply.
 5) Development Completion Certificate dtd 11/01/2003 from the Licensed Architect.
 6) Structural Stability Certificate from your Structural Engineer vide letter dated 03/01/2003.
 7) Plumbing certificate dated 11/08/2002.
 8) Your letters dated 16/01/2003 & 05/06/2003.

Sir/Madam,

Please find enclosed herewith the necessary Part & Final Occupancy Certificate for Residential Building, Wing C (Gr. + 4) & Wing E (Gr. + 4/pt) on land bearing S.No. 152, H.No. 1/2, S.No. 153, H.No. 1, Village Virar, Taluka Vasai, Dist. Thane, alongwith as built drawings.

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

Yours faithfully,

Pradya
 13/08/2003

EXECUTIVE ENGINEER (BP & VV)

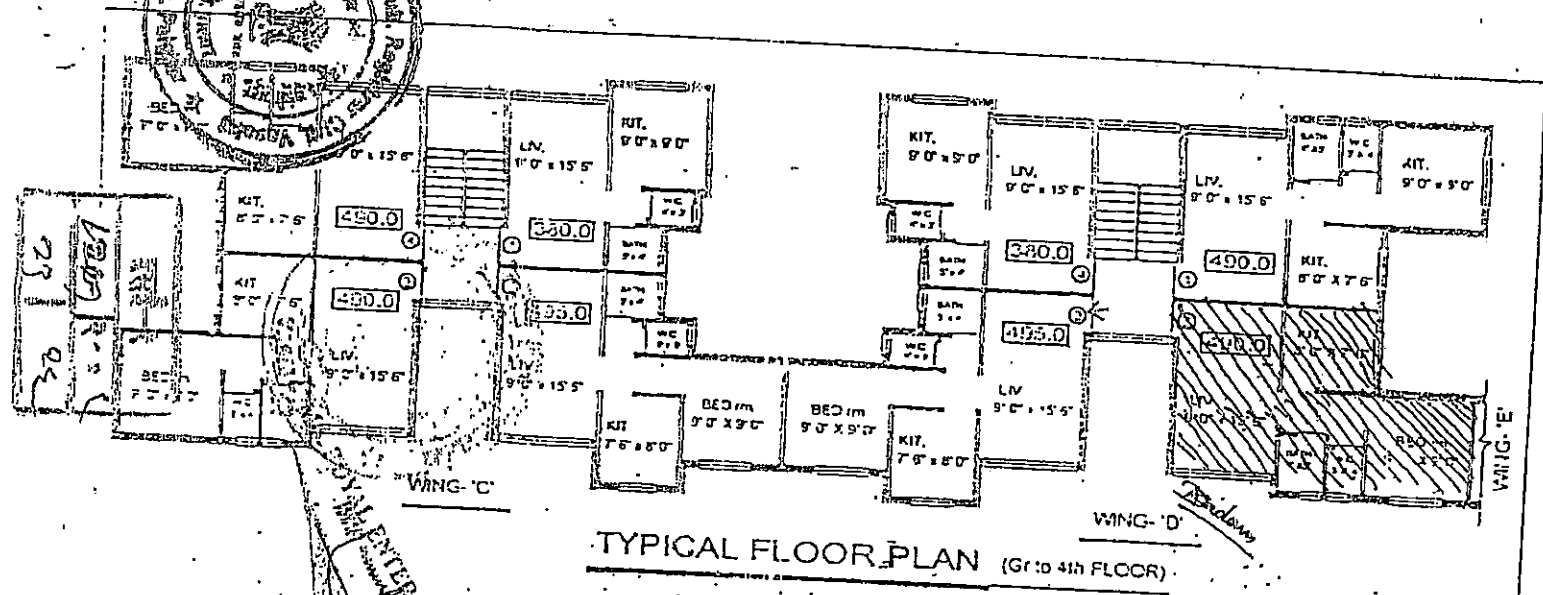
Encl.: a/a.
 Copy to:-

- 1) Shri Abhay Raut, Architect, G-3, Anuradha, Thakur Pakhdi, Ekwar Road, Borivali (W) MUMBAI : 400 092.
 2) The Chief Officer, Virar Municipal Council, Virar.



SO. OFFICE : NERAM, 2nd Floor, Nariman Point, Mumbai - 400 021; Phone: 2302 3138 / 2302 2379; Fax: 2302 2302 2302
 HO. OFFICE : CIDCO, 2nd Floor, Copalapur, New Alibaba, 400 014; Phone: 2390 2100; Fax: 2390 2100





22/02
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 2018

ROYAL ENTERPRISES
 301, VILLAGE-VIRAR, TAL. - VASAI, DIST. - THANE.
 PH. 225 2545
 221 1077

PROPOSED Residential & Shopline BUILDINGS
 AT VILLAGE-VIRAR, TAL. - VASAI, DIST. - THANE.
 FOR "SAI ROYAL SANKUL"

ABHAY RAUT
 PH. 225 2545
 221 1077

SUBJECT TO APPROVAL



(1) निवेशक का नाम	₹. 426750	₹. 410000	(2) निवेशक का पता	₹. 410000	(1) निवेशक का नाम
(3) निवेशक का पता	₹. 410000	₹. 410000	(4) निवेशक का पता	₹. 410000	(3) निवेशक का पता
(5) निवेशक का पता	₹. 410000	₹. 410000	(6) निवेशक का पता	₹. 410000	(5) निवेशक का पता
(7) निवेशक का पता	₹. 410000	₹. 410000	(8) निवेशक का पता	₹. 410000	(7) निवेशक का पता
(9) निवेशक का पता	₹. 410000	₹. 410000	(10) निवेशक का पता	₹. 410000	(9) निवेशक का पता
(11) निवेशक का पता	₹. 410000	₹. 410000	(12) निवेशक का पता	₹. 410000	(11) निवेशक का पता
(13) निवेशक का पता	₹. 410000	₹. 410000	(14) निवेशक का पता	₹. 410000	(13) निवेशक का पता

₹. 426750
₹. 410000

₹. 426750
₹. 410000

₹. 426750



भारत सरकार
Signature Identification Authority of India
GOVERNMENT OF INDIA

नौदण्ड क्रमांक / Enrolment No.: 0662/00195/20268

To
अनीता चक्रवर्ती दास
Anita Chakrasen Das
Dakshin Rasulpur
Dakshin Rasulpur
Hooghly West Bengal - 712413
9662934669

Download Date: 09/01/2018
Generation Date: 09/01/2018

Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
8652.3766.6499
VID : 9144 9512 8919 8251

माझे आधार, माझी ओळख

भारत सरकार
Government of India

अनीता चक्रवर्ती दास
Anita Chakrasen Das
जन्म तारीख/DOB: 14/04/1991
लिंग FEMALE

Colour Xerox

8652.3766.6499
VID : 9144 9512 8919 8251

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
DEEPAK ATDARAM KADAM
ATMARAM DADAJI KADAM
01/07/1998
AAR21844D
Colour Xerox

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
अनीता चक्रवर्ती दास
Anita Chakrasen Das
Dakshin Rasulpur
Dakshin Rasulpur
Hooghly West Bengal - 712413
9662934669
AAR21844D
Colour Xerox

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
TAPAN MALIK
SUNIL ISHWARNATH MALIK
10/06/1978
AAR21844D
Colour Xerox

Anita Das

वसई-३
दस्ता क्र. 922/22023
22, 22

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
अनीता चक्रवर्ती दास
Anita Chakrasen Das
Dakshin Rasulpur
Dakshin Rasulpur
Hooghly West Bengal - 712413
9662934669
AAR21844D
Colour Xerox

Anita Das




ADVOCATE
Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY

Colour Xerox

CHAIRMAN

Name : PANDEY POOJA MAHENDRANATH
Residence : VASAI, Dist. THANE
Roll No. : MAH/4737/2018
Registered On : 12-09-2018
Date Of Birth : 10-12-1993
22065 8880384591

भारतीय विहित पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA



दिपक आत्मराम कदम
Deepak Atmaram Kadam
जन्म तारीख/DOB: 01/01/1968
पुरुष / MALE

Xerox Inc 09

4046 9418 6641

आधार-सामान्य माणसाचा अधिकार

भारतीय विहित पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
रुम नं 5 गजपत
पंचाळकर चाळ, झेप
व्यायाम बाळा जवळ, झेप
कीडा मंडळ काजू पाडा
वोरीवली पूर्व, सुंदई, सुंदई,
महाराष्ट्र - 400066


Address:
Room No 5 Gajapati
Chawl, Nr Jhap Vyayam Shala, Jhap
Kida Mandol Kaju Pada Barivali
East, Mumbai, Mumbai,
Maharashtra - 400066

Xerox Inc 09

4046 9418 6641

Aadhaar-Aam Admi ka Adhikar

भारतीय विहित पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA



चैत्रसेन दस जोयदेब दस
Chaitrasen Das Joydeb Das
जन्म तारीख/DOB: 21/12/1961
पुरुष / Male

Color Xerox

6381 4844 2750

मेरा आधार मेरी पहचान
Chaitrasen Das

भारतीय विहित पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पत्ता: रुम नं 5 गजपत
पंचाळकर चाळ, झेप
व्यायाम बाळा जवळ, झेप
कीडा मंडळ काजू पाडा
वोरीवली पूर्व, सुंदई, सुंदई,
महाराष्ट्र - 400066

Address: W/O Chaitrasen Das, B/103 Nehru
Park, Mahavel Pada Chon, Near
Dahisarwadi, Vihar East, Vazal, Pethapur,
Mumbai, 401305

Xerox Inc 09

6381 4844 2750

1847 help@uidai.gov.in www.uidai.gov.in

वसई-३
दस्ता क्र. 9९242/२०२३
२६/१८



10/3/23, 1:08 PM

Summary 1 (Dastgoshwara bhag 1)

350/19252

मंगळवार, 03 ऑक्टोबर 2023 1:06 म.नं.

दस्त गोशवारा भाग-1

वसई 20/21
दस्त क्रमांक: 19252/2023

दस्त क्रमांक: वसई3/19252/2023

वाजार मूल्य: रु. 24,55,000/-

मोबदला: रु. 31,50,000/-

भरलेले मुद्रांक शुल्क: रु. 2,20,500/-

दु. नि. सह. दु. नि. वसई3 यांचे कार्यालयात

अ. क्र. 19252 वर दि.03-10-2023

रोजी 1:07 म.नं. वा. हजर केला.

पावती:20316

पावती दिनांक: 03/10/2023

सादरकरणाराचे नाव: चक्रसेन दास जोयवेव दास --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृथांची संख्या: 28

एकूण: 30560.00

Chakrasen Das

दस्त हजर करणाऱ्याची मही:

Sub Registrar Vasai 3

सह. मुख्य निबंधक वर्ग-३

दस्ताचा प्रकार: नंतरात्म्य

Sub Registrar Vasai 3

सह. मुख्य निबंधक वर्ग-३
वसई इत. ३

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

शिक्षा क्रं. 1 03 / 10 / 2023 01 : 07 : 12 PM ची वेळ: (सावरीकरण)

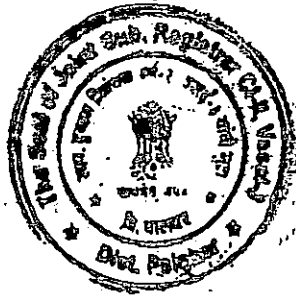
शिक्षा क्रं. 2 03 / 10 / 2023 01 : 08 : 15 PM ची वेळ: (फी)

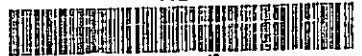
दस्तपेवजा सोबत सोडलेले कागदपत्रे, कुलमुखत्यापत्रा
माधिल व्यक्ती इत्यादी घनावट आढळून आल्यास,
याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लि. देणार

Chakrasen Das

लि. देणार





पत्र नं. 2

पत्र नं. 19252/2023

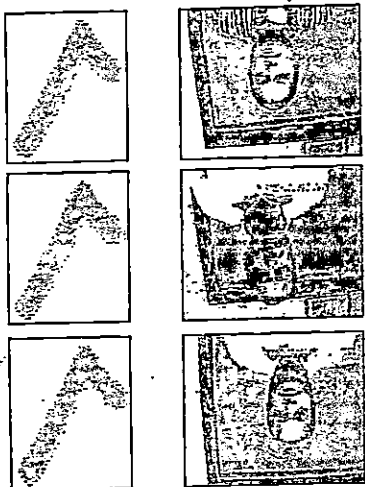
03/10/2023 1 22:56 PM

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03/10/2023

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. वसई 3

दस्ता क्रमांक : 19252/2023

नोंदणी :

Regn:63m

गावाचे नाव : विरार

(1) विलेखाचा प्रकार	कगारनामा
(2) भोवदला	3150000
(3) वाजारभावा (भाडेपट्टयाच्या वावनिनपट्टाकार आकारणी देतो की पट्टदार ते नमुद करावे)	2455000
(4) भू-मापन, पोटहिस्या व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: इतर माहिती: सदनिका क्र. डी/02, माई रॉयल संकुल कॉ ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, गावमौजे - विरार, विरार (पूर्व), ना. वसई, जि. पालघर, सदनिका क्षेत्र 490 चौ. फू. म्हणजे 45.53 चौ. मी. (विल्ड अप एरिया) ((Survey Number : 152, H. No. 1/2, S. No. 153, H. No. 1 ;))
(5) क्षेत्रफळ	1) 45.53 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 अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- दिपक आत्माराम कदम -- वय:-55; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं. 05, गणपत पंचाळकर चाळ, शेप क्रीडा मंडळ, शेप व्यायामशाळा जवळ, काजूपाडा, बोरिवली (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AQRPK6454D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- चक्रसेन दास जोयदेव दास -- वय:-42; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. दक्षिण रासूलौर, हुगळी वेस्ट, बंगाल, पश्चिम बंगाल, HOOGHLY. पिन कोड:-712413 पॅन नं:- BJTPD7583C 2): नाव:- अनिता चक्रसेन दास -- वय:-32; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. दक्षिण रासूलौर, हुगळी वेस्ट, बंगाल, पश्चिम बंगाल, HOOGHLY. पिन कोड:-712413 पॅन नं:- GWPPD2636Q
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	03/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	19252/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	220500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२
वसई इ. ३

मुल्यांकनासाठी विचारान घेतलेला नपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद:-

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