



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक पीएलआर/व्हीएसआय/एचएसजी/(टीसी)/३४४/सन २०१८
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

पद्म राज को-ऑपरेटिव्ह हौसिंग सोसायटी लि.

सर्व्हे नं.१४, हिस्सा नं.४/१, २अ, २ बी, ४ व ५, १०० फिट रोड, सेंट फ्रान्सिस शाळेसमोर,
दिवाणमान, वसई(प.), ता. वसई जि. पालघर

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र
सहकारी अधिनियम क्रमांक २४) कलम १ (१) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थाचे नियम १९६१

मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण “गृहनिर्माण संस्था” असून

उपवर्गीकरण “भाडेकरू सहभागीदारी गृहनिर्माण संस्था” असे आहे.

कार्यालयीन मोहर

स्थळ : वसई.

दिनांक : २८/०२/२०१८



(डॉ. अशोक कुंभार)

उप निबंधक

सहकारी संस्था, वसई



04/06/2019

सूचा क्र.2

दस्त क्रमांक : 6396/2019

नोंदणी :

Regn:63m

गावाचे नाव : दिवाणमान

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4450000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3125000
(4) भू-मापन, पोटहिस्ता व भरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: गाव भौजे दिवाणमान ता-वसई जि-पालघर येथील सर्वे क्र. 14/4/1, 14/4/2ए, 14/4/4, 14/4/5, या जमिनीवर बांधलेली इमारत पश्चिम राज, बिल्डिंग नं. 4, मधील सदनिका क्र. 1203, बारावा मजला ज्याचे क्षेत्र 650 चौ. फु. बिल्टअप म्हणजेच 60.42 चौ. फु. बिल्टअप ही मिळकत ((Survey Number : 14/4/1, 14/4/2A, 14/4/4, 14/4/5 ;))
(5) क्षेत्रफळ	1) 650 चौ. फूट
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे एस जी कन्स्ट्रक्शन तर्फे भागीदार श्री दिलीप जे शाह व श्री इंद्रवदन एल सोसालीया तर्फे कु.मु. श्री किरण मिस्त्री - वय:-54; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पार्श्व पद्मावती, ब्लॉक नं:-, रोड नं: अंबाडी रोड, नवघर वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AAXFS2954A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कविता हिरेन खंडेरीया - - वय:-46; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आकार को-ऑप. हौ सोसा ली, ब्लॉक नं: 11, रोड नं: ऑक्सिस बँक जवळ, अंबाडी रोड, वसई वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ALNPK1842J 2): नाव:- हिरेन हरीलाल खंडेरीया - - वय:-52; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आकार को-ऑप. हौ सोसा ली, ब्लॉक नं: 11, रोड नं: ऑक्सिस बँक जवळ, अंबाडी रोड, वसई वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AKHPK2808B
(9) दस्तऐवज करून दिल्याचा दिनांक	04/06/2019
(10) दस्त नोंदणी केल्याचा दिनांक	04/06/2019
(11) अनुक्रमांक, खंड व पृष्ठ	6396/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	267000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम नियंत्रक, वसई क्र. १

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

79/6396

पावती

Original/Duplicate

Tuesday, June 04, 2019

नोंदणी क्र.: 39M

6:15 PM

Regn.: 39M

पावती क्र.: 7732 दिनांक: 04/06/2019

गावाचे नाव: दिवाणमान

दस्तऐवजाचा अनुक्रमांक: वसई-6396-2019

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कविता हिरेन खंबेरीया - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1200.00

पृष्ठांची संख्या: 60

एकूण: रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:41 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 1

बाजार मूल्य: रु. 3125000/-

मोबदला रु. 4450000/-

भरलेले मुद्रांक शुल्क : रु. 267000/-

सह-दुय्यम निबंधक, वसई क्र.३

1) देयकाचा प्रकार: DHC रकम: रु. 1200/-

ईडी/घनादेश/पे ऑर्डर क्रमांक: 0406201901111 दिनांक: 04/06/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

ईडी/घनादेश/पे ऑर्डर क्रमांक: MH002266326201920E दिनांक: 04/06/2019

बँकेचे नाव व पत्ता:

Kavita. H. K

वर्ग-१			
पुस्तक	५	१	६०
	१३९९		
१	२०१९		

महाराष्ट्र शासन - बोदणी व गुद्राक विभाग
गुल्याकल अहवाल सन २०१९

- १) दस्तावेजाप्रकार : अनुच्छेद क्रमांक : ०१२१०१३१
- २) सादरकर्त्याचे नाव : काविता विरेन लीडेविया
- ३) तासुका : वसई ४. गावाचे नाव : दिवालागाव
- ५) नगरभुजापत्र क्रमांक । सर्व्हे न । अंतिम गुज्यड क्रमांक १५/५/१५, १५/५/२४, १५/५/४, १५/५/५
- ६) गुज्य दरवेगाम (शेंज) : ५२,०००/- उपवेगाम : १०%
- ७) गिळकतीचा प्रकार :- खुली जमिन / विवासी / कर्जाचाय / दुकान / इतरवेगाम / अप
- ८) दस्तावेज अमुद केलेल्या गिळकतीचे क्षेत्रफळ : ६५० चौ. फुट / ३० चौ. फुट / अप/सुपर विटप/ची. मीटर/फुट
- ९) रार पारिंण :- गच्ची पोटगाळ
- १०) मजला क्रमांक :- बारावा उदवाहण सुविधा - आहे / नाही.
- ११) बाधाकाम वर्षे :- घसारा
- १२) बाधाकाम प्रकार :- आर. सी. सी. / इतर पयके / अर्धे पयके / कच्चे.
- १३) गाजार मुख्य तयत्यातील नार्गदर्शक सुचना क्र :- ज्याच्ये दिवोरी घट/ वाड
- १४) लिक्क अंभड लायगसचा दस्त : १. प्रतिमाह गाडे रसकम : गितारी/ अधिवारी
२. अनामत रयकम/ अगाधु गाडे : ३. कालायधी :
- १५) गिर्धारित केलेले गाजारगुज्य :- ३१,२५,०००/-
- १६) दजलामध्ये दर्शविलेल्या गोबदला : ४४,५०,०००/-
- १७) देस गुद्राक शुल्क :- २,६४,०००/- नरलेले गुद्राक शुल्क : २,६४,०००/-
- १८) देवक बोदणी फी :- ३०,०००/-

लिपिक

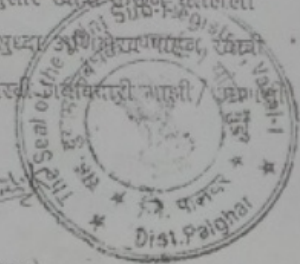
राह दुय्यम लिपिक

प्रतिज्ञा/ घोषणापत्र

- मी/ आम्ही १. मी / मीनती काविता विरेन लीडेविया
२. मीं / मीनती विरेन लीलाल लीडेविया
३. मी. / मीनती

सत्य प्रतिज्ञेपर कथन करितो की, दस्तऐवजाची विषयवस्तु असलेली गिळकत ही बागुली खरेदी देणा-याचे कोठेही विक्री, गहाण, दाब, हॉज, गुज्यसत्यार, पोटणी, या इतर अन्य प्रकारे कोठेही जडनोखागामाचे गुतीविलेले नाही. याची बोदणी कायदा -१९०८ मधील असणा-या शोध (Search) तरतुदीनुसार अप केलेली आहे. तसेच सदरगिळकत ही खरेदी देणार याच्याच मालकीची आहे. याबाबत सुध्दा अप केलेली आहे. कसल घेतलेली आहे. या गिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्व अप केलेली आहे. या गिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्व अप केलेली आहे. या गिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्व अप केलेली आहे. या गिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्व अप केलेली आहे. या गिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्व अप केलेली आहे.

खरेदी वेणार (Purchaser)



दस्तावेज-२		
पुस्तक क्र.	पुस्तक क्र.	पुस्तक क्र.
	६३०६	२६०
२	२०१९	

घोषणापत्र/शपथपत्र

आम्ही खालील सही करणारे ना. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे रिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तावेजामधील मिळकत ही फसवणूकद्वारे अथवा दुबार विकी होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे/कुळमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तावेज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने आम्ही दस्तातील मिळकतीचे मालक/वरस हक्कदार/कब्जेदार हितासंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने मूळ दिलेल्या कुळमुखत्यारधारक (P. A. Holder) लिहून देणार हे हयात आहेत व उक्त कुळमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रर झालेले नाही याची आम्ही खात्री देत आहोत तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक राजे, विकसन बांजे, शासन बोजे व कुळमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करुण दस्तावेज साक्षीदारा सक्षम निष्पादित केलेला आहे.

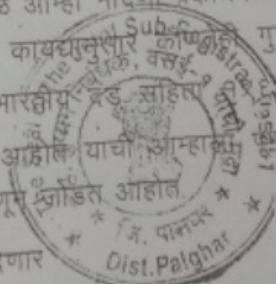
या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणवाबत कोणत्याही ना. न्यायालय/शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नेचम ४४ नुसार बाधित होत नाही याची आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तावेजामधील मिळकतीचे मालक/कुळमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी हांळ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत भविष्यात आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उदभवल्यास त्यास आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामूळे आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. ज भविष्यात कायदानुसार कोणत्याही गुन्हे घडल्यास आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही या राहणार आहोत. याची आम्हास पूर्णपणे जाणीव आहे त्यामूळे हे घोषणापत्र/शपथपत्र दस्तावेज भाग म्हणून जोडित आहोत.

लिहून देणार



लिहून घेणार

Kandekar
Chen Jua

Mutation ID
मुल्यकनाचे वर्ष
जिल्हा
मुल्य विभाग
उप मुल्य विभाग
क्षेत्राचे नाव
वार्षिक मूल्य दर रक्क
सुली जमीन
12800
बांधी व क्षेत्राची माहिती
बांधकाम क्षेत्र (Built U)
बांधकामाचे वर्गीकरण
उद्भावना सुविधा
Sale Type - First Sa
Sale/Resale of built
पसा.यानुसार मिळ
A) मुख्य मिळकतीचे
एकत्रित अंतिम मु

मूल्यांकन पत्रक (राहरी क्षेत्र - बांधीव)

04 June 2019, 06:11:43 PM

Valuation ID 201906045586

बसई

मूल्यांकनाचे वर्ष	2019
जिल्हा	पालघर
मूल्य विभाग	तालुका बसई मौजे दिवानमान (9) (बसई विरार शहर महानगरपालिका)
उप मूल्य विभाग	4-अधिकृत विनयोती झालेल्या जमिनी
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation
सर्व्हे नंबर / न भू क्रमांक	सर्व्हे नंबर#14

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
खुली जमीन	निवासी सदनिका	55500	67100	55500	
12800	47000				

बांधीव क्षेत्राची माहिती	60.42 चौ मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकाम क्षेत्र (Built Up)-	1-आर सी सी	मिळकतीचे वय .	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर.	Rs 47000/-
बांधकामाचे वर्गीकरण.	आहे	मजला .	11th to 20th Floor		
उद्बवाहन सुविधा .					

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी) * मजला निहाय घट/वाढ

$$= (47000 * (100 / 100)) * 110 / 100$$

$$= Rs 51700/-$$

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

$$= 51700 * 60.42$$

$$= Rs 3123714/-$$

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेहेंनाईन मजला क्षेत्र मूल्य + तालुका गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस वाहन लकीचे मूल्य + खुल्या जमिनीवरील बाईन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस बाल्कनी

$$= A + B + C + D + E + F + G + H + I$$

$$= 3123714 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$$

$$= Rs 3123714/-$$

Home Print

पुरावा	३	६०
१	०१९	





CHALLAN
MTR Form Number-6



IRN MH002266326201920E BARCODE [Barcode] Date 04/06/2019-10:31:19 Form ID 252

Department Inspector General Of Registration Payer Details

Type of Payment Stamp Duty Registration Fee TAX ID (If Any) PAN No.(If Applicable) ALNRK1842

Office Name VSI1_VASAI NO 1 SUB REGISTRAR Full Name KAVITA HIREN KHANDERIA AND OTHER

Location PALGHAR

Year 2019-2020 One Time Flat/Block No. FLAT NO 1203 TWELTH FLOOR

Account Head Details Amount In Rs. Premises/Building

0030046401 Stamp Duty 267000.00 Road/Street PADMA RAJ

0030063301 Registration Fee 30000.00 Area/Locality DIWANMAN

Town/City/District

PIN 4 0 1 2 0 2

Remarks (If Any) PAN2=AAXFS2954A-SecondPartyName=S G CONSTRUCTION-

Amount In Two Lakh Ninety Seven Thousand Rupees Only

Words

Total 2,97,000.00

Payment Details IDBI BANK FOR USE IN RECEIVING BANK

Cheque/DD Details Bank CIN Ref. No. 69103332019060410682 217704152

Cheque/DD No. Bank Date RBI Date 04/06/2019-10:31:56 Not Verified with RBI

Name of Bank Bank-Branch IDBI BANK

Name of Branch Scroll No. , Date Not Verified with Scroll

Department ID : 217704152 Mobile No : 9320191964

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

सदर चलन फॉर्मट द्वयम निबधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Kavita.H.K

[Handwritten Signature]



Print Date 04-06-2019 10:32:01

Refacement Am...
30
267
2,97
04-06-2019 08

	६३०६	७६०
१	२०१९	

Revenue Village - Diwanman

S.No./H.No. - 14/4/1, 14/4/2A, 14/4/4, 14/4/5

Flat No. 1203 Floor TWELTH

Shop No. —

Area 650 blt up sq. feet 60.42 blt up sq. meter

Cosideration Rs. 44 50 000/-

Market Value Rs. 31,25,000/-

Stamp Duty Rs. 267000/-

dg dl

AGREEMENT FOR SALE

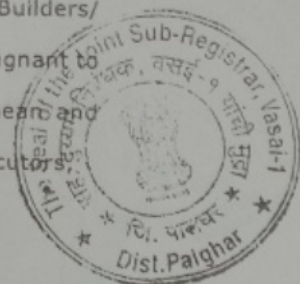
THIS ARTICLES OF AGREEMENT FOR SALE is made at Vasai,

on^{04th} day of JUNE 2019/2019 Between

dg dl

M/s. S. G. Construction a Partnership Firm having Office at Parshwa-Padmavati, Ambadi Road, Navghar (W), Taluka Vasai, Dist. Palghar. Hereinafter referred to as the Vendor/Builders/

Developers (which expression shall unless if be repugnant to the Context or meaning thereof be deemed to mean and include it's Partners the Survivours, their heirs executors administrators and assigns) of the FIRST PART :-



1

Kanishk
Shen Phander

10/10/14	10/10/14	10/10/14	10/10/14
10/10/14	10/10/14	10/10/14	10/10/14
10/10/14	10/10/14	10/10/14	10/10/14
10/10/14	10/10/14	10/10/14	10/10/14

AND

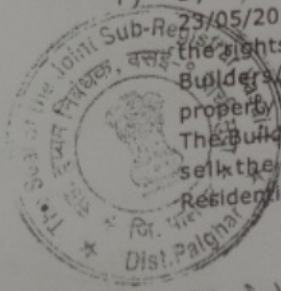
of ① Smt KAVITA HIREN KHANDERIA
 ② Mr. Mrs./Smt. HIREN HARILAL KHANDERIA...adult
 R/o... 11, Hakar Co-Op. Hsg. Soc. Ltd., Near Axis Bank
 Ambadi Rd., Vasai (W), Dist. Palghar - 401202.

hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the SECOND PART :-

WHEREAS

- A) The Developer is owner of N.A. Land Bearing S.No./ H.No. 14/4/1, 14/4/2A, 14/4/4, 14/4/5 being building No. 4, having built up area of FSI 3789.11 sq. mts on 1270.20 sq.mts plot of land for stilt/ground plus twelve part upper floors lying being and situated at Village Diwanman, Tal. Vasai, Dist. Palghar. (For brevity's Sake/hereinafter referred to as the said Property).
- B) The said Property has been converted into N.A. by the collector of Thane's Order No. REV.D.I.T.IX.NAP.SR/177/86 dt. 20/5/1987.
- C) The Vasai Virar City Municipal Corporation has granted Building Permission for the proposed Commercial / Residential Buildings on the said property by it's Order No. VVCMC/TP/RDPIVP-0503/0185/2013-14
- D) The Developer has obtained conveyance of the property on 23/05/2014 vide Document No. Vasai-6-1965-2014 being receipt No. 2192.
- E) By the Virtue of the conveyance registered dated 23/05/2014 in respect of the said property the VENDOR was entitled to Develop the said Property and the VENDOR was also entitled to sell the Shops/Flats in the proposed buildings to be constructed on the said property.

F) By the Virtue of the conveyance registered on 23/05/2014 the Builders/Developers/Vendor has acquired the rights in respect of the said property. The Vendor/ Builders/Developers is entitled to Develop the said property as per the sanctioned Building Plan by VVCMC. The Builders/Developers has also acquired the rights to sell the Shops / Flats in proposed Commercial / Residential Buildings to constructed on the said property.



Kavita H.K.
 Hiren Khanderia - 2

- G) The Buyer Resident sell the "Basis" a with such required a propose
 - H) The Pur and pay acquaint and con also oth to here of the s under c
 - I) The Bu docume ship flat as dem
 - J) The pu No. 12 propose on the s ular here said Fla several hereina ecution themsel land, de they sh title of purchas and has
- A copy of by SHRI land is NESS AN PARTIES

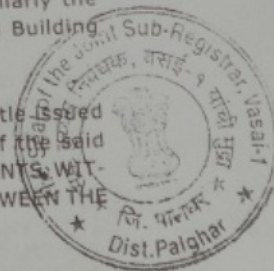
पुस्तक	१३६६	६	६०
१	२०१९		

- G) The Builder/Developers is now constructing commercial/ Residential Building on the said property with a view to sell the shops/flats on what is known as "Ownership Basis" as per the sanctioned plans stated hereinabove with such variation and modifications which may be required and necessary for use of the shops/flats/ in the proposed Buildings on the said property.
- H) The Purchaser has taken inspection of the documents and papers and plans herein before recited and has acquainted and satisfied her/self/himself with all terms and conditions and covenants therein contained and also other documents such as lay out scheme referred to herein and the plans, designs and the specification of the said Building proposed to be constructed and/or under construction.
- I) The Builder has supplied to the purchaser such other documents mentioned in rule of the Maharashtra ownership flat Rules 1964 (hereinafter called "The said Rules") as demanded by the purchaser.

The Builder is entering into separate Agreement similar to this Agreement with such Modifications or Variations as may be necessary with persons in respect of the other rights in the said building on the said land.

- J) The purchaser has agreed to purchase Shop/Flat No. 12-03 on the twelfth Floor in the Building proposed to be named as **PADMA RAJ** being constructed on the said land more particularly described in the schedule hereunder written (hereinafter referred to as "The said Flat/Shop") with full notice and knowledge of the several facts covenants on the terms and conditions hereinafter appearing. The purchaser prior to the execution of these present has satisfied himself herself/ themselves about the title of the Builder to the said land, described in the schedule hereunder and he/she/ they shall not be entitled further to investigate the title of the Builder to the said Property, similarly the purchaser has inspected the site of the said Building and has approved the same.

A copy of the certificate of the marketable title issued by SHRI. D. J. BHOIR Advocate in respect of the said land is annexed hereto. NOW THESE PRESENTS, WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:



Kavidekar M K
 Chaudhary

प्लान नं.	8300	90	80
प्लॉट नं.	8099		

91 09

1. The Purchaser hereby agrees to Purchase Flat/Shop No. 1203 on the twelfth floor, admeasuring (495 sq. ft. carpet area) _____ sq. ft. carpet area of Balconies and/or 47 sq.ft. (carpet) flower bed (which shall hereinafter be called the said Flat in the said Building) and as per the plans and specifications seen and approved by him/her/them and also agreed that Builder may make such variations and modifications therein as may be necessary required to be done by Government, the Vasai Virar City Municipal Corporation or any other local authority.

92 09

2. The purchaser hereby agrees to purchase Flat/Shop No. 1203 on the twelfth floor, Building known as **PADMA RAJ** as per the plans and specifications seen and approved by him/her/them at Rs. 44 50 000/- (Rupees forty four lac fifty thousand only) and make payments in the manher given below.

93 09

- a) As earnest on or before the executions of this Agreement 10% Rs. 250000/-
- b) 65% on Completion of Plinth, 13 R.C.C. Slab and Brick Work Rs. _____/-
- c) 10% on or before completion of Doors and Windows Rs. _____/-
- d) 7% on or before completion of flooring Rs. _____/-
- e) 5% on or before sanitary & plumbing of work completed Rs. _____/-
- f) 3% on or before offering possession of the said flat to the purchaser Rs. _____/-

94 09

g) On Virtual Completion Rs. 4200000/-
On Possession OR within 30 days of the agreement date, whichever is earlier.

TOTAL Rs. 44 50 000/-

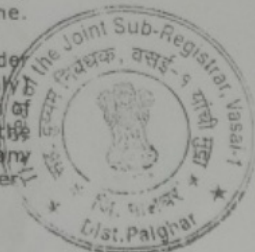


Ravjee Huk
Shree Khadure

- 3) The Bu... said Fla... subject... other B... Such as... ity, act... tion her... of all th... purchas... agreem...
- 4) In addi... in abov... conven... the dat... pay fro... compar... to (a) ... taxes, ... golngs... buildin... may he... time o... Virar C... and/or... of the... Charge... payme... purcha... other o... executi... or a lin... said fla...
- 5) The pu... shop p... from B... pers an... Co-ope... the am... ers, an... chaser... without... any lte... Builder.
- 6) The ter...
- 7) The pur... agreem... the Gov... at the p...
- 8) The pur... a sum o... for appl... share a... society... to be fo...

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१	२०१२		

- 3) The Builder agrees to handover the possession of the said Flat/shop to the purchaser by the end of 20 months subject however to availability of cement, steel and other Building Materials and subject to any act of God, Such as Earthquake, flood or any other natural calamity, act of enimity war or any other terms and condition herein contained and also subject to the payment of all the amounts due and payable by the purchaser/purchasers under this agreement OR under such similar agreements with other purchaser in due time.
- 4) In additions to his/her/their covenant in clause 2 here in above contained, the purchaser Do hereby agree and covenant \ with the Builder that within 15 days from the date of posting of the intimation the purchaser shall pay from time to time to the builder or to the Limited company or co-operative society hereinafter referred to (a) the proportion share of the purchaser of the taxes, rates, Assessments, duties Impositions and out goings which shall become due and payable for the said building or said property from time to time or which may hereinafter be imposed on the Land from time to time or which may hereinafter imposed by the Vasai Virar City Municipal Corporation and/or the Government and/or local Authority and (b) the proportionate share of the purchaser of other outgoings and or Maintenance Charges. (c) Security Deposit as security for the due payment by the purchaser of the share of the purchaser of the said local and/or Government Taxes and other outgoings and maintenance charges until the execution of transfer in favour of a Co-operative society or a limited Company, the purchaser shall occupy the said flat/shop subject to the terms and conditions herein.
- 5) The purchaser shall take possession of the said flat/ shop premises within 15 days from written intimation from Builders and after execution of all necessary papers and documents required for the registration of a Co-operative society and on payment of all balance of the amounts then due under this Agreement to the Builders, and upon delivery of such possession of the purchaser shall be entitled to use and occupy the said flat without hindrence and without any further claims as to any items of work or possession etc., against the Builder.
- 6) The tenure of the said property is free hold.
- 7) The purchaser shall on or before the execution of this agreement pay a sum towards the stamp chargeable by the Government and its incidental costs for shop/flat, at the prevailing rates as applicable from time to time.
- 8) The purchaser hereby agrees to deposit with the Builder a sum of Rs. 260/- (Rupees Two Hundred Sixty Only) for application and membership fee and subscription of share and further undertake to be a member of the society or the Co-operative Society or Limited Company to be formed as hereinafter mentioned, The purchaser



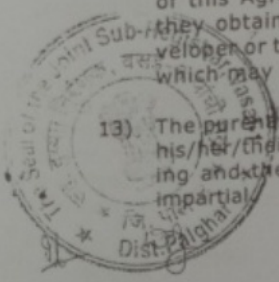
Handwritten signature: Karim H.K. Khan

Page No.	1015		
	9300	92	80
9	2022		

further agrees to pay the expenses, and/or deposit towards the expenses, taxes, charges, maintenance charges as may be decided by the builders to the Builders. The purchaser shall after taking possession of the shop/flat from Builder regularly pay every month provisional amount as may be decided by the builder towards the Municipal taxes, maintenance charges and other outgoing expenses etc.

- 9) The purchaser shall maintain at his/her/their own cost, the said shop/flat agreed to be acquired by him/her/ them in the same conditions, state and order in which it is delivered to him/her/them and shall abide by all the bye-laws and regulation of the Government Municipality and other authorities from time to time, and at all times in force and shall also attend answer and be responsible for all the notices or violations contained in these present and it is expressly agreed that the purchaser has agreed to acquire the said flat subject to the terms and conditions contained in these presents.
- 10) The Builder without effecting or prejudicing the right or interest of the purchaser created in respect of the said shop/flat under this agreement shall be at liberty to sell, assign, and/or otherwise deal with their interest in the aforesaid land and building or any part thereof.
- 11) If hereinafter any charges are levied by or payment required to be made to any Government authorities or local body either on the Building or otherwise the purchaser on being called upon by the Builder will pay to the Builder his/her/their share thereof at or before or after taking possession of the same shop/flat as may be required or demanded by the builder.
- 12) The Builder shall in respect of any amount liable to be paid by the purchaser under the terms and conditions of this Agreement, have a first lien and charges on the said shop/flat to be acquired by the purchaser till all the amount due and payable by the purchaser under this agreement are paid to the Builder he/she/they shall not have interest and/or/right of whatsoever nature and the purchaser shall not sublet, sell, transfer, assign" convey, mortgage, charge or in any way encumber or deal with or dispose of or assign under let or part with the possession of the said flat or any part thereof acquired under this Agreement nor shall assign, mortgage, charges or in any way encumber or deal with in any manner whatsoever his/her/their rights, benefits of this Agreement or any part there of until he/she/ they obtained previous consent in Writing of the Developer or the Co-operative Society or limited company which may be formed as the case may be.
- 13) The purchaser shall not be entitled to claim partition of his/her/their share in the said land and/or the said building and the same shall always remain undivided and impartial.

- 14) The purchaser of the said flat for more than the purpose specifically agreed shall keep the said flat for the builders the Company as the case may be.
- 15) The purchaser shall pay all the amount due under the Agreement and the covenants and shall keep the Builders and observance of all the conditions and conditions observed and.
- 16) The said Builders and this name shall be on the reason whatsoever.
- 17) The Builder as mentioned in schedule hereof shall be constructed by the Registered Builder.
- 18) The purchaser shall pay all the flats in the Building to the Builder to the company under the name of (hereinafter called the Company) as may be approved by the societies, Joint or limited company with such necessary agreement being in force, the limited company shall be the Limited company of such registered builder shall be and/or on the name of the said Co-operative Society but however with the sanction F.S.I. if the authorities. The members of the other the co-operative society herein provided shall be treated as the said society. The purchaser shall be treated as the rules and conditions of the limited company from time to time.

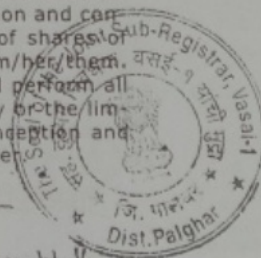


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Kantkar H. K.
[Signature]

पुस्तक	वसई नं.	93	80
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- 14) The purchaser shall not and hereby agrees not to use the said flat for any purpose whatsoever nature other than the purpose for which the same is acquired. It is specifically agreed that the purchaser shall take up or keep the said flat in such complete conditions as the builders the Co-operative society or the limited company as the case may be determine.
- 15) The purchaser hereby covenant with the Builder to pay all the amount to be paid by the purchase and reserved under the Agreement and to observe and perform all the covenants and conditions of this Agreement and keep the Builder indemnified against the said payments and observance and performance of the said covenants and conditions, except so far as the same ought to be observed and performed by the Builder.
- 16) The said Building shall be known as "PADMA RAJ" and this name shall not be changed at any time for any reason whatsoever.
- 17) The Builder agrees to transfer the said land described in schedule hereunder written with the Building to be constructed by the builder on the said small property to the Registered co-operative society or limited company.
- 18) The purchaser shall along with rest of the acquirers of all the flats in the said Building when called upon by the Builder to form a co-operative society or a limited company under the name and style of "PADMA RAJ" (hereinafter called the society or the limited company) as may be approved by the Registrar of co-operative societies, Join and become member of the said society or limited company with annual prescribed bye-laws and with such conditions and modifications as may be necessary according to the provisions of law for the time being in force and or such registration of the society or the limited company forthwith inform the builder in writing about the date of Registration of the society or the Limited company and produce all documents in respect of such registration for inspection of the builder. The builder shall transfer their interest in the said Building and/or on the said small property to and in favour of the said Co-operative society or the limited company but however without prejudice to the right of the Builder to dispose of the remaining shop/flat and to utilize balance F.S.I. if any, as may be permissible by the authorities. The purchaser hereby agree to join the holders of the other shop/flat in the said building in forming the co-operative society or the limited Company as herein provided and shall become a member of co-operative society or the limited company and that at no time hereinafter he/she/they shall have a right to repudiate the allotment of the share. The agreement also shall be treated as an irrevocable application and consent by the purchaser for the allotment of shares of the said society or limited company to him/her/then. The purchaser also agrees to observe and perform all the rules and regulation which the society or the limited company may adopt or pass at its inception and from time to time and at all times thereafter.



Kanduk H. K.
(Handwritten signature)

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Handwritten initials

53) For the purpose of stamp & registration the said flat is valued at Rs. 44,50,000/- and a stamp of Rs. 2,67,000/- is affixed by the purchaser.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE "A"

That 1270.14 sq/mtrs. Piece and parcel of land out of said Survey No. 14 Hissa No. 4/1+4/2A/4/4+4/5 as shown as per plan attached herewith. The said plot of land is bounded and more particularly shown in plan attached herewith.

SCHEDULE "B"

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ALL THAT Self contained residential flat/shop No. 1203 (Carpet area 495 Sq. ft) + Carpet area — sq. ft of Balcony and /or 47 Sq. ft carpet area of flowre bed on twelfth floor of the Building known as "PADMA RAJ" at Village : Diwanman, Tal - Vasal, Dist - Palghar, Land bearings No. 14 Hissa No. 4/1+4/2A/4/4+4/5 F.S.I. Area 3789.11 sq. mtr. (on 1270.14 sq.mtr. Land as refered in Schedue "A") within the limits of VASAI VIRAR CITY MUNICIPAL CORPORATION (V.V.C.M.C.)

SCHEDULE "C"

AMENITIES

LUXURY :

- One Instant Geyser
- Standard fitting fixtures for doors and windows

DOOR & WINDOWS

- Main entrance door Laminate finished
- Flush doors for Bedroom
- Powder Coating Aluminum Sliding Windows
- Electric Bell in main entrance.

KITCHEN PLATFORMS :

- Polished Granite platform with Stainless Steel sink.



One underground and overhead water storage tank with electric pumpset.
Lift Tank wherever possible.

Handwritten signature: Karthik K. Chavhan

FLOORING DADO :

- Living Room ce
- Ceramic / Glaz
- Ceramic / Glaz kitchen platfor
- Ceramic tiles li

ELECTRIC WORKS :

- Concealed cop layout.

PLUMBING :

- Good Quality
- Standard C. P

FINISHING

- Internal Walls
- External Walls
- Doors
- Terrace

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+4/2A/4/4+4/5
sq.mtr. Land as
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windows

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storage tank with

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FLOORING DADO :

- Living Room ceramic tiles for Bedroom and Kitchen
- Ceramic / Glazed Tiles for Bath & W.C.
- Ceramic / Glazed tiles up to window slit height over kitchen platform up to Loft Level.
- Ceramic tiles in toilet.

ELECTRIC WORKS :

- Concealed copper wiring for all points with extensive layout.

PLUMBING :

- Good Quality Heavy P.V.C. Plumbing of heavy grade
- Standard C. P. Fittings.

FINISHING

- Internal Walls : Distemper Paint
- External Walls : Cement paint & Sentex
- Doors : Laminate Finish
- Terrace : Marble/Mosaic china chips with water proofing.

SCHEDULE "D"

TITLE CERTIFICATE

SCHEDULE "E"

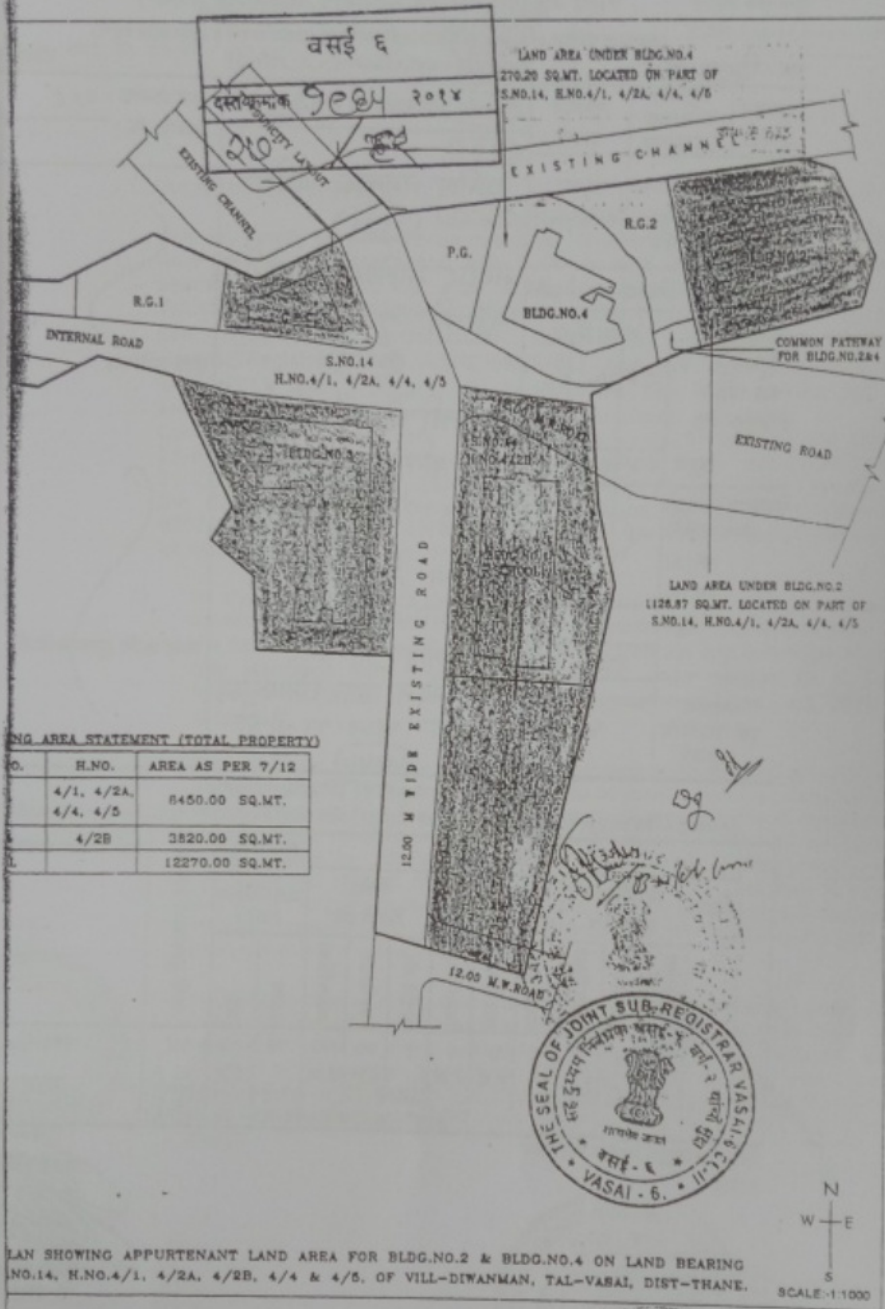
7/12, Extract and N.A. Permission

15



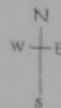
पुस्तक	वसई-२	पृष्ठ नं.	१०
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नगर ६



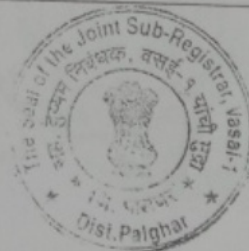
LAND AREA STATEMENT (TOTAL PROPERTY)

S.O.	H.NO.	AREA AS PER 7/12
1	4/1, 4/2A, 4/4, 4/5	8450.00 SQ.MT.
2	4/2B	3820.00 SQ.MT.
3		12270.00 SQ.MT.



SCALE-1:1000

PLAN SHOWING APPURTENANT LAND AREA FOR BLDG.NO.2 & BLDG.NO.4 ON LAND BEARING NO.14, H.NO.4/1, 4/2A, 4/2B, 4/4 & 4/5, OF VILL-DIWANMAN, TAL-VASAI, DIST-THANE.



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जुना सर्व्हे नं. गांव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमिन अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे)

गांव : विताभाजन

नियम १९७१ यातील नियम ३,५,६, आणि ७)

तहसील

भूमापन क्रमांक	भूमापन क्रमांकाचा उपक्रमांक	भूमापन पध्दती	३५८६ भोगवटाधाराचे नांव ३४०२	खाते क्रमांक : ece
१४	६११+४१२आ+३१४		३६३६ सुनिल जगन्नाथ चोरधे	कुळाचे नांव :
शेताचे स्थानिक नांव			३६५८ नवधर माणिकपूर नगरपरीषद्	इतर अधिकार
लागवडी योग्य क्षेत्र	हेक्टेअर	एकरी	चौरस मिटर	
विनोदनी चौ.मी. ८४५०.००			८४५०.००	
एकूण			८४५०.००	
पोटखराबा (लागवडी योग्य नसलेले)				सीमा आणि भुमापन विन्हे :
वर्ग (अ)				
वर्ग (ब)				
आकारणी जुडी किंवा विशेष आकारणी	४	२८		

गांव नमुना १२ (पिकांची नोंदवही)

(महाराष्ट्र जमिन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम

वर्ष	पिकांखालील क्षेत्र											पथीत व पिकाळ निरयथेयी अशा जमिनीचा तपशील	पाणी पुरवठ्याचे साधन	जमीन कसणाऱ्याचे नांव		
	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			जिमेंल पिकाचे क्षेत्र			रुपय					क्षेत्र	
	मिश्रपिकांचा संकेतिक	जाल सिंचन	अजल सिंचन	पिकाचे नांव	जाल सिंचन	अजल सिंचन	पिकाचे नांव	जाल सिंचन	अजल सिंचन	रुपय	क्षेत्र					
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अससल बरहुकूम नक्कल खरी असे

नारीख :



तलाठी सजा
ता. वसई, जि.



मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.

VCMC/TP/OC/VP-0

I hereby certify that No.4 (1" to 12" bearing S.No.14, H Taluka- Vasal, Dist. Con Project & (License/Registrati 24/10/2015 and accordance with Commencement C 23/05/2000 and R 17/03/2004, 23/05 the CIDCO & Rev 0503/0186/2013-1 be occupied subject

- 1) No physical posse developers/own the fiat and also tree plantation Maharashtra (Ur obtained.
- 2) You will have to the improvement, to the standards future. These in water disposal t improvement, st waste, arrange without creating channelisation of
- 3) Notwithstanding it shall be lawful removal or alterat provision of this sa the same to be c from grantee/su them.

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

दूरध्वनी : ०२२० - २६२२००९ - २६२२०१०
फैक्स : ०२२० - २६२२०१३
ई-मेल : vasai@vrcmpvc.com@yahoo.com

जाचक क्र. व वि. प्र. म.
दिनांक

VVCMC/TP/OC/VP-0503/193/2015/16 Dt. 27/11/2015

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential with Shopline Building No.4 (1st to 12th Floor only) with Built up area 3545.49 sq.m. On land bearing S.No.14, H.No.4/1, 4/2A, 4/2B, 4/4, 4/5 of Village -Divanman, 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 24/10/2015 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-2610/V/394 dated 23/05/2000 and Revised Development Permission letter Dtd 05/12/2003, 17/03/2004, 23/05/2007, 16/05/2009 & 06/05/2010, 12/10/2011 issued by the CIDCO & Revised Development Permission No. VVCMC/TP/RDP/VP-0503/0186/2013-14 Dtd.19/07/2013 issued by the VVCMC 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, under the supervision of 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.

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भि भुमापन चिन्हे :

नियम १९७१ च्यातील वि.
जमीन कसणाऱ्याचे नांव

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स्थान :

तलाठी सजा दि.
ता. वसई, जि. प.

पुस्तक नं.	२
पृष्ठ नं.	१३६६
दिनांक	२८/१०
पृष्ठ	२१-२९

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



दूरध्वनी : ०२५० - २५२५११
फैक्स : ०२५० - २५२५१०९
ई-मेल : vasairar@corporation

जायक क्र. : व.वि.श.प्र
दिनांक :

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

VVCNC/TP/OC/VP-0503/ 193/2415-16

Dt. 2-3/11/21

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- 4) You are suggested to provide a solid waste disposal unit at a location access to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Vasai Virar City Municipal Corporation reserves the right to enter 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 47 flats constructed in Residential with Shopline Building No.4 (1st to 12th Floor) only.
- 7) Also you shall submit a cloth mounted copy of the As built drawings without which the Security deposit will not be refunded.
- 8) In the event of your obtaining Occupancy Certificate by suppressing vital information on submitting forged/unauthenticated documents or suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part. VVCMC is not responsible for any consequences arising out of above 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. on Commencement Certificate. The responsibility of complying with all 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 on your part.

One set of completion plan duly certified is returned herewith.



Deputy Director
Town Planning
Vasai Virar City Municipal Corporation



VVCMC/TP/OC/VP-0503/ 193
To,
Shri. Bipin Khokhani Partner
P.A. Holder of Mr. Sunil J. Chaudhary
M/s. S. G. Construction Through
Mr. Dilip J. Shah & Mr. Indravadan
Padmashree Co. Hsg. Soc. Ltd.,
St. Lawrence Education Society,
Parshwa Padmavati, Ambadi,
Vasai(W), Tal-Vasai,
DIST-PALGHAR.

Sub: Grant of final Occupancy Certificate
Shopline Building No.4
S.No.14, H.No.4/1,
Diwanman, Taluka-

Ref:

- 1) Commencement Certificate dated 23/05/2000.
- 2) Revised Development Plan dated 23/05/2007, 16/05/2009
- 3) Revised Development Plan No. 0503/0186/2013-14 Dtd 09/04/2015. (for 8)
- 4) Part Occupancy Certificate dated 09/04/2015. (for 8)
- 5) Development completed by Registered Engineer.
- 6) Structural stability certificate dated 12/10/2015.
- 7) Plumbing certificate dated 12/10/2015.
- 8) Final NOC from Chief Fire Officer.
- 9) NOC from Lift Inspector dated 12/10/2015.
- 10) Receipt No. 16692 Dt. 09/04/2015 from Vasai Virar City Municipal Corporation.
- 11) Letter from Rain Water Harvesting Officer.
- 12) Your Registered Engineer's Certificate.

Sir/ Madam,

Please find enclosed herewith the Occupancy Certificate for Residential With Shopline Building No.4 bearing S.No.14,, H.No.4/1, Taluka- Vasai, Dist. Palghar.

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

दफ्तरी : ०२५० - २५२५२०१ / ०२५०३०१०१०१
फैक्स : ०२५० - २५२५२०३
ई-मेल : vasairvirarcorporation@yahoo.com

आवक क्र. व वि.प्र.सं.
दिनांक

Dt. 27/11/2015

VVCMC/TP/OC/NP-0503/193/2015-16

To,
Shri. Bipin Khokhani Partner M/s. Raj Enterprises
P.A. Holder of Mr. Sunil J. Chorghe,
M/s. S. G. Construction Through Partner
Mr Dilip J. Shah & Mr. Indravadan L. Gosalia
Padmashree Co.Hsg.Soc.Ltd.
St.Lawrence Education Society
Parshwa Padmavati , Ambadi Road,
Vasai(W),Tal-Vasai,
DIST-PALGHAR.

Sub: Grant of final Occupancy Certificate for the Residential with Shopline Building No.4 (1st to 12th Floor only) on land bearing S.No.14, H.No.4/1, 4/2A, 4/2B, 4/4, 4/5 of Village - Diwanman , Taluka- Vasai ,Dist.- Palghar.

- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-2610/W/394 dated 23/05/2000.
 - 2) Revised Development Permission letter Dtd 05/12/2003, 17/03/2004, 23/05/2007, 16/05/2009 & 06/05/2010, 12/10/2011.
 - 3) Revised Development Permission No. VVCMC/TP/RDP/VP-0503/0186/2013-14 Dtd.19/07/2013.
 - 4) Part Occupancy Certificate No. VVCMC/TP/POC/VP-0503/009/2015-16 dated 09/04/2015.(for Building No.4)
 - 5) Development completion certificate dated 12/10/2015 from the Registered Engineer.
 - 6) Structural stability certificate from your Structural Engineer vide letter dated 12/10/2015 .
 - 7) Plumbing certificate dated 12/10/2015.
 - 8) Final NOC from Chief Fire officer dated. 26/08/2014
 - 9) NOC from Lift Inspector dated. 10/09/2015.
 - 10) Receipt No. 16692 Dt. 06/09/2013 & Receipt No. 8091 Dt. 06/11/2015 from Vasai Virar City Municipal Corporation for potable water supply.
 - 11) Letter from Rain Water Harvesting Consultant dated. 07/09/2015.
 - 12) Your Registered Engineer's letter dated 15/10/2015.

Sir/ Madam,
Please find enclosed herewith the necessary Occupancy Certificate for Residential With Shopline Building No.4 (1st to 12th Floor only) on land bearing S.No.14,, H.No.4/1, 4/2A 4/2B, 4/4, 4/5 of Village -Diwanman Taluka- Vasai ,Dist. Palghar , along with as built drawings.

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Dt. 2-3/11/2015

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statutory requirement

returned herewith.
Deputy Director
Town Planning
City Municipal Corpor

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DATTATRAYA J. BHOIR
B.A.,L.L.B
(ADVOCATE)

Office Ph. : 2334851 , 9822055068
Chota pariwar , 1st Floor
Near S.T Stand,Savakar Road
Navgar (W)
Tal - Vasai, Dist - Thane
Pin : 401 202

Time : 10-00 a.m to 12-00 p.m
5.30 p.m to 7-30 p.m

TO WHOMSOEVER IT MAY CONCERN

- TITLE CERTIFICATE

I have taken search of all revenue records and records of index II at office of the Sub-Registrar at vasai Tal. Vasai,Dis. Thane for the period right from the year 1985 to 2014 in respect of the following N.A land bearing :-

<u>S.No</u>	<u>H.No.</u>	<u>Area</u>	<u>Sq. Meters</u>
14/1	4/1	3160	Sq. Meters
14/2A	4/2A	0690	Sq. Meters
14/-	4/4	2320	Sq. Meters
14/-	4/5	2280	Sq. Meters

Lying being and situated at village Diwanman Tal. Vasai , Dist. Thana (For Bravity's sake hereinafter referred to the "Said Property").

- 1) The said property was originaly S.No 14 H.No. 4 and it has been Sub- divided to S.No 14 H.No/14/1 to 4/9 by mutation Entry No. 3658.
- 2) Prior to year 1981 the said property was standing in the name of SMT, BHIMABAI H. PATIL and SMT.KRISHNIBAI N. MHATRE.
- 3) In the year 1981 name of the SMT. HIRUBAI J.PATIL and three others were recorded as Kabjedar on 7/12 extracts of the said by property by m.e. No 1902.

Page 1 of 3



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पुस्तक	दस्तावेज	
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DATTATRAYA J. BHOIR
B.A.,L.L.B
(ADVOCATE)

Time : 10-00 a.m to 12-00 p.m
5.30 p.m to 7-30 p.m

Office Ph. : 2334851 , 9822050
Chota pariwar , 1st Floor
Near S.T Stand, Savakar Road
Navgar (W)
Tal - Vasai, Dist - Thane
Pin : 401 202

- 4) In the year 1987 SMT. HIRUBAI J. PATIL and three others sold some part property to SHRI BIPIN D. PANDYA and some part to said property to M/s GURUKRIPA BUILDERS AND DEVELOPERS.
- 5) SMT. BHIMABAI H. PATIL and SMT KRISHNABAI N. MHATRE have challenged M.E. No.1902 before the Sub - Divisional officer Bhivandi. The Bhivandi ordered to cancelled m.e.No.1902 and name of BHIMABAI H. PATIL and SMT. KRISHNIBAI N. MHATRE were restored on 7/12 extracts of the property by m.e.No. 3402.
- 6) SMT.BHIMABAI H. PATIL and one another have agreed to sale the said property to SHRI SUNIL J. CHORGHE by agreement for sale No.755/99 dated 13/4/1999.
- 7) SHRI SUNIL J. CHORGHE has purchased the said property from SMT BHIMABAI H. PATIL and one another by sale deed dated 15/4/1999 vide No. 845/99 and his name has been recorded as Kabjedar on 7/12 extracts of the said property by m.e.No 3636.
- 8) M/s. GURUKRIPA BUILDERS AND DEVELOPERS had filed spl. Suit No. 89/2000 in the court of Civil Judge (S.D) at palghar against SMT. BHIMABAI PATIL and others in respect of the said property.
- 9) The Said spl Civil Suit has been Settled amicably between the parties to the suit outside the court on 18/9/2003 and submitted consent terms in the said suit and accordingly a consent Decree is passed in the said suit.
- 10) As Per consent decree in the said suit SHRI SUNIL J. CHORGHE and M/s RENTERPRISES are entitled to deal and dispose of the said property.

Page 2 of 6



DATTATRAYA J. BHOIR
B.A.,L.L.B
(ADVOCATE)

Time : 10-00 a.m to 12-00 p.m
5.30 p.m to 7-30 p.m

- 11) Out of the said property M/s D.J Shah & Shri I.L Gosalkar & SUNIL J. CHORGHE by M/s RENTERPRISES No 39 M.name of S.G Cor mutation entry No 4777 by
- 12) Out of the said property are possessed by M/s S.G Cor

Date : - 3/2/2015

Place : - Vasai

K/256-9			
Year	Vol. No.	Page	No.
	1302	83	20
	1999		

DATTATRAYA J. BHOIR
 B.A.L.L.B
 (ADVOCATE)

Office Ph. : 2334851 , 9822055068
 Chota pariwar , 1st Floor
 Near S.T Stand, Savakar Road
 Navga (W)
 Tal - Vani, Dist - Thane
 Pin : 401 202

Time : 10-00 a.m to 12-00 p.m
 5.30 p.m to 7-30 p.m

- 11) Out of the said property M/s S.G CONSTRUCTIONS through its partner's Shri D.J Shah & Shri L.L. Gosalia has purchased 1270.14 Sq. meters land from SHRI SUNIL J. CHORGHE by Registered sale Deed Dated 27/5/2014 Vide Registered No 28 M, name of S.G Constructions has been recorded on 7/12 Extract by mutation entry No 4777 by concern revenue officer
- 12) Out of the said property area admeasuring 1270.14 Sq.meters is now owned and possesses by M/s S.G Constructions and Title is Clear and Marketable

Date : 3/2/2015

Place : - Vani

50-
D. Bhoir
 Dattatraya J. Boir
 B.A.L.L.B
 Advocate
 Chota pariwar, 1st Floor, Savakar Road,
 Navga (W), Tal. Vani,
 Dist. Thane



संख्या-१			
पुस्तक	दस्तावेज	33	80
१			

DATTATRAYA J. BHOIR
B.A.,L.L.B
(ADVOCATE)

Time : 10-00 a.m to 12-00 p.m
5.30 p.m to 7-30 p.m

Office Ph. : 2334851 , 9822055068
Chota pariwar , 1st Floor
Near S.T Stand,Savakar Road
Navgar (W)
Tal - Vasai, Dist - Thane
Pin : 401 202

- 11) Out of the said property M/s S.G CONSTRUCTIONS through its partner's Shri DJ Shah & Shri I.L Gosalia has purchased 1270.14 Sq. meters land From SHRI SUNIL J. CHORGHE by Registered sale Deed Dated 27/5/2014 Vide Registered No 39 M.name of S.G Constructions has been recorded on 7/12 Extract by mutation entry No 4777 by concern revenue officer
- 12) Out of the said property area admeasuring 1270.14 Sq.meters is now owned and possesses by M/s S.G Constructions and Title is Clear and Marketable

Date : - 3/2/2015

Place : - Vasai

Sd/-

D. Bhoir

Dattatraya J. Bhoir

B.A.,L.L.B

Advocate

Chotepariwar, Savakar Road,
Navgar (W), Tal. Vasai,
Dist Thane

Page 3 of 3



पुस्तक	पृष्ठ सं.	3E	3E
१	१०१९		

मुख्य कार्यालय, विरार
विरार (पूर्व),
ठा. घसई, वि. ठाणे, पिन ४०१ ३०५.



VVCMC/TP/RDP/VP-0503/0186/2013-14

दूरध्वनी : ०२५०-२५२५०१०१
फॅक्स : ०२५०-२५२५०१००
ई-मेल : vasaivirarcorporation

जा.क्र. : व.वि.श.म/म/म/मु
दिनांक : १२/०६/२०१३
१९/०६

To,
Shri. Sunil J. Chorgha through
P. A. Holder Shri. Bipin Khokhani,
M/s. Raj Enterprises.
102, New Khokhani Bhavan.
Near Rly Station,
Vasai (W), Tal: Vasai,
DIST:THANE.

COLOUR XEROX

Sub: Revised Development Permission for the proposed Res with shopline Building No. 4 on land bearing S. No. 14, H. 4/2A, 4/2B, 4/4 & 4/5 of Village Diwanman, Taluka Vasai, Thane.

Ref: -

1. Commencement Certificate No. CIDCO/VVSR/CC/BP-261 dtd.23/05/2000.
2. Revised Development Permission granted vide letter dated 05/17/03/2004, 23/05/2007, 16/05/2009, 06/05/2010 & 12/10/2011
3. Your Registered Engineer's letter dated 28/06/2013.

Sir / Madam,

Revised Development Permission is hereby granted for the proposed Res with shopline Building No. 4 in under Section 45 of Maharashtra-Reg Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Sunil J. Chorgha P. A. Holder Shri. Bipin Khokhani, M/s. Raj Enterprises.

The drawing shall be read with the layout plan approved along with and conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-261 dtd.23/05/2000.The details of the layout are as given below:

1	Name of assess owner/P.A. Holder	Shri. Sunil J. through P. A. Holder Bipin Khokhani, M/s. Raj Enterprises.
2	Location	Diwanman
3	Land use (predominant)	Residential with Shop Buildings



मुख्य कार्यालय, विरार
विरार (पूर्व),
ठा. घसई, वि. ठाणे, पिन ४०१ ३०५.

VVCMC/TP/RDP/VP-0503/0186/2013-14

4	Gross plot area (A)
5	Less:
	a) 12.00 mt
	b) P.G. Res
	c) P.S Res
6	Net plot area
7	R.G. @ 15%
8	C.F.C @ 5% (317
9	Balance Plot Area
10	Permissible F.S.I
11	Permissible Built
12	Add:
	a) 12.00 mt D.P.
	b) Add TDR Area
	i) S.No.133 H.No
	ii) S.No.226 H.No
	iii) S.No.306/2B
	iv) S.No.81 H.No
	Total TDR Area (
13	Total Permissible
14	Proposed Built U

The commencement certificate for the particular building under reference is issued under the provisions of MR & TP Act, 1966 and 2001).

The additional amount of deposited vide receipt No. of Municipal Corporation as in whole or in part at the absence of any other building Cont covered by the Commencement certificate shall be to the prejudice to any other rem

Please find enclosed herewith the proposed Residential Building H. No. 4/1, 4/2A, 4/2B, 4/4 & 4/5 as per the following details:



पुस्तक क्र.	पृष्ठ क्र.	पृष्ठ सं.
६३६६	३६६०	६०
१	२०११	

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. चसई, जि. ठाणे, पिन ४०१ ३०५.



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

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

जा.क्र. : व.वि.श.म./कम/सु.वि.प/०९६६/२०१३
दिनांक : १२/०७/२०१३
१९/०३/१३

जा.क्र. : व.वि.श.म./कम/सु.वि.प/०९६६/२०१३
दिनांक : १२/०७/२०१३

WCMC/TP/RDP/VP-0503/0186/2013-14

4	Gross plot area (As per 7/12)	12270.00 sq.m
5	Less:	
	a) 12.00 mt DP Road	1800.00 sq.m
	b) P.G. Reservation	308.13 sq.m
	c) P.S Reservation	3820.00 sq.m
6	Net plot area	6341.87 sq.m
7	R.G.@ 15%	951.58 sq.m
8	C.F.C @ 5% (317.09+299.67)	616.76 sq.m
9	Balance Plot Area	5090.92 sq.m
10	Permissible F.S.I.	1.00
11	Permissible Built Up Area	5090.92 sq.m
12	Add:	
	a) 12.00 mt D.P Road	1800.00 sq.m
	b) Add TDR Area as under	
	i) S.No.133 H.No.1 Vill- Diwanman	580.00 sq.m
	ii) S.No.226 H.No.9 Vill- Naringl	730.00 sq.m
	iii) S.No.306/2B (Plot No.2)Vill-Virar	401.06 sq.m
	iv) S.No.81 H.No.1,S.No.82 Vill- Dongre	877.95 sq.m
	Total TDR Area (i to iv)	2589.01 sq.m
13	Total Permissible Built Up Area	9479.93 sq.m
14	Proposed Built Up Area	9476.83 sq.m

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The additional amount of Rs. 72,000/- (Rupees Seventy two Thousand only) deposited vide receipt No.142405 dated 18/07/2013 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

COLOUR XEROX

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with shopline Building No. 4 on land bearing S. No. 14, H. No. 4/1, 4/2A, 4/2B, 4/4 & 4/5 of Village Diwanman, Tal: Vasai, Dist Thane. as per the following details:-

Manoj



the proposed Res
aring S. No. 14, H. No. 14
anman, Taluka Vas

DCO/VVSR/CC/BP-2610

vide letter dated 05/1
05/2010 & 12/10/2011
06/2013.

ed for the proposed Res
of Maharashtra Regio
Shri. Sunil J. Chorgha
prises.

approved along with t
DCO/VVSR/CC/BP-261
ven below:

Shri. Sunil J. C
through P. A. Holde
Bipin Khokhani, M
Enterprises.
Diwanman
Residential with S
Buildings

NO.-2610

In Subject to the
in this Office Letter
MBP-2610
13-14

DATE SIGN
Municipal Corporation
Year (E)

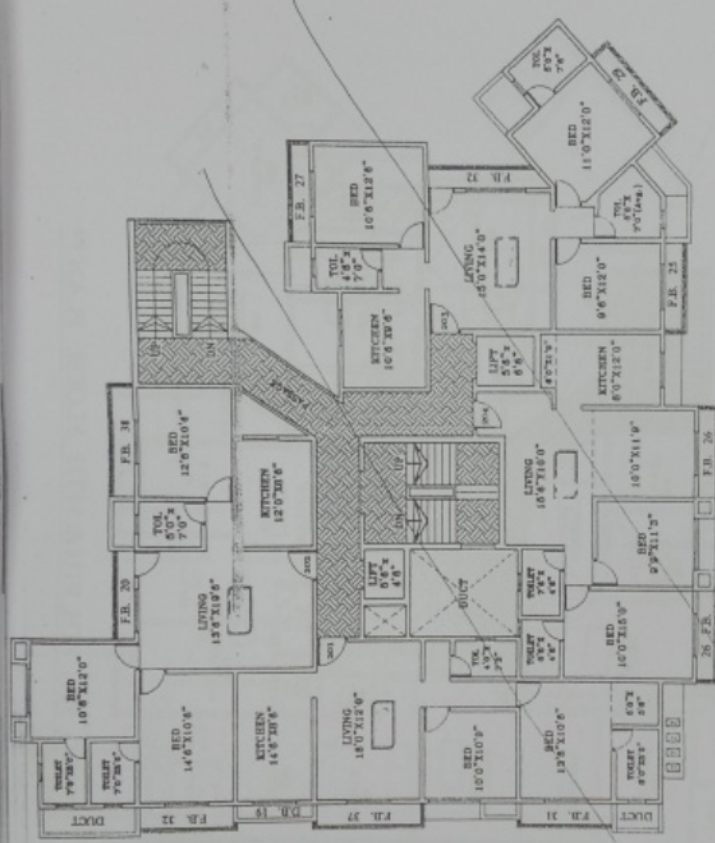
ENSIONS OF THE SIDE
ES WITH THE AREA STAT
0
Licensed Surveyor/Engineer / Supervisor

TY
NO.4/1, 4/2A

E OF APPLICANT
Uni

Palace, Ambadi Road
208 SANJAY S. NAR
3340 REGISTERED ENGINEER
18/01/2018 (Plan No. VVCMCE
810/Amended plan/Building

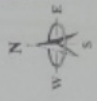
** BLDG.NO. 4 **



** 2ND, 4TH, 6TH & 10TH FLOOR PLAN **

PROPOSED RESIDENTIAL WITH SHORLINE BLDG NO 04,
ON PLOT BEARING S NO 14, H NO 4/1, 4/2A,
4/4 & 4/5-4/2B OF VILL-DWANMAN, TAL-VASAI, DIST-THANE

पुस्तक	8388	89	80
9	10	10	10



IN-CON
Municipal Corporation
Tal-Vasai, Dist-Thane
10/01/2018



पुस्तक क्र. १३०६
१००६
२०११

** BLDG. NO. 4 **



** 12TH FLOOR PLAN **

Flat no. 1203, Twelfth floor Wajshah

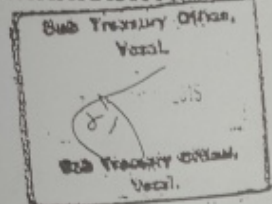
Kavita.H.K
Sheer Khambhadi



01-08-13

भारतीय
भारत
रु. 500
पाँच सौ रुपये
INDIA NO

MAHARASHTRA



23104115

TO ALL TO WH
CONSTRUCTION thro
yrs. & 2) MR. INDRA
Inhabitant having office
Navghar, Vasai Road (W