

Receipt (pavil)

80/17567

Tuesday, October 03, 2023

11:43 AM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

प्रावठी

नोंदणी क्र.: 19561 दिनांक: 03/10/2023

गावाचे नाव: विरार

दस्तावेजाचा अग्रक्रमांक: वसई-2-17567-2023

दस्तावेजाचा प्रकार : करारनामा

गादर करणाराचे नाव: नीरज राजेशर पांडेय --

नोंदणी क्र.

दस्तावेजाची फी

प्रावठी रक्कम: 42

₹. 30000.00

₹. 30840.00

आपणास मूळ दस्त, प्रवेश मि. प्रावठी-२ अर्जाचे

12:02 PM रोजी वेळस मिळेल.

Sub Registrar Vasai 2

श्री. वसंत निंबकर प्रावठी-२

वसई क्र. २ (विरार)

बाजार मूल्य: ₹.2568960/-

मोबदला क्र.3150000/-

भरलीले मुद्रांक शुल्क : ₹. 220500/-

1) दस्तकाचा प्रकार: DHC रकम: ₹.840/-

दही/धनादेश/प ऑर्डर क्रमांक: 1023021106633 दिनांक: 03/10/2023

दस्तावेजाचे नाव व पत्ता:

2) दस्तकाचा प्रकार: eChallan रकम: ₹.30000/-

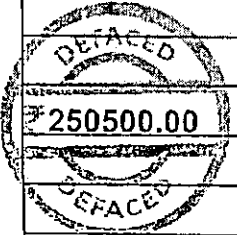
दही/धनादेश/प ऑर्डर क्रमांक: MH008868614202324E दिनांक: 03/10/2023

दस्तावेजाचे नाव व पत्ता:

CHALLAN
MTR Form Number-6



GRN	MH008868614202324E	BARCODE	Date		02/10/2023-20:00:23	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)	BGZPP3335D				
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR	Full Name	NEERAJ RAJDHAR PANDEY				
Location	PALGHAR	Flat/Block No.	FLAT NO. 203, C WING, SUNDARVAN BUILDING				
Year	2023-2024 One Time	Premises/Building	ANANDVAN SUNDARVAN CO-OP. HSG. SOC. LTD.				
Account Head Details	Amount In Rs.	Road/Street	PHODLPADA ROAD				
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)	PAN2=ASEPD3924E~SecondPartyName=GAUTAM SURESH DOHALE-				
		Amount In	Two Lakh Fifty Thousand Five Hundred Rupees Only				
Total	2,50,500.00	Words					
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	00040572023100277240		IK0CLWLFR8		
Cheque/DD No.	Bank Date	RBI Date	02/10/2023-20:03:54		Not Verified with RBI		
Name of Bank	Bank-Branch		STATE BANK OF INDIA				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

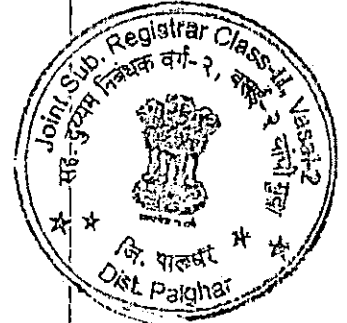


Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9619928939
रादर कोलम केवल दुरुवा नितंरक कारावियात नोदणी ककारवाच्या दस्त्यासाठी लागू आहे. नोदणी न करवाच्या दस्त्यासाठी सदर चातन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-80-17567	0004629124202324	03/10/2023-11:42:56	IGR134	30000.00

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2	(S)-80-17567	0004629124202324	03/10/2023-11:42:56	IGR134	220500.00
Total Defacement Amount					2,50,500.00

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CHALLAN
MTR Form Number-6



GRN	MH008868614202324E	BARCODE	[Barcode]		Date	02/10/2023-20:00:23	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable)	BGZPP3335D			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	NEERAJ RAJDHAR PANDEY			
Location	PALGHAR			Flat/Block No.	FLAT NO.,203, C WING, SUNDARVAN BUILDING			
Year	2023-2024 One Time			Premises/Building	ANANDVAN SUNDARVAN CO-OP. HSG. SOC. LTD.			
Account Head Details	Amount In Rs.		Road/Street					
0030046401 Stamp Duty	220500.00		PHOOLPADA ROAD					
0030063301 Registration Fee	30000.00		Area/Locality					
			VIRAR EAST					
			Town/City/District					
			PIN					
			4 0 1 3 0 5					
			Remarks (If Any)					
			PAN2=ASEPD3924E~SecondPartyName=GAUTAM SURESH DOHALE-					
			Amount In					
			Two Lakh Fifty Thousand Five Hundred Rupees Only					
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Cheque/DD No.			Bank Date	RBI Date	02/10/2023-20:03:54 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. : 9619928939

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

चलन वलन केवल दुर्यम निबंधक कार्यालय नोदणी कार्यालयच्या दस्तासाठी लागू आहे. जोरणी न कार्याच्या दस्तासाठी चलन लागू नाही.

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Print Date 03-10-2023 10:26:10



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1023021106633	Date	02/10/2023
Received from NEERAJ RAJDHAR PANDEY, Mobile number 9619928939, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Vasai-2 of the District Palghar.			
Payment Details			
Bank Name	SBIN	Date	02/10/2023
Bank CIN	10004152023100206003	REF No.	327544887063
This is computer generated receipt, hence no signature is required.			

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Signature

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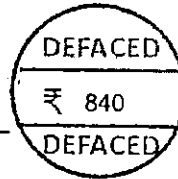


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1023021106633	Receipt Date	03/10/2023
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Received from NEERAJ RAJDHAR PANDEY, Mobile number 9619928939, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered on Document No. 17567 dated 03/10/2023 at the Sub Registrar office Joint S.R.Vasai 2, of the District Palghar.

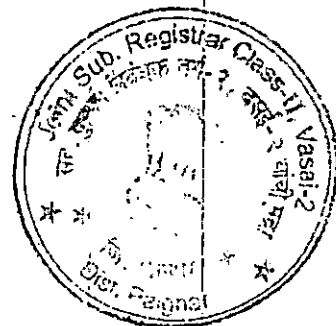


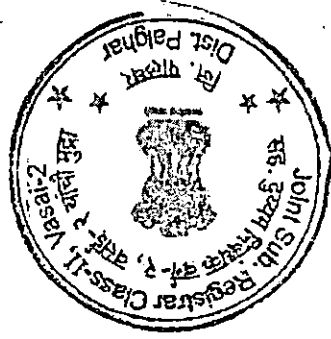
Payment Details

Bank Name	SBIN	Payment Date	02/10/2023
Bank CIN	10004152023100206003	REF No.	327544887063
Deface No	1023021106633D	Deface Date	03/10/2023

This is computer generated receipt, hence no signature is required.

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लिहने देणार

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लिहने देणार

कायदेवती अथवा दस्त नांदणी करून देणार व शासकीय अधिकारी जाबाबदार राहणार नाही. या मध्ये दस्त लिहून देणार किंवा दस्त लिहून देणार हे संपूर्ण जाबाबदार राहू तसेच या मध्ये कुठलीही जाडिल व त्यानुसार मी/आनंदी लिहून देणार शिक्षण पात्र राहिल याची मला/आनंदीला पूर्ण जाणीव आहे. महाराष्ट्र नांदणी अधिनियम 1908, किंवा संबद्ध कायद्यानुसार आमच्यावर/माझ्यावर खटला भरला कायदेपत्राच्या सत्य प्रती आहेत. त्या खटला असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि यादारे घोषित करतो की, आनंदी/मी स्वयं-साक्षात्कृत (Self Attested) केलेल्या प्रती या मूळ

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स्वयं-साक्षात्कृत (Self Declaration)

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शासन निर्णय क्रमांक मुसख614/345/म. क्र. 71/18-अ दिनांक 09 मार्च 2015

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दिनांक २०१३

दिनांक २०१३

राज्य शासनाच्या अधिकाऱ्यांनी याबाबतची चौकशी करून घ्यावी आणि याबाबतची अहवाल तयार करावे.

राज्य शासनाच्या अधिकाऱ्यांनी याबाबतची चौकशी करून घ्यावी आणि याबाबतची अहवाल तयार करावे.

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राज्य शासनाच्या अधिकाऱ्यांनी याबाबतची चौकशी करून घ्यावी आणि याबाबतची अहवाल तयार करावे.

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Khhabli / Khilokli

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- 1 -

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 03rd day of October, 2023 BETWEEN **MR. GAUTAM SURESH DOHALE**, (PAN - ASEPD3924E), age 33 years, residing at At Post - Neharoli, Taluka Wada, District Palghar, PIN 421 312, hereinafter called "**THE TRANSFEROR**" (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. NEERAJ RAJDHAR PANDEY, (PAN - BGZPP3335D), age 41 years, residing at Room No. 204, B-Wing, Mathura Niwas Apartment, Kamla Nagar, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar, PIN 401 305, hereinafter called "**THE TRANSFEREE**" (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 SECOND PART;

WHEREAS :-

- M/S. VIVA SWASTIK BUILDERS have constructed the Building No. 19 known as "SUNDARVAN" in the Complex "VIVA SWASTIK GARDENS", on N.A. Land bearing Survey No. 351, Hissa Nos. 6, 07, 8B, 8D, 09, 10, lying, being and situated at Village VIRAR, Taluka Vasai, District Palghar (old District Thane), within the area of Sub-Registrar at Vasai.
- The said land has been converted into Non-Agricultural by the Office of Collector, Thane, vide its Order bearing No. REV/K-1/DESK-9/NAP/ SR-19/2004, dated 16/04/2004.
- Vasai Virar City Municipal Corporation have granted the Occupancy Certificate for the said Building, vide its Order bearing No. VVCMC/TP/OC/VP-0486/144/2015-16, dated 01/10/2015.
- By an Agreement for Sale dated 14th September, 2009, registered in the Office of Sub-Registrar at Vasai - 2 (Virar), under document No. VSI 2 - 07795 - 2009, dated 14th September, 2009; M/S. VIVA SWASTIK BUILDERS (therein called "the Builders") sold

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the Flat bearing No. 203, in "C" Wing, on the Second Floor, admeasuring 480 Square Feet i.e. 44.60 Square Metres (Built Up area), in the Building No. 19 known as "SUNDARVAN" in the Complex known as "VIVA SWASTIK GARDENS", constructed on N.A. Land bearing Survey No. 351, Hissa Nos. 6, 07, 8B, 8D, 09, 10, lying, being and situated at Village VIRAR, Taluka Vasai, District Palghar (old District Thane), within the area of Sub-Registrar at Vasai (hereinafter for brevity's sake collectively referred to as "**the said Flat**" and more particularly described in the Schedule hereunder written), to MR. SACHIN VILAS WAGHMARE, on the terms and conditions mentioned in the said Agreement.

e) The Society of the Flat purchaser/s in the said building was formed, and registered under the Maharashtra Co-operative Societies Act, 1960, known as "**ANANDVAN SUNDARVAN CO-OPERATIVE HOUSING SOCIETY LTD.**", bearing Registration No. PLR/VSI/HSG/(TC)/458/Year 2018, dated 04/07/2018.

f) By an another Agreement for Sale dated 28th February, 2020, registered in the Office of Sub-Registrar at Vasai - 2 (Virar), under document No. VSI 2 - 3147 - 2020, dated 28th February, 2020; MR. SACHIN VILAS WAGHMARE sold and transferred the said Flat to MR. GAUTAM SURESH DOHALE (hereinafter called "the Transferor"), on the terms and conditions mentioned in the said Agreement.

g) The Transferor is the member of "**ANANDVAN SUNDARVAN CO-OPERATIVE HOUSING SOCIETY LTD.**", a Co-operative Society, duly registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. PLR/VSI/HSG/(TC)/458/Year 2018, dated 04/07/2018, situated at Phoolpada Road, Virar (East), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai and hereinafter for brevity's sake collectively referred to as "**the said Society**" and as such member the Transferor holds 10 fully paid-up shares of the said Society and of the face value of Rs. 50/- each, bearing distinctive numbers from 841 to 850 (both inclusive), entered in the Share Certificate No. 85, dated 1st December, 2022 (hereinafter for brevity's sake collectively referred to as "**the said Shares**").

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- h) The Transferor has paid all the dues in respect of the said Flat to the Society.
- i) The Transferor is ready and willing to sell, assign and transfer right, title and interest in the said Flat and the said Shares to the Transferee, which the Transferee has agreed to purchase for a lump sum price of Rs.31,50,000/- (Rupees Thirty One Lakhs Fifty Thousand Only).
- j) The said Flat is being purchased by the Transferee for residential purpose and to which the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 shall apply.
- k) The Transferee has agreed to purchase and acquire from the Transferor all the right, title and interest of the Transferor in the said Flat and the said Shares on the terms and conditions hereinafter appearing;

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

- 1) The Transferor has agreed to sell and transfer his right, title and interest to the Transferee in the said Flat and the said shares for a total consideration of Rs.31,50,000/- (Rupees Thirty One Lakhs Fifty Thousand Only), which the Transferee has agreed to purchase and acquire for the said price.
- 2) The Transferee has paid to the Transferor a sum of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) as and by way of earnest money on the day of the execution of this agreement and further the Transferee has agreed to pay the balance amount of Rs.28,00,000/- (Rupees Twenty Eight Lakhs Only) within 45 (forty five) days from the date of execution of this agreement.
- 3) It is hereby agreed that in respect of any amount payable by the Transferee to the Transferor under or by virtue of this Agreement the Transferor shall have a first lien and charge on the said Flat so long as the same shall remain unpaid.

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4) The Transferor shall hand over peaceful and vacant possession of the said Flat to the Transferee immediately after receiving full consideration amount.

5) On the day of execution of this Agreement, the Transferor has delivered to the Transferee, the aforesaid original Agreements dated 14th September, 2009, 28th February, 2020, their respective original registration receipts, original Share Certificate No. 85, dated 1st December, 2022, to enable the Transferee to obtain home loan against mortgage of the said Flat.

6) The Transferor declares that the title of the said Flat is clear, marketable and free from all encumbrances and that no person except himself, has any share, right, title or interest of whatsoever nature in the said Flat and further declare that he has not entered into any Agreement for 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 Transferor by mortgaging the said Flat or any portion thereof. Further, the Transferor has agreed to get clear all obstacles with his own costs and expenses, if any.

7) The Transferor agrees to clear all dues towards the municipal house tax, water charges, electric charges, maintenance charges etc., in respect of the said Flat upto the date of handing over possession of the said Flat to the Transferee. The Transferor hereby agrees and undertakes to indemnify and keep indemnified the Transferee against payment of such charges for the said period.

8) The Transferee shall have no claim save and except in respect of the Flat hereby agreed to be purchased by him, the common passages and the common amenities provided by the Builders in the said Flat.

9) The Transferee shall not throw nor shall allow or caused to be thrown any dirt, rubbish or garbage or any other refuse out of his Flat or any part thereof of the said building.

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10) The Transferor shall sign the necessary transfer forms for the transfer of the electric meter, deposits in respect of the said Flat to the name of the Transferee. The Transferee shall get the municipal house tax and electric meter in respect of the said Flat transferred in his own name at his own costs and expenses.

11) The Transferee hereby covenant to keep the walls, sewers, pipes and appurtenance thereto belongings in good and tenantable condition so as to support the shelter and protect the parts of the said building.

12) The Transferee hereby agree to become member of the said Society in respect of the said Flat and to acquire the aforesaid Shares and also to abide by all the rules, regulations and bye-laws for the time being of the said Society.

13) The Transferee 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 is likely to cause nuisance to the occupants of other tenements in the said building nor for any illegal or immoral purpose.

14) The Transferee accepts the construction and fittings etc., in respect of the said Flat to be satisfactory as on the execution of this Agreement and shall not call upon the Transferor to cause any additions, alteration or repairs to the Flat occupied by him nor shall hold the Transferor liable for any defects in the said construction.

15) The Transferor hereby declares that he has full right and absolute authority to transfer the said Flat and the said Shares to the Transferee and that he has not done or committed any act, deed or thing whereby the said Shares or the said premises or his right, title or interest in the said Society have become charged, encumbered or otherwise prejudicially affected in any manner whatsoever or whereby he has been in any way prevented from transferring or assigning his right, title and interest in the said Society or in the said premises or in the said Shares to the Transferee.

[Handwritten Signature]



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वसई क्र.-२	
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16) The Transferee shall be entitled to have and hold the possession, occupation and use of the said Flat and the Transferee shall hold the same unto and to the use and benefit of the Transferee, his heirs, successors and assigns forever, without any claim, charge, right, interest, demand or lien of the Transferor or any person or persons claiming through, under or in trust for him, subject to payment by the Transferee of all taxes, assessments, charges, duties and calls made by the Society, Government or Local Authority from the date of handing over possession of the said Flat to the Transferee.

17) Save as otherwise provided herein above all out of pocket costs, charges and expenses for and incidental of this Agreement, stamp duty, registration fee and other deeds, documents and writings to the execution of and in pursuance thereof, shall be borne and paid by the Transferee alone and each party shall bear and pay their own Advocate's fees. The transfer fees/charges payable to the said Society for the transfer of the said Flat shall be paid by the Transferor and the Transferee equally.

18) This Agreement is subject to the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Co-operative Societies Act, 1960 with Rules made thereunder.

THE SCHEDULE ABOVE REFERRED TO

Flat No. 203, in "C" Wing, on the Second Floor, admeasuring 480 Square Feet i.e. 44.60 Square Metres (Built Up area), in the Building No. 19 known as "SUNDARVAN" and the Society known as "ANANDVAN SUNDARVAN CO-OPERATIVE HOUSING SOCIETY LTD.", in the Complex known as "VIVA SWASTIK GARDENS", constructed on N.A. Land bearing Survey No. 351, Hissa Nos. 6, 07, 8B, 8D, 09, 10, lying, being and situated at Village VIRAR, Taluka Vasai, District Palghar (old District Thane), within the area of Sub-Registrar at Vasai.

G. B. Kale

[Signature]



वसई क्र.-२		
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- 7 -

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS ON THE DAY AND YEAR FIRST HEREINABOVE
WRITTEN.

SIGNED AND DELIVERED by the
withinnamed "THE TRANSFEROR"
MR. GAUTAM SURESH DOHALE,
in the presence of.....



Gautam

WITNESSES :-

1. *KB22*

Name :- Kavita Kiran Bose

Address :- 3/201, Dwarka Nagari, Phoolpada Road,
Virar (E), Tal. Vasai, Dist - Palghar.

2. *VB*

Name :- Vishal D. Pandit

Address :- A/103, Vijayanand Park,
Manvelpada, Virar (E)

SIGNED AND DELIVERED by the
withinnamed "THE TRANSFEREE"
MR. NEERAJ RAJDHAR PANDEY,
in the presence of.....



Neeraj

WITNESSES :-

1. *KB22*

2. *VB*



वसई क्र:- २		
१०५६८	१६	६२
२०२३		

- 8 -

RECEIPT

RECEIVED the day and year first hereinabove)
 written of and from the withinnamed)
 TRANSFEREE, the sum of Rupees Three) Rs.3,50,000/-
 Lakhs Fifty Thousand Only, as and by way of)
 earnest money, to be paid by him to me.)

The said amount is received as under :-

Amount	Cheque No.	Date	Bank
Rs.50,000/-	451272	15/08/2023	CENTRAL BANK OF INDIA, Mumbai - 400013
Rs.1,50,000/-	451276	14/09/2023	CENTRAL BANK OF INDIA, Mumbai - 400013
Rs.1,50,000/-	451277	20/09/2023	CENTRAL BANK OF INDIA, Mumbai - 400013

WITNESSES :-

I SAY RECEIVED.

1. KABRE

G. Dohale

2. W. B.

MR. GAUTAM SURESH DOHALE
 TRANSFEROR.



वसई क्र. - २	१० ४२	२०२२
	१० ४२	
	१० ४२	

सहा. मुख्य निबंधक वर्ग-२
वसई क्र. २

80/3147 दार पावती
Friday, 28 February 2020 4:06 PM
Original/Duplicate
शुक्रवाळी क्र.: 39म
Regn.: 39M
पावती क्र.: 3426 दिनांक: 28/02/2020

गावाचे नाव: - विरार
दस्तावेजाचा अनुक्रमांक: वसई-2-3147-2020
दस्तावेजाचा प्रकार: करात्मामा
सादर करण्याचे नाव: गौतम सुरेश होसाळे --
वर्ण

दस्त होताळणी ची
प्रशांती संख्या: 10
रु. 200.00

एकूण: रु. 200.00
Sub Registrar Vasai 2
1): देवकाय प्रकार: By Cash रकम: रु 200/-

80/3147
Friday, February 28, 2020
Original/Duplicate
शुक्रवाळी क्र.: 39म
Regn.: 39M
पावती क्र.: 3416 दिनांक: 28/02/2020

गावाचे नाव: विरार
दस्तावेजाचा अनुक्रमांक: वसई-2-3147-2020
दस्तावेजाचा प्रकार: करात्मामा
सादर करण्याचे नाव: गौतम सुरेश होसाळे --
वर्ण

दस्त होताळणी ची
प्रशांती संख्या: 23
रु. 460.00

एकूण: रु. 21460.00
Sub Registrar Vasai 2

सहा. मुख्य निबंधक वर्ग-२
वसई क्र. २

3:25 PM
Friday, February 28, 2020
Original/Duplicate
शुक्रवाळी क्र.: 39म
Regn.: 39M
पावती क्र.: 3416 दिनांक: 28/02/2020

गावाचे नाव: विरार
दस्तावेजाचा अनुक्रमांक: वसई-2-3147-2020
दस्तावेजाचा प्रकार: करात्मामा
सादर करण्याचे नाव: गौतम सुरेश होसाळे --
वर्ण

दस्त होताळणी ची
प्रशांती संख्या: 23
रु. 460.00

एकूण: रु. 21460.00
Sub Registrar Vasai 2

3:45 PM शुक्रवाळी क्र. २ अंदाजे
साधनास नव दस्त, पवनेस दि. शुक्रवाळी - २ अंदाजे

वातार प्रत्येक: रु. 2043000/-
नीदना रु. 2100000/-
अंदाजे मुद्रांक प्रत्येक: रु. 126000/-

1) देवकाय प्रकार: - e-Challan क्र. 5.21000/-
दही/दस्तावेजाचे क्रमांक: 144012699812201920E दिनांक: 28/02/2020
दस्त होत व पवती:
2) देवकाय प्रकार: By Cash रकम: रु 460/-



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सूचक क्षेत्र आकाराना विस्तार
 (i) within the limits of any Municipal Corporation or any Cantonment area
 attached to it.

क्र.सं.	विवरण	क्षेत्रफल (वर्ग मी.)
(1)	विस्तार क्षेत्र	2100000
(2)	विस्तार क्षेत्र (आवक)	2043000
(3)	विस्तार क्षेत्र (आवक) व पट्टा	3147/2020
(4)	विस्तार क्षेत्र (आवक) व पट्टा	28/02/2020
(5)	विस्तार क्षेत्र (आवक) व पट्टा	28/02/2020
(6)	विस्तार क्षेत्र (आवक) व पट्टा	21000
(7)	विस्तार क्षेत्र (आवक) व पट्टा	126000
(8)	विस्तार क्षेत्र (आवक) व पट्टा	21000

शुद्धी क्र. 2
 शुद्धी दिनांक: 31/07/2020
 पृष्ठ सं. 2

पृष्ठ सं. - 2	905210	905210
शुद्धी क्र. - 2	905210	905210

शुद्धी क्र. 2
 शुद्धी दिनांक: 31/07/2020
 पृष्ठ सं. 2

वसई क्र.-२

अनुप १०

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वसई क्र.-२

दस्तावेज क्र. १२०१०

१२१३३

मालक : श्री. सुभाष शिंदे

क्र.	विवरण	एकड़	चौक	दर	मूल्य
१	अनुप	१.००	०.००	०.००	०.००
२	वसई	०.००	०.००	०.००	०.००

क्र.	विवरण	एकड़	चौक	दर	मूल्य
१	अनुप	१.००	०.००	०.००	०.००
२	वसई	०.००	०.००	०.००	०.००

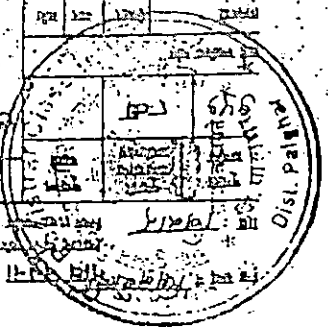
मालक : श्री. सुभाष शिंदे

मालक : श्री. सुभाष शिंदे

क्र.	विवरण	एकड़	चौक	दर	मूल्य
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२	वसई	०.००	०.००	०.००	०.००

क्र.	विवरण	एकड़	चौक	दर	मूल्य
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२	वसई	०.००	०.००	०.००	०.००

मालक : श्री. सुभाष शिंदे

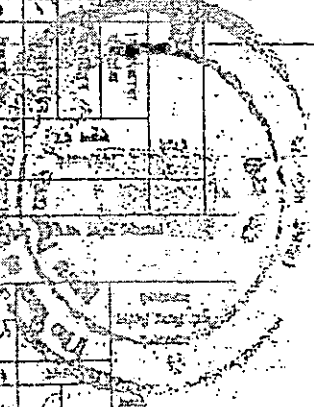


पत्र क्र-२
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पत्र क्र-२
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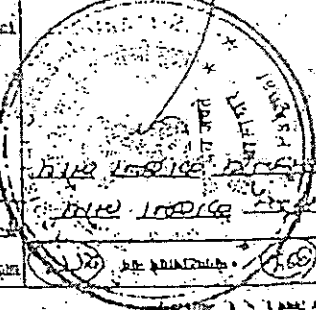
मार्ग शुल्क (मार्ग शुल्क)
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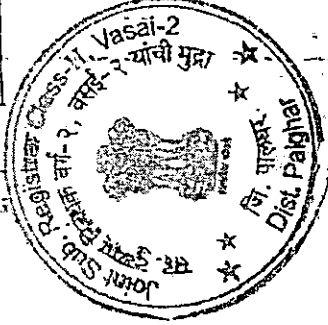
दिनांक: 01/01/2022

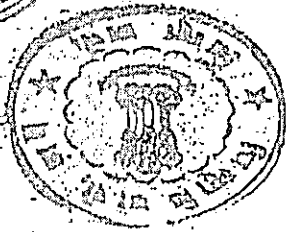
क्र.	विवरण	प्रमाण	दिनांक
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दिनांक: 01/01/2022





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Handwritten text in Hindi, including the name 'सोहन' and the date '१०/११/२००८'.

Main body of handwritten text in Hindi, containing a list of items or names, possibly related to a library or collection.

Table with handwritten numbers and text, including '२००८' and '२-क-२'.

Table with handwritten numbers and text, including '१०/११/२००८' and '२-क-२'.

वसई क्र. - २		
१०५६०	२६	६२
२०२३		

वसई क्र. २
त क्रमांक ३९४६ / १२०२०
२५ / ३३



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VSR/REV/BP-2404, 2406 & 3170/E/3.3.85 Date: 12/02/2009

To,
 Shri M. K. Lopes & others through
 P.A. Holder Shri Vivek A. Naik
 A/2, 1st Floor, Mirza Shopping Centre
 Virar (E), Taluka Vasai
DIST : THANE

Sub: Revised Plan approval for the proposed Residential Buildings No.19 & 20 on land bearing S.No.108/4, 109/6, 110/1, 2/1B, 351/6, 7, 8B, 8C, 8D, 9 & 10 of Village Virar, Taluka Vasai, Dist Thane:

- Ref: 1) Commencement Certificate No.CIDCO/VSR/CC/BP-3170/E/4274 dated 31/01/2003.
 2) Commencement Certificate No.CIDCO/VSR/CC/BP-2406/E/1874 dated 15/12/2000.
 3) Amended Plan approved vide letters dated 09/07/2004, 17/02/2006 & 28/08/2008.
 4) Your Licensed Surveyor's letter dated 05/02/2009.

Sir / Madam,

With reference to your Licensed Surveyor's letter referred above, please find enclosed herewith approved revised plans for proposed Residential Buildings No.19 & 20 on land bearing S.No.108/4, 109/6, 110/1, 2/1B, 351/6, 7, 8B, 8C, 8D, 9 & 10 of Village Virar, Taluka Vasai, Dist Thane, as per the following details :-

Sr. No.	Predominant Use	Bldg. No./ Type	No. of Floor	No. of Flats	Total B.U.A. (in sq.m.)
1.	Residential	19	Gr.+ 4	56 Nos.	2059.03
2.	Residential	20	Gr.+ 4	38 Nos.	1538.28

The amended plan duly approved herewith supersedes all the earlier approved plans except Residential/Residential with Shopline Building No.1 to 18. The conditions of Commencement Certificate granted vide this office letter No. No.CIDCO/VSR/CC/BP-3170/E/4274 dated 31/01/2003 and Commencement Certificate No.CIDCO/VSR/CC/BP-2406/E/1874 dated 15/12/2000, stands applicable to this approval of amended plans along with the following conditions:

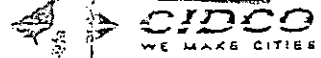
Contd.....2.

SO. OFFICE : 'Nirma', 2nd Floor, Nariman Point, Mumbai - 400 021, Phone : 6650 0900 - Fax : 00-91-22-2202 2505
 RD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 514, Phone : 6791 8100 • Fax : 00-91-22-6791 8166



वसई क्र. २
दस्तावेज क्र. २०७०/२०२३
२२.१३३

वसई क्र.-२		
१०५६०	२०	४२
२०२३		



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/MVR/REV/SP-2404, 2406 & 3170/E/338.5 Date: 12/02/2009

..... 2

- 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 2 compartments of 0.67 CUM & 1.33 CUM capacity for every 50 sq.mts or part thereof for non-bio degradable & bio-degradable respectively.
- 5) The Social 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) You shall submit detailed proposal in consultation with Engineering Deptt. CIDCO for rain water harvesting and solid waste disposal to dry and organic waste separately by design department.

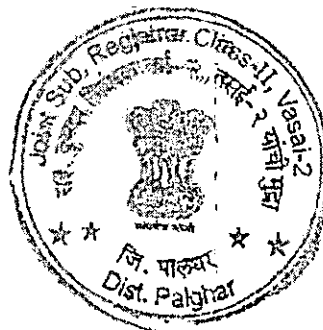
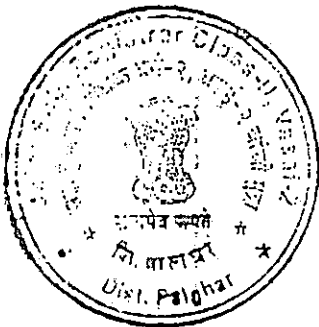
Yours faithfully,

ASSOCIATE PLANNER / ATPO (W)

c.c. to :-

M/s. En-Con Project & Architectural Consultants
G-7/8, Wing - D, Sethi Palace
Ambadi Road, Vasai
Vasai (W), Taluka Vasai,
DIST: THANE.

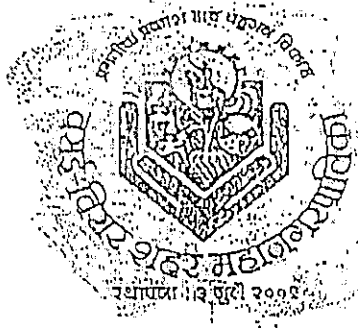
REGD. OFFICE : Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2292 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Betapur, Navi Mumbai 400 614. Phone : 679: 8100 • Fax : 00-91-22-6791 8166



वसई क्र. - २		
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वसई क्र. - २	
दस्ता क्रमांक ३१४०	१२०१
२६	१३३

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ २०५.



दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०६/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com

जायका क्र. : य.वि.श.म.
दिनांक :

VVCMC/TP/OG/VP-0486/144/2015-16

Dt. 01/10/2015.

To,
Shri. M.K. Lopes & others through
P.A. Holder Shri. Vivek A. Naik.
A/2, 1st Floor, Mirza Shopping Centre,
Virar (E), Taluka Vasal,
DIST: PALGHAR.

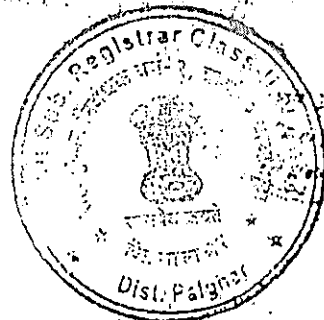
Sub: Grant of Occupancy Certificate for the Residential With Shopline Building No. 12 (Wing A & B), Residential Building No. 19 (Wing A B & C), & Residential Building No. 20 (Wing A & B) on land bearing S.No.108, H.No.4; S.No. 109 H.No.6; S.No. 110 H.No.1, 2/1B; S.No.351 H.No.6, 7, 8B, 8C, 8D, 9 & 10 of Village Virar, Taluka Vasal, Dist. Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3170/E/4274 dated 31/01/2003.
- 2) Commencement Certificate No. CIDCO/VVSR/CC/BP-2406/E/1874 dated 15/12/2000.
- 3) Revised Development Permission Vide Letter dated 09/07/2004, 17/02/2006, 28/08/2008 & 12/02/2009.
- 4) Development Completion Certificate dt. 01/04/2011 & 01/08/2011 from the Licensed Surveyor.
- 5) Structural stability certificate from Structural Engineer vide letter dated 01/04/2011 & 01/08/2011.
- 6) Plumbing certificate dated 01/04/2011 & 01/08/2011.
- 7) Receipt No. 13124 Dt. 12/01/2011; Receipt No. 13185 Dt. 05/02/2011 & Receipt No. 591 Dt. 31/03/2015, from Vasai Virar City Municipal Corporation for potable water supply.
- 8) Letter from Rain Water Harvesting Consultant Dt. 23/06/2015.
- 9) Your Registered Engineer's letter dated 01/04/2011, 10/05/2011, 01/08/2011 & 24/08/2015.

Sir/ Madam,

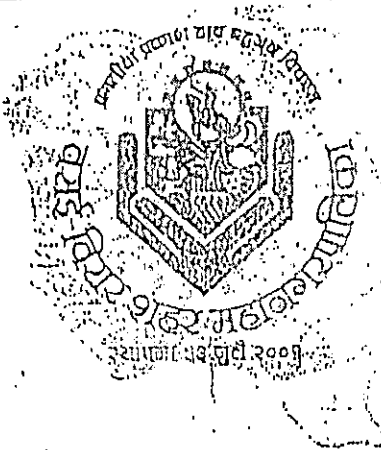
Please find enclosed herewith the necessary Occupancy Certificate for the Residential With Shopline Building No. 12 (Wing A & B), Residential Building No. 19 (Wing A B & C), & Residential Building No. 20 (Wing A & B) on land bearing S.No.108, H.No.4; S.No. 109 H.No.6; S.No. 110 H.No.1, 2/1B; S.No.351 H.No.6, 7, 8B, 8C, 8D, 9 & 10 of Village Virar, Taluka Vasal, Dist. Palghar, along with as built drawings.



वसई क्र. R.
सं. क्र. १०६०/२०१०
२६/१३३

वसई क्र.-२		
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२०१३		

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



दूरध्वनी : ०२५० - २५२५१०१ / ०३/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०५
ई-मेल : vasavirarcorporation@yahoo.com

जाचकांक. : व. वि. शा. म.
दिनांक :

VVCMC/TR/OC/NP-0486/147/2015-16

Dt. 01/10/2015.

2

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,



Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation

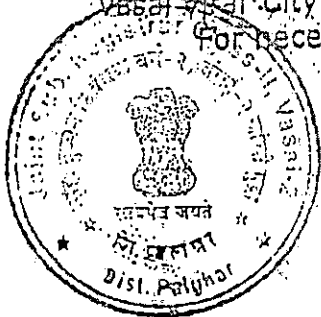
Encl.: a.a.

c.c. to:

1) M/s. En-Con Project & Architectural Consultants
G-7/8, Wing -D, Sethi Palace
Ambadi Road, Vasai (W), Tal. Vasai
DIST. PALGHAR

2) Asst. Commissioner
Ward Office.....
Vasai Virar City Municipal Corporation

3) Tax Superintendent
Ward Office.....
Vasai Virar City Municipal Corporation
For necessary action during taxation procedure.



वसई क्र. - २		
१५५६७	३०	६२
२०२३		

वसई क्र. २
दस्ता क्रमांक ३९४७/२०२०
२६/३३

**B.P. NO. 3170, 2404 & 2406, STAGE NO. 1
LAYOUT PLAN**

CERTIFICATE OF AREA

BEING THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10/12/2003 AND THE DIMENSIONS OF THE SIDES OF THE PLOT AS STATED ON THE PANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE RECORDS OF OWNERSHIP / T.P. SCHEME RECORD AND RECORDS DEPT. CIVIL SURVEY RECORD.

AND THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE II AS PER THE CODES OF PRACTICE AND UNDERSTANDING.

IT IS ALSO CERTIFIED THAT THE BUILDING DESIGN IS IN ACCORDANCE WITH THE SAFETY FROM NATURAL HAZARDS HAS BEEN PREPARED BY A REGISTERED STRUCTURAL ENGINEER/ARCHITECT OR HIS EQUIVALENT.

The amended drawings approved herewith by the Surveyor/Structural Engineer/Supervisor.

Approved as amended in...
Subject to the Conditions mentioned in this Office Letter No. 31100/1161 dated 12/02/2009.

[Signature]
ASPIRANT PLANNING (VIRAR)

NO.	DESCRIPTION	DATE	SIGNATURE
1	PROPOSAL AND PROPERTY		

RESIDENTIAL BLDG WITH SHOP LINE ON PLOT BEARING SINO JOB H.NO. 1, SINO 109, H.NO. 110, H.NO. 111, 2/10, S.NO. 351, H.NO. 12, BLDG, BLDG NO. AT PHOOL RAD, ROAD VIRAR, TAL-VASAI, DIST. THANE.

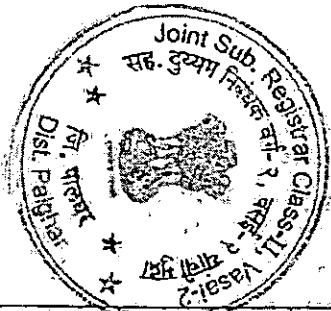
NAME OF OWNER
MR. VIVEK A. NAIK

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
2008		AS SHOWN	SHASHI	

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR/ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR OR ARCHITECT

MISTRY ASSOCIATES
ARCHITECTS
GANESH PRASAD BUNGLOW, JYUANI ROAD, VIRAR (EAST)
TEL. NO. VIRAR-95-250-5025/3/50676





71

20	03506
22	
28	

S.No	VPNO	BPNO	OWNER	ARCHITECT	SURV_HIS	VILLAGE	DT_OF_OC	TOTPL_AR	TOTB_ARE	USER	NO_TENA	NO_BLDG	BLDG_NO	DETAIL	REMARK
731	VP0486	BP3170	M.K.LOPES & OTHERS THROUGH P.A.HOLDER VIVEK A. NAIK	MISTRY ASSOCIATES	S.NO 108/4, 109/6, 110/1, 2/1B, 351/6,7,8,8C,8D,9 & 10	VIRAR	01-Oct-15	29030	4815.88	RESC	133	3	12,19,20		BLOG NO.12 WING-A,B,C, BLDG NO.19 WING A, B & C AND BLDG NO.20 WING A & B
732	VP0453	BP3519	EVERSHINE DEVELOPERS	SHAH GATTANI	S.NO.5,5B,5D,5F,5G	DONGRE	01-Oct-15		4653.4	RESC	124	1			AVEN-B2, TYPE-A,B,C,D, ST-G+7
733	VP0453	BP3519	EVERSHINE DEVELOPERS	SHAH GATTANI	S.NO.5,5B,5D,5F,5G	DONGRE	01-Oct-15		3443.39	RESC	72	1			AVEN-C2, TYPE-YC-1-3,4, G+7
734	VP0033	BP4171	AMIT GHARAT & SANTOSH WALVALKAR M/S. SPACE CONSRUCTIONS	AJAY WADE & ASSOCIATES	S.NO.41/B,C,D & S.NO.51/A & B	MALONDE	06-Oct-15		1242.79	ROW HOUSE	4				RH-1 TO RH-4 & BUNGALOW.
735	VP0453	BP3519	EVERSHINE DEVELOPERS	SHAH GATTANI	S.NO.5,5B,5D,5F,5G	DONGRE	09-Oct-15		8173.52	RESC	193	1			AVEN-C3, AG-1 WING A,B,C,D, ST-G+7

V.V.C.M.C
02.

वसई क्र. - २		
१०५६७	३३	४२
२०२३		

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



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

चावक क्र. : व.वि.श.म.
दिनांक :

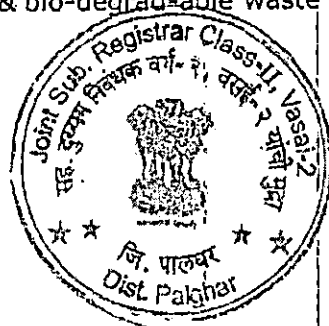
VVCMC/TP/OC/VP-0486/144/2015-16

Dt: 01/10/2015.

OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential With Shopline Building No. 12 (Wing A & B), with Built up area 1218.57 Sq.m ; Residential Building No. 19 (Wing A, B & C), with Built up area 2059.03 Sq.m & Residential Building No. 20 (Wing A & B), with Built up area 1538.28 Sq.m on land bearing S.No.108, H.No.4; S.No. 109 H.No.6; S.No. 110 H.No.1, 2/1B; S.No.351 H.No.6, 7, 8B, 8C, 8D, 9 & 10 of Village Virar, Taluka Vasai, Dist. Palghar., completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No.VVCMC/ENGR/01) and has been inspected on 02/05/2011 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-3170/E/4274 dated 31/01/2003., Commencement Certificate No. CIDCO/VVSR/CC/BP-2406/E/1874 dated 15/12/2000 & Revised Development Permission Vide Letter dated 09/07/2004, 17/02/2006, 28/08/2008 & 12/02/2009 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These 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.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) 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.



Contd....2.....

वसई क्र.-२		
904E4	38	82
२०२३		

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-0486/144/2015-16

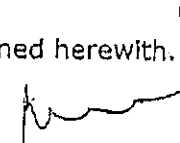
Dt. 01/10/2015.

: 2 :

- 5) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of Infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) This certificate of occupancy is issued only in respect of 11 Shops & 28 Flats constructed in Residential With Shopline Building No. 12, Wing A & B, (Gr.+4) & 56 Flats constructed in Residential Building No. 19, Wing A, B & C (Gr.+4) & 38 Flats constructed in Residential Building No. 20, Wing A & B (Gr.+4)only.
- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 8) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 9) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 10) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

One set of completion plan duly certified is returned herewith.




Deputy Director
Town Planning
Vasai Virar City Municipal Corporation



वीज पुरवठा देयक माह: SEP-2023

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002145582439

HSN code 27160000

ग्राहक क्रमांक: 001521318127
GAUTAM SURESH DOHALE
C-203, SUNDARVAN BUILDING, 2ND FLOOR, R.J NAGAR, V IRAR (EAST) Vasai-Virar City (M Corp) Ta:VASAI Di: PALGHAR 401305
मोबाइल/ ईमेल: 95*****11/gau*****@gmail.com

देयक दिनांक: 15-SEP-23
देयक रक्कम रु: 120.00

देय दिनांक: 05-OCT-23
या तारखे नंतर भरल्यास: 130.00

बिलिंग युनिट: 4706 :VIRAR EAST S/DN.
दर संकेत: 090 /LT I Res 1-Phase
पोल नं: 000000RL
पो.सी./घक्र+मार्ग-क्रमाडि.टी.सी.: 3 / 09-0288-6000 /4706132
मिटर क्रमांक: 07620242690
रिडिंग ग्रुप: J3

पुरवठा दिनांक: 01-Dec-2011
मंजूर भार: .56 KW
सुरक्षा ठेव जमा(रु): 760.75
चालु रिडिंग दिनांक: 10-SEP-23
मागील रिडिंग दिनांक: 10-AUG-23

Scan this QR Code with BHIM App for UPI Payment

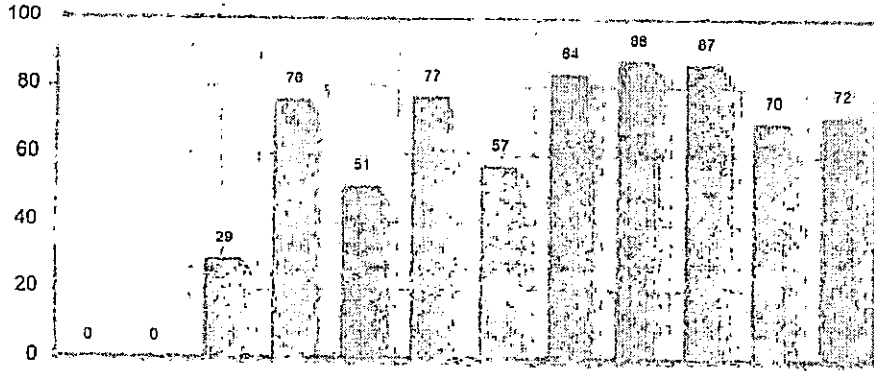


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट क्विच विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालु रिडिंग	मागील रिडिंग	गुणक अद्ययव	युनिट	समा. युनिट	एकूण
11621	11621	01	0	0	0

NORMAL
Bill Period:1.03 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7
MSEDCL Call Center:
18002333435
18002123435
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-
www.mahadiscom.in >
ConsumerPortal > CGRF
यावर उपलब्ध आहे.

महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक विलामागे १० रुपयांचा गो-ग्रीन डिस्काउंट मिळवा.नोंदणी करण्यासाठी:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या वाजूला डाव्या कोपर्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा.(टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी -<https://consumerinfo.mahadiscom.in/> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 10-10-2023 ह्या तारखेला होईल.

विशेष संदेश :

- * प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.95*****11 आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाइल अप वापरा किंवा ९९३०३९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG 001521318127
- * महावितरणला कोणत्याही प्रकारच्या रकमांचे भ्रमण करताना संगणकीय क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकार नये. गैरसोय टाळण्यास ऑनलाइन भ्रमण सुविधेचा पर्याय वापरावा.



वसई क्र.-२		
१०५४५	३६	४२
२०२३		

ANANDVAN SUNDARVAN CO-OP HSG. SOC. LTD.
SURVEY NO. 108/4, 109/6, 110/1, 2/1B, 3, 5, 6, 7, 8B, 8C, 8D, 9, 10, DUDHDARYA, PHULPADAVIRAR (EAST)
PLR/VS1/HSG/TC/458/2018

MR. GAUTAM S. DOHALE

Bill No : 2300461

Billdate : 01/08/2023

Member Id : 10542

Uniqno Id : 10085

Period : 01/08/2023 To 31/08/2023

Unit No :

SUNDARVAN/C/203

Billable Area : 480.00 Sq. Feet.

Due Date: 20/08/2023

SrNo	Particulars	Amount
1	SERVICE CHARGES	910.00
2	REPAIR FUND	18.00
3	SINKING FUND	0.00
4	MUNICIPAL WATER TAX CONTRI.	0.00
Current Charges:		910.00
Old Outstanding:		0.00
Old Int. Amt:		0.00
Interest on Late Payment:		0.00
Advance:		0.00
Total Payable:		910.00

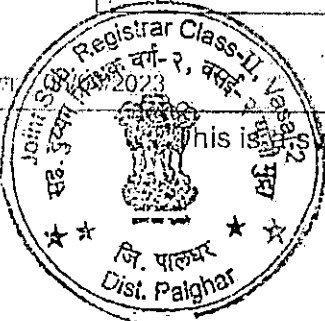
Four hundred ten Rupee(s) And Zero Paise Only.

Payment 1 Should be made by A/c Payee Cheque Only in favour of "ANANDVAN SUNDARVAN CO-OP HSG. SOC. LTD." Payment 2 Payment Should be made on or before 20th day of month. Interest will be charged @ 21% per annum on delay payment.

For ANANDVAN SUNDARVAN CO-OP HSG. SOC. LTD.

Hon. Secretary / Treasurer

वेवक क्र. : 568808	वसई-विरार शहर महानगरपालिका	पुस्तक क्र. : सं/23-24	
वेवक क्र. : 6	करांची पावती	संदर्भ क्र. : 34627	
मागणी क्र. : VR06/1981/47	नियम क्र. ७८(१), ८३(४), ८५, ८६(४) व ९६(४) पहा	मागणी नोंद वहीतील अनुक्रमांक : 35240	
मागणी / भोगवटदागणे नाव : गौतम सुरेश डोहाळे//			
पत्ता : पुस्तकालय रोड, शार जे नगर सुंदरवन वि. नं. 19, रूम नं. सी/203			
वेवक क्र. : 2540	अक्षरी रुपये : दोन हजार पाचशे चाळीस मात्र मिळाले.	वर्षाच्या पुढील करावयाच्या	
शुद्धीकरण मस 2023-24			
करांचे नांव	मिळालेली रक्कम		
	थकबाकी (र.)	चालू (र.)	एकूण (र.)
गवयित्त मान्यमत्ता कर	0	1373	1373
शिक्षण उपकर	0	229	229
राजगाव हमी उपकर	0	0	0
वृक्ष कर	0	46	46
अप्रिथामन उपकर	0	50	50
विशेष स्वच्छता कर	0	180	180
शास्नी कर (अन. बांधकाम)	0	0	0
शास्नी कर (०%) ४१ अन्वये	0	0	0
उप. कर. /मो./व्या./वॉ./अ.श. फी	0	662	662
उत्तर वसुली खर्च	0	0	0
अनिर्दिक्त जमा	0	0	0
एकूण	0	2540	2540
शुद्ध		0	0
एकूण	0	2540	2540

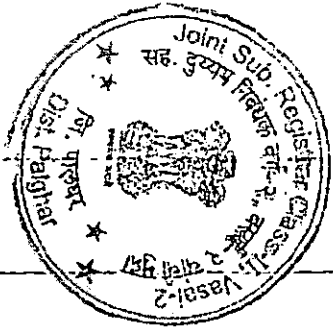


कर संबलक / उपायुक्त
वसई-विरार शहर महानगरपालिका

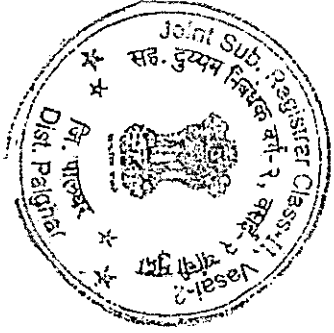
This is a system generated receipt does not require any legal stamp.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of transfer	Transfer No.	Regn.No. of transferor	To Whom transferred	Regn.No. Of transferee
26.04.20...	1	085	MR. GAUTAM SURESH DAHALE <div style="display: flex; justify-content: space-around;"> Authorized M.C.Member Chairman Secretary </div>	109
			Authorized M.C.Member	Chairman Secretary
			Authorized M.C.Member	Chairman Secretary
			Authorized M.C.Member	Chairman Secretary
			Authorized M.C.Member	Chairman Secretary



२०१३	१५	२५	२५
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ANANDVAN SUNDARVAN CO-OPERATIVE HOUSING SOCIETY LTD.

(Regn.No.PLR/VSI/MSG/(TC)/458/Year 2018 Dated 04.07.2018)

S.No.108/4,109/6,110/1,2/1 B,3,5,6,7,8B,8C,8D,9,10,Near Dudh Darya Building,R.J.Nagar,
Phoolpada Road,Virar East,Dist.Palghar 401 305.

(REGISTERED UNDER THE MAHARASHTRA CO-OPERATIVE HOUSING SOCIETIES ACT, 1960)

SHARE CERTIFICATE

Authorised Share Capital Rs.47000/- Divided into 940 Shares each of Rs.50/- only.

Share Certificate No. 85 Member's Register No. 085

This is to certify that Shri/Smt. SACHIN VILAS WAGHMARE

SUNDARVAN-C/203

Flat No. _____ is the Registered Holder of ten (10) fully paid up shares of Rs.50/- Each

numbered from 841 to 850 in ANANDVAN SUNDARVAN CO-OPERATIVE HOUSING SOCIETY LTD.

Subject to the Bye- laws of the said Society.

Given under the Common Seal of the said Society on THURSDAY this 1ST day of DECEMBER 2022



[Signature]
Authorised
M.C Member

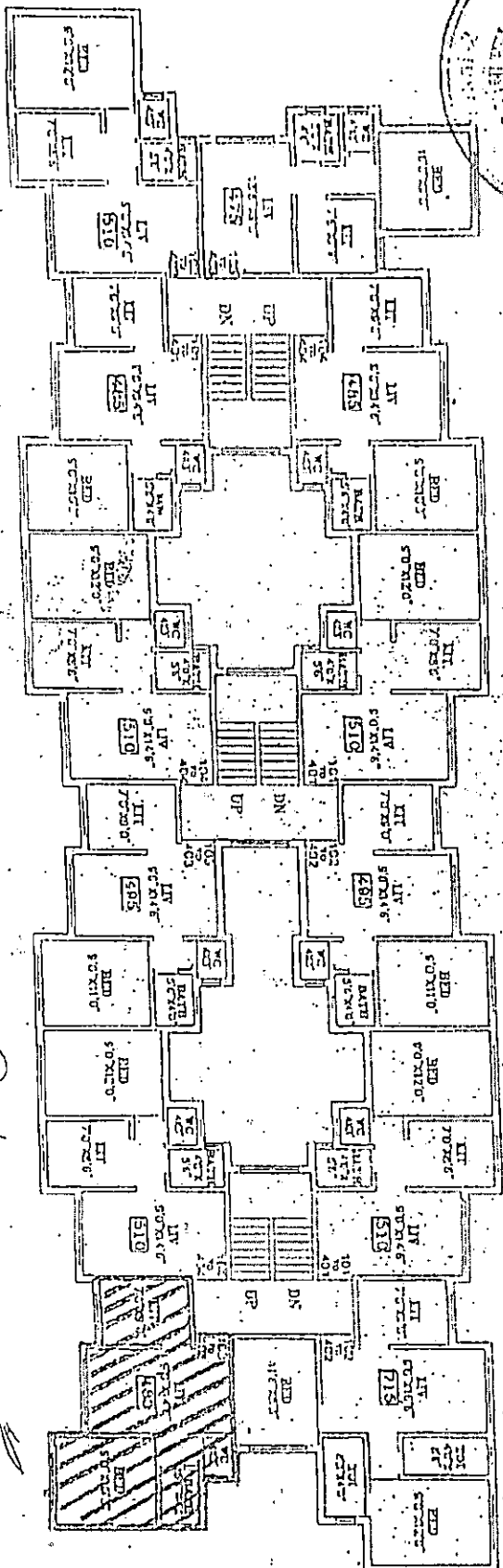
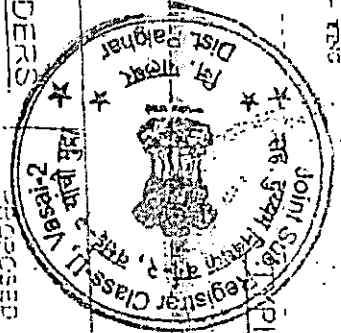
[Signature]
Secretary

[Signature]
Chairman

2023	36	07/10	2023
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GAH

GAH



TYPICAL FLOOR PLAN (1ST TO 4TH)

BUILDERS	66	2
VINA MASTER BUILDERS	66	2

SUNDERVAN

4th & 5th FLOOR, N 224 SHP, CNT.
OPP. PL. STU. AREA, EL. ENG. COLLEGE
EL. ENG. COLLEGE, KERALA UNIVERSITY

PROPOSED RESIDENTIAL BLDG ON S.NO 109, HIND 4, SAND 108,
HIND 3, SAND NO. HIND 108, SAND 107, HIND 2, SAND 106, SAND 105
HIND 104, HIND 103, HIND 102, HIND 101, HIND 100, SAND 100, SAND 99, SAND 98, SAND 97, SAND 96, SAND 95, SAND 94, SAND 93, SAND 92, SAND 91, SAND 90, SAND 89, SAND 88, SAND 87, SAND 86, SAND 85, SAND 84, SAND 83, SAND 82, SAND 81, SAND 80, SAND 79, SAND 78, SAND 77, SAND 76, SAND 75, SAND 74, SAND 73, SAND 72, SAND 71, SAND 70, SAND 69, SAND 68, SAND 67, SAND 66, SAND 65, SAND 64, SAND 63, SAND 62, SAND 61, SAND 60, SAND 59, SAND 58, SAND 57, SAND 56, SAND 55, SAND 54, SAND 53, SAND 52, SAND 51, SAND 50, SAND 49, SAND 48, SAND 47, SAND 46, SAND 45, SAND 44, SAND 43, SAND 42, SAND 41, SAND 40, SAND 39, SAND 38, SAND 37, SAND 36, SAND 35, SAND 34, SAND 33, SAND 32, SAND 31, SAND 30, SAND 29, SAND 28, SAND 27, SAND 26, SAND 25, SAND 24, SAND 23, SAND 22, SAND 21, SAND 20, SAND 19, SAND 18, SAND 17, SAND 16, SAND 15, SAND 14, SAND 13, SAND 12, SAND 11, SAND 10, SAND 9, SAND 8, SAND 7, SAND 6, SAND 5, SAND 4, SAND 3, SAND 2, SAND 1, SAND 0

EN-CON
Architectural & Structural Works
Project Consultants
67/2, 1st WING, SETHI PALACE,
SHEILA ROYAL LAKSHMI ROAD (WEST),
CHANDRASEKHAR CROSSING, CHANDRASEKHAR,
KANNUR, PIN-576102

2023	2023	2023
2023	2023	2023

30/1/23	30/1/23	30/1/23
30/1/23	30/1/23	30/1/23

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



धार्मिक खाता संख्या कार्ड
Permanent Account Number Card
ASEPD3924E

नाम / Name
GAUTAM SURESH DOHALE

पिता का नाम / Father's Name
SURESH RAMCO DOHALE

जन्म तिथि / Date of Birth
16/04/1990

हस्ताक्षर / Signature

G. Dohale

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



धार्मिक खाता संख्या कार्ड
Permanent Account Number Card
BGZPP3335D

नाम / Name
NEERAJ RAJDHAR PANDEY

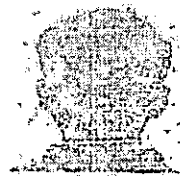
पिता का नाम / Father's Name
RAJDHAR RAJSHARAN PANDEY

जन्म तिथि / Date of Birth
06/07/1982

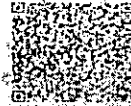
हस्ताक्षर / Signature

N. Rajdhari

भारत सरकार
GOVERNMENT OF INDIA



नाम / Name
Gautam Suresh Dohale
जन्म तिथि / DOB: 16/04/1990
पुरुष / MALE



5466 9531 2335

G. Dohale

भारतीय विचित्र पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

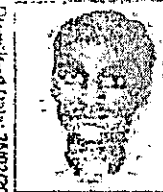
पता / Address:

S/O Suresh Dohale, A1- Post
Nehru, Wada, Thane,
Maharashtra - 421312

पता / Address:
S/O Suresh Dohale, A1- Post
Nehru, Wada, Thane,
Maharashtra - 421312

5466 9531 2335

भारत सरकार
GOVERNMENT OF INDIA



नाम / Name
Neeraj Rajdhari Pandey
जन्म तिथि / DOB: 06/07/1982
पुरुष / MALE
Mobile No.: 9923926947

6115 3380 4642
VID : 9128 6991 4037 6060

माझे आधार, माझी ओळख

N. Rajdhari

भारतीय विचित्र पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता / Address:
C/O Rajdhari Pandey, Room No. 204, B-Wing,
Mathura Niwas Apartment, Kamla Nagar, Vasai, Mirar
Municipal Corporation, Palghar, Maharashtra -
401303

पता / Address:
C/O Rajdhari Pandey, Room No. 204, B-Wing,
Mathura Niwas Apartment, Kamla Nagar, Vasai, Mirar
Municipal Corporation, Palghar, Maharashtra -
401303

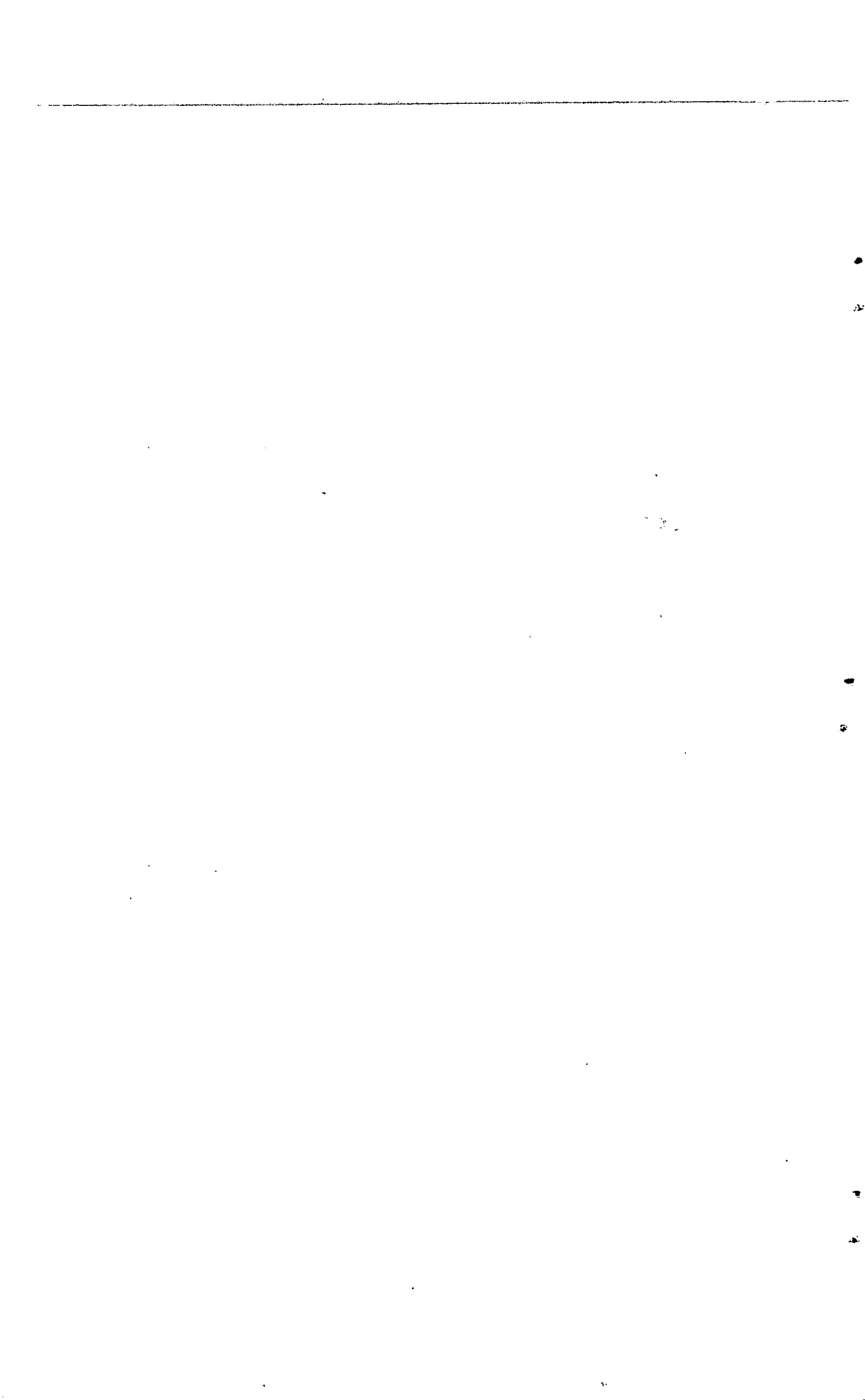
6115 3380 4642
VID : 9128 6991 4037 6060



1547 1000 500 1647 nea@uidai.gov.in www.uidai.gov.in P.O. Box No. 1247 Bengaluru-560 031

वसई क्र.-२		
१०५६७	४०	४२
२०२३		







03/10/2023 11:50:18 AM

दस्त गोपवारा भाग-2

वसई 2

दस्त क्रमांक: 17567/2023

दस्त क्रमांक : वसई 2/17567/2023

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: गौतम सुरेश डोहाळे - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मु. पो. नेहरोली, तालुका वाडा, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर: ASEPD3924E	लिहून देणार वय :- 33 स्वाक्षरी:-		
2	नाव: नीरज राजधर पांडेय - पत्ता: प्लॉट नं: रूम क्र. 204, बी वींग, माळा नं: -, इमारतीचे नाव: मथुरा निवास अपार्टमेंट, ब्लॉक नं: कमला नगर, रोड नं: मतवेलपाडा रोड, विरार पूर्व, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर: BGZPP3335D	लिहून देणार वय :- 41 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 03 / 10 / 2023 11 : 49 : 44 AM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यामें व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: अॅड. एन. डी. भिवंडकर - वय: 63 पत्ता: ऑफिस क्र. 9/9, पहिला मजला, मिर्जा शॉपिंग सेंटर, रेल्वे त्रिज समोर, विरार पूर्व, तालुका वसई पिन कोड: 401305		

शिक्का क्र.4 ची वेळ: 03 / 10 / 2023 11 : 50 : 18 AM

Sub Registrar Vasai 2

Payment Details.

वसई क्र. 2 (विरार)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Deface	Amount	Used At	Deface Number	Deface Date
1	NEERAJ RAJDHAR PANDEY	eChallan	00040572023100277240	MH008868614202324E	220500.00	SD	0004629124202324	03/10/2023
2		DHC		1023021106633	840	RF	1023021106633D	03/10/2023
3	NEERAJ RAJDHAR PANDEY	eChallan		MH008868614202324E	30000	RF	0004629124202324	03/10/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

17567 /2023

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण..... पाने आहेत.
पुस्तक क्र. १/वसई क्र. - २/१५५६७/२०२३
वर नोंदला, दिनांक ०३/१०/२०२३

सहा. दुय्यम निबंधक, वर्ग-२,
वसई क्र. २ (विरार).





पृष्ठी क्र. 2

उत्पन्न निवेदनक : महे दू.नि. वषट् 2

दस्ता क्रमांक : 17567/2023

नोदणी :

Regn:63m

गावाचे नाव : तिरार

(1) विवेकाचा प्रकार	करारनामा	3150000	करारनामा
(2) यावयाचा		2568960	
(3) यावयाचा प्रकार (माहेपट्ट्याचा)			
(4) गु.मापन, मीटरद्वारे व परकामिक			
(अवस्थान)			
(1) पालिकेचे नाव: पाणवट दार वना ; दार माहिती: , दार माहिती: मीटर तिरार, तिरार 4, महे क्र. 351, हिस्सा क्र. 6, 7, 8, 8, 9, 10, सवलिका क्र. 203, बी बीएम, दुसरा मजला, क्षेत्र 44.60 चौ.मीटर विले अथ, विलेगा नं. 19, पुंरवन, अनंवन पुंरवन को-ओप. हीलिंग सोसायटी लि., विवा स्वस्तिक गावडेस, तिरार पूर्व, तासुका वषट्			
(Survey Number : 351 ; HISSA NUMBER : 6, 7, 8, 8, 9, 10 ;)			
(5) क्षेत्रफळ	1) 44.60 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करण देणा-या/लिहून देणा-या परकाराचे नाव किंवा विवाणी न्यायालयाने परकाराचा किंवा आदेश असेल त्यास, प्रतिवादिचे कुटुमनामा किंवा आदेश असेल त्यास, प्रतिवादिचे नाव व पत्ता			
(8) दस्तऐवज करण देणा-या परकाराचे व किंवा विवाणी न्यायालयाने कुटुमनामा किंवा आदेश असेल त्यास, प्रतिवादिचे नाव व पत्ता			
(9) दस्तऐवज करण दिव्याचा दिनांक	03/10/2023		
(10) दस्त नोदणी क्रमांकाचा दिनांक	03/10/2023		
(11) अनुक्रमांक, खंड व पृष्ठ	17567/2023		
(12) यावयाचा प्रकाराचा मुदतक शुल्क	220500		
(13) यावयाचा प्रकाराचा नोदणी शुल्क	30000		
(14) शीट			

मुदतक शुल्क आकारताना निवडलेला क्षेत्र असेल :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुदतक शुल्काचा विवरण खालील तक्त्यात :-

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NEERAJ RAJDHAR PANDEY	eChallan	00040572023100277240	MH008868614202324E	220500.00	SD	0004629124202324	03/10/2023
2		DHC		1023021106633	840	RF	1023021106633D	03/10/2023
3	NEERAJ RAJDHAR PANDEY	eChallan		MH008868614202324E	30000	RF	0004629124202324	03/10/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

सह. हुकूम निबंधक वर्ग-२
वसई क्र. २ (विरार)