

AGREEMENT FOR SALE

Vaidhara
M.S. Legat

KAILASH H. PATIL

B.A., LL.B.
Advocate & Legal Advisor

Shop No.108-109, First Floor, ShubhLaxmi Shopping Centre, Vasant Nagar, Near Ground, Vashi East, Dist
Palghar, Maharashtra 401708, email adv_kailashpatil@yahoo.co.in, Cont. No. 9823412541, cell 9823410020

.

.

.

.

.

Receipt (cont.)

350/22296

पायकी

Original Duplicate

Thursday, November 23, 2023
10:25 AM

नारली 394
Regn 350

नारली 23555 फातर 23/11/2023

सावधान बाब अर्धीजे
इजाजतनामा अर्धीजेमात्र नमबर 3-22296-2023
इजाजतनामा उतरा अर्धीजेमात्र
सावधान इजाजतनामा बाब अर्धीजे कुठेहीले.

नारली 41 * 30000 00
एक इजाजतनामा 41 * 840 00
कुठेही नमबर 42

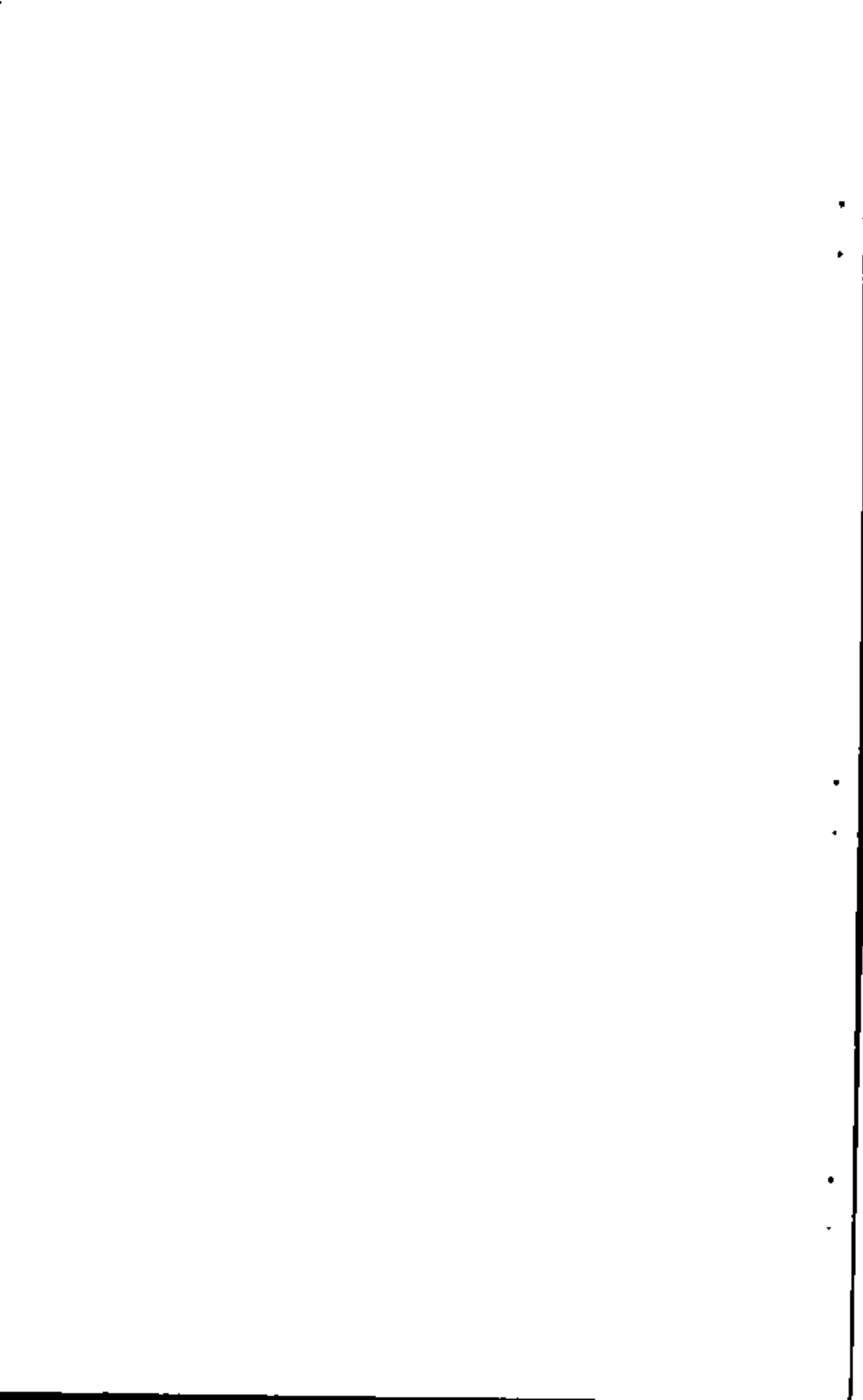
एकूट * 30840 00

अदालत कुठे इजाजतनामा अर्धीजे कुठेहीले अर्धीजे
10:44 AM इजाजतनामा अर्धीजे

Sub Registrar Vasim J

इजाजतनामा नमबर = 3098000/-
अर्धीजे नमबर = 3100000/-
अर्धीजे कुठेही नमबर = 217000/-

1) इजाजतनामा उतरा DMC नमबर = 840/-
दिली अर्धीजेमात्र अर्धीजे नमबर 1123236400350 फातर 23/11/2023
इजाजतनामा अर्धीजे
2) इजाजतनामा उतरा nChalun नमबर = 30000/-
दिली अर्धीजेमात्र अर्धीजे नमबर 124011206812202324E फातर 23/11/2023
इजाजतनामा अर्धीजे



महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

यसई-३
दस्त क्र. 222/E/2023
9182

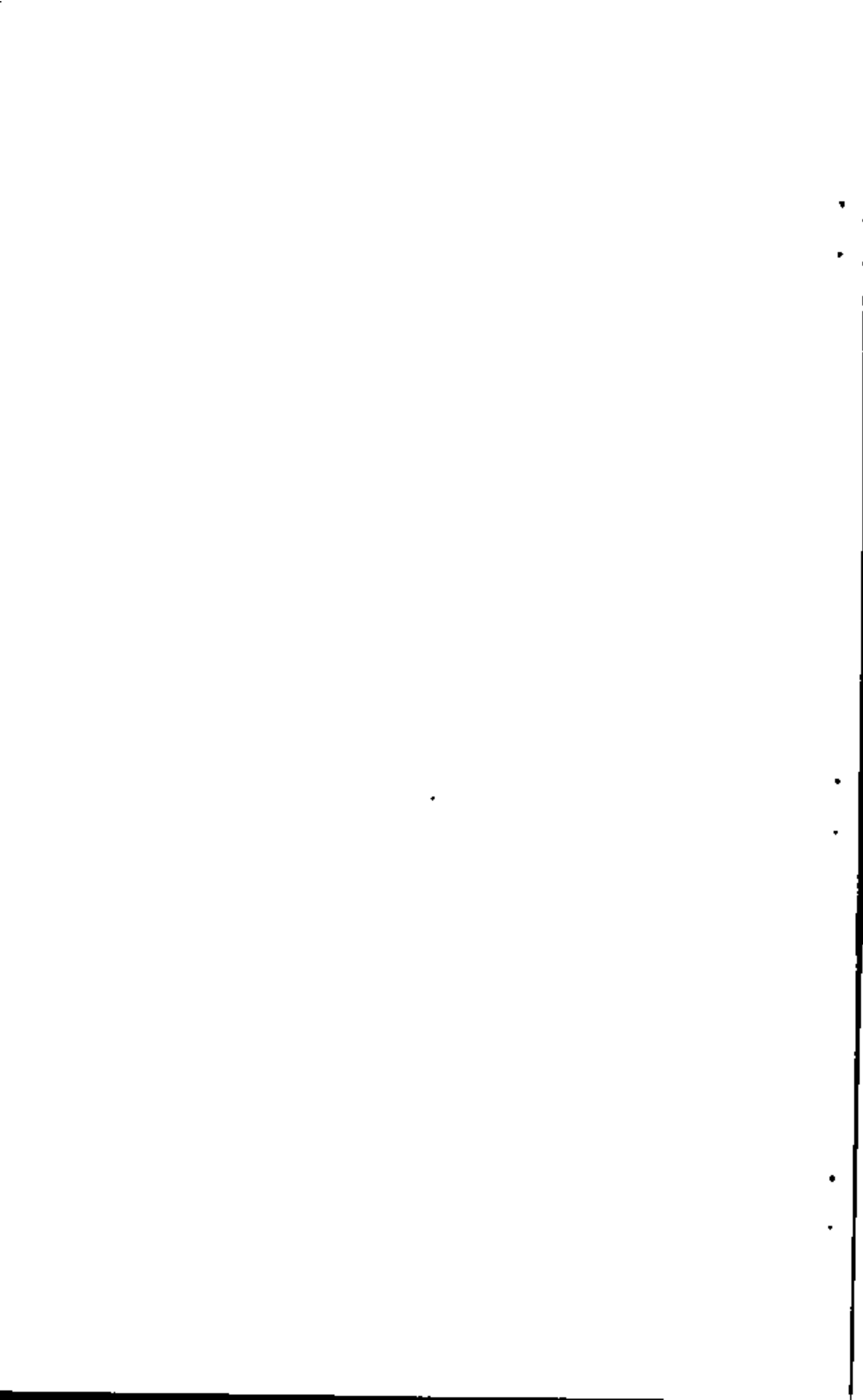
मुल्यांकन अहवाल सन २०२३

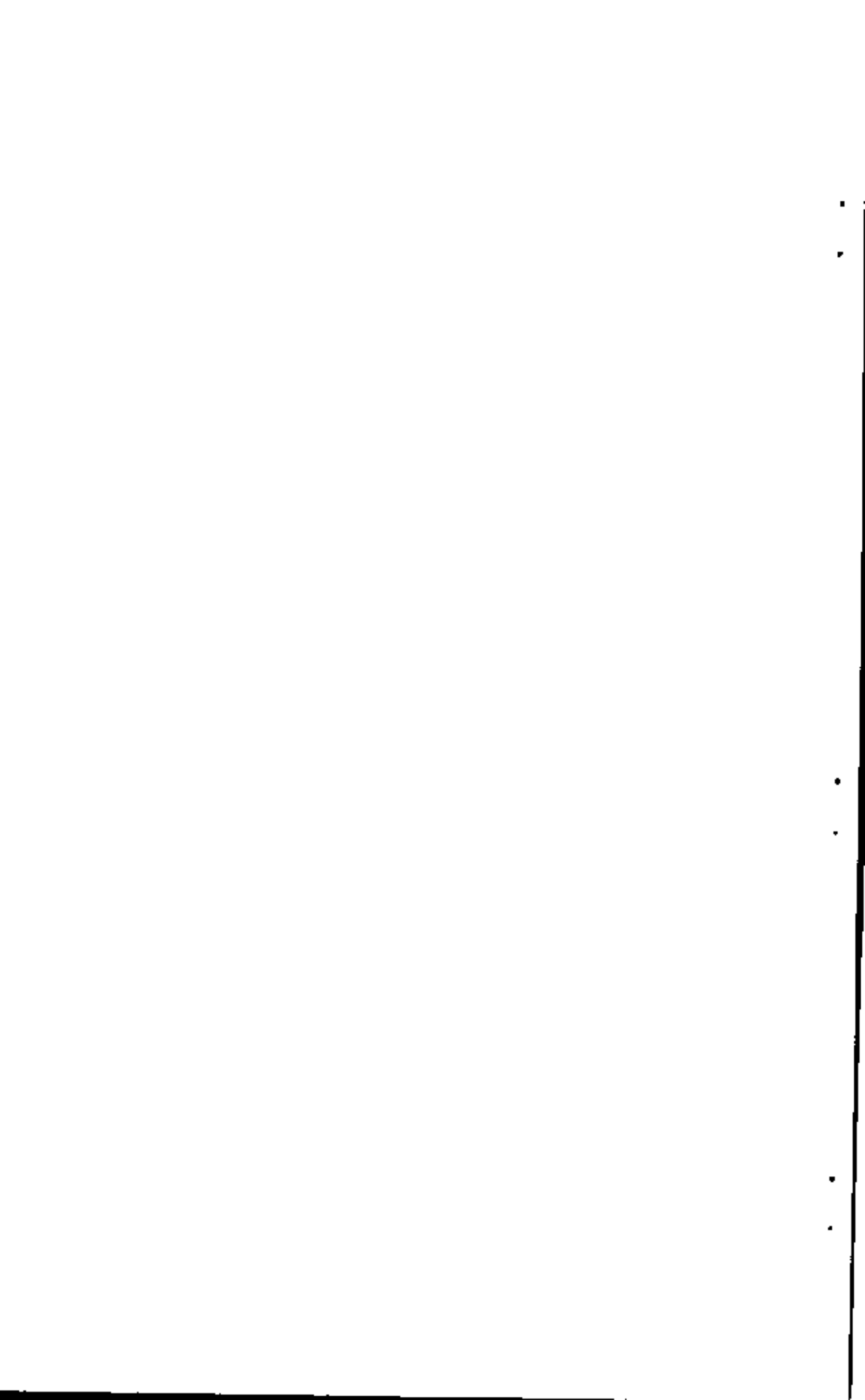
१. दस्तावेजा पत्रा : करारनामा अनुषंग क्रमांक : 25(b)
२. मान्यता : घडई
३. गळ्याचे वाट : आचोळे
४. मज्जे क. क्रमांक : 2,3,4
५. मुख्य दारविभाग क्षेत्र : ०
६. निव्वळतीचा पत्रा : निव्वामी अनियामी
69600
७. दस्तावेजा मज्जे कंत्रेलेचा निव्वळतीचे क्षेत्रात : 44.50 चौ. मी विल्ट अभ
८. वापराकडे : _____ मज्जे : _____ चौ. मी
९. मज्जे क्रमांक : _____ पत्राग : _____
१०. वापराकडेचा पत्रा : आर आर मी
११. वापराकडे मज्जे कंत्रेलेचा वापराकडे मज्जे क. : _____ मज्जे कंत्रेलेचे क्षेत्रात घट घट
१२. निव्वळती कंत्रेलेचा वापराकडे मज्जे : ₹. 30,98,000
१३. दस्तावेजा कंत्रेलेचा वापराकडे मज्जे : ₹. 31,00,000
१४. देण मुद्रांक शुल्क : ₹. वापराकडे मुद्रांक शुल्क : ₹. 2,17,000
१५. नोंदणी फी : ₹. 30,000



निर्णयक

मह. दुय्यम निबंधक







CHALLAN
LTR Form Number-6

यसई-३
दिनांक: 22/06/2023
312



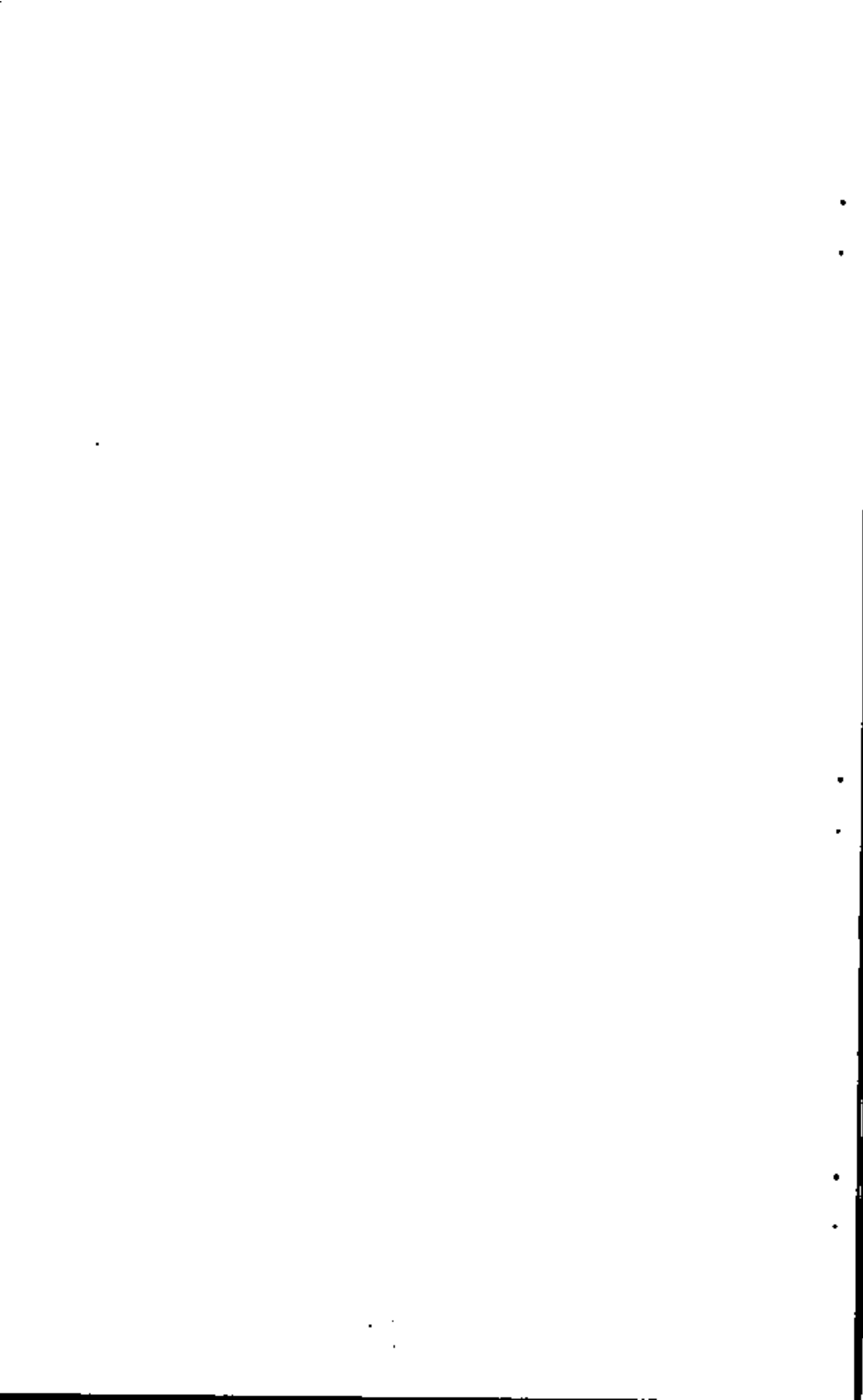
GRN	LNQ11294812702242	BARCODE	81811333131313131313131313131313	Date	22/06/2023 16:29:07	Form ID	23.2
Department		Inspectors General Of Registration		Payer Details			
Stamp Duty		Type of Payment Registration Fee		PAN ID / TAN (If Any)			
				PAN No (If Applicable)			
Office Name		YSO_VASU NO 3 JOINT SUB REGISTRAR		Full Name		Mahendra Purand	
Location		PALGHAR		Full Address		Flat No B 204 Sakrupa Conchok Chor	
Year		2023-2024 One Time		Plot/Block No		Plot No B 204 Sakrupa Conchok Chor	
Account Head Details		Amount In Rs.		Premises/Building			
0030066401 Stamp Duty		21000.00		Road/Street		Achoh	
0030063301 Registration Fee		30000.00		Area/Locality		Tal Vase	
				Town/City/District			
				PIN		4 0 1 2 0 8	
				Remarks (If Any)			
				Second of Name: Lavania Sarda Pr...			
				Amount In Words		Two Lakh Forty Sev...	
Total		2,47,000.00		Words			
Payment Details		CSB BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CN		Ref No		6310332702311231234 282483640	
Cheque/DD No		Bank Date		RBI Date		22/06/2023 16:29:21 Not Verified with RBI	
Name of Bank		Bank Branch		CSB BANK			
Name of Branch		Sort No Date		Not Verified with Sort			

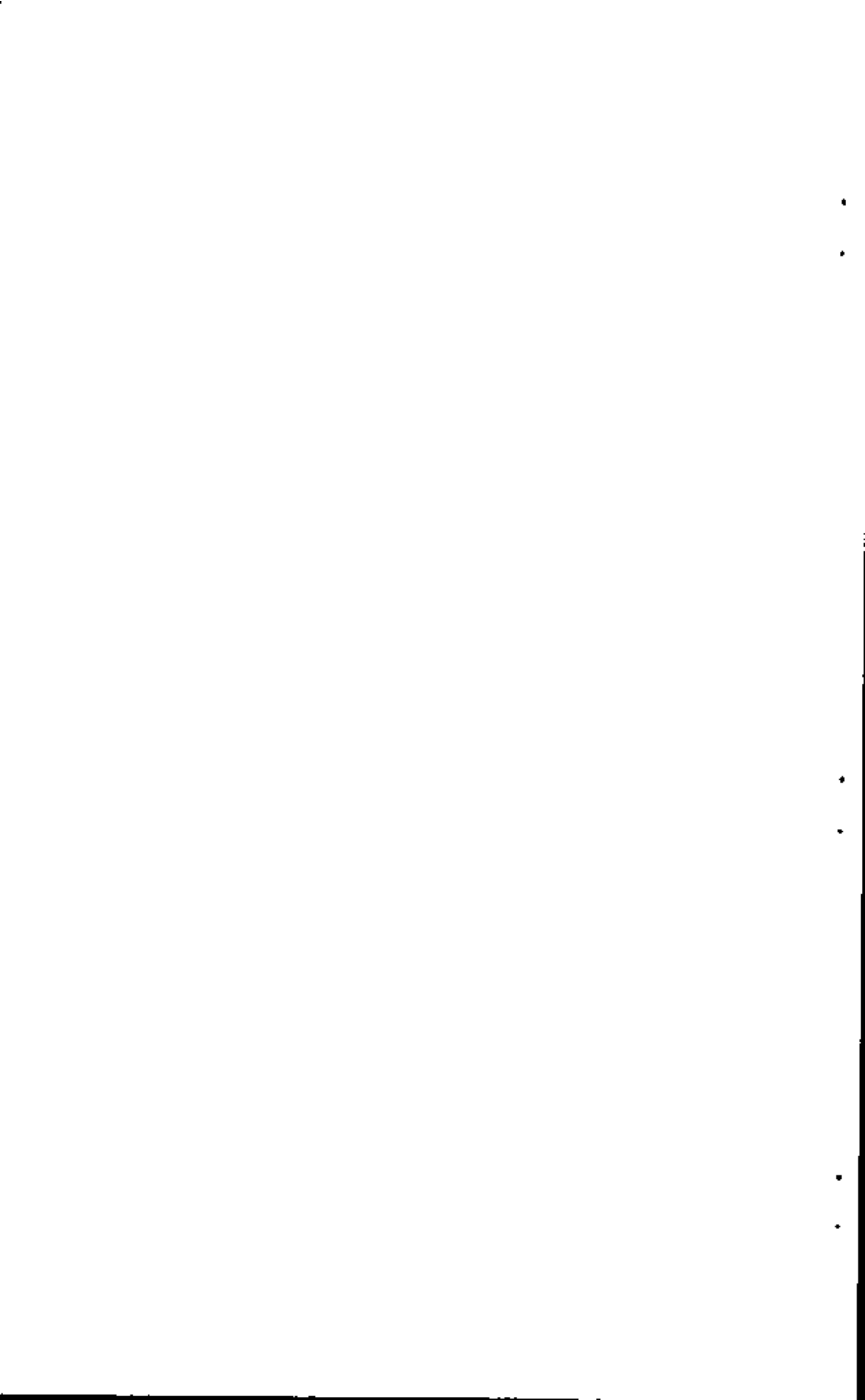
Department ID: 6821412541
NOTE: This challan is valid for document to be registered in Sub Reg. star office only. Not valid for unregistered documents.
इस चालान केवल पंजीकृत दस्तावेजों के पंजीकरण के लिए ही वैध है। अनपंजीकृत दस्तावेजों के लिए इस चालान का प्रयोग नहीं किया जा सकता।

(Handwritten signature)

(Handwritten signature)

Purtoni Verma





वसई-३
दस्ता क्र. 277-९६/२०२३
५१४२-

VILLAGE : ACHOLE
 FLAT NO. : B-204
 AREA IN BUILT UP : 44.50 Sq. Mtrs.
 AGREEMENT VALUE : Rs.31,00,000/-
 GOVE. VALUE : Rs.30,98,000 /-
 STAMP DUTY : Rs.2,17,000/-
 REGISTRATION FEES : Rs.30,000/-



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 23rd day of November 2023 between MS. LAVANIA SANDRA PETER (Pan No. ARGPP21791) aged 39 years, adult, Indian Inhabitant, having address at Flat No. B-204, Second Floor, Saikrupa Complex Co-operative Housing Society Ltd, Vasant Nagri, Vasai-East, Taluka Vasai, Dist-Palghar-401208, hereinafter called 'THE TRANSFEROR' (which expression shall unless repugnant to the context and meaning thereof include her heirs, administrators, executors and assigns etc.) of the FIRST PART:

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

यसई-३
दस्ता क्र. २२/०६/२०२३
६१४८

AND

MIL MAHENDRA PUROHIT (Pan No.CUWPP8390L) aged 31 years, AND MRS. URMILABEN MAHENDRA PUROHIT (Pan No.FYNPR9779D) aged 24 years, both adults, Indian Inhabitants, residing at Flat No.B-302, Third Floor, Sai Prabhat Complex, Opp. Vasant Nagri, Ground, Near Joshi Hall, Sector-8, Vasai-East, Taluka Vasai, Dist-Palghar-401208. hereinafter called 'THE TRANSFEREES' (which expression shall unless repugnant to the context and meaning thereof include their heirs, executors, administrators, and assigns) of the SECOND PART:

WHEREAS THE TRANSFERORS have been admitted as members of Saikrupa Complex Co-operative Housing Society Ltd., situated at Vasant Nagri, Village Achole, Vasai-East, Taluka Vasai, Dist-Palghar, and WHEREAS THE TRANSFERORS acquired all and exclusive rights, title and interest in respect of Flat No. 204, admeasuring to 37.09 Sq. Mtrs. (Carpet) equivalent to 44.50 Sq. Mtrs (Built Up) area, on Second Floor, in the B" wing, of the Building known as "SAIKRUPA COMPLEX" Co-operative Housing Society Ltd., situated at Vasant Nagri, Revenue Village Achole, on Land bearing Survey No. 2 (2) II No.4 & 5, S No.3 (3) II No.7, 10, 11, 12, 14, & 15, S No.4 (4) II No.10 & 12, Vasai-East, Taluka Vasai, Dist-Palghar-401208, within the Jurisdiction of Vasai-Vihar Shahar Mahanagarपालिका in the limit of Sub-Registration Office Vasai, Dist-Palghar. (hereinafter referred to as 'the Said Flat' for the Society's sake).

WHEREAS the Saikrupa Complex Co-operative Housing Society Ltd., has been registered under Registration No. TNA(VSI)HSG/TC/22162/2010-2011 Dated 22/07/2010 under



[Handwritten signature]

[Handwritten signature]

Urmila Mahendra

यसई-३
दस्ता क्र १२२९६/२०२३
५/३८

Maharashtra Co-operative Societies Act 1960, (hereinafter referred to as "the said Society")

WHEREAS by an Agreement For Sale dated 19/11/2016 duly registered in the Sub-Registrar office Vasai-3, Taluka Vasai, District-Palghar, vide registration No. Vasai-3-12289-2016 dated on 19/11/2016 the present Transferor has purchased and acquired said flat from MR. SANDEEP ASHOKKUMAR ASHAR AND MS. VRUSHALI LAD

WHEREAS by an Agreement For Sale dated 30/07/2011 duly registered in the Sub-Registrar office Vasai-3, Taluka Vasai, District-Palghar, vide registration No. Vasai-3-10254-2011 dated on 01/08/2011 MR. SANDEEP ASHOKKUMAR ASHAR AND MS. VRUSHALI LAD have purchased and acquired said flat from MR. VIRAL KANAIYALAL KANSARA AND MRS. VANITABEN KANAIYALAL KANSARA

WHEREAS by an Agreement For Sale dated 23/04/2007 duly registered in the Sub-Registrar office Vasai-3, Taluka Vasai, District-Palghar, vide registration No. Vasai-3-04614-2007 dated on 30/04/2007 MR. VIRAL KANAIYALAL KANSARA AND MRS. VANITABEN KANAIYALAL KANSARA had purchased and acquired said flat from M/S. SAI DIARA ENTERPRISES, having its office at 9, Munisuvrat Apartment, Opp-Railway Station, Vasai (East), Taluka Vasai, Dist-Thane, therein referred to as 'DEVELOPERS'.

AND WHEREAS the Transferors herein have agreed to sell, transfer all the right, title and interest along with share certificate No. 35 of Ten shares of Rs.50/- (Rupees Fifty only) each, of the aggregate

[Signature]

[Signature]

Poojit Vimal



पसई-३
दस्ता क्र. 2200E/2023
1.172

value of Rs.500/- (Rupees Five Hundred only) bearing distinctive Nos. From 341 to 350 (both inclusive) in member's register folio No. 35 issued by the said Society in respect of the said flat and the Transferee herein has agreed to purchase and acquire the said flat on 'OWNERSHIP BASIS' and WHEREAS the Hon. Secretary/ Chairman/ Treasurer/ Managing Committee of the Society have agreed to at request of the Transferors to transfer the Flat No.204, in B wing, Building known as "Saikrupa Complex" Co-operative Housing Society Ltd, to the Transferee.

NOW THIS INDENTURE WITNESSES AS UNDER:

1. The Transferors are the sole and absolute owners and in exclusive possession of the said Flat No. 204, on the Second Floor, in B" wing, Building known as "SAIKRUPA COMPLEX Co-operative Housing Society Ltd., situated at Vasant Nagri, Village Achole, Vasai-East, Taluka Vasai, Dist-Palghar.

2. The Transferee has agreed to acquire from the Transferors and the Transferors have agreed to sell and transfer the said flat on 'OWNERSHIP BASIS' for the sum of Rs.31,00,000/- (Rupees thirty One Lakhs only) in full and final consideration of their claim to the said agreement for sale.



3. The Transferee has paid to the Transferors the sum of Rs.11,00,000/- (Rupees Eleven Lakhs only) being the part payment prior to the execution of this agreement and the receipt whereof the Transferors do hereby admit and acknowledge. AND WHEREAS The Transferee further agrees to pay balance amount Rs.20,00,000/- (Rupees Twenty Lakhs only) by way of loan from Financial Institution / Bank within 60

[Signature]

[Signature]

Poojit Urmita

यसई-३
यसई 13/02/2023
२/१/२३

(Sixty) working days from the date of registration. The Transferee shall pay the balance amount as aforesaid on the due date without fail and without any delay or default or demur as time in respect of the said payments is of the essence of the contract. If the Transferee makes delays or default within 60 working days the Transferors shall be entitled to interest at the rate of 18 % per annum on balance payment the Transferors have right, terminate and Token amount will be forfeited and deal cancellation of said Agreement Null & void.

4. A) On receiving full price consideration of the said flat, the Transferors shall put the Transferee in the possession of the said flat and all rights and title of the said flat shall stand transferred in the name of the Transferee and the Transferee shall be entitled to enter upon occupy, possess and enjoy the said flat with all the amenities including electricity, sanitary, fittings and fixtures to the said flat given by the builders.

B) The Transferors hereby agrees to the Transferee that Transferors handover all related documents to the transferees, the said flat.

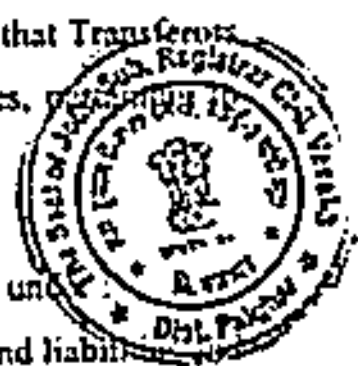
5. The TRANSFERORS hereby declare and state as under
a) That the said flat is free from all encumbrances and liabilities and demands of any nature whatsoever and the title of the said flat is clear, marketable and free from all reasonable doubts.

b) That the Transferors shall pay and discharge the rates and taxes, society charges and electricity charges if any, for the period upto the date of handing over possession to the Transferee.

[Handwritten signature]

[Handwritten signature]

Alexis Vinita



बलई-३
दस्ता क्र. 222/६/२०२४
१०/४२

c) That the Transferors have not mortgaged, gifted, leased, exchanged, transferred, assigned or in any way encumbered or alienated their rights, title and interest in the said flat on or before the date of execution of this agreement.

6. The Transferors will co-operate with the Transferee in getting the said flat transferred to the name of the Transferee in the records of Municipal and the Society and for the said purpose shall sign all letters, applications and forms as and when required.

7. The Transferors hereby declare that the Transferors have full right and authority to enter into this Agreement and The Transferors have not done or performed any act, deed or thing whatsoever whereby the Transferors may be prevented from entering into this agreement or transferring the said flat and thereby the Transferee hereto may be obstructed or hindered in enjoying the rights to be conferred or transferred in his favor.

8. The Transferors hereby declares that the Transferors shall pay their share of the water and electricity charges, maintenance charges, Municipal taxes and other dues for the said flat for the period up to the date of handing over possession of the said flat to the Transferee. The Transferors agree for the payment of the said charges for such period.

That in pursuance of this Agreement, the Transferors shall put the TRANSFEEE in quiet, vacant, exclusive, actual, physical and peaceful possession of the said flat.



[Signature]

[Signature]

Puaznit Urmitu

बसई-३
दस्तावेज नं. 222 ए & 2023
19/12

10. The TRANSFEREE hereby declares and assures:

- a) That they will become a member of the society.
- b) That they will observe and perform all the terms and conditions contained in the aforesaid agreement for sale between the builder as 'The Seller' and the present Transferors as the 'The Purchaser.'
- c) The Transferee hereby agree to abide by the Rules and Regulations and Bye laws of the Society of which they will be admitted as a member and to pay and discharge all the costs, demands, constructions and dues in respect of the said flat including Municipal Taxes from the date of handing over the possession of the said flat by the Transferors to the Transferee.
- d) That they will abide by the entire singular, Byelaws, Rules and Regulations in force of the society and which it may adopt from time to time.

11. The Transfer charges if any payable to the society will be borne equally by the Transferors and Transferee.

12. The Stamp duty and Registration charges shall be borne by the Transferee.



Subject to the clause 3 & 4 above the Transferors hereby assign their rights, title and interest in the said flat to the Transferee who is entitled to hold, possess, occupy and enjoy the said flat without any interruption from them.

[Handwritten signatures]
 7
 Palghat Limited

पसद-३
पसा क्र 222/E/2023
92/82

This Agreement shall always be subject to the provision of Maharashtra Co-operative Societies Act, 1960 and the rules made there under.

SCHEDULE OF THE PROPERTY

Flat No. 204, admeasuring to 37.09 Sq. Mtrs. (Carpet) equivalent to 44.50 Sq. Mtrs (Built Up) area, on Second Floor, in the B" wing, of the Building known as "SAIKRUPA COMPLEX" Co-operative Housing Society Ltd., situated at Vasant Nagri, Revenue Village Achole, on Land bearing Survey No. 2 (2) II No.4 & 5, S No.3 (3) II No.7, 10, 11, 12, 14, & 15, S No.4 (4) II No.10 & 12, Vasai-East, Taluka Vasai, Dist-Palghar-401208, within the Jurisdiction of Vasai-Virar Shahar Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist-Palghar.



Lawani




Arjun Urmia

Arjun Urmia






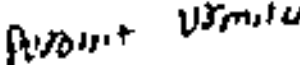
पसदें-३
 दस्ता क्र. 227/E/2023
 13/12

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
 HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
 HANDS TO THESE PRESENT ON THE DAY AND THE YEAR
 HEREINABOVE FIRST WRITTEN:-.

SIGNED, SEALED AND DELIVERED BY THE

Within named 'TRANSFEROR'			
MS. LAVANIA SANDRA PETER			
In the presence of			Photo
1. N.H. Patil		V.P.	
2. Ramesh Byagari		R.B.	

SIGNED, SEALED AND DELIVERED BY THE

Within named 'TRANSFEREES'			
MR. MAHENDRA PUROHIT			
In the presence of			Photo
1. N.H. Patil		V.P.	
2. Ramesh Byagari		R.B.	
Within named 'TRANSFEREES'			
MRS. URMILADEN MAHENDRA PUROHIT			
In the presence of			Photo
1. N.H. Patil		V.P.	
2. Ramesh Byagari		R.B.	



यसई-३
दस्तावेज क्र. 22748/2023
१४/१२

RECEIPT

I, MS. LAVANIA SANDRA PETER hereby received a sum of Rs.11,00,000/- (Rupees Eleven Lakhs only) towards part payment of the consideration value of Flat No. 204, on the Second Floor, in B wing, Building known as "Saikrupa Complex" Co-operative Housing Society Ltd., Vasant Nagri, Village Achole, Vasai-East, Taluka Vasai, Dist-Palghar, from MR. MAHENDRA PUROHIT AND MRS. URMILABEN MAHENDRA PUROHIT (Transferees)

REF. No.	BANK	DATE	AMOUNT
332012402847	Dharat Bank	16/11/2023	Rs.500/-
332012402906	Dharat Bank	16/11/2023	Rs.49,500/-
33270543292	- -	23/11/2023	50,000/-
SR CBH 23327205316	- -	23/11/2023	10,00,000/-
		TOTAL:	Rs.11,00,000/-

I SAY RECEIVED
Rs.11,00,000/-

Lavania
(LAVANIA SANDRA PETE)



DATE :
PLACE : VASAI
WITNESS : 1. *V*

2. *BR*

वसई-३
दिनांक. 22/08/2018
96/184



वसई - ३
दिनांक. 22/08/2018
96/184

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक टी एन ९ / (सी एस ३५५) / २०१८ / ३५५
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,
कार्यालय कोम्प्लेक्स को. ३५५, टि. व्ही. रोड को. ३५५,
तह. ९. २. को. को. ३५५, मसालीचारा (पूर्व) ता. ६. १८.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६९ मधील (सन १९६९ चा महाराष्ट्र अधिनियम क्रमांक २४) १(१) अन्वये नोंदण्यात आली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलाम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६९ मधील अधिनियम क्रमांक १०१ अन्वये संस्थेचे वर्गीकरण संस्था असून उपवर्गीकरण आहे.

कार्यालयीन मोहोर



वसई

दिनांक : २२ / ०८ / २०१८

(**१** **१** **१**)
उप निबंधक, सहकारी संस्था,
वसई तालुका, वसई.



100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120

100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120

121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140
121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140

121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140

141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160



यसई-३
 यस म. २२२५६२०२३
 २३/१२/२३

सम्पत्ति
 विवरण
 दिनांक

क्र.सं.	विवरण	दिनांक	मूल्य	विवरण	दिनांक	मूल्य
१	सम्पत्ति	२०२३	१०००	सम्पत्ति	२०२३	१०००
२	सम्पत्ति	२०२३	२०००	सम्पत्ति	२०२३	२०००
३	सम्पत्ति	२०२३	३०००	सम्पत्ति	२०२३	३०००
४	सम्पत्ति	२०२३	४०००	सम्पत्ति	२०२३	४०००
५	सम्पत्ति	२०२३	५०००	सम्पत्ति	२०२३	५०००
६	सम्पत्ति	२०२३	६०००	सम्पत्ति	२०२३	६०००
७	सम्पत्ति	२०२३	७०००	सम्पत्ति	२०२३	७०००
८	सम्पत्ति	२०२३	८०००	सम्पत्ति	२०२३	८०००
९	सम्पत्ति	२०२३	९०००	सम्पत्ति	२०२३	९०००
१०	सम्पत्ति	२०२३	१००००	सम्पत्ति	२०२३	१००००



TRUE COPY

[Signature]
 सचिव
 न्यायिक प्रशासन विभाग
 न्यायिक प्रशासन विभाग



यसङ्क
 दासम, १२२८६२०२३
 -- २४१४ --

COMMISSION OF MATRANETRAKAM

1952-53
 20/11/52
 1952-53
 20/11/52
 1952-53
 20/11/52

Shri S. S. Srinivasan (P.A. Member)
 District Board
 Bangalore, Taluk Board
 Bangalore Taluk.

1. Approved for amended plans for the Development of the following lands on plot bearing S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

As per the above referred Govt. order, your request for approval of Development Permission in the lands mentioned above and the additional lands now included was allowed by the Govt. Accordingly the Development Permission plan with the necessary amendments and certificates was granted to you on 15/11/52. This permission was approved for amended plans along with the necessary amendments. This revised Development Permission is therefore granted to you along with the fresh amendments certificate along with approved and included therein. This Development Permission is granted in continuation of the previous Development Permission granted to you on 15/11/52 relating to above.

This permission is valid only after (i) the necessary payment is received from Revenue Department under section 43 of the Mysore Land Revenue Code 1950, (ii) N.R. Permission is applied for to Collector, Taluk.

१-११-१९५२
 १९५२
 १९५२
 १९५२

Signature of the Officer



वर्ष :
 प्लान नं. 227 ए 2025
 19/82

LAND AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

REGD. OFFICE
 10, JAYAWANT NAGAR
 PUNE - 411 004
 TEL. NO. 227 2222

REGD. OFFICE
 10, JAYAWANT NAGAR
 PUNE - 411 004
 TEL. NO. 227 2222

SI/CD/654/OP/2EC-20/1/2020

Date: August 25, 2020

COMPONENT OF LEASE PLAT

Registration is hereby granted under section 47 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. 17 of 1966) in favour of M/s. ... in ...
 110, 111, 112, 113, 152, 153, Village ...
 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, Village ...
 subject to the following conditions for the ...
 proposed layout - Residential, Commercial & Auxiliary ...

1) SECTOR A & B

a) RESIDENTIAL:

TYPE	NO. OF BUILDINGS	FLOORS	BUILT UP AREA
A	29	Gr. + 2	32,025.52 sq. ft.
B	79	Gr. + 3	87,370.56 sq. ft.
C	10	Gr. + 3	10,001.02 sq. ft.
D-1	14	Gr. + 2	12,000.00 sq. ft.
H	1	Gr. + 1	1,000.00 sq. ft.
U-1	21	Gr. + 1	4,000.00 sq. ft.
F	17	Gr. + 1	2,000.00 sq. ft.
G	1	Gr. + 2	1,000.00 sq. ft.
M	5	Gr. + 1	1,000.00 sq. ft.
I	4	Gr. + 2	1,000.00 sq. ft.
C.A. Hostel	1		
TOTAL			2,00,000.00 sq. ft.



...
 ...
 ...
 ...

STATE AND INDUSTRIAL DEVELOPMENT CORPORATION OF ASSAM

NO. 1000/1000/1000
 1000/1000/1000
 1000/1000/1000

पत्र सं. 222 ए/२०२३
 १६/४

1000/1000/1000
 1000/1000/1000
 1000/1000/1000

b) SHOPPING

SHOPPING No.	No. of BUILDING	FLOORS	BUILT UP AREA
1	1	Gr. + 2	1,112.00 sq. ft.
2	1	Gr. + 2	1,112.00 sq. ft.
3	1	Gr. + 2	1,112.00 sq. ft.
4	1	Gr. + 2	1,112.00 sq. ft.
5	1	Gr. + 2	1,112.00 sq. ft.
6	1	Gr. + 2	1,112.00 sq. ft.
7	1	Gr. + 2	1,112.00 sq. ft.
8	1	Gr. + 2	1,112.00 sq. ft.
9	1	Gr. + 2	1,112.00 sq. ft.
TOTAL ...			10,170.50 sq. ft.

c) AMENITIES

	No. of BUILDING	FLOORS	BUILT UP AREA
School No. 1	1	Gr. + 2	1,112.00 sq. ft.
School No. 2	1	Gr. + 2	1,112.00 sq. ft.
K.C. School No. 1	1	Gr. + 2	1,112.00 sq. ft.
College	1	Gr. + 2	1,112.00 sq. ft.
Hospital	1	Gr. + 2	1,112.00 sq. ft.
Community Centre	1	Gr. + 2	1,112.00 sq. ft.
Market	1	Gr. + 2	1,112.00 sq. ft.
Patrol Filling Station	1	Gr. + 2	1,112.00 sq. ft.
TOTAL ...			10,170.50 sq. ft.

ii) SECTOR C & D

a) RESIDENTIAL

TYPE	No. of BUILDINGS	FLOORS	BUILT UP AREA
U	19	Gr. + 3	10,170.50 sq. ft.
V	12	Gr. + 3	10,170.50 sq. ft.
Y	4	Gr. + 3	10,170.50 sq. ft.
Z	29	Gr. + 3	10,170.50 sq. ft.
W	6	Gr. + 3	10,170.50 sq. ft.
TOTAL ...			10,170.50 sq. ft.

बनाया गया
 एन.डी.ए. संख्या १६/२०२३
 पत्र सं. २२२ ए/२०२३
 १६/४

Scanned with OMR Scanner



बसई-३
 प्लॉट नं. 27-ए/२०२३
 10/27

RTI AND INDUSTRIAL DEVELOPMENT CORPORATION (RUIDIC) MUMBAI
 10/27

RTI AND INDUSTRIAL DEVELOPMENT CORPORATION (RUIDIC) MUMBAI
 10/27

b) SHOPPING

SHOPPING NO.	No. of BUILDINGS	FLOORS	QUILT UP AREA
9	1	Gr.+ 2	1,100.00 sq. ft.
10	1	Gr.+ 2	7,000.00 sq. ft.
11	1	Gr.+ 2	1,700.00 sq. ft.
12	1	Gr.+ 2	2,350.00 sq. ft.
13	1	Gr.+ 2	1,100.00 sq. ft.
TOTAL ...			13,250.00 sq. ft.

c) UTILITIES :

	No. of BUILDINGS	FLOORS	QUILT UP AREA
K.G. School- 1	1	Gr.+ 2	1,100.00 sq. ft.
K.G. School- 2	1	Gr.+ 2	1,100.00 sq. ft.
School - 3	1	Gr.+ 2	1,200.00 sq. ft.
School - 4	1	Gr.+ 2	2,500.00 sq. ft.
Dispensary	1	Gr.+ 2	600.00 sq. ft.
Community Centre	1	Gr.+	1,200.00 sq. ft.
Vegetable Market	1	Gr.+ 2	600.00 sq. ft.
TOTAL ...			8,700.00 sq. ft.

Total Permissible Quilt Up Area in A.D.C.D Sector. 4,24,400.00 sq. ft.

Total Proposed Quilt Up Area in A.D.C.D Sector. 13,250.00 sq. ft.

Balance 4,11,150.00 sq. ft.

RTI AND INDUSTRIAL DEVELOPMENT CORPORATION (RUIDIC) MUMBAI
 10/27



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MADRAS DISTRICT

1977-78
 1978-79
 1979-80
 1980-81
 1981-82
 1982-83
 1983-84
 1984-85
 1985-86
 1986-87
 1987-88
 1988-89
 1989-90
 1990-91
 1991-92
 1992-93
 1993-94
 1994-95
 1995-96
 1996-97
 1997-98
 1998-99
 1999-00
 2000-01
 2001-02
 2002-03
 2003-04
 2004-05
 2005-06
 2006-07
 2007-08
 2008-09
 2009-10
 2010-11
 2011-12
 2012-13
 2013-14
 2014-15
 2015-16
 2016-17
 2017-18
 2018-19
 2019-20
 2020-21
 2021-22
 2022-23

பா.ம.222/உ.12073
 2/1/82

சென்னை
 25/1/82

- The certificate is liable to be cancelled by the Corporation if :-
- The development work in respect of which permission is granted under this certificate is not carried out in accordance with the plans.
 - Any of the conditions subject to which the permission is granted or any of the restrictions imposed by the Corporation is contravened.
 - The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1955.

2. The applicant shall :-
- Give notice to the Corporation immediately after starting the development work in the land under reference.
 - Give notice to the Corporation on completion of the plinth level and seven days before the commencement of the further work.
 - Give written notice to the Corporation regarding completion of the work.
 - Obtain an occupancy certificate from the Corporation.
 - Permit authorized officers of the Corporation to enter the building or premises for which the permission is granted for enforcing the building control requirements of the Certificate.

சென்னை
 25/1/82

சென்னை



धसई-३
दसा नं. २२२ ए/२०२३
२८/११-

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

100, P. O. Box No. 1000
 Mumbai 400 001
 Maharashtra
 INDIA

100, P. O. Box No. 1000
 Mumbai 400 001
 Maharashtra
 INDIA

[Handwritten signature]

f) The applicant shall pay to CIDCD the development charges as agreed in the undertaking submitted by you on 15/10/74.

3. The Structural Design, Building Materials, plumbing, Sewer, Fire Protection, Electrical Installation, etc. shall be in accordance with the provisions (except for the provisions in respect of Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Indian Standards Institution.
4. This certificate shall remain valid for a period of one year from the date of its issue.
5. The conditions of the certificate shall be binding on the applicant but also its successors and assigns deriving title through or under them.
6. A certified copy of the approved plan shall be maintained on site.
7. The laws enacted in consequence of the enforcement of the setback rule shall form part of the public law.
8. No new building or part thereof shall be occupied or to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank of building as per the Bombay Municipal Corporation standards.
11. You should approach Executive Engineer (MSE) for the temporary power requirement. Location of transformer etc. The permanent power connection from MSE can be obtained after getting the necessary occupancy certificate from this Corporation.



PLANNING AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

वसई-३
 दा.क्र. 222/E/2023
 30/12

200

6 1-

12. The transfer of the property under reference ... effected only after the necessary occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (internal access, channelisation of water, arrangements of drinking water, arrangements for sewerage, disposal of sullage and sewage, arrangements of collection of solid waste) before applying for occupancy certificate. Occupancy certificate shall not be granted unless all these arrangements are found to CIDR's satisfaction.
14. The applicant is not permitted to construct/... kind of infrastructure on the lands which are shown in the layout plans, but which are not named by the applicant and for which the permission has been granted.
15. The applicant shall have to keep necessary horizontal vertical clearances for the Electrical lines, services lines/pipe lines/gas lines/telegraph lines that may be passing through the applicant's land.
16. This permission does not entitle the applicant to develop any building or any floor of the building, as shown by the applicant in lieu of the D.P. Road plan. Construction of any such floor or building, separately or otherwise, shall have to be obtained by the applicant.

दा.क्र. 222/E/2023
 वसई-३
 30/12/23

Scanned with QTR Scanner



यलई-३
 यलई अ. १-११८६/२०२३
 ११/११/२३

PLANNING AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

100, 101 & 102, 1st Floor,
 100, 101 & 102, 1st Floor,
 100, 101 & 102, 1st Floor,
 100, 101 & 102, 1st Floor,
 100, 101 & 102, 1st Floor,

100, 101 & 102, 1st Floor,
 100, 101 & 102, 1st Floor,
 100, 101 & 102, 1st Floor,
 100, 101 & 102, 1st Floor,
 100, 101 & 102, 1st Floor,

17. The applicant shall be responsible for the expense if any in calculating the FSI, Compulsory open spaces, various land uses etc. and in such case the applicant shall have to submit revised plan for approval prior to start of any such construction.
18. While carrying out the construction the applicant must not deviate under any circumstances from the approved plans enclosed herewith.
19. 5,756 Nos. of trees shall be planted on site.
20. As far as possible no existing trees shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
21. The amount of Rs. 7,00,000/- deposited with CIOD as Security Deposit shall be forfeited either in whole or in part in the absolute directions of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Corporation.
22. The grant of this permission is subject to the provisions of any other law for the time being in force which may be applicable in the relevant other fact cases e.g. Urban Land (Ceiling and Regulation) Act and getting the building plans approved by the relevant authorities, and also obtaining necessary approvals before starting the construction.



१ - दिवाण जन कल्याणकरनिवा
 नगरपालिका कार्यालय
 काठमाडौं, नेपाल
 २०७३/०१/१२/३१११८८

SECTION PLANNING/...

2220813093
 32-182

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasa (East), Dist. Thane - 401 310
 Phone : (Code - 95250) 2390487 - Fax : (Code - 95250) 2390466

Ref No. **CIDCO/VVA/POC/OP/ICC-20/12/10A/L/278** Date: **28/04/2003**

To
 Shri H.K. Madhavan (P.A. Holder)
 Ocean Tower
 Nauphar, Vasai Road
 Taluka Vasai
 Dist. Thane

Sub: Part occupancy certificate for Residential with Shop-
 ping Building, Type: AN-6 (Cr. 4) (Sai Krupa
 Complex) Residential Building, Type: AN-1 (Cr. 1/01)
 in Pocket-P2 & Extended Sector-CD on land bearing
 S.No. 19(30), 20(31), 21(32), 57(364), 59(29),
 62(28), 10(14), 66(16), 63(27), 120(21), 63(17), 68(26),
 67(19), 119(22), 14(10), 66(26), 64(10), 114(23), 70(25),
 Part II No. 2 & 3, 21(15), 69(24), 64(10), 17(13), 1(1), 2(2),
 3(3), 4(4), 5(5), Village Achole of ICC-20 Group
 Housing Scheme (a), Vasai, Dist. Thane

- Ref:
- 1) Commencement certificate No. CIDCO/VVA/OP/ICC-20/1/4107 dated 12/03/1992.
 - 2) Approved plan approvals vide letters dated 05/03/1994, 21/07/2002, 20/05/2003, 17/10/2003, 02/03/2004, 20/06/2003, 21/12/2003, 20/03/2004 & 15/11/2000.
 - 3) Order No. RLV/DISA-1/1-IX/MAP/FR-13/91 dated 04/05/1992 & M.A. Order No. RLV/DISA-1/1-VII/RSP/34-10/92 dated 02/03/1993 from the Collector, Thane.
 - 4) Order No. IP2/1990/613/G.A. No. 156/10-12 dated 09/09/1991 from the Urban Development Department, Maharashtra.
 - 5) Letter from GSO vide letter No. GSO/IN/AG/GR/222/94 dated 16/12/1994 for potable water supply.
 - 6) Receipt from Mallasopara Municipal Council vide Receipt No. 20500 dated 22/11/2002 for potable water supply.
 - 7) Development Completion certificate dt. 20/12/2002 from the Architect.
 - 8) Structural Stability certificate from your structural Engineer vide letter dated 20/12/2002.
 - 9) Plumbing certificate dated 20/12/2002.
 - 10) Your architect's letter dated 20/12/2002.

Dir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential with Shopping Building, Type: AN-6, AN-7 (Cr. 4), (Sai Krupa Complex) Residential Building, Type: AN-1 (Cr. 1/01) in Pocket-P2 & Extended Sector-CD on land bearing S.No. 19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 10(14), 66(16), 63(27), 120(21), 63(17), 68(26), 67(19), 119(22), 14(10), 66(26), 64(10), 114(23), 70(25), Part II No. 2 & 3, 21(15), 69(24), 64(10), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), Village Achole of ICC-20 Group Housing Scheme, Taluka Vasai, Dist. Thane, alongwith as built drawings.

Contd.... 2.

CIDCO, 2nd Floor, Narayan Park, Mumbai - 400 021 Phone : 6650 0300 - Fax : 00-91-22-2252 2571
 CIDCO, Vasai Branch : 6761 8100 - Fax : 00-91-22-4781 8105



01/05/23

CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Arzika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
Phone: (Code - 95250) 2320487 - Fax: (Code - 95250) 2320488

वसई-३
दिनांक: 27/05/2023
33182

Ref No

CIDCO/VVTP/POC/DP/ICC-28/07/10A/E/ 378

... 2 ...

You are required to submit revised DILR map showing the roads, R.G, amenity plot, O.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 the provisional O.C.C./ U.C.C. of the last building.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for final occupancy certificate.

Please note that security deposit paid by you earlier Rs.24,280/- is forfeited on the account of violation of Commencement Certificate condition

Security deposit shall be released after formation of society and its registration.

Yours faithfully,

[Signature]
27-05-23
EXECUTIVE ENGINEER (DP & VV)

Encl.: a.a.

C.C. 101+

- 1) M/s. Shah Gattani Consultants, Architects
103, Lucky Palace, Station Road
Near State Bank of India, Vasai (W)
Taluka Vasai, Dist. Thane.
- 2) The Chief Officer
Nallasopara Municipal Council.



५५५-३
 दस्तावेज नं. २२२०९२०३३
 ३५६१७२

२२

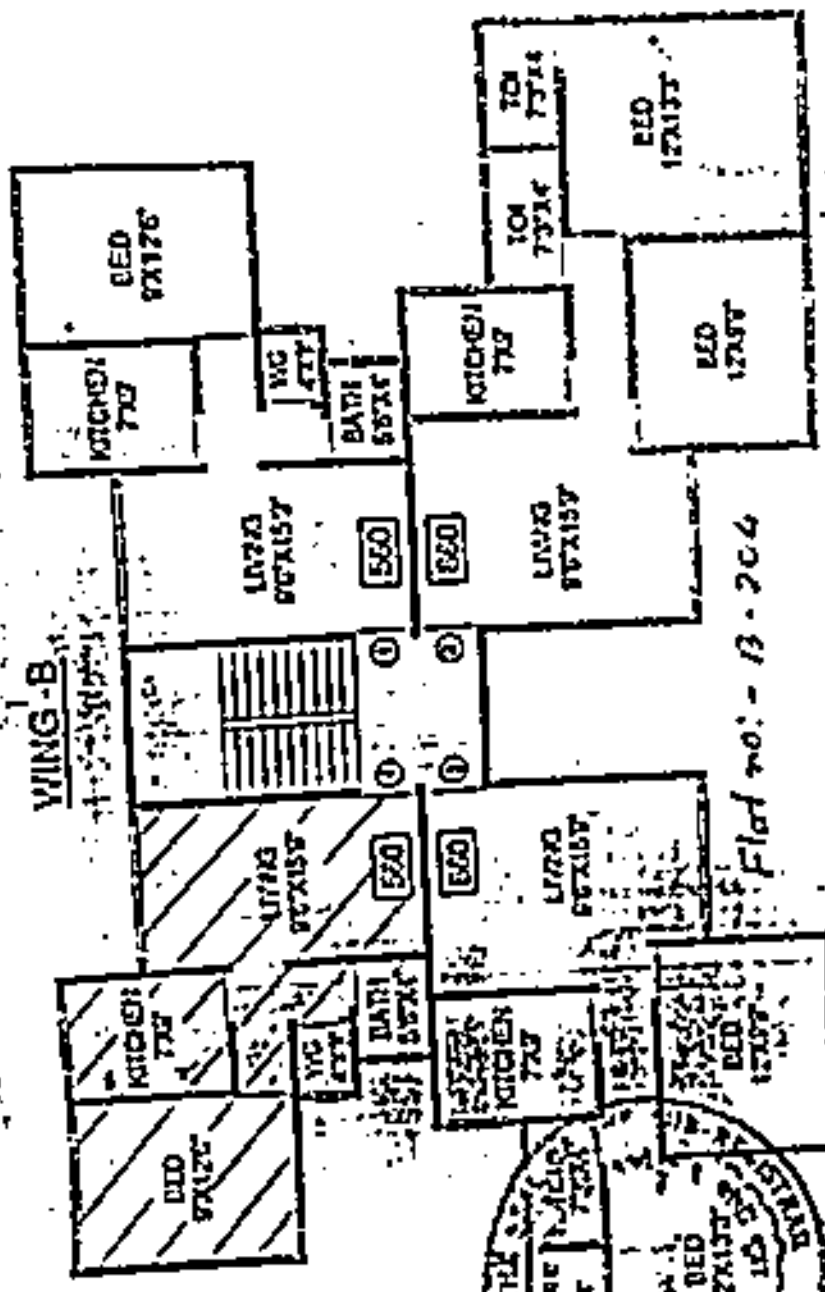
THE GOVERNMENT OF INDIA
 MINISTRY OF HOUSING AND URBAN DEVELOPMENT
 CONTROLLED BY HOUSES & FLATS
 R. M. YADHAVAN (HODDER)

SHAH GANESH CONSULTANTS
 ARCHITECTS & ENGINEERS



TYPE - AA

वर्ग - 3
दस्तावेज नं. 12000
201/32



SECOND TO FOURTH FLOOR PLAN

Flat no. - B-204

For Saldhara Enterprises



SIHAI GATTANI CONSULTANTS

ARCHITECT & ENGINEERS
102, LUNY PALACE, STATION ROAD, VASARI
AS 250 225200 UZ250302 FAX : 22550031

"SAI KRUPA"
GROUP OF COURTS AT VASARI
PROJECT
VILLAGE: VASARI, DISTRICT: THANE

SAI DIARA ENTERPRISE
DISPENSARY, VASARI, MUMBAI
102, LUNY PALACE, STATION ROAD, VASARI
AS 250 225200 UZ250302 FAX : 22550031

यसई - 3
मसत नं. 222/28/2023
34/10/2-1

SIHAI GATTANI

पुणे वरिष्ठ
सहकारी अभियंता

SAI DIARA ENTERPRISE



Maharashtra State Electricity Distribution Company Limited

दर महसुला

Energy Bill

Handwritten notes: 27/10/23, 58, 74

दर महसुला (दर) 2023-24

MAHARASHTRA STATE ELECTRICITY DISTRIBUTION COMPANY LIMITED

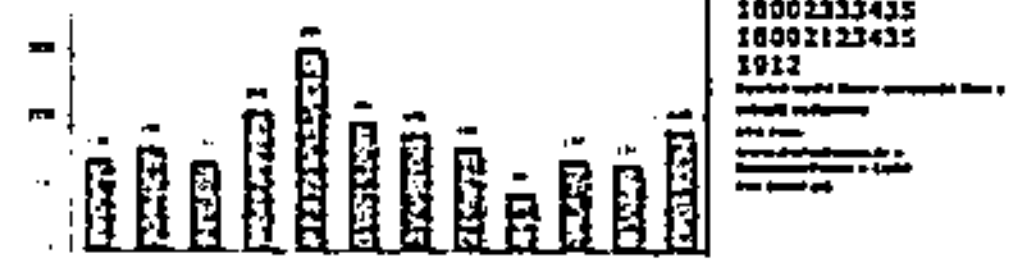
वर्षा 2023-24

ग्राहक नाव: SAJANA SANGMA PETER, 8-204 842 KALPA COMPLEX LUNA ROAD ANCHOLI 4 ACLES

दर महसुला: 21,400.7000, दर महसुला: 2,492.00, दर महसुला: 20,908.70

Table with 6 columns: दर महसुला, दर महसुला, दर महसुला, दर महसुला, दर महसुला, दर महसुला

दर महसुला: 2023-24



दर महसुला: 2023-24, दर महसुला: 2023-24, दर महसुला: 2023-24

Table with 3 columns: दर महसुला, दर महसुला, दर महसुला

दर महसुला: 2023-24, दर महसुला: 2023-24, दर महसुला: 2023-24



SAIKRUPA COMPLEX CO-OP. HSG. SOC. LTD.

Registration No. TNA(VSI)/HSG/(TC)/22162/10-11/2010 Dtd.:22-07-2010

Survey No.2, Village Achole, Vasant Nagar, Vasal Road(E), palghar - 401209

MAINTENANCE BILL

Bill No. 5535 Date : 01-11-2023 Due Date : 20-11-2023

Name : Mrs. Lavanla S Peter

Flat No. : B-204

Wing : B

Area : 560 Sq.Ft

Your account is debited as under for the month of

November, 2023

S.NO.	PARTICULARS	Amount(Rs.)
1	Maintenance Charges	850.00
2	Water Charges	120.00
3	Insurance	100.00
4	Parking Charges	400.00
5	Non-Occupancy Charges	150.00
Total Rs.		1630.00
Interest on Arrears		29.00
Arrears B/d		1630.00
Amount Payable Rs.		3289.00

वसई-३
दस्तावेज क्र. 227-60/२६२३
३/१०/२३

Rupees Three Thousand Two Hundred Eighty Nine Only

* Please pay on or before 20-11-2023

* Interest on arrears @ 1.75% p.m. will be charged on the entire bill amt if paid after 20-11-2023

* All payments are to be made by Crossed Cheque in favour of Sairupa Complex C.H.S.L., The Thane District Central Co-op. Bk. Ltd. Hallasepara Branch, S.B.A/c.No.000500310001173, IFSC Code No.TDCB0000008

E. & O.E. For SAI KRUPA COMPLEX CO-OP. HSG.SOC.LTD.

HON. SECRETARY/TREASURER

RECEIPTS

Received with thanks a sum of Rupees

By Chq.No.

Dated :

Amt(Rs)

Drawn on :





यसई-विरार शहर महानगरपालिका
विभागीय कार्यालय आचोळे, प्रमाण समिती (डी)
 मामला कराचे रिग

यसई-३
दस्ता क्र. 2276E/2023

पॉस्ट : आचोळे-३, ४३६१४२ पिन कोड : ४०२३५१०४२ अनु क्र. : ३२३०

सन : २०२३-२४

देवद दिनांक : २२/११/२०२३

दिनांक क्रमांक : ४९३६२०

पुस्तक क्रमांक : ०

वेबसाईट क्रमांक : २००१

पत्ता : गाई वारा विभागीय, वसंत नगरी, आचोळे, ई-२०४, आचोळे - ४०१२०१

कराचे बाब	अधीन वसूलणी	पट्टा बाबती	रुप
एअर चार्ज कर	०००	१६११.००	१,६११.००
विद्युत कर	०००	३०२.००	३०२.००
विद्युत दुर्घटी कर	०००	०.००	०.००
पट्टा कर	०००	६०.००	६०.००
संपत्ती कर	०००	६६२.००	६६२.००
टीव्हेल कर	०००	५०.००	५०.००
विशेष कर	०००	१८०.००	१८०.००
साली कर (एअर चार्जिंग)	०००	०.००	०.००
साली कर (२५%) वर कर	०००	०.००	०.००
शेज्या विभागीय आर्थिक कर	०००	०.००	०.००
दारा कर	०००	०.००	०.००
अगस्त कर	०००	०.००	०.००
दारा	०००	०.००	०.००
एअर चार्ज कर	०००	३१२५.००	३१२५.००
एअर चार्ज कर			०
संपत्ती कर			०
वैयक्तिक एअर चार्ज			०
एअर चार्ज कर			३१२५
एअर चार्ज कर वर कर			३०३४
एअर चार्ज कर वर कर			३०७१
१ वर्षी करीत एअर चार्ज कर			१५०२५
विशेष कर - एअर चार्ज कर			१४२६७



ONLINE PAYMENT (ऑनलाईन पेमेंट) - Website - www.vvcmc.in येथे कर करावा

विशेष सूचना :-

१. महाराष्ट्र महानगरपालिका अधिनियम क्रमांक ७९ मुंबई या, सर्वसाधारण गाथा दारा क्र. २७, दिनांक २०/०२/२०२० अन्वये सामक्या कराचे २०२०-२०२१ या वर्षासाठी मुदतविरत देवद काढण्यात आले आहे.
२. नगर विभाग विभाग सामक्य नियंत्रक क्रमांक - २०१७/२०२३, दि. १४, दि. ११ जुलै २०१९ मुंबई, या, क्र. प. क्र/२६०/२०२०-२१, दि. ०४/११/२०२० अन्वये उपरोक्त मुदत विविध करन सामक्या कराचे २०२२-२०२३ या वर्षासाठी मुदतविरत देवद काढण्यात आले आहे.

Signature verified

अति. अधिकारी
 यसई-विरार शहर महानगरपालिका

(कार परंपरासंबंधी अधिक सूचना विभागे यादीत वाढूदा उपलब्ध आहे.)





भारतीय दूरिच्छित पहचान प्रामिकापत्र

भारत सरकार

Government of India

आधार क्र / Enrolment No. 06452311205305

118 120 11

To
Lavanya Sankar Patil
Mumbai
20180214



22623374355B

Colour Xerox

आधार क्रमांक / Your No.

2262 3374 355B

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India
Lavanya Sankar Patil

Colour Xerox



2262 3374 355B

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India



विशेष अधिकारी
M. S. Patil
Mumbai

आधार क्रमांक / Enrolment No. 4828 2476 5473

4828 2476 5473

मेरा आधार, मेरी पहचान

वसई २
दस्ता क्र. २०२८६२०२३
३८९०

Address
M. S. Patil
Mumbai

Colour Xerox

4828 2476 5473

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India



विशेष अधिकारी
M. S. Patil
Mumbai

Colour Xerox



9276 1022 0977

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

आयकर विभाग
Income Tax Department
GOVT. OF INDIA
LAVANYA SANKAR PATIL
JAYALALAKSHI PATIL
22623374355B
Colour Xerox

Address
M. S. Patil
Mumbai

Colour Xerox

9276 1022 0977

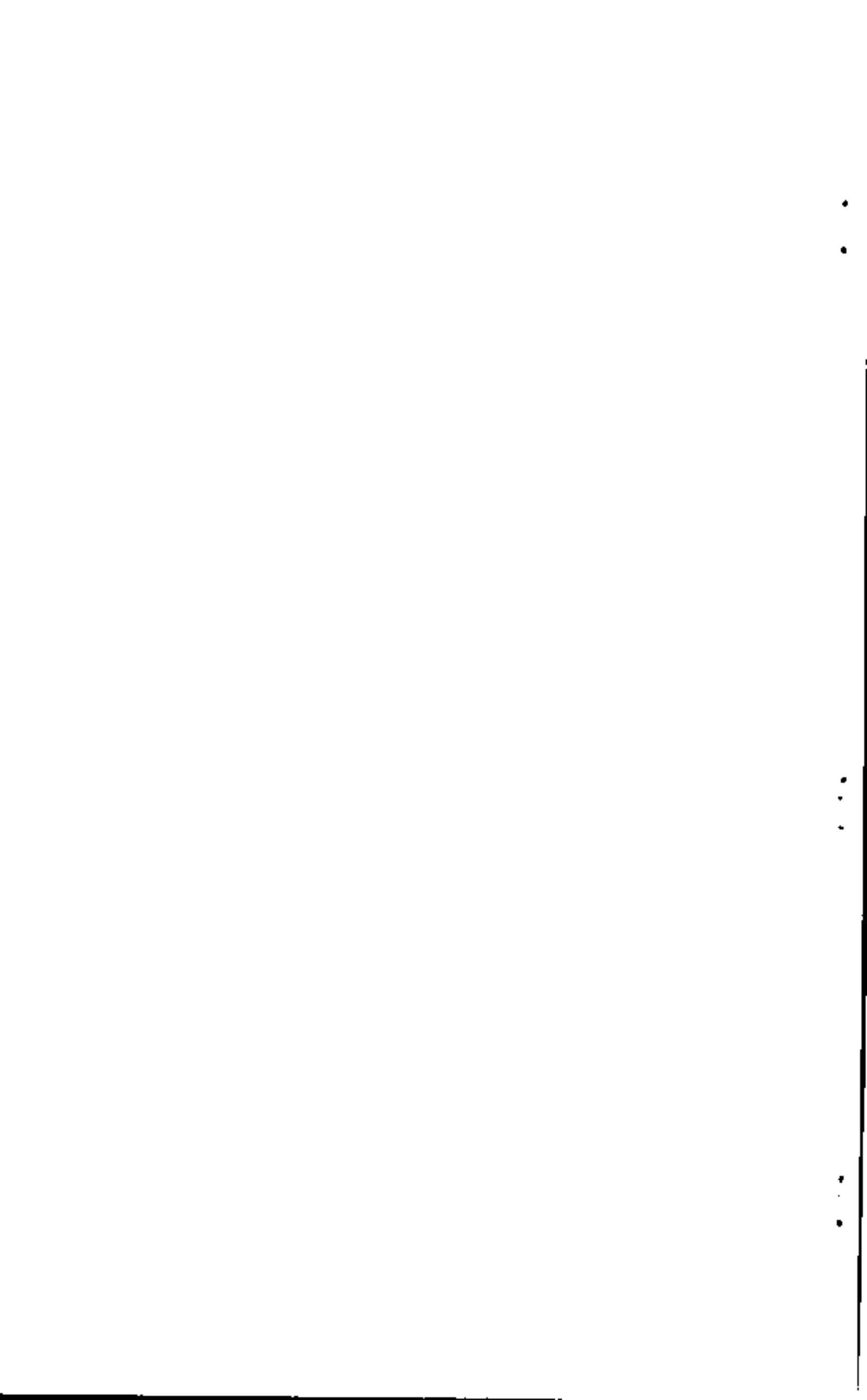
मेरा आधार, मेरी पहचान

आयकर विभाग
Income Tax Department
GOVT. OF INDIA
शुभम लाल पुरोहित
Sudham Lal Purohit
22623374355B
Colour Xerox

आयकर विभाग
Income Tax Department
GOVT. OF INDIA
शुभम लाल पुरोहित
Sudham Lal Purohit
22623374355B
Colour Xerox

पत्राई-३
दस्तावे. 227-ए/१०२३
२०/४२







23/11/2023 10:28:36 AM

सर्वेक्षण संख्या-2

सूची संख्या 22796/2023

सर्वेक्षण संख्या 22796/2023
संस्था संख्या 22796/2023

क्र.सं.	संस्था/व्यक्ति का नाम	संस्था/व्यक्ति का पता	संस्था/व्यक्ति का फोटो	संस्था/व्यक्ति का नाम
1	श्री. राजेश कुमार शर्मा
2	श्री. अमित कुमार
3	श्री. सुनील कुमार

Handwritten signatures and notes: 'S. K. Sharma', 'Rajesh Kumar', 'Sunil Kumar'

सर्वेक्षण संख्या 22796/2023 संस्था संख्या 22796/2023
दिनांक 23/11/2023 10:28:36 AM

संस्था/व्यक्ति का नाम, पता, फोटो, संस्था/व्यक्ति का नाम

Sl. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	व्यक्ति संस्था	23/11/2023 10:27:48 AM	...
2	व्यक्ति संस्था	23/11/2023 10:28:02 AM	...
3	व्यक्ति संस्था	23/11/2023 10:27:26 AM	...

दिनांक 23/11/2023 10:28:10 AM

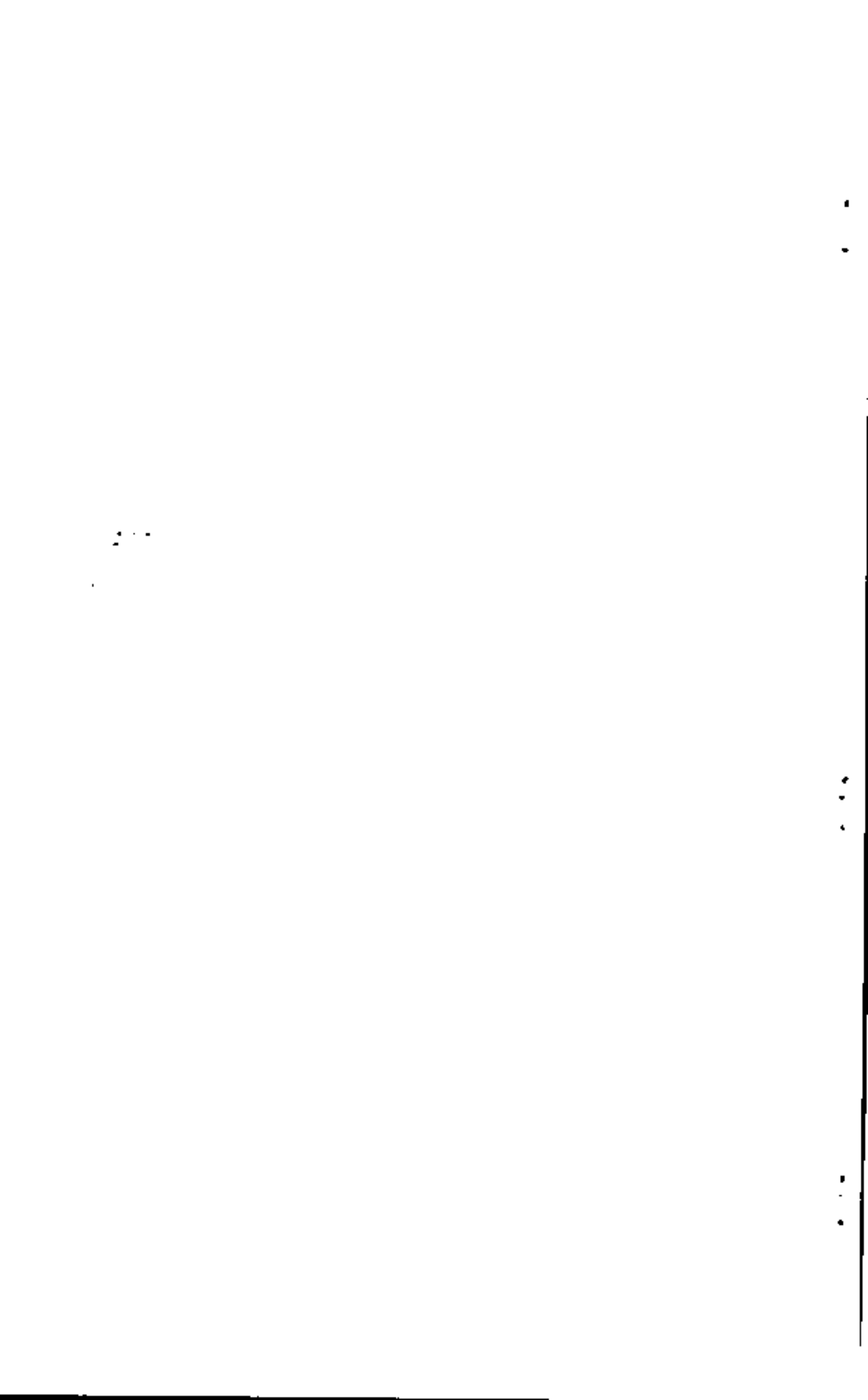
संस्था संख्या 22796/2023

सर्वेक्षण संख्या-2

सर्वेक्षण संख्या-2

Sl. No.	Purchase Type	Verification No.	Amount	Sl. No.	Debit Number	Debit Date
1	Mahendra Purask	...	27000.00	50	0005625877207324	23/11/2023
2	DHC	...	140	AF	1123/146701500	23/11/2023
3	Mahendra Purask	...	30000	AF	0005625877207324	23/11/2023





Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	Mahendra Purcha	eChalan	63103332023112218658	UN1011296812202324E	217000.00	SD	0005925877202328	23/11/2023
2		DHC		1123236400350	640	RF	1123236400350D	23/11/2023
3	Mahendra Purcha	eChalan		UN1011296812202324E	30000	RF	0005925877202328	23/11/2023

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

3
.4

3
.4

3
.4

