

Receipt (pavti)

350/22296

पावती

Original/Duplicate

Thursday, November 23, 2023

नोंदणी क्र.: 39म

10:25 AM

Regn.: 39M

पावती क्र.: 23555 दिनांक: 23/11/2023

गावाचे नाव: आचोळे

दस्तऐवजाचा अनुक्रमांक: वसइ3-22296-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: महेंद्र पुरोहित -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

10:44 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

वाजार मूल्य: रु. 3098000/-

मोवदला रु. 3100000/-

भरलेले मुद्रांक शुल्क : रु. 217000/-

1) देयकाचा प्रकार: DHC रकम: रु. 840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123236400350 दिनांक: 23/11/2023

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011296812202324E दिनांक: 23/11/2023

वैकेचे नाव व पत्ता:

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२३

वसई-३
दस्ता क्र. 222CE/२०२३
9182

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : 25(b)
२. तालुका : वसई
३. गावाचे नाव : आचोळे
४. सर्व्हे क. क्रमांक : 2,3,4
५. मुल्य दरविभाग झोन : 8
६. मिळकतीचा प्रकार : निवामी अनिवासी
69600 _____
७. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : 44.50 चौ. मी बिल्ट अप
८. कारपार्किंग : _____ गच्ची : _____ चौ. मी
९. मजला क्रमांक : _____ घसारा : _____
१०. वांधकामाचा प्रकार : आर आर सी
११. वाजारमुल्य तक्त्तयातील मार्गदर्शक सुचना क्र. : _____ ज्याअन्वये दिलेली घट वाढ
१२. निर्धारित केलेले वाजारमुल्य : रु. 30,98,000
१३. दस्तात दर्शविलेला मोवदला : रु. 31,00,000
१४. देय मुद्रांक शुल्क : रु. भरलेले मुद्रांक शुल्क : रु. 2,17,000
१५. नोंदणी फी : रु. 30,000



लिपीक

सह दुय्यम निबंधक

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		23 November 2023, 10:22:09 AM	
Valuation ID	20231123491		
मूल्यांकनाचे वर्ष	2023	जिल्हा	पालघर
मूल्या विभाग	ता. लुका वसई	उप मूल्य विभाग	8-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी
क्षेत्राचे नाव	Vasar-Vihar Municipal Corporation	सर्व्हे नंबर न भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	आंदाजीक
खुली जमीन	निवासी सदनिका	80400	मोजमापनाचे एकक
210000	69600	92900	चौ मीटर
बांधीव क्षेत्राची माहिती	44 चौ मीटर	मिळकतीचा वापर-	मिळकतीचा प्रकार-
बांधकाम क्षेत्र (Built Up)-	1-आर सी सी	मिळकतीचे वय -	बांधकामाचा दर-
बांधकामाचे वर्गीकरण-	नाही	मजला -	बांधीव
उद्दवाहन सुविधा -		निवासी सदनिका	Rs 266200/-
		0 TO 2 वर्षे	
		Ground Fl. or Stilt Floor	
Sale Type -			
मजला निहाय घट वाढ			
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर			
A) मुख्य मिळकतीचे मूल्य			
Applicable Rules			
एकत्रित अंतिम मूल्य			

वसई - ३
 वसई - ३
 21/11/2023
 21/11

Home





CHALLAN
MTR Form Number-6

वसई-३
दस्त क्र. 2220E/2023
3182



MH011296812202324E		BARCODE		Date	22/11/2023-16:28:07	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty		Registration Fee		TAX ID / TAN (If Any)			
Office Name VSI3_VASAI NO 3 JOINT SUB REGISTRAR		PALGHAR		PAN No.(If Applicable)			
Period 2023-2024 One Time		Account Head Details		Full Name		Mahendra Purohit	
30046401 Stamp Duty		Amount In Rs. 217000.00		Flat/Block No.		Flat No B 204 Saikrupa Complex Chsl	
30063301 Registration Fee		Amount In Rs. 30000.00		Premises/Building			
				Road/Street		Achole	
				Area/Locality		Tal Vasai	
				Town/City/District			
				PIN		4 0 1 2 0 8	
				Remarks (If Any)			
				SecondPartyName=Lavania Sandra Pele			
				Amount In			
				Words			
Total		2,47,000.00		Two Lakh Forty Seven Thousand Rupees Only			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				69103332023112218656		2839693640	
Name of Bank				Bank Date		RBI Date	
Name of Branch				22/11/2023-16:29:21		Not Verified with RBI	
				Bank-Branch		IDBI BANK	
				Scroll No. , Date		Not Verified with Scroll	



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9823412541
सदर चलन केवल दुय्यम नितंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Lavania
Sita
Purohit Verma

CHALLAN
MTR Form Number-6

वसई-३
वरस क्र. 2220E12023
8182



MH011296812202324E BARCODE [Barcode] Date 22/11/2023-16:28:07 Form ID 25 2

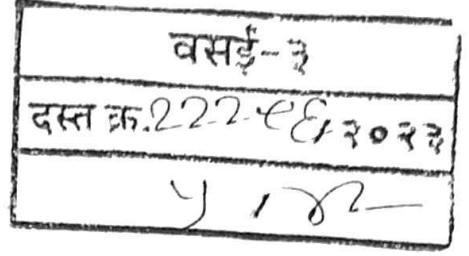
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty		TAX ID / TAN (If Any)	
Registration Fee		PAN No.(If Applicable)	
Office Name VSI3_VASAI NO 3 JOINT SUB REGISTRAR		Full Name	Mahendra Purohit
Location PALGHAR		Flat/Block No.	Flat No B 204 Saikrupa Complex Chsl
Year 2023-2024 One Time		Premises/Building	
Account Head Details		Road/Street	Achole
30046401 Stamp Duty	Amount In Rs. 217000.00	Area/Locality	Tal Vasai
30063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 1 2 0 8
Remarks (If Any)			
SecondPartyName=Lavania Sandra Peter-CA=3100000			
Total 247000.00		Amount In	Two Lakh Forty Seven Thousand Rupees Only
		Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332023112218656 2839693640
Cheque/DD No		Bank Date	RBI Date 22/11/2023-16:29:21 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. . Date	Not Verified with Scroll

Department ID : Mobile No. : 9823412541
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
या चालानाचा प्रयोग केवळ नोंद घेतल्या जाणाऱ्या वसई-३ कार्यालयीन दस्तावेजांसाठीच होऊ शकतो. या चालानाचा प्रयोग नोंद घेतलेल्या वसई-३ कार्यालयीन दस्तावेजांसाठीच होऊ शकतो.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-350-22296	0005925877202324	23/11/2023-10:25:12	IGR135	30000.00
2	(IS)-350-22296	0005925877202324	23/11/2023-10:25:12	IGR135	217000.00
Total Defacement Amount					2,47,000.00



Print Date 23-11-2023 10:29:16



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.ARGPP2179J) 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**:

Lavania

[Signature]
1

Purnit Varni

वसई-३
दस्ता क्र. 22200/2023
९१४२

AND

MR. 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) H No.4 & 5, S No.3 (3) H No.7, 10, 11, 12, 14, & 15, S No.4 (4) H No.10 & 12**, Vasai-East, Taluka Vasai, Dist-Palghar-401208, within the Jurisdiction of Vasai-Virar Shahar Mahanagarपालिका in the limit of Sub-Registration Office Vasai, Dist-Palghar. (hereinafter referred to as '**the Said Flat**' for brevity'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

Lavani

MAHENDRA PUROHIT

Urmilaben Purohit

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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 DHARA ENTERPRISES** having its office at 9, Munisuvrat Apartment, Opp-Railway Station, Vasai (East), Taluka Vasai, Dist-Thane, therein referred to as **DEVELOPERS**.

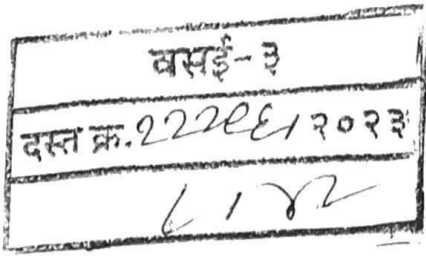


AND WHEREAS the Transferors herein have agreed to sell, transfer all the right, title and interest along with share certificate No. 35 of Ten shares of Rs.50/- (Rupees Fifty only) each, of the aggregate

Lanania

[Signature]
3

Poojit Umil



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



Lavanya

4 *[Signature]*

Pranith Urmia

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वस्ता नं. २२८६/२०२३
१/४२

(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, pertaining to the said flat.

5. The TRANSFERORS hereby declare and state as under

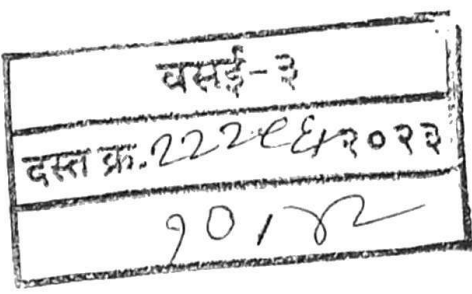
a) That the said flat is free from all encumbrances and liabilities and demands of any nature whatsoever and the title of the said flat is clear, marketable and free from all reasonable doubts.

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.

Lovania

[Signature]

Puroni Varnika



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.

Sanani

[Signature]

Purshnit Vasani

बसई-३
दस्ता क्र. 22208/2023
99182

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 and paid by the Transferee.

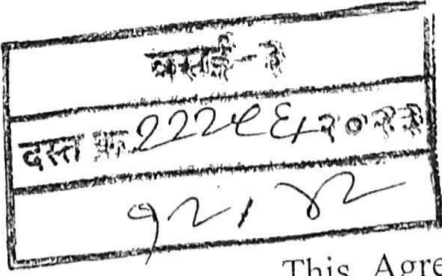


Subject to the clause 3 & 4 above the Transferors hereby assign their rights, title and interest in the said flat to the Transferee who is entitled to hold, possess, occupy and enjoy the said flat without any interruption from them.

Lawanra

Atul

Purmit Vmilla



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) H No.4 & 5, S No.3 (3) H No.7, 10, 11, 12, 14, & 15, S No.4 (4) H 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.






Lavania

Purshita Urmila



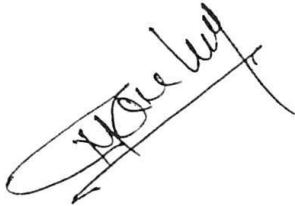


वसई-३
 दाता क्र. 222/E/२०२३
 93182

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:-.

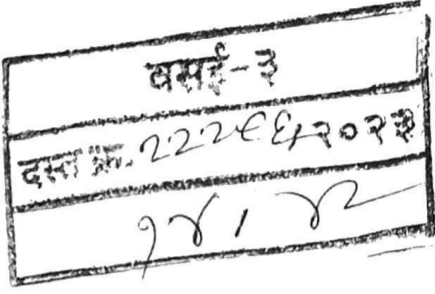
SIGNED, SEALED AND DELIVERED BY THE

Within named 'TRANSFEROR'			
MS. LAVANIA SANDRA PETER			
Signature 		Photo	L.H Thump
In the presence of ...		VRA	
1. N. H. Patil			
2. Ramesh Byagari		RB	

SIGNED, SEALED AND DELIVERED BY THE

Within named 'TRANSFEREES'			
MR. MAHENDRA PUROHIT			
Signature 		Photo	L.H Thump
MRS. URMILABEN MAHENDRA PUROHIT			
Signature Purohit Urmila			
In the presence of ...		VRA	
1. N. H. Patil			
2. Ramesh Byagari		RB	





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	Bharat Bank	16/11/2023	Rs.500/-
332012402906	Bharat Bank	16/11/2023	Rs.49,500/-
332708432921	— —	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 SANDRA PETE)

DATE :

PLACE : VASAI

WITNESS : 1. 

2. 

सूची क्र.2

दुय्यम निबंधक नहर द.नि वसई 3

दस्न क्रमांक 22296/2023

नोंदणी :

Regn 63m

गावाचे नाव : आचोळे

बोवणा प्रकार	करनामा
बोवणा	3100000
वाजारभाव(भांडपट्टयाच्या वेवपट्टाकर आकारणी देतो की पट्टेदार हुद करावे)	3098000
भू-मापन, पॉट्टिस्मा व म्मांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: मांजे आचोळे सर्वे नं. 2(2),हिस्मा नं . 4,5,सर्वे नं . 3(3),हिस्मा नं . 7,10,11,12,14,15 सर्वे नं. 4,(4)हिस्मा नं . 10,12,विभाग क्र . 7,सदनिका क्र. 204,दुसरा मजला,वी विंग,इमारतीचे नाव माईकृपा कॉम्प्लेक्स को -ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,वसंत नगरी,गाव आचोळे,वसई -पूर्व,नालुका -वसई,जिल्हा -पालघर,सदनिका क्षेत्र 44.50 चौ. मी .(विल्ट अप)((Survey Number : 2 (2) H No.4 & 5, S No.3 (3) H No.7, 10, 11, 12, 14, & 15, S No.4 (4) H No.10 & 12 ;))
अक्षफळ	1) 44.50 चौ.मीटर
आकारणी किंवा जुडी देण्यात असलेले वेवहा.	1): नाव:-लवानिया मॅन्डा पीटर - वय:-39; पत्ता:-प्लॉट नं: सदनिका क्र. वी-204, माळा नं: दुसरा मजला, इमारतीचे नाव: माईकृपा कॉम्प्लेक्स को-ऑप हौसिंग सोसायटी ली., ब्लॉक नं: वसंत नगरी, वसई पूर्व, रोड नं: नालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ARGPP2179J
दस्नोवज करून देणा-या/लिहून ठेवणा-या किंवा नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे व व पत्ता.	1): नाव:-महेंद्र पुरोहित - वय:-31; पत्ता:-प्लॉट नं: सदनिका क्र. वी-302. माळा नं: निसरा मजला, इमारतीचे नाव: माई प्रभान कॉम्प्लेक्स, ब्लॉक नं: वसंत नगरी ग्राउंड समोर, जोशी हॉल जवळ, सेक्टर-8, रोड नं: वसई पूर्व, नालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-CUWPP8390L
दस्नोवज करून घेणा-या पक्षकाराचे व वा दिवाणी न्यायालयाचा हकूमनामा किंवा देश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-उर्मिलादेन महेंद्र पुरोहित - वय:-24; पत्ता:-प्लॉट नं: सदनिका क्र. वी-302, माळा नं: निसरा मजला, इमारतीचे नाव: माई प्रभान कॉम्प्लेक्स, ब्लॉक नं: वसंत नगरी ग्राउंड समोर, जोशी हॉल जवळ, सेक्टर-8, रोड नं: वसई पूर्व, नालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-FYNPR9779D
3) दस्नोवज करून दिल्याचा दिनांक	23/11/2023
10)दस्न नोंदणी केल्याचा दिनांक	23/11/2023
11)अनुक्रमांक,खंड व पृष्ठ	22296/2023
12)वाजारभावाप्रमाणे मुद्रांक शुल्क	217000
13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
14)शेरा	

सद. दुय्यम निबंधक वर्ग-३
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

दस्तावेज क्र. 2228/2008

32182

CIDCO

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

Ref. No.

CIDCO/VVSR/POC/BP/ZCC-20/P2/18A/E/878

Date: 28/04/2008

To
Shri R.K.Wadhawan (P.A. Holder)
Dewan Tower
Navghar, Vasai Road
Taluka Vasai
DIST : THANE.

Sub: Part occupancy certificate for Residential with Shop-
line Building, Type: AA-6, AA-7 (Gr.+ 4), (SAI KRUPA
COMPLEX) Residential Bungalow, Type: RH-1 (Gr.+ 1/pt)
in Pocket-P2 & Extended Sector-CD on land bearing
S.No. 19(30), 20(31), 21(32), 57(364), 59(29), 62(28),
18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19),
119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi
No. 9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2),
3(3), 4(4), 5(5), Village Achole, of ZCC-20 Group
Housing Scheme Tal. Vasai, Dist. Thane

- Ref: 1) Commencement certificate No. CIDCO/VVSR/BP/ZCC-20/
I/4382 dated 12/05/1995.
2) Amended plan approvals vide letters dated:
06/03/1998, 03/07/2002, 20/05/2003, 17/10/2003,
03/05/2005, 20/06/2005, 21/12/2005, 26/05/2006 &
15/11/2006.
3) N.A. Order No. REV/DESK-I/T-IX/NAP/SR-13/91 dated
04/06/1992 & N.A. Order No. REV/DESK-I/T-VII/NAP/
SR-18/92 dated 06/03/1993 from the Collector,
Thane.
4) Appeal Order No. TPS/1998/613/C.R. No. 156/UD-12
dated 08/09/1999 from the Urban Development De-
partment, Mantralaya.
5) Letter from GSDA vide letter No. GSDA/TH/LGW/GEN/
2523/94 dated 16/12/1994 for potable water supply.
6) Receipt from Nallasopara Municipal Council vide
Receipt No. 28506 dated 22/11/2007 for potable
water supply.
7) Development Completion certificate dtd. 28/12/2007
from the architect.
8) Structural Stability certificate from your Struc-
tural Engineer vide letter dated 28/12/2007.
9) Plumbing certificate dated 28/12/2007.
10) Your architect's letter dated 28/12/2007.

Sir/ Madam,

Please find enclosed herewith the necessary occupancy
Certificate for Residential with Shopline Building, Type:
AA-6, AA-7 (Gr.+ 4), (SAI KRUPA COMPLEX) Residential Bungal-
low, Type: RH-1 (Gr.+ 1/pt) in Pocket-P2 & Extended Sector-CD
on land bearing S.No. 19(30), 20(31), 21(32), 57(364), 59(29),
62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26),
67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25),
Pardi No. 9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2),
3(3), 4(4), 5(5), Village Achole of ZCC-20 Group Housing
Scheme, Taluka Vasai, Dist. Thane, alongwith as built draw-
ings.

Contd.... 2.

REG. OFFICE 'Nirma', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509
Phone : 6791 8100 • Fax : 00-91-22-6791 8165



(CIDCO) (040)

CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 240.

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

Ref. No.

CIDCO/VVSR/POC/BP/ZCC-20/P2/18A/E/ 878.

Date:

वसई-३
दस्ता क्र. 2220E/2023
28/04/2023
33/182

... 2 ...


You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the provisional O.C.C./ O.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.24,900/- 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,


24.04.23
EXECUTIVE ENGINEER (BP & VV)

Encl.: a.a.

c.c. to:-

- 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.



38182

1972
92

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

Approved as shown in: **SCHEDULE OF DOORS & WINDOWS.**
 Prepared by: **Shah Gattani Consultants**
 Date: **10/24/72**

NO.	DESCRIPTION	SIZE	REMARKS
1	WOODEN DOOR	0.90 x 2.10	FOR ENTRY
2	WOODEN DOOR	0.75 x 2.10	FOR ENTRY
3	GLAZED WINDOW	1.80 x 1.20	FOR ENTRY

GROUP HOUSING SCHEME AT VASAI (EAST)

NAME OF OWNER: **SHRI R.K. MADHAWANI (P.A. HOLDER)**

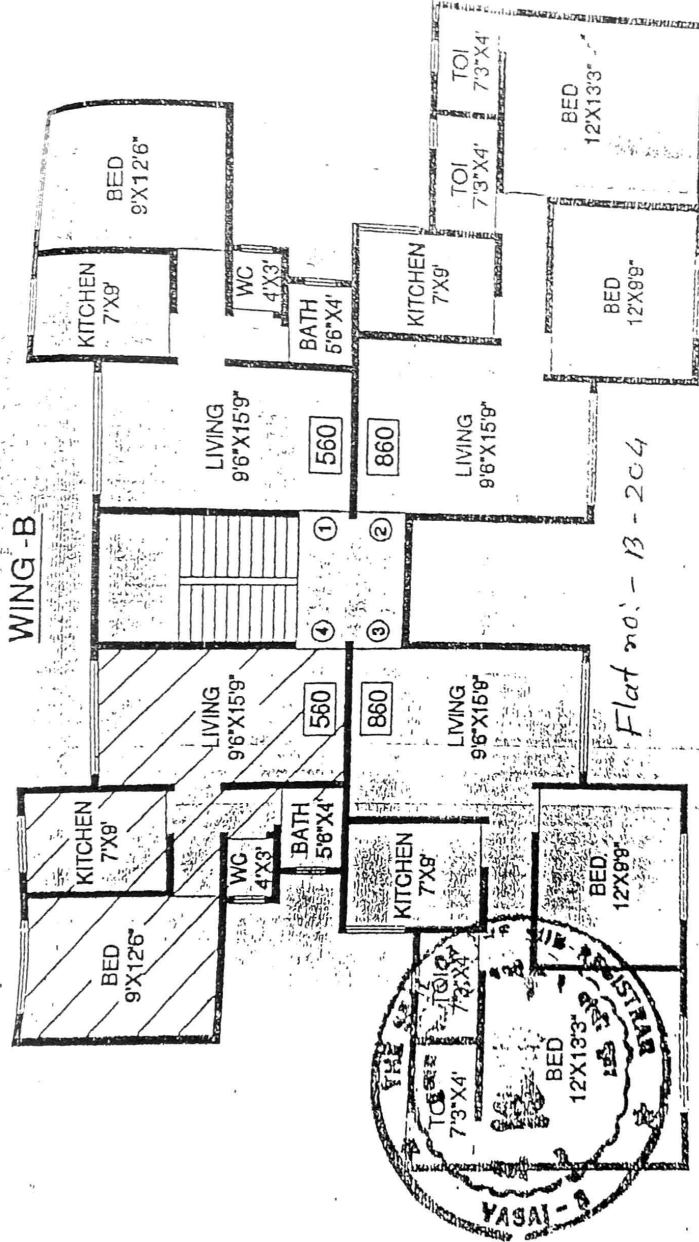
NO.	DATE	SCALE	DRAWN BY	CHECKED BY
		AS SHOWN	SAGAR	

SIGNATURE NAME AND DESIGNATION AND ADDRESS OF ARCHITECTS & ENGINEERS

SHAH GATTANI CONSULTANTS
ARCHITECTS & ENGINEERS

105, LUCKY PALACE, STATION ROAD, VASAI, DIST. PALGHAR, MUMBAI 401 205, INDIA
TEL: VASAI 270-1246/2702. MUMBAI 185 826, 1889, 2756



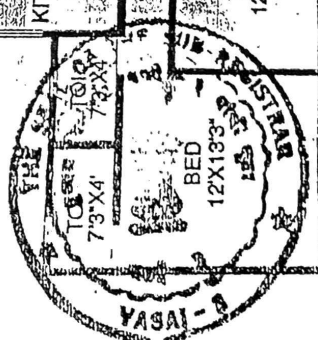


SECOND TO FOURTH FLOOR PLAN

Flat no. - 13 - 204

For. Saadhara Enterprise,

Partner.



वसई- 3
 दास ४०९/२००७
 २६/३२

SHAH GATTANI CONSULTANTS
 ARCHITECT & ENGINEERS
 103, LUCKY PALACE, STATION, ROAD VASAI (W)
 95-250-2650000/23550002, FAX: 23550003

"SAIKRUPA"
 GROUP HOUSING SCHEME AT VASAI (E)
 P2 POCKET
 VILL ACHOLE, TAL VASAI, DIST. THANE.

BUILDERS & DEVELOPERS
SAI DHARA ENTERPRISE
 SHOP NO.8 MUNISUVRAI APARTMENT
 22P, RAILWAY STN. NALASOPARA (E),
 PHONE NO. - (05250) 2438474

दास २२२८९२०२३
 ३५/१२२

पुनर्निर्मित
पुनर्निर्मित

CPD

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

Registration No. TNA(VSI)/HSG/(TC)/22162/10-11/2010 Dtd.: 22-07-2010
 No. 2, Village Achole, Vasant Nagri, Vasai Road(E), palghar - 401209

MAINTENANCE BILL

5535 Date : 01-11-2023 Due Date : 20-11-2023
 Mrs. Lavania S Peter

B-204 Wing : B Area : 560 Sq.Ft.
 Account is debited as under for the month of November, 2023

Sl. No.	PARTICULARS	Amount(Rs.)
1	Maintenance Charges	860.00
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
 दस्त क्र. 222/६६/२०२३
 30/11

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
 Saikrupa Complex C.H.S.L., The Thane District Central Co-op. Bk. Ltd.
 Nallasopara Branch, S.B.A/c.No.000800310001173, 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 :



भाषा: Marathi
 HSN code 27160000
 07-NOV-23 2,490.00
 28-NOV-23 2,520.00



द्वारे भरणा केल्यास, भरणा
 कार लागू असलेली तत्पर देयक
 किंवा वित्त ब आकार पुढील
 विविध करण्यात येईल.

निवारण केंद्र 24x7
Call Center:
 33435
 3435

करण्यासंबंधीचे नियम व
 CGRF

करण्यासाठी:-
 आहे.)
 er.jsp येथे भेट

महावितरण

वीकार नये.

60.00
 20.00
 0.00
 0.00
 0.00



Maharashtra State Electricity Distribution Company Limited

वेब स्वयंसेवा

Web Self Service Home > Energy Bill

Energy Bill

मुख्य पान	22200/2023
दस्तावेज क्रमांक	38/22
पर्वत	

गुणवत्ताय आवृत्ती पहा

भाषा: Marathi

वीज पुरवठा देयक माह: NOV-2023

HSN code 27160000

GSTIN: MSSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002208723038

ग्राहक क्रमांक: 001891285368
LAVANIA SANDRA PETER
B-204 SAI KRUPA COMPLEX LINK ROAD ACHOLE I 401209
मोबाइल/ ईमेल: 98*****15/

देयक दिनांक: 07-NOV-23
देयक रक्कम रु: 2,490.00

देय दिनांक: 28-NOV-23
या तारखे नंतर भरल्यास: 2,520.00

बिलिंग युनिट: 4867 :ACHOLE SUB DIVISION
दर संकेत: 090 /LT I Res 1-Phase
पोल क्रमांक: 00000000
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.: 2 / 23-2730-1000 /4708203
मिटर क्रमांक: 06700618796
रिडिंग ग्रुप: B2

पुरवठा दिनांक: 21-Mar-2008
मंजूर भार: .5 KW
सुरक्षा ठेव जमा(रु): 849.60
चालू रिडिंग दिनांक: 02-NOV-23
मागील रिडिंग दिनांक: 02-OCT-23

Scan this QR Code with BHIM App for UPI Payment

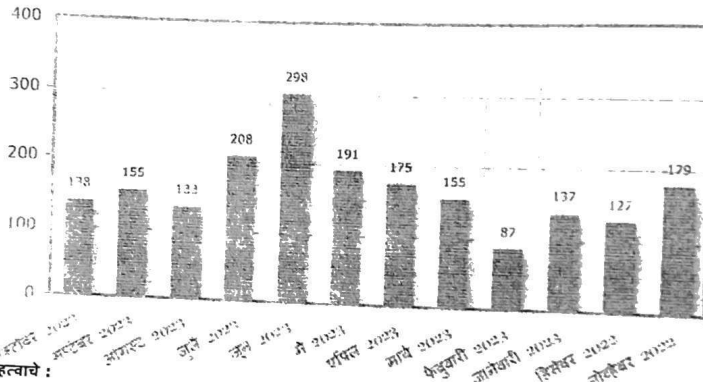


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
22413	22181	01	232	0	232

NORMAL
Bill Period: 1.03 Month(s) /

मागील वीज वापर



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

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

पैसे भरून कृषि पंप प्रतीक्षा यादीमध्ये प्रलंबित ग्राहकांनी कृषिपंप विद्युत जोडणी ऐवजी सौर कृषिपंप घेण्यास संमती देण्यासाठी येथे क्लिक करावे.

स्थितीचा मागोवा घेणे, दस्तऐवज पाठवणे आणि शुल्क भरणे

*इतर शुल्काचे ऑनलाइन देय

*मोबाइल नंबर, ई-मेल, आधार, टी.डी.एस आणि पॅन क्रमांक नोंदणी / बदल

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रुपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी:- <https://pro.mahadiscom.in/Go-Green/gogreen.jsp>
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.24% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व इयूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी -<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणत: 02-12-2023 ह्या तारखेला होईल.

विशेष संदेश :

- * प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.98*****15 आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाइल ॲप वापरा किंवा ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG 001891285368
- * महावितरणला कोणत्याही प्रकारच्या रकमांचे भ्रमण करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकार नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधांचा पर्याय वापरावा.

स्वच्छत विलीन युनिट:	4867	ग्राहक क्रमांक:	001891285368	पी.सी.:	B2	दर:	090	या तारखे पर्यंत भरल्यास	16-NOV-23	2,460.00
अंतिम तारीख	28-NOV-23							या तारखे नंतर भरल्यास	28-NOV-23	2,520.00
बँकेची स्वच्छत	डिटीली क्र.:			4708203				अंतिम तारीख	28-NOV-23	2,490.00
स्वच्छत विलीन युनिट:	4867	ग्राहक क्रमांक:	001891285368	पी.सी.:	B2	दर:	090	या तारखे पर्यंत भरल्यास	16-NOV-23	2,460.00
								या तारखे नंतर भरल्यास	28-NOV-23	2,520.00

सूचना व अटी

- वीज शुल्क शासन अधिसूचना क्र इएलडी/ प्र.क.-273/उर्जा-1 दि.21/10/2016 अन्वये आकारण्यात येईल. वीज विक्रीकर शासन अधिसूचना दि. 21/10/2016 अन्वये आकारण्यात येईल. *वेळेवर आधारित दरासाठी किंवा इतर स्पष्टीकरणासाठी कृपया विद्युत नियामक आयोगाचे आदेश बघावे. **मीटर बसविण्यात येईपर्यंत ठाविक दराने आकारणी करण्यात येईल.
- 1) देयकातील चुकीबद्दलची कोणतीही तक्रार कंपनीच्या स्थानिक कार्यालयात/कॉल सेंटर/मोबाइल ॲप/वेब सेल्फ सर्विस मध्ये दाखल करावी लागेल. देयकात काही चूक असली तरी विलंब शुल्क भरावे लागू नये म्हणून देयक तात्पुरत्या स्वरूपात अग्रगण्य दुरुस्ती

ग्राहक क्रमांक: 001891285368	रु. पैले.
स्थिर आकार	126.00
वीज आकार	1,697.79
वहन आकार @ ₹ 1.17 / युनिट	271.44
इंधन सामायोजन आकार	47.70



वसई-विरार शहर महानगरपालिका
विभागीय कार्यालय आचोळे, प्रभाग समिती (डी)
मालमत्ता कराचे बिल

वसई - डी
इसता क्र. 222CE/2023

महाराष्ट्र महानगरपालिका अधिनियमाच्या अनुसूची ड मधील प्रकरण ८, नियम ३९ व ४० अन्वये
वॉर्ड : आचोळे-9, 13, 18
नाम : श्री/श्रीमती/श्री. कोणत्या सॅन्डी पोटर
पत्ता : साई कपा बिल्डींग, वसंत नगरी, आचोळे, वी/204, आचोळे - 401209

अनु क्र. : 3,230

सन : 2023-24
देयक दिनांक : 22/11/2023
बिल क्रमांक : 493620
जुना मालमत्ता क्र. : 0
नोंदणी वर्ष : 2007

कराचे नाव	मागील थकबाकी	चालू मागणी	एकूण
एकत्रित मालमत्ता कर	0.00	1811.00	1,811.00
शिक्षण कर	0.00	362.00	362.00
रोजगार हमी कर	0.00	0.00	0.00
वृक्ष कर	0.00	60.00	60.00
उपभोक्ता कर	0.00	662.00	662.00
अग्निशमन कर	0.00	50.00	50.00
विशेष सफाई कर	0.00	180.00	180.00
शास्ती कर (अन. बांधकाम)	0.00	0.00	0.00
शास्ती कर(२%) ४१ अन्वये	0.00	0.00	0.00
मोठ्या निवासी जागेवरील कर	0.00	0.00	0.00
वॉरंट फी	0.00	0.00	0.00
अनादर घनादेश फी	0.00	0.00	0.00
इतर	0.00	0.00	0.00
एकूण बिल रक्कम	0.00	3125.00	3125.00
एकूण जमा रक्कम			0
समायोजित रक्कम			0
उर्वरित एकूण जमा			0
एकूण देय रक्कम			3125
सूचना 1)30 जुन पर्यंत पूर्ण कर भरल्यास मालमत्ता करावर 5% सूट			3034
सूचना 2)1 जुलै ते 31 जुलै पर्यंत पूर्ण कर भरल्यास मालमत्ता करावर 3% सूट			3071
५ वर्षा करीता एकूण देय रक्कम			15625
विशेष सूट :- सूचना क्र. ए नुसार			14267



ONLINE PAYMENT (ऑनलाईन पेमेंट) - Website - www.vvcmc.in येथे करू शकता

विशेष सूचना :-

- महाराष्ट्र महानगरपालिका अधिनियम कलम 99 नुसार मा. सर्वसाधारण सभा ठराव क्र. 27, दिनांक 20/02/2020 अन्वये मालमत्ता कराचे 2020-2021 या वर्षापासुन सुधारित देयक काढण्यात आले आहे.
- नगर विकास विभाग शासन निर्णय क्र स्वमअ - 2017/प्र.क्र.126/नवि - 14, दि. 11 जुलै 2019 नुसार, जा. क्र. घ. क्र./280/2020-21, दि. 04/11/2020 अन्वये उपभोक्ता शुल्क निश्चित करून मालमत्ता कराचे 2022-2023 या वर्षापासुन सुधारित देयक काढण्यात आले आहे.

(कर भरण्यासंबंधी अधिक सूचना बिलाचे मागील बाजूस उपलब्ध आहेत.)



Signature valid
Digitally signed by Ajinkya Vasant Bagade
Date: 2023.03.16 12:55:55 IST
Location: Maharashtra, India

अति. आयुक्त
वसई-विरार शहर महानगरपालिका

भारत सरकार
Government
Enrollment No.
To Lavania Sandra Peter
लवण्या सॅन्डी पॅटर
D/O Jairaj Peter
Building No. 106, Flat No.
Sahakar Talkies Road
Near Hanuman Temple
Chembur
Mumbai
Tilak Nagar, Mumbai
Maharashtra - 400089
9819602115
KA526852450FH
52685245
Colour Xerox
पका अन्वय क्रमांक
2262 3
मेरा आधार
आयकर
INCOME TAX DE
LAVANIA SANDRA
JAIRAJ AUGUST
26/05/1984
Permanent Address
ARGPP2
Signature

वसई-३
 दस्तावेज क्र. 222082023
 19, 82

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

BY REGD. POST

CITY OF PUNE
 POST OFFICE: VASAI
 PIN CODE: 401 202
 TAX: 16.12% (REGD. OFFICE)

REGISTERED ADDRESS
 LOCAL OFFICE
 PUNE

Date August 25, 1992

DDO/VVSR/BP/ZCC-20/1/2020

COMPLIEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Regional and Town Planning Act 1966 (Maharashtra) to Shri R.R. Wadhawan, P.A. Holder in S.No. 101, 101, 110, 111, 112, 113, 157, 157P, Village Manickpur, S.No. 247, 248, 256, 256/4/1, 247, 248, 248P, 252P, 253P, 254P, 261P, 261P, 265P, 266P, 266P, 269P, 272P, 278P, Village Achole, S.No. 105, Village Taluka Vasai, Dist:Thane, as per the approved enclosed proposed layout + Residential, Commercial & Amenities facilities.

1) SECTOR A & B

a) RESIDENTIAL:

TYPE	No. OF BUILDINGS	FLOORS	BUILT UP AREA
A	29	Gr.+ 3	33,056.57 sq. ft.
B	79	Gr.+ 3	97,220.56 sq. ft.
C	18	Gr.+ 3	19,051.02 sq. ft.
D-1	15	Gr.+ 3	17,310.00 sq. ft.
D	7	Gr.+ 3	13,551.00 sq. ft.
D-1	21	Gr.+ 3	4,880.00 sq. ft.
F	37	Gr.+ 1	5,500.00 sq. ft.
G	1	Gr.+ 3	100.00 sq. ft.
H	5	Gr.+ 1	104.00 sq. ft.
I	4	Gr.+ 2	1,056.51 sq. ft.
C.A. Hostel	1	Gr.+ 2	2,25,850.00 sq. ft.
TOTAL ...			2,25,850.00 sq. ft.



2 - विद्या नगर मंदारगरी गाविस
 समुदायना दिभाग
 मंडळीच्या आर्थिक अर्थान्वय, 2000
 अन्वय दिवली मंडळी क...
 दिनांक 28/11/2000

URBAN AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

REGD. OFFICE: PUNE
 DIST. 402 021
 REGD. OFFICE: PUNE
 DIST. 402 021
 X 011 82518

वस्तु क्र. 222/2023
 2/21/23

CHCO PUNE
 DIST. 402 021
 PHONE 222 41242
 FAX 261 1016

Date

b) SHOPPING:

SHOPPING No.	No. OF BUILDING	FLOORS	BUILT UP AREA
1	1	Gr.+ 2	1,172.00
2	1	Gr.+ 2	1,555.44
3	1	Gr.+ 2	2,403.55
4	1	Gr.+ 2	1,905.50
5	1	Gr.+ 2	2,292.60
6	1	Gr.+ 2	2,805.29
7	1	Gr.+ 2	1,602.71
8	1	Gr.+ 2	2,467.91
9	1	Gr.+ 2	2,126.09
TOTAL ...			18,179.90

c) AMENITIES:

	No. OF BUILDING	FLOORS	BUILT UP AREA
School No.1	1	Gr.+ 2	3,250.17
School No.2	1	Gr.+ 3	2,200.00
K.G. School No.1	1	Gr.+ 2	1,100.00
College	1	Gr.+ 4	2,200.00
Hospital	1	Gr.+ 3	1,000.00
Community Centre	1	Gr.+ 1	2,000.00
Market	1	Gr.+ 2	2,000.00
Petrol Filling Station	1	Gr.+ 1	1,000.00
TOTAL ...			15,000.00

11) SECTOR C & D

a) RESIDENTIAL :

TYPE	No. OF BUILDINGS	FLOORS	BUILT UP AREA
U	19	Gr.+ 3	30,705.00
V	12	Gr.+ 3	22,412.50
W	4	Gr.+ 3	10,102.50
X	29	Gr.+ 3	3,714.00
Y	6	Gr.+ 3	5,532.00
Z	6	Stillt + 3	7,100.00
TOTAL ...			7,400.00

3 - विंग जहर महानगरपालिका
 नगररचना विभाग
 माहितीक अधिका अघिनियम, 2005
 अन्वये दिलेली माहिती क...
 दिनांक 28/11/23



Date

SHOPPING No.	No. OF BUILDING	FLOORS	BUILT UP AREA
9	1	Gr.+ 2	1,000.00 m ²
10	1	Gr.+ 2	2,801.24 m ²
11	1	Gr.+ 2	1,797.00 m ²
12	1	Gr.+ 2	2,356.71 m ²
13	1	Gr.+ 2	1,397.50 m ²
TOTAL ...			9,352.45 m ²

2) AMENITIES :

	No. OF BUILDING	FLOORS	BUILT UP AREA
K.G. School- 1	1	Gr.+ 2	1,120.74 m ²
K.S. School- 2	1	Gr.+ 2	670.00 m ²
School - 3	1	Gr.+ 2	1,285.60 m ²
School - 4	1	Gr.+ 2	2,543.22 m ²
Dispensary	1	Gr.+ 2	843.78 m ²
Community Centre	1	Gr.+	1,266.49 m ²
Vegetable Market	1	Gr.+ 2	974.66 m ²
TOTAL ...			8,705.31 m ²

Total Permissible Built Up Area 4,20,477.22 m²
 In A,B,C,D Sector.

Total Proposed Built Up Area in 3,17,
 A,B,C,D Sector.

Balance



25 - विद्युत अद्वय महानगरपालिका
 नगरचर्ना विभाग
 माहितीक अद्विकरण अधिनियम, 2009
 अन्वये दिलेली माहिती क्र. 25/1/23
 दिनांक 25/1/23

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE
 "TRINEMALT", 8th Floor, Nariman Point
 Bombay-400 021
 PHONES: 807 84, 81, 800, 84, 800, 81, 807
 FAX: 807 85
 TELEX: 0118 8718 CIDCO IN

CIDCO E. Maharashtra
 Post: Kharar, Bhandra, New Bhandra, 400 014
 PHONES: 767 19 41/42, 44
 767 19 31/767 19 40
 FAX: 767 19 45 • TELEX: 012 0224 CIDCO IN

Ref. No.

वस्तु क्र. 2228/1/80/27
 261/2

:- 4 :-

This certificate is liable to be revoked by the Corporation if :-

- a) The development work in respect of which permission is granted under this certificate is not carried out and the use thereof is not in accordance with the approved plans.
- b) Any of the conditions subject to which the permission is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or mis-representation 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 work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

2. The applicant shall :-

- a) Give notice to the Corporation immediately after starting the development work in the land under reference.
- b) Give notice to the Corporation on completion upto the plinth level and seven days before the commencement of the further work.
- c) Give written notice to the Corporation regarding completion of the work.
- d) Obtain an occupancy certificate from the Corporation.
- e) Permit Authorised officers of the Corporation to enter the building or premises for which the purpose of endorsing the building control regulations and conditions of the Certificate.

दि. 13 - वि.ग. अ. महानगरपालिका
 नगररचना विभाग
 माहितीचा अधिकारी अधिनियम, 2004
 अन्वये दिलेली माहिती क. अ. 1/3/27
 दिनांक 28/1/23



वसई-३
दस्ता क्र. 222EE/2023
2C122

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
PLOT NO. 10
VILLAGE: ...

दस्ता क्र. 222EE/2023
दिनांक 28/12/23
दिनांक 28/12/23

CIDCO Branch, CEO, Bhusar
First Floor, Plot No. 10, Bhusar
PUNE-411 004
TELEPHONE: 267 52 41/45/46, 267 52 42
267 52 31/267 52 42
FAX: 267 50 65 • TELEX: 0111116 CIDCO IN

7) The applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by you on 16/08/87.

The Structural Design, Building Materials, plumbing Service, 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.

This certificate shall remain valid for a period of one year from the date of its issue.

The conditions of the certificate shall be binding not only on the applicant but also its successors and persons deriving title through or under them.

A certified copy of the approved plan shall be exhibited on site.

The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.

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.

This permission does not entitle you to develop the land which does not vest in you.

You shall provide over-head water tank of building as per the Bombay Municipal Corporation standards.

You should approach Executive Engineer (MSEB) for the temporary power requirement, location of transformer etc.

The permanent power connection from MSEB can be obtained after getting the necessary occupancy certificate from this Corporation.



INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Office
 4th Floor, Nariman Point,
 Bombay 400 021
 REG. NO. 84 81/802 84 802 85 79
 REG. NO. 85 02 - G.A.M. CIVIL
 X-011-83218 CIDC IN

CIDCO Bhamburda, CBD, Bhopal,
 Post Kotkan Bhamburda, New Bhopal
 PHONES 767 19 41/49/44/157 02 14
 767 86 31/767 10 62
 FAX 767 10 66 • TELEX: 011 11214 CIDCO IN

वसई-३
 वसई क्र. 222/81/2023
 30/12

12. The transfer of the property under reference is to be 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 CIDCO's satisfaction.
14. The applicant is not permitted to construct/^{or} any kind of infrastructure on the lands which are shown in the layout plans, but which are not owned by the applicant and for ^{such lands} which the permission has been granted.
15. The applicant shall have to keep necessary horizontal and vertical clearances for the Electrical lines, telephone services lines/pipe lines/gas lines/telephone lines that may be passing through the applicant's land.
15. This permission does not entitle the applicant to develop any building or any floor of the building shown by the applicant in lieu of the D.P. Road FSI. Construction of any such floor or building, separately ~~Development Permission~~ shall have to be obtained by the applicant.

वसई - विग्रह शहर महानगरपालिका
 नगरचक्र विभाग
 माहिती अधिकारी अधिनियम, 2002
 अन्वये दिलेली माहिती क...
 क्रमांक 28/1/222/2023



39182

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
PLOT NO. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

CIDCO Building, C.D. Road,
Plot No. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
TELEPHONE : 261 20 31/252 1000
FAX : 267 10 60 • TELEX : 131 1000

-: 7 :- Date

- 17. The applicant shall be responsible for the error if any in calculating the FSI, Compulsory open spaces, various land uses etc. all 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 shall 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 tree 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 CIDCO as Security Deposit shall be forfeited either in whole or in part at 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 compliance of any other law for the time being in force which may be applicable in the relevant other fact and case e.g. Urban Land (Ceiling and Regulation) Act, 1974 and getting the building plans approved from the concerned Authorities, and also obtaining NOC from the concerned Authorities before starting the construction.



3 - विंग अहम महानगरपालिका
नगररचना विभाग
नाद्वितीय अधिनियम, 2000
अन्वये दिलेली माहिती क... 28/11/23
दिनांक 28/11/23

SENIOR PLANNER/TSP

वसई-३
दस्ता क्र. २२२६/२०२३
१६/१२



सत्यमेव जयते
महाराष्ट्र शासन

वसई - ३
क. १२२६/२०२३
१७/३६

नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : टी एन ए / (व्ही एस आय) / एचएलजी / एडिली ३ / २२१५० / सन २०२३

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

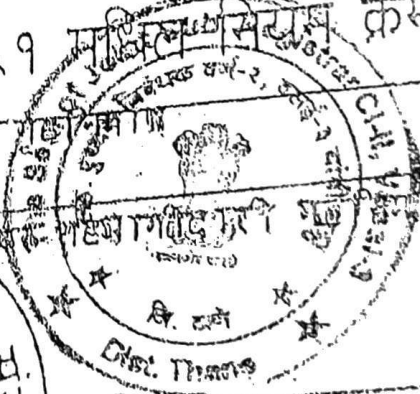
ताईच्या कॅम्पेस को. अग्निरेटिव्ह व्हीटिंग सोला व्ही. लि.

तर्फे २. व्ही. ए. नगरी, आत्तोडे, नातातोपारा (पूर्व) ता. व्ही. लि.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ अधिनियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण

संस्था असून उपवर्गीकरण आहे.



कार्यालयीन मोहोर

सही
डॉ. अशोक कुमार उ
उप निबंधक, सहकारी संस्था,
वसई तालुका, वसई.

वसई

दिनांक : २२ / ०७ / २०२०

