

Receipt (pay)

350/19824

पावती

Original/Duplicate

Wednesday, October 11, 2023

पावती क्र.: 39म

1:04 PM

Regn.:39M

पावती क्र.: 20920

दिनांक: 11/10/2023

पावती क्र.: 19824-2023

पावती क्र.: 14600.00

रु. 600.00

रु. 15200.00

पावती क्र.: 14600.00

रु. 600.00

रु. 14600.00

पावती क्र.: 1457000 /-

सह. मुख्य निबंधक पावती-२

वसई क्र. ३

पावती क्र.: 1457000 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 72900/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/प ऑर्डर क्रमांक: 1023119802540 दिनांक: 11/10/2023

वसई क्र. ३

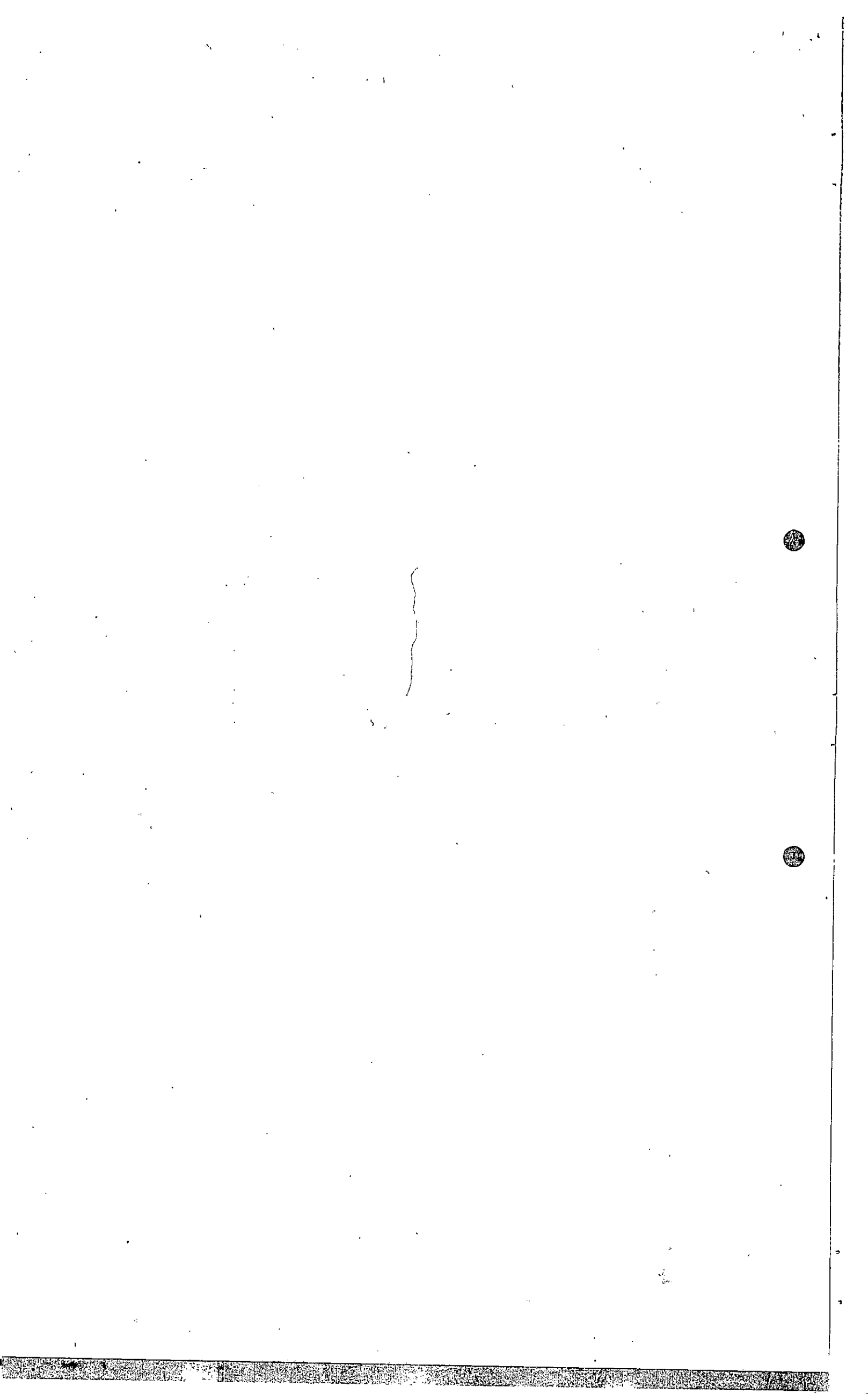
2) देयकाचा प्रकार: eChallan रकम: रु.14600/-

डीडी/धनादेश/प ऑर्डर क्रमांक: MH009307501202324E दिनांक: 11/10/2023

वसई क्र. ३

पावती क्र.: 1457000 /-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping track of adjusted fees



लिपिका

सह दयाम निबंधक

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१५. नोंदणी फी : रु. 14,600

१४. देय मुद्रांक शुल्क : रु. भरलेले मुद्रांक शुल्क : रु. 72,900

१३. दस्तावेज दर्शविलेला मीवदला : रु. \_\_\_\_\_

१२. निर्धारित केलेले बाजारमूल्य : रु. 14,57,000

११. बाजारमूल्य तक्क्यातील मार्गदर्शक सुचना क. : \_\_\_\_\_ ज्याअन्वये दिलेली घट वाढ

१०. वांधकामाचा प्रकार : आर आर सी

९. मजला कमाक : \_\_\_\_\_ घसारा : 5 %

८. कारणांकित : गळी : सी. सी

७. दस्तावेज नमुद केलेल्या मिळकतीचे क्षेत्रफळ : 17.21 चौ. मी कापट

69600

६. मिळकतीचा प्रकार : निवासी

अनिवासी

५. मूल्य दरविभाग क्षेत्र : 8

४. सडें क. कमाक : 2

३. गावाचे नाव : आवाळे

२. तालिका : वसई

१. दस्तावेज प्रकार : कारादनामा : अनुच्छेद कमाक :

*Handwritten signature*

मुद्रांकन अहवाल सन २०२३

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

वसई-३
दस्तावेज क्र. 9272/2023
9/30









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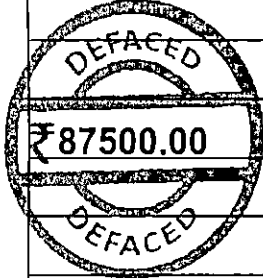


CHALLAN  
MTR Form Number-6

वसई-३  
दस्ता नं. 9227/2023  
8, 30



GRN	MH009307501202324E	BARCODE	[Barcode]		Date	11/10/2023-11:15:46	Form ID	34
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR			Full Name	Prasad Ajit Bandkar			
Location	PALGHAR			Flat/Block No.	Flat No D 602 Veena Dynesty Wing ABCDE And F			
Year	2023-2024 One Time			Premises/Building	Chsl			
Account Head Details		Amount In Rs.						
0030046401 Stamp Duty		72900.00		Road/Street	Achole			
0030063301 Registration Fee		14600.00		Area/Locality	Tal Vasai			
				Town/City/District				
				PIN	4 0 1 2 0 8			
				Remarks (If Any)				
				SecondPartyName=Pooja Mangesh Prabhu--Marketval=1457000				
				Amount In	Eighty Seven Thousand Five Hundred Rupees Only			
Total		87,500.00		Words				
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	6910333202310111948		2832850170	
Cheque/DD No.			Bank Date	RBI Date	11/10/2023-11:16:35		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.

सदर चहान कोवल दुययम निलेधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-350-19824	0004886614202324	11/10/2023-13:04:38	GR136	14600.00



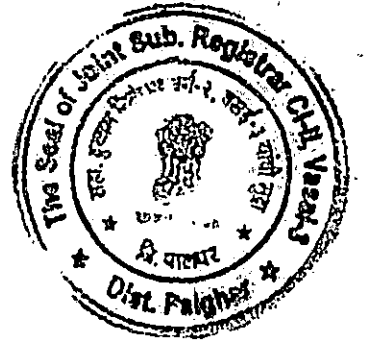
GRN : MH009307501202324E Amount : 87,500.00

Bank : IDBI BANK

Date : 11/10/2023-11:15:46

2	(IS)-350-19824	0004886614202324	11/10/2023-13:04:38	IGR135	72900.00
Total Defacement Amount					87,500.00

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दस्ता क्र 9628/2023
9 / 30

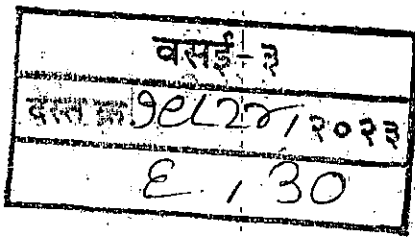


GIFT DEED

THIS DEED OF GIFT made and executed at Vasai on this 11<sup>TH</sup> day of October 2023 By **MRS. POOJA MANGESH PRABHU** (before marriage known as MISS. POOJA AJIT BANDKAR (Pan No.AWCPB4233E) aged 32 years, both adults, Indian Inhabitants, residing addressed at Room No.6, Rangari Chawl No.1, Muktadevi Wadi, Sion Chunabhatti, Near Dargha, Chunabhatti, Mumbai-400022. hereinafter referred as the "DONOR" (which expression unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, assigns and administrators ) of the ONE PART

P.A. Bandkar

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*[Handwritten signature]*



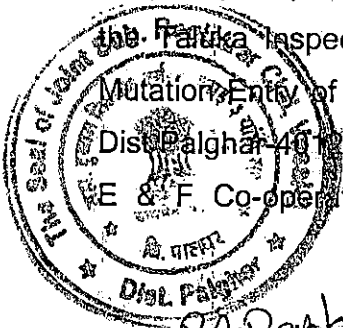
AND

**MR. PRASAD AJIT BANDKAR** (Pan No. BSEPBO266L) aged 28 years, adult Indian inhabitants, residing at Flat No.D-602, Veena Dynasty Phase-2, Near Evershine Last Stop, Achole, Nallasopara-East, Taluka Vasai, Dist-Palghar-401209. hereinafter referred as the "**DONEE**" (which expression unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, assigns and administrators) of the **OTHER PART**.

AND

**MR. AJIT NARAYAN BANDKAR** (Pan No.ACMPB3886H) aged 64 years, adult Indian inhabitant residing at Flat No.D-602, Veena Dynasty Phase-2, Near Evershine Last Stop, Achole, Nallasopara-East, Taluka Vasai, Dist-Palghar-401209. hereinafter referred to as "**THE CONFIRMING PARTY**" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors administrators and assigns) of the **THIRD PART**,

WHEREAS THE Donor and Confirming Party have been admitted as member of Veena Dynasty Wing A, B, C, D, E & F Co-operative Housing Society Ltd., situated at Evershine City Last Stop, Village Achole, Vasai-East, Dist Palghar, and WHEREAS THE DONOR and Confirming Party acquired rights, title and interest in respect of **Flat No. 602**, admeasuring to **370.39 Sq. Ft. (Carpet)** area on **Sixth Floor**, in **D wing**, Phase-II, in Building known as "**VEENA DYNASTY**" in **VEENA DYNASTY WING A, B, C, D, E & F Co-operative Housing Society Ltd.**, Near Evershine City Last Stop, situated on land bearing Survey No. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 25, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 114, 119, 230, 231, 232, 234, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 251, 254, 257, 259, 260, 261, 262, 265, 266, 267, 270, 272, 273, 274, 275, 276, **NEW S NO.2**, in term of the Kami Jast Patrak of the Taluka Inspector of Land Records, Vasai and recorded in terms of Mutation Entry of Village Achole Revenue Village Achole, Taluka Vasai, Dist Palghar-401208, And WHEREAS the Veena Dynasty Wing A, B, C, D, E & F Co-operative Housing society Ltd., has been registered under



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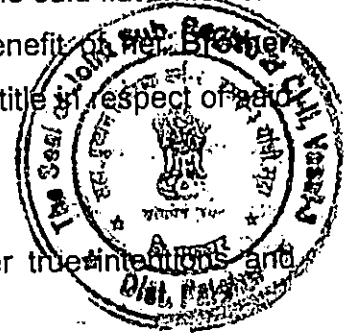
Registration No. **PLR(VSI)/HSG/TC/496/2018** registered under Maharashtra Co-operative Societies Act 1960 (hereinafter referred to as "Said Society")

WHEREAS the Donor and Confirming Party herein are seized and possessed of or well and sufficiently entitled to a Flat No. 602, admeasuring to 370.39 Sq. Ft. (Carpet) area on Sixth Floor, in D wing, Phase-II, in Building known as "VEENA DYNASTY" in VEENA DYNASTY WING A, B, C, D, E & F Co-operative Housing Society Ltd., Near Evershine City Last Stop, situated on land bearing Survey No. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 25, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 114, 119, 230, 231, 232, 234, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 251, 254, 257, 259, 260, 261, 262, 265, 266, 267, 270, 272, 273, 274, 275, 276, NEW S NO.2, in term of the Kami Jast Patrak of the Taluka Inspector of Land Records, Vasai and recorded in terms of Mutation Entry of Village Achole Revenue Village Achole, Taluka Vasai, Dist Palghar-401208, (more particularly described in the schedule written hereunder and hereinafter referred to as the said Flat for brevity"s sake as well as the said Share in "the said Flat" for sake of brevity)

WHEREAS by an Agreement For Sale dated 22/11/2017 duly registered within limit of Sub-Registrar office Vasai-1 Taluka Vasai, District Palghar, vide registration No. **Vasai-1-11350-2017** dated on **24/11/2017** the present Donor and Confirming Party had jointly purchased and acquired said Flat from **M/S. NIKUNJ DEVELOPERS**, having its office at Shop No.1, Veena Sarang, Saibaba Nagar Extension Road, Borivali West, Mumbai 40092, therein referred to as „**THE PROMOTERS**”

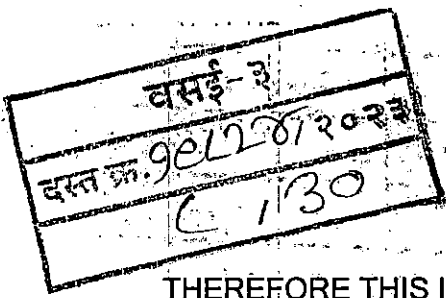
AND WHEREAS Donee is the Brother of the Donor. And WHEREAS the Donor herein has decided to Gift her 50% share in the said flat which she is entitled to the and unto the use, occupation, benefit of her Brother herein. if the Donor has gift her 50% share, interest, title in respect of said flat to the Donee

That the Donor desires to reduce in writing all her true intentions and desires.



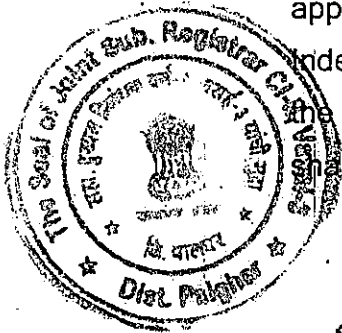
P.A. Bhandarkar

Bhandarkar



THEREFORE THIS INDENTURE WITNESSETH AS UNDER :

1. THAT the Donor herein has gifted to the Donee herein 50% that Pieces and parcels of all share, right, title and interest in flat premises bearing Flat No. 602, admeasuring to 185.195 Sq. Ft. (Carpet) out of total 370.39 Sq. Ft. (Carpet) area on Sixth Floor, in D wing, Phase-II, in Building known as "VEENA DYNASTY" in VEENA DYNASTY WING A, B, C, D, E & F Co-operative Housing Society Ltd., Near Evershine City Last Stop, situated on land bearing Survey No. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 25, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 114, 119, 230, 231, 232, 234, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 251, 254, 257, 259, 260, 261, 262, 265, 266, 267, 270, 272, 273, 274, 275, 276, NEW S NO.2, in term of the Kami Jast Patrak of the Taluka Inspector of Land Records, Vasai and recorded in terms of Mutation Entry of Village Achole Revenue Village Achole, Taluka Vasai, Dist Palghar-401208, Being love & affection without any consideration and in terms.
2. THAT the Donor has given the possession of the said flat to the Donee on execution of this Gift Deed which the Donee has accepted on signing this Gift Deed.
3. That the Donee shall occupy and enjoy the said share, right, title and interest in the said flat.
4. The Donee shall at his own costs shall get the said share, right, title and interest of the said flat to his name in the Record of the said flat to her name in the Record of the Co-operative Housing Society as well as in the office of Vasai-Virar City municipal corporation for which the Donor shall fully co-operate with Donee by signing all applications, forms, affidavits, transfer forms, Declaration and Indemnity Bonds as and when required from time to time. But all the expenses of transfer charges as well as the legal expenses shall be borne by Donee.



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5. That the Donor hereby specifically declared that the Gift hereby granted in favour of the Donee is the goodwill gesture.
6. The Donor hereby declares that she has all right and authority to execute this Deed of Gift as per her own choice and desire and no one else has any right, title or interest over the said share of flat except the Donor. The Donor hereby further declares that her title to the said flat premises is free from all encumbrances, and all reasonable doubts.
7. THE DONOR hereby specifically declares that the Gift Deed executed by him in favour of Donee, for life time and permanently in nature.
8. For the purpose of Registration the said Gift Deed is Valued at Rs.14.57,000/- for the share in said Flat and accordingly stamp of Rs.72,900/- and Registration Fees Rs.14,600/- is given on this Deed.

#### SCHEDULE OF PROPERTY

ALL that 50% share, right, title and interest in **Flat No. 602**, admeasuring to **185.195 Sq. Ft. (Carpet)** out of total **370.39 Sq. Ft. (Carpet)** area on **Sixth Floor**, in **D wing**, **Phase-II**, in Building known as "**VEENA DYNASTY**" in **VEENA DYNASTY WING A, B, C, D, E & F Co-operative Housing Society Ltd.**, Near **Evershine City Last Stop**, situated on land bearing **Survey No. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 25, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 114, 119, 230, 231, 232, 234, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 251, 254, 257, 259, 260, 261, 262, 265, 266, 267, 270, 272, 273, 274, 275, 276, NEW S NO.2**, in term of the **Kami Jast Patrak** of the **Taluka Inspector of Land Records, Vasai** and recorded in terms of **Mutation Entry of Village Achole Revenue Village Achole, Taluka Vasai, Dist, Palghar-401208**, within the **Jurisdiction of Vasai-Virar Mahanagarपालिका** in the limit of **Sub-Registration Office Vasai, Dist-Palghar**.



P.A. Bhandarkar

Bhandarkar

mkc

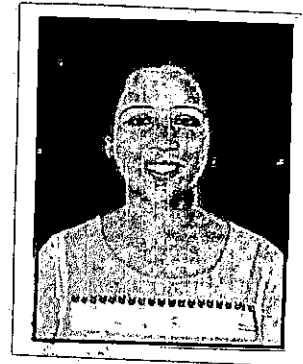
वसई-३  
 घसम नं. 964/2023  
 90/30

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 „DONOR“

**MRS. POOJA MANGESH PRABHU**

(before marriage known as MISS. POOJA AJIT BANDKAR }



*P. Bandkar*



In the presence of .....

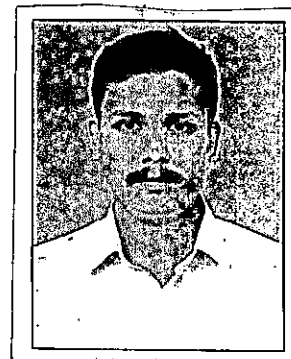
1. *V. H. Patil* }  
 }  
 }  
 2. *Serjit Pawar* }  
 }  
 }

SIGNED, SEALED, DELIVERED AND  
 ACCEPTED BY THE

Within named „DONEE“

**MR. PRASAD AJIT BANDKAR**

*P. A. Bandkar*



In the presence of .....

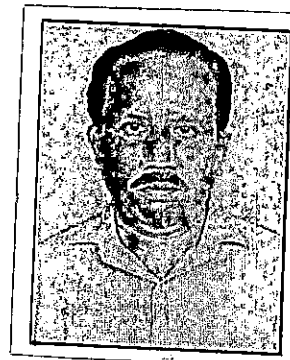
1. *V. H. Patil* }  
 }  
 }  
 2. *Serjit Pawar* }  
 }  
 }

SIGNED, SEALED, DELIVERED AND

Within named „THE CONFIRMING PARTY“

**MR. AJIT NARAYAN BANDKAR**

*A. Bandkar*



In the presence of .....

1. *V. H. Patil* }  
 }  
 }  
 2. *Serjit Pawar* }  
 }  
 }







पुस्तक क्र.	दस्तावेज क्र.		
१	२५४३	५९९०४	
	२०१६		

याचा :-

- १) श्री. राफेजा बंधावन यांचा दिनांक १२/६/२००७ रोजीचा अर्ज
- २) इकडील कार्यालयीन बिनशेती आदेश क्र. महसूल/कक्ष-१/टे-९/एनएपी/एसआर-३९/१९९४
- ३) इकडील कार्यालयाचे आदेश क्र. मशा/कार्या-४/टे-४/एसआर-२०/९६ दिनांक १६/०९/२००४

वसई-३  
 दस्तावेज क्र. १९८२०१२०२४  
 १२-१३०

क्र. महसूल/कक्ष-१/टे-९/एनएपी/एसआर-३९/९४  
 जिल्हाधिकारी कार्यालय, ठाणे  
 दिनांक 7 JUL 2007

दुरुस्ती आदेश :-

ज्या अर्थी उपोद्घातील अनु. क्र. १ मधील श्री. राफेजा बंधावन, ता. विवाण टॉवर स्टेशन रोड वसई यांनी या कार्यालयाकडे बिनशेती आदेश क्र. महसूल/कक्ष-१/टे-९/एनएपी/एसआर-३९/९४ दिनांक १२/०७/१९९५ च्या आदेशात नोंदी आचोळे ता. वसई येथील स.नं. २४० (जुना स.नं. १९६)/२ क्षेत्र ७९५०-०० चौ.मी. ही जमिन समाप्ति करून दुरुस्ती आदेश मिळणेकामी बिनशेती केली आहे.

ज्या अर्थी उपोद्घातील अनु. क्र. २ नुसार इकडील कार्यालयीन आदेश क्र. महसूल/कक्ष-१/टे-९/एनएपी/एसआर-३९/९४ दिनांक १२/७/१९९५ अन्वये रहिवास क्षेत्र १,४९,६८५-१२ चौ.मी. व याण्डज्य ७६४१-७६ चौ.मी. क्षेत्राची बिनशेती परवानगी देणेत आलेली आहे. प्रस्तुत बिनशेती परवानगीचा आदेश पारित करताना स.नं. २४० (जुना स.नं. १९६)/२ या स.नं. चे क्षेत्र मंजूर नकाशांमध्ये समाविष्ट केलेले आहे. मात्र सदर स.नं. ची जमिन नवियेन व अधिमाज्य शर्तीची असल्याने स.नं. २४० (जुना १९६)/२ यगळण्यात आलेला आहे.

ज्या अर्थी उपोद्घातील अनु. क्र. ३ नुसार इकडील कार्यालयीन आदेशान्वये स.नं. २४० (जुना १९६)/२ क्षेत्र ७९५०-०० चौ.मी. जमिनीचा वापर बिनशेती कामी शर्ती शिथिल करून विक्री करण्याची परवानगी देणेत आलेली आहे.

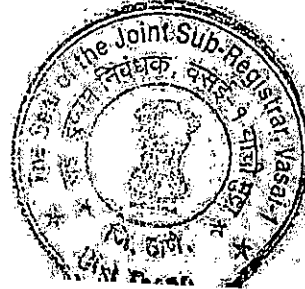
त्यानुसार इकडील कार्यालयीन बिनशेती आदेश क्र. महसूल/कक्ष-१/टे-९/एनएपी/एसआर-३९/१९९४ दिनांक १२/७/१९९५ मध्ये स.नं. २४० (जुना स.नं. १९६)/२ चे क्षेत्र ७९५०-०० चौ.मी. समाविष्ट करणेत येत आहे. सदरचे क्षेत्र रहिवास प्रयोजनार्थे वापर अनुज्ञेय राहिल. इकडील कार्यालयीन दिनांक १२/७/१९९५ चे आदेशातील अटी व शर्ती अर्जादारावर बंधनकारक राहतील.

सही :-

(एस. एस. झेंडे)  
 जिल्हाधिकारी ठाणे

श्री. राफेजा बंधावन  
 ता. विवाण टॉवर, वसई स्टेशन  
 ता. वसई जि. ठाणे

प्रत :- तहसिलदार वसई यांना माहितीसाठी व पुढील कार्यवाहीसाठी  
 प्रत :- तलाठी सजा आचोळे यांना आवश्यक त्या माहितीसाठी  
 प्रत :- कार्यालयीन संचिका



वसई-३			
पुस्तक	दस्त क्र.	एल	१०८
	२५३	९६	१०८
३	२०१६		

मुख्य कार्यालय, विराट  
विराट (पूर्व),  
म. बसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनि : ०२२-२२२२२२२२  
फैक्स : ०२२-२२२२२२  
ई-मेल : vasai@corporation071000.com

वा.क्र. : व.स.वा.प./म/मु.वि./२००१/२०१२  
दि.क्र. : ३१/०३/२०१२

वसई-३
दस्त क्र. ९६/२०१२/३
१३ / ३०

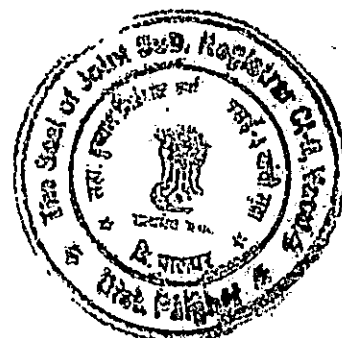
WCMC/TP/RDP/VP-0743/297/2011

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

Sub: Revised Development Permission for the proposed Residential / Residential with Shopline Buildings, Type DDA, R14 in P2 Pocket, Type JR-62 to 74 Type JG76 in part B sector, Type A1, B, A1, A1, A1, A1, B (2 Nos.), B, E, E, B1, B, B1, B, C, B, C1, B, B, D, B, B in Sector 7 in lieu of land pooling (57 (9.59%) of ZCC-20 Group Housing Scheme on S.No.1(2), 2(2), 3(3), 4(4), 8(8), 7(215), 8(218), 9(8), 10(7), 11(489), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(33), 27(364), 28(362), 29(29), 30(16), 31(15), 32(28), 33(27), 34(18), 35(17), 37(19), 38(26), 39(24), 40(25), 41(23), 42(22), 43(183), 44(193), 45(194), 46(188), 47(191), 48(192), 49(208), 50(196), 51(195), 52(384), 53(197), 54(410), 55(198), 56(199), 57(200), 58(414), 59(205), 60(413), 61(201), 62(202), 63(357), 64(377), 65(378), 66(222B), 67(222A), 68(221), 69(220), 70(217), 71(203), 72(204), 73(395), 74(206), 75(207), 76(211), 77(212), 78(213), 79(214), 80(209), 81(355) and Part No.9, 11 & 24 Gnothan plots, S. No. 57(364), H. No. 3, 6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhware, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasal, Dist: Thane.  
Survey Nos. mentioned above are old S.No. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. Now S.No. 1, 2, 3, 4 of Village Achole, S.No. 101, 102, 104, 105, 107 of Village Manickpur, S.No. 97B, 105B, 106B of Village Gokhware, Tal. Vasal, Dist: Thane.



- Ref:
- 1) Commencement Certificate No. CIDCO/WVSR/CC/ZCC-20/E/826 dated 06/09/1991.
  - 2) Commencement Certificate No. CIDCO/WVSR/CC/ZCC-20/E/2020 dated 25/08/1992.
  - 3) Commencement Certificate No. CIDCO/WVSR/BP-1037/ZCC-20/1/3649 dated 18/07/1994.
  - 4) Commencement Certificate No. CIDCO/WVSR/CC/ZCC-20/E/4382 dated 12/05/1995.
  - 5) This office Amended letter dated 03/07/2002, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010 & 07/07/2010.
  - 6) Revised Development Permission No. WCMC / TP / RDP / ZCC-20 / E / VP-0743/109/2011-12 dated 15/10/2011.
  - 7) N. A. Order No. REV/D-1/T-9/NAP/SR-22/2004 Dated 08/03/2004 from the Collector, Thane.
  - 8) Assurance letter from Nallasopara Municipal Council vide letter dated 16/04/2008 for potable water supply.
  - 9) NOC from Nallasopara Municipal Council vide letter dated 27/05/2008 for construction.
  - 10) Your Architect's letter dated 31/01/2012.



पुस्तक	दस्तावेज		
१	२०१६	१८९०८	

वि. नं. २०१६, वि. नं. २०१६, वि. नं. २०१६



दस्तावेज : २०१६-२०१६/२०१६/२०१६  
 क्रमांक : २०१६-२०१६  
 ई-मेल : vsm@cidco.com

दस्तावेज क्र. १८८२७२०२३  
 १०/३०

क्र. नं. : १०३/२०१२/२०१२-१२  
 दिनांक : ३१/०३/२०१२

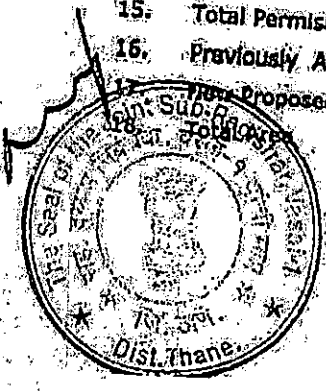
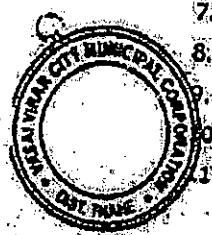
VVCMC/TP/RDP/VP-0743/297/2011-12 -2..

३/03/2012

Sir / Madam,  
 Revised Development Permission is hereby granted for the proposed Residential Buildings under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. R. K. Wadhawan (P.A. Holder).

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991; Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/2020 dated 25/08/1992; Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/3649 dated 18/07/1994; Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010 & 07/07/2010 by CIDCO & Revised Development Permission No. VVCMC/TP/RDP/ZCC-20/E/VP-0743/109/2011-12 dated 15/10/2011 by VVCMC. The details of the layout is given below :-

- |   |                            |
|---|----------------------------|
| 1. Name of assessee Owner / P.A. Holder       | : Shri R. K. Wadhawan      |
| 2. Location                                   | : Achole/Manikpur/Gokhware |
| 3. Land Used (Predominant)                    | : Res/Resi with shopline   |
| 4. Gross Plot Area                            | : 1078531.00 sq.m.         |
| 5. Less: Encroachment Area                    | : 4031.33 sq.m.            |
| 6. Less Area of Land on S. No. 63(27) H.No.9: | : 1800.00 sq.m.            |
| 7. Balance Plot Area                          | : 1072719.67 sq.m.         |
| 8. Area under D.P. Road As per 03/07/2002 :   | : 116894.93 sq.m.          |
| 9. Area under D. P. Reservation               | : 12558.00 sq.m.           |
| 10. Net Plot Area                             | : 943286.74 sq.m.          |
| 11. Less: a) 15% R/G                          | : 141490.01 sq.m.          |
| b) 5% CFC (Not deducted)                      | : 47163.34 sq.m.           |
| 12. Permissible BUA 85% of Net plot           | : 801776.73 sq.m.          |
| 13. Add D.P. Road Area                        | : 116894.93 sq.m.          |
| 14. Land Pooling Area 9.5% of 801776.73       | : 76168.79 sq.m.           |
| 15. Total Permissible Area                    | : 994840.45 sq.m.          |
| 16. Previously Approved area                  | : 951813.43 sq.m.          |
| 17. Net Proposed Area                         | : 40028.14 sq.m.           |
| 18. Total Area                                | : 991842.57 sq.m.          |



पञ्जाब, पं. राजे, वि. राजे



१ २०१६

दस्तावेज क्र. १८२०२३  
११ १३०  
३१/०३/२०१२

VCMC/TP/RDP/VP-0743/297/20/112 ...3..

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

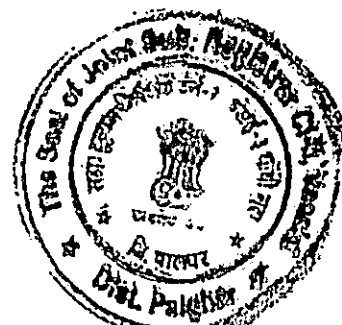
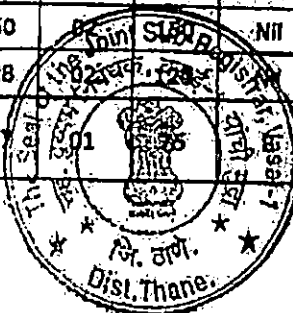
The amount of Rs. 11,000/- (Eleven Thousand only) deposited vide Receipt No. 211800 dated. 21/03/2012 & Rs. 1700/- (One Thousand Seven hundred Only) deposited vide Receipt No. 211913 dated 28/03/2012 with VCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential / Residential with Shopline Buildings Type DDA, RH4 In P2 Pocket, Type JR-62 to 74 Type JC-76 In part B sector, Type A1 & B, A1 & A1, A & B (2 Nos.), B & E (2 Nos.), B & F, E, B1 & B1, B & C, B & C1, B & B, D & B in Sector F in lieu of land pooling FSI (9.5%) of ZCC-20 Group Housing Scheme on on land bearing S.No.1(1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaathan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhware, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasal, Dist: Thane. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now, as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhware: as per the following details:-



SECTOR - B, F, P2 POCKET

Sr. No.	Predominant Use	Bldg. Type	No. of Floors	BUA per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (In sq.m.)
1.	Residential	DDA	G+6 pt	2015.65	01	48	NII	2015.65
2.	Residential Row House	RH4	G+1	187.98	01	1	NII	187.98
3.	Residential Row House	JR62 to 74	S+3	87.55	13	13	NII	1138.15
4.	Residential Building	JC76	S/G+3	669.95	01	14	NII	669.95
5.	Residential	A1&B	S/G+7	3016.75	01	76	NII	3016.75
6.	Residential	A1 & A1	S/G+7	3802.03	01	93	NII	3802.03
7.	Residential	A & B	S/G+7	2943.50	01	NII	NII	5887.00
8.	Residential	B & E	S/G+7	2757.28	01	NII	NII	5514.56
9.	Residential With Shopline	B & F	S/G+7	3359.57	01	NII	NII	3359.57



वसई-३  
 वसई-३  
 १६/२०२६  
 १६-३०

मुख्य कार्यालय, विहार  
 विहार (पूर्व)

वा. सं. वि. रा. म. वि. सं. १०१/२०१५

पुस्तक	प्लान क्र.		
१	२५५३	६००	१०६
			२०२६



सूचना : ०२०-२०१६/२०१७/२०१८  
 फोन : ०२२-२५६६२०  
 ई-मेल : vasai@vaircorp.nic.in

वा. सं. : म. वि. रा. म. वि. सं. १०१/२०१५-१६  
 दिनांक : ३१/०३/२०१२

WCMC/TP/RDP/VP-0743/297/2011-12

31/03/2012

10.	Residential	E	S/G+7	1668.84	01	31	Nil	1668.84
11.	Residential	B1 & B1	S/G+7	2226.39	01	60	Nil	2226.39
12.	Residential	B & C	S/G+7	2517.75	02	61	Nil	2517.75
13.	Residential	B & C1	S/G+7	2525.88	01	61	Nil	2525.88
14.	Residential With Shopline	B & B	S/G+7	2202.66	01	55	12	2202.66
15.	Residential	D & B	S/G+7	3295.98	01	77	Nil	3295.98
Total					29	935	20	40929.16

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991, Commencement Certificate No. CIDCO/VVSR/CP/ZCC-20/E/2020 dated 25/08/1992, Commencement Certificate No. CIDCO/VVSR/CP/ZCC-20/E/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 17/10/2003, 30/11/2004, 03/05/2005, 20/06/2005, 21/12/2005, 26/05/2006, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010 & 07/07/2010, 15/10/2011 Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.

You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.



Handwritten signature



पुस्तक क्र.	दस्ता क्र.		
१	२५७	७९	१०४
२०१६			
वसई-३			
दस्ता क्र. १८२४/२०२३			
१७, १३०			

मुख्य कार्यालय, विरार  
विरार (पुर्व);  
ज. ब. सं. वि. ठाणे, दि. १०१ १०१.



दूरध्वनी : २२५०२५१००/०२२५०२५१००  
फैक्स : २२५०२५१००  
ई-मेल : vasairar@corporation@yahoo.com

सं. क्र. : १८२४/२०२३/२०११-११  
दि. क्र. : ३१/०२/२०१२

WCMC/TP/RDP/ VP-0743/297/2011-12

..5..

३१/०३/२०१२

- 8) All Development Charges for Buildings, Type-DDA, RH4 in P2 Pocket, Type JR-62 to 74 Type-JC76 in part B sector, Type-A1 & B, A1 & A1, A & B (2 Nos), B & E (2 Nos), B & F, E, B1 & B1, B & C, B & C1, B & B, D & B in sector F, fully paid as per new rates.
- 9) You shall obtain NOC from chief fire officer, before applying for the plinth completion certificate of the same building.
- 10) You shall developed the road before Occupancy Certificate.
- 11) You are responsible for the disputes that may arise due to title/ access matter. WCMC is not responsible for any such disputes.



Yours faithfully,

Dy. Director of Town Planning  
Vasai Virar City Municipal Corporation

c.c. to:

- 1) M/s, Shah Gattani Consultants, Architects,  
103, Lucky Palace, Station Road,  
Vasai (W), Taluka : Vasai, Dist: Thane.
- 2) Asst. Commissioner, UCD  
Vasai Virar City Municipal Corporation.





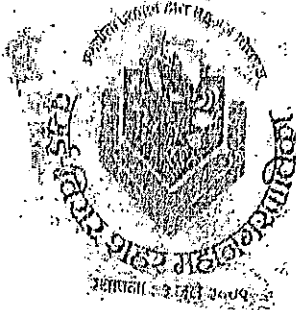
वसई-३  
 वस.क्र. १८८७/२०२३  
 १८, ३०

वसई-३  
 पुस्तक क्र. वस.क्र.  
 ११३५० ५१ ८  
 १८८७/२०२३

ANNEXURE-C

C/D  
 WING

मुख्य कार्यालय, विहार  
 विहार (P.A.),  
 मा. वसई, जि. ठाणे, पिन ४०१३०५.



दूरध्वनी : ०२५०-२५२५०१/०२/०३/०६/०५/०९  
 फॅक्स : ०२५०-२५२५००७  
 ई-मेल : vasaiVirarCorporation@yahoo.com

जा.क्र. : व.वि.ता.म./न.२./२१/२०१३/१४  
 दिनांक :

VVCMC/TR/PCC/VR-0743/११/2013-14  
 To,

DE.03/07/2013.

Shri R.K. Wadhawan(P.A. Holder)  
 Deewan Tower, Station Road, Vasal Road (W)  
 Taluka-Vasai,  
 DIST-THANE

Sub: Grant of Plinth Completion Certificate for Residential With  
 Shopline Building Type-B & F, Type Z1, Type Z2, Residential  
 Building Type-Z(2Nos.), Type Z3 on land bearing Old S. Nos. 1  
 (1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409),  
 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30),  
 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16),  
 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24),  
 70(25), 114(23), 119(22), 230(183), 231(193), 232(194),  
 234(188), 237(191), 238(192), 239(208), 240(196), 241(195),  
 242(394), 243(197), 244(410), 245(198), 246(199), 247(200),  
 248(414), 249(205), 251(413), 252(201), 253(202), 254(357),  
 257(377), 258(378), 259(222B), 260(222A), 261(221), 262  
 (220), 265(217), 266(203), 267(204), 268(395), 269(206),  
 270(207), 272(211), 273(212), 274(213), 275(214), 276(209),  
 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364),  
 H. No. 3, 6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No.  
 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103,  
 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village  
 Manickpur, Taluka Vasai, Dist: Thane. Survey Nos. mentioned  
 above are old S.Nos. as per the revenue records. Now as per 7/12  
 extracts & mutation entries submitted in this office. New S.No.1,  
 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village  
 Manickpur, S.No.97B, 105B, 106B of Village-Gokhivare,  
 S.No./254, H.No.3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole,  
 S.No. 128, H.No.6, S.No.106, H.No.8, S.No.110, H.No.8/1 of  
 Village Gokhivare, Tal. Vasai, Dist: Thane



- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/BP/ZCC-20/1/826 dated 06/09/1991.
  - 2) Commencement Certificate No. CIDCO/VVSR/CC/BP/ZCC-20/1/2020 dated 25/08/1992.
  - 3) Commencement Certificate No. CIDCO/VVSR/BP-ZCC-20/1/3649 dated 18/07/1994.

Contd.....2.....



*Handwritten signatures and initials*





वसई-१			
दस्ता क्र.			
	११३५०	KCY	
१	२०१७		

वसई-३
दस्ता क्र. १९८२४/२०२३
१९८३०

**ANNEXURE-C**

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
सा. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जॉ.क्र. : व.वि.सा.म.  
दिनांक :

VVCMC/TP/PCC/VP-0743/११/2०13-14

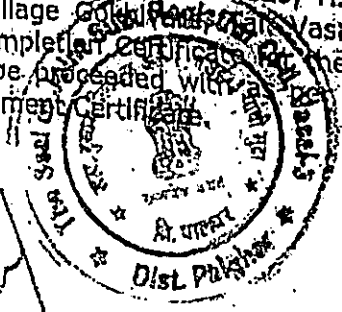
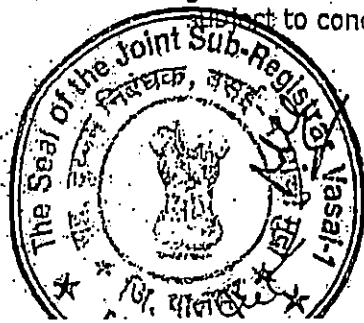
DT: 03/07/2013.

: 2 :

- 4) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/4382 dated 12/05/1995.
- 5) Revised Development Permission No. CIDCO/VVSR/RDP/BP-ZCC-20/E/4613 Dt. 13/07/2009.
- 6) Revised Development Permission No. CIDCO/VVSR/RDP/BP-ZCC-20/E/124 Dt. 20/04/2010.
- 7) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/297/2011-12 dated 31/03/2012.
- 8) Revised Development Permission dated 22/05/2012, 11/07/2012
- 9) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013.
- 10) Your Architect's letter dated 23/05/2013, 01/06/2013 & 18/06/2013.

Sir/ Madam,

This has reference to your Intimation letter dated 23/05/2013, 01/06/2013 & 18/06/2013 from your licensed Architect regarding completion of construction work upto Plinth level in Residential With Shopline Building Type-B & F, Type Z1, Type Z2, Residential Building Type-Z(2Nos.), Type Z3 on land bearing Old S.Nos. 1 (1), 2(2), 3 (3), 4(4), 5(5), 7 (215), 8 (216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No. 9, 11 & 24 Gaonhan plots, S. No. 57(364), H. No. 3/6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasal, Dist: Thane. Survey Nos. mentioned above are old S. Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office: New S.No. 1, 2, 3, 4 of Village Achole, S.No. 101, 103, 104, 106, 107 of Village Manickpur, S.No. 97B, 105B, 106B of Village Gokhivare, S.No. 254, H.No. 3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S.No. 128, H.No. 6, S.No. 106, H.No. 8, S.No. 110, H.No. 8/1 of Village Gokhivare, Vasal, Dist: Thane. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with the sanctioned plan, subject to conditions of Commencement Certificate.



Contd.....3.....

वसई-३  
 वसई क्र. 9028/2013  
 20130

वसई-३  
 पुस्तक क्र. 90340  
 पृष्ठ क्र. 43  
 २०१७

**ANNEXURE-C**

मुख्य कार्यालय, विरार  
 विरार (पुणे),  
 मा. घाट, सि. ठाणे, पिन ४०१ ३०५.



दूरधनी : ०२५०-२५२५१०२/०३/०३/०४/०६/०८  
 फॅक्स : ०२५०-२५२५१०७  
 ई-मेल : vasalvirarcorporation@yahoo.com

ना.क्र. : व.वि.रा.प.  
 दिनांक :

WCMC/TR/PCC/VP-0743/91/2013-14

Dt. 03/07/2013.

: 3 :

You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/ dump solid waste in 2 compartments of 0.67 CUM & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

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 O.C.C. of the last building

You shall obtain mosquito proof treatment certificate from the concerned Public Health Department of this Municipal Corporation before applying for occupancy certificate.

You shall implement rain water harvesting scheme as per the notification dated 10 March 2005 at site and Submit Photographs of same and inform for verification of the same before applying for final occupancy certificate.

Plantation of trees at site as per C.C. conditions to be certified by owner as well as engineer /architect before applying for final occupancy certificate.

You shall provide dual pipe line system, one for cooking/ drinking and other for non potable purpose with separate overhead & U. G tank.

You shall provided all the flush tank in W.C/ toilets shall have dual valve system to regulate the flow of water.

You shall provide lay bay of 3.00 mtr. width as per DCR-2001 for parking of vehicles.

Yours faithfully,



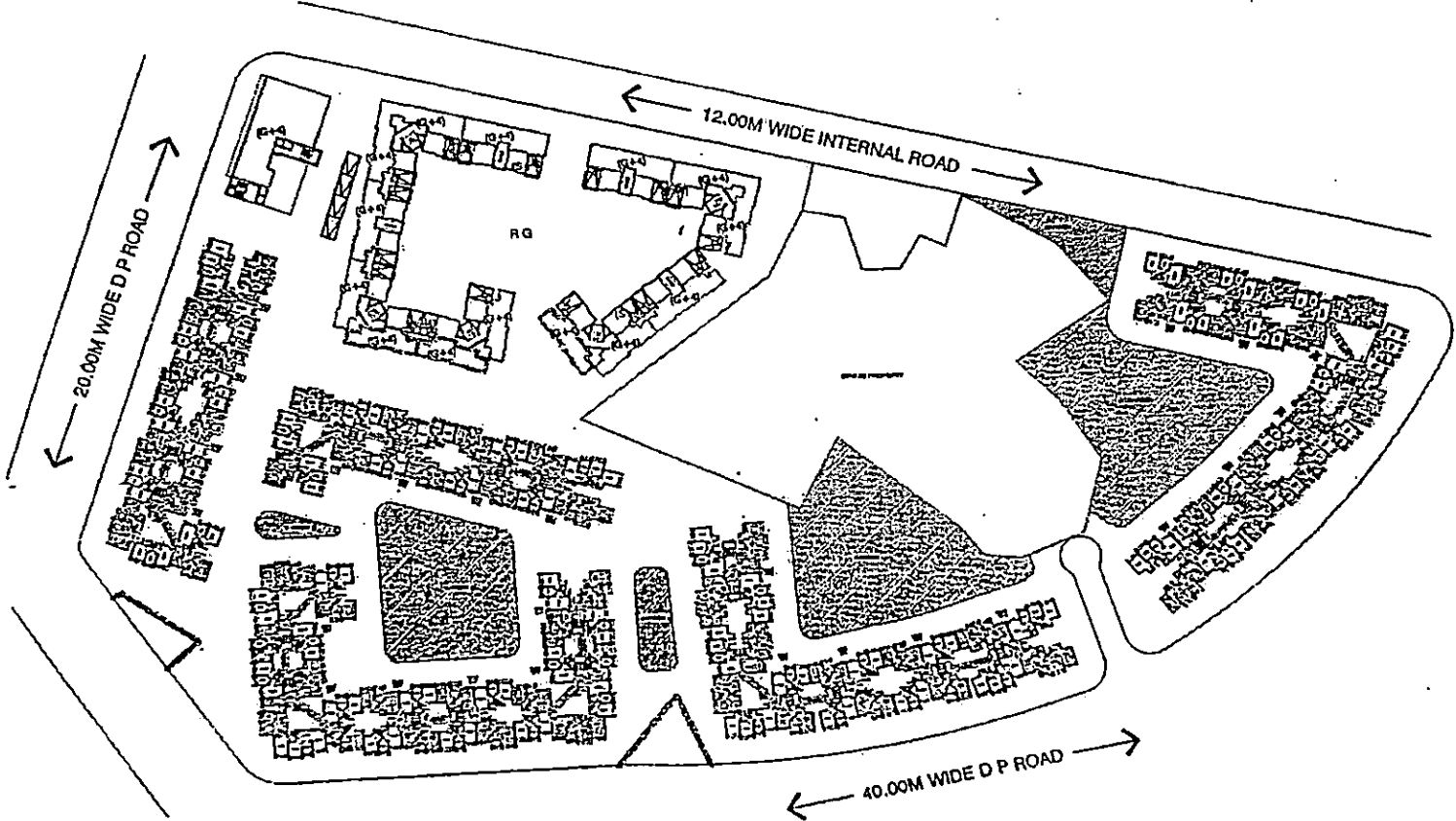
Deputy Director  
 Town Planning  
 Vasai Virar City Municipal Corporation

C.C. to:  
 M/s, Shah Gattani Consultant, Architect  
 103, Lucky palace, station road,  
 Vasai Road, Taluka-Vasai,  
 Dist-Thane.



*Handwritten signatures and initials*





ANNEXURE A-1



WING: D  
 FLAT NO: 602  
 FLOOR: 6<sup>th</sup>

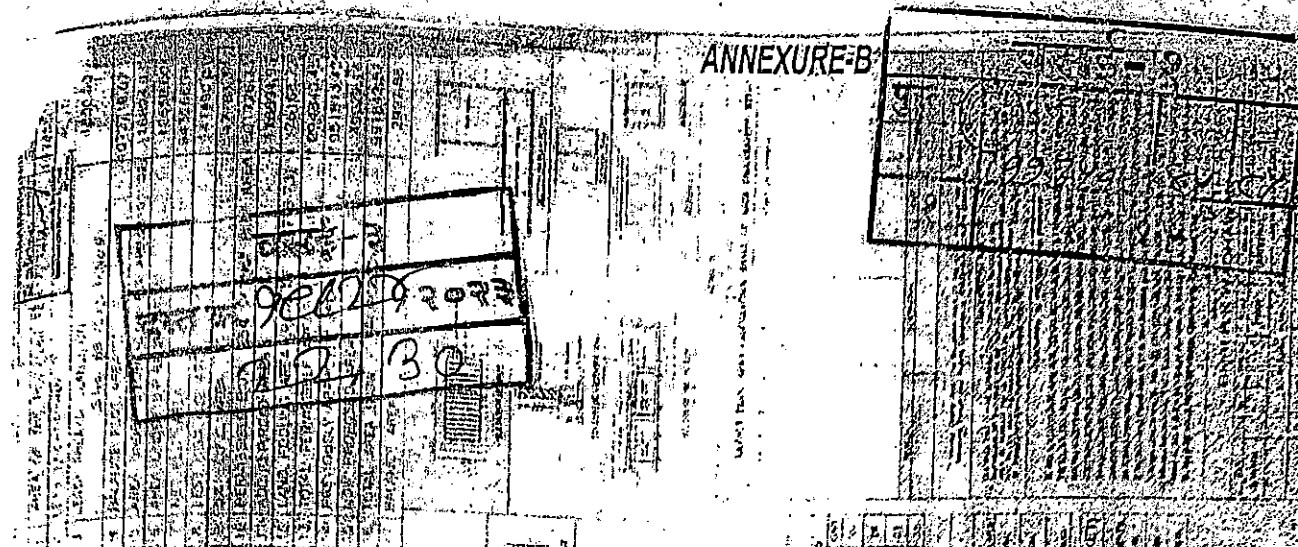
VEENA DYNASTY  
 VASAI (EAST)

PURCHASER/S SIGNATURE  
Nitesh  
Bandan

TYPICAL FLOOR LAYOUT PLAN	
वसई-३	वसई-३
प्लॉट क्र. १२८/२०२३	१२९/३०
FOR NIKUNJ DEVELOPERS	
<u>Nikunj</u>	
PARTNER	

वसई-३	प्लॉट क्र.	१२९/३०	२०२३

ANNEXURE-B



LEG AREA STATEMENT table with columns for area type, area number, and area description.

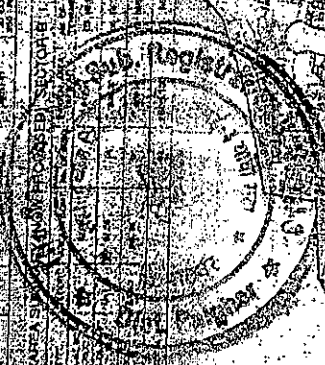
AREA SUMMARY table with columns for area name, area number, and area description.

AREA SUMMARY table with columns for area name, area number, and area description.

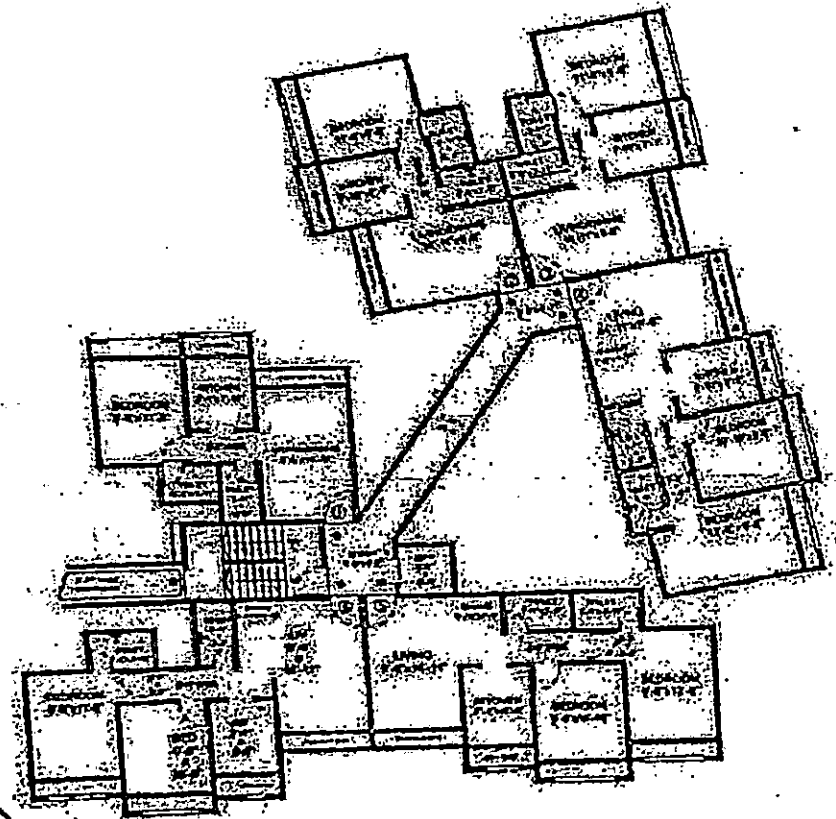
AREA SUMMARY table with columns for area name, area number, and area description.

PARKING AREA STATEMENT table with columns for area type, area number, and area description.

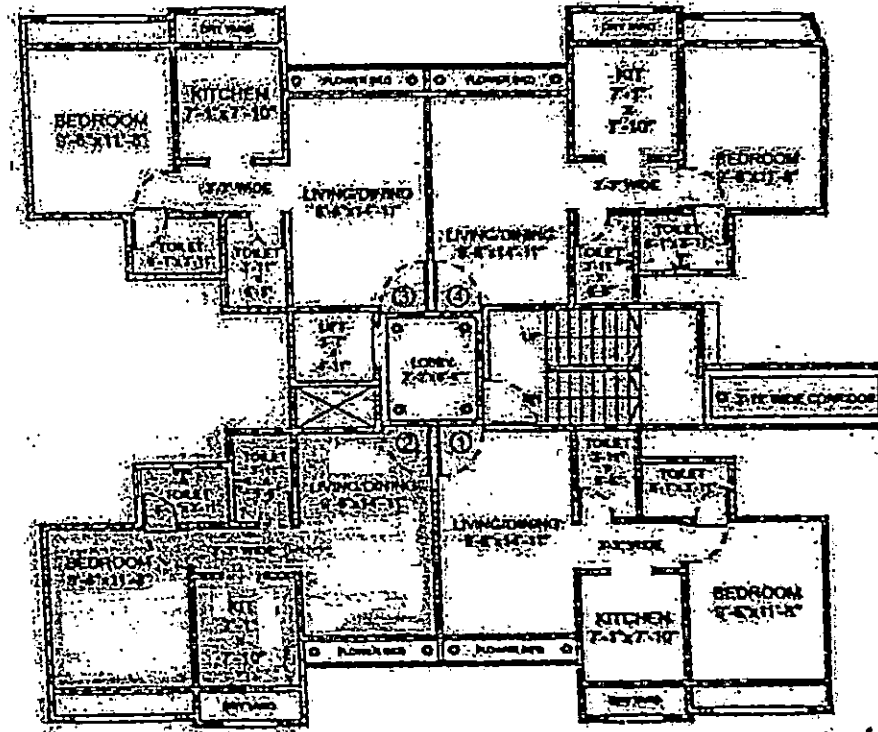
MEASUREMENTS table with columns for measurement type, area number, and area description.



6009



WING C

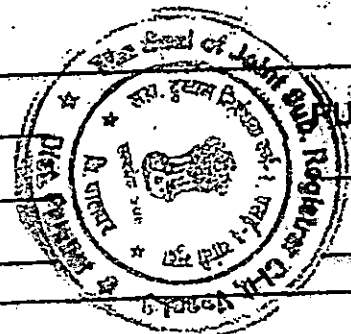


TYPICAL FLOOR PLAN

Veena Dynasty  
VASAI (EAST)



ANNEXURE A-I



WING D  
FLAT NO. 602  
FLOOR 6<sup>th</sup>

PURCHASER'S SIGNATURE  
*Bandar*

WING D	FLAT NO.	92228003
		23130

For Nikunj Developers  
*M. Sayhan*  
Partner

92228003	23130
993X2	83CX







बाराई-३
बस्ता नं. 9027/२०२३
२६/३०





भारत सरकार  
Government of India

अजित नारायण बंदकर  
Ajit Narayan Bandkar  
जन्म तिथि/DOB: 12/10/1959  
पुरुष/ MALE

5105 6865 8634  
VID : 9101 6972 2670 3771

मेरा आधार, मेरी पहचान

Issue Date: 13/10/2011

भारत सरकार  
Government of India

पता:  
S/O नारायण बंदकर, रूम नो-२, रीता गोंसाल्विस हाउस,  
चकाला, विलेज, अंधेरी एस्ट, मुंबई,  
महाराष्ट्र - 400093

Address:  
S/O Narayan Bandkar, room no-2, rita  
gonsalvis house, chakala, village, ANDHERI  
EAST, Mumbai,  
Maharashtra - 400093

5105 6865 8634  
VID : 9101 6972 2670 3771

1047 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार  
Government of India

पूजा मंगेश प्रभू  
Pooja Mangesh Prabhu  
जन्म तिथि/DOB: 04/03/1991  
महिला/ FEMALE

7253 4898 5760  
VID : 9179 4329 6782 7443

माझे आधार, माझी ओळख

Issue Date: 07/10/2011

भारतीय विशिष्ट ओळख प्राधिकरण  
(Unique Identification Authority of India)

पता:  
W/O मंगेश प्रभू, रूम नो ६, रंगारी चावली नो १, मुक्तदेवी  
चावली, सायन पुणेभट्टी, नेट वस्त्र, पुणेभट्टी, मुंबई,  
महाराष्ट्र - 400022

Address:  
W/O Mangesh Prabhu, Room no 6, Rangari  
Chawli no 1, Mukta Devi Wadi, Sion  
Chunabhatti, Near Dargha, Chunabhatti,  
Mumbai, Mumbai City,  
Maharashtra - 400022

7253 4898 5760  
VID : 9179 4329 6782 7443

1047 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
AWCPB4233E

नाम / Name  
POOJA MANGESH PRABHU

पिता का नाम / Father's Name  
AJIT NARAYAN BANDKAR

जन्म की तिथि /  
Date of Birth  
04/03/1991

17122022

Colour Xerox

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
BSEP50266L

नाम / Name  
PRASAD AJIT BANDKAR

पिता का नाम / Father's Name  
AJIT BANDKAR

जन्म की तिथि /  
Date of Birth  
14/04/1968

23112019

Colour Xerox

भारत सरकार

प्रसाद अजित बंदकर  
Prasad Ajit Bandkar  
जन्म तिथि / DOB: 14/04/1968  
पुरुष / MALE  
Mobile No.: 8220634341

2110 4355 3955  
VID : 9118 6882 8233 2998

मेरा आधार, मेरी पहचान

Colour Xerox

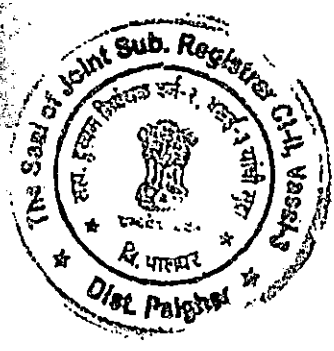
भारतीय विशिष्ट पहचान प्राधिकरण  
(Unique Identification Authority of India)

पता: अजित बंदकर, डी विंग, फ्लॉट नो-602, वेंना  
डायनेस्टी फेज 2, एवर्सहोमि लास्ट स्टॉप, अहोले  
नाहोसपेरा, वेसल, पालघर,  
महाराष्ट्र - 401209

Address: Colour Xerox  
D/O: Ajit Bandkar, D Wing, Flat No-602, Venna  
Dynesty Phase 2, Near Evershine Last stop, Achole  
Nahosapera, Vesal, Palghar, Maharashtra - 401209

2110 4355 3955  
VID : 9118 6882 8233 2998

1047 | help@uidai.gov.in | www.uidai.gov.in



सर्वो-३  
१९०३

350/19824

कुशवार, 11 अक्टोबर 2023 1:04 म.म.

दत्त गोपवारी भाग-1

बमड 22/30

दत्त क्रमांक: 19824/2023

दत्त क्रमांक: बमड 3 /19824/2023

राज्या मूल्य: रु. 14,57,000/-

भाडकः रु. 00/-

भाडेचे मुदत शुल्क: रु. 72,900/-

गोदणी की माफी अमल्याम तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. म. दु. नि. बमड 3 याचे कायदेशीर

अ. क्र. 19824 य. दि. 11-10-2023

गोदी 1:03 म.म. या. डवर केला.

P.A. Bondkar

दत्त डवर करणी-याची मदी:

Sub Registrar Vasal 3  
दत्त डवर करणी-याची मदी-2

*[Handwritten signature]*

दत्त डवर करणी: बशीमप

मुद्रांक गुणक: within family

दिनांक क्र. 1 11 / 10 / 2023 01 : 03 : 09 PM ची वेळ: (भाडकीकरण)

दिनांक क्र. 2 11 / 10 / 2023 01 : 04 : 29 PM ची वेळ: (की)

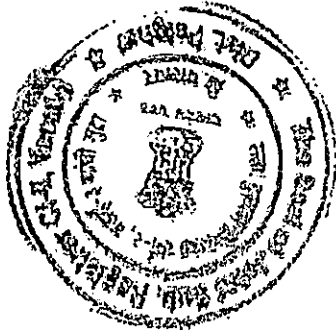
गोपवारी भाग 1 मधील गोदणी कायदेशीर, कायदेशीरपणे  
दिलेले मुदत शुल्क आणि भाडे शुल्क आत्म्या  
द्वारे भरण्यात आलेल्या असल्याची नोंद घ्यावी.

नि. डवर

नि. डवर

P.A. Bondkar

*[Handwritten signature]*





11/10/2023 1 27:12 PM

दस्त गोपवारा भाग-2

वसई 22130

दस्त क्रमांक:19824/2023

दस्त क्रमांक :वसई3/19824/2023

दस्ताचा प्रकार :-वधीसपत्र

अनु क्र.	पधकाराचे नाव व पत्ता	पधकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रसाद अजित बांदकर - पत्ता:प्लॉट नं: डी -602, माळा नं: -, इमारतीचे नाव: वीणा डायनेस्टी फेस-2, ब्लॉक नं: एव्हरशाइन सिटी लास्ट स्टॉप जवळ, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, ठाणे. P.A. Bandkar पॅन नंबर:BSEPB0266L	लिहून घेणार वय :-28 स्वाधरी:-		
2	नाव:पूजा मंगेश प्रभू लग्ना आधीचे नाव पूजा अजित बांदकर - पत्ता:प्लॉट नं: रूम नं. 6, माळा नं: -, इमारतीचे नाव: रंगारी चाळ नं. 1, ब्लॉक नं: मुक्तादेवी वाडी,सायन चुनामट्टी, दरंगा जवळ, रोड नं: चुनामट्टी, मुंबई, महाराष्ट्र, मुम्बई. P. Bandkar पॅन नंबर:AWCPB4233E	लिहून घेणार वय :-32 स्वाधरी:-		
3	नाव:मा देणार- अजित नारायण बांदकर - पत्ता:प्लॉट नं: डी -602, माळा नं: -, इमारतीचे नाव: वीणा डायनेस्टी फेस-2, ब्लॉक नं: एव्हरशाइन सिटी लास्ट स्टॉप जवळ, रोड नं: नालासोपारा पूर्व, महाराष्ट्र, ठाणे. mpu पॅन नंबर:ACMPB3886H	मान्यता देणार वय :-64 स्वाधरी:-		

वरील दस्तऐवज करून देणार तथाकथीत वधीसपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्रा क्र.3 ची वेळ:11 / 10 / 2023 01 : 07 : 18 PM

ओळख:-

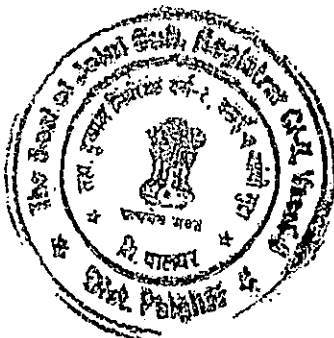
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पधकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

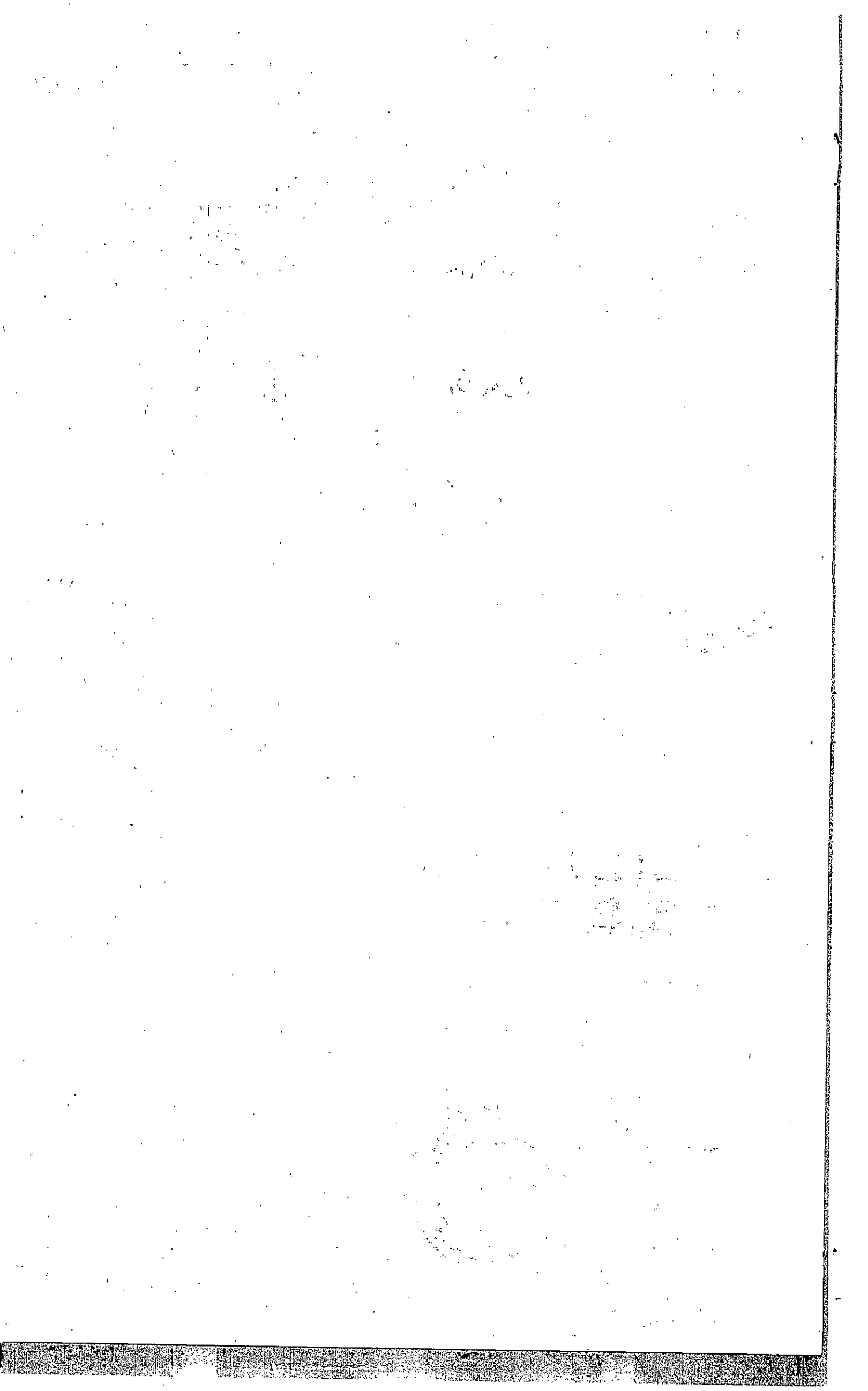
Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार प्रसाद अजित बांदकर -	11/10/2023 01:08:12 PM	प्रसाद अजित बांदकर M XXXX XXXX 3955 
2	लिहून घेणार पूजा मंगेश प्रभू लग्ना आधीचे नाव पूजा अजित बांदकर -	11/10/2023 01:07:51 PM	पूजा मंगेश प्रभू F XXXX XXXX 5760 
3	मान्यता देणार मा देणार- अजित नारायण बांदकर -	11/10/2023 01:08:45 PM	अजित नारायण बांदकर M XXXX XXXX 8634 

शिक्रा क्र.4 ची वेळ:11 / 10 / 2023 01 : 08 : 46 PM

शिक्रा क्र.5 ची वेळ:11 / 10 / 2023 01 : 26 : 02 PM नोंदणी पुस्तक 1 मध्ये

सह मुख्य अधिकारी वरिष्ठ-३  
वसई क्र. ३





## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Prasad Ajit Bandkar	eChallan	69103332023101111948	MH009307501202324E	72900.00	SD	0004886614202324	11/10/2023
2		DHC		1023119802540	600	RF	1023119802540D	11/10/2023
3	Prasad Ajit Bandkar	eChallan		MH009307501202324E	14600	RF	0004886614202324	11/10/2023

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

19824 /2023

Know Your Rights as Registrants

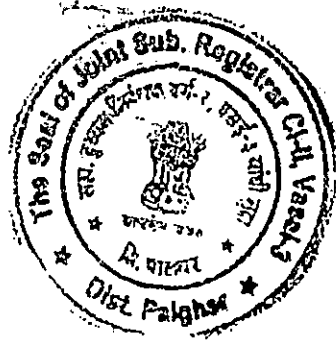
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

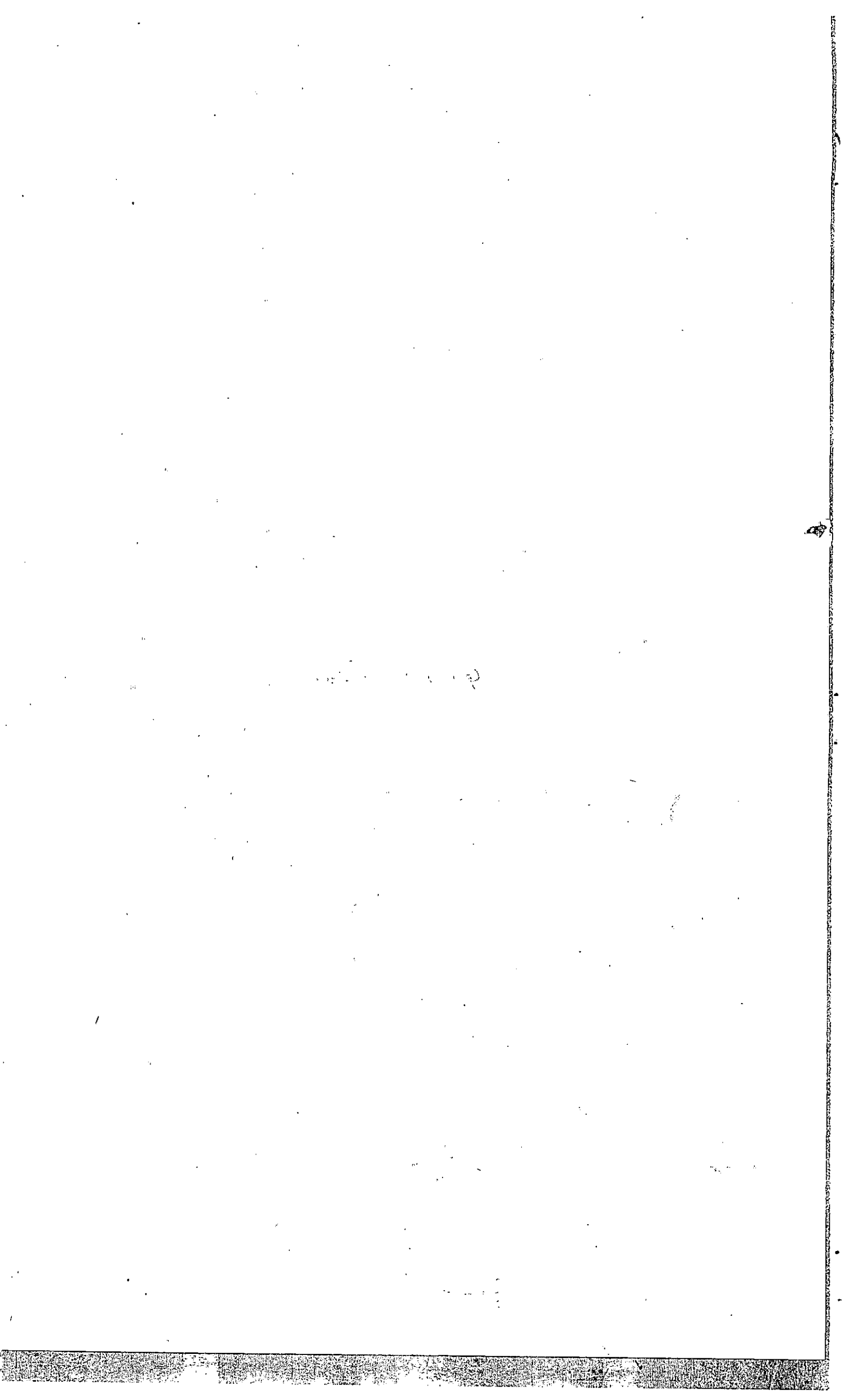
For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

वसई-३
दस्ता क्र. १८८२४/२०२३
३०/३०

प्रमाणित करण्यात येते की  
 सदर दस्तामध्ये एकूण ३०... पाने आहेत  
 पुस्तक क्र. १ चे अनुक्रमांक १८८२४  
 वर दिनांक ११/१०/२०२३ रोजी नोंदला

सह. दुय्यम निबंधक वर्ग-३  
 वसई क्र. ३







पृष्ठी क्र.2

द्वयम निबंधक : मह. द. नि. बसई 3

दस्ता क्रमांक : 19824/2023

नोंदणी :

Regn:63m

गावाचे नाव : आणोळे

(1) विनोबाबा प्रकर

वर्गीकरण

(2) भावदला

0

(3) बाजारभाव(भाडेपट्टयत्था

1457000

बावनिपट्टेदस्ता आकारणी देणे की पट्टेदार

वे नमुद करावे)

(4) भू-मापन,पट्टेदस्ता व

प्रकरणांक(अनन्यता)

1) पालिकेचे नाव:पालघर दूर रवर्न ; दूर माहिती: गाव गावे आणोळे,वर्नी मवे 2.सदलिका क्र. 602,सहोबा भवला,डी-विंग,कम-2 वीणा जयनेस्ती विल्डग,वीणा जयनेस्ती विंग ए.वी.सी.डी.ई आणि एक कॅ. ऑप. हॉसिंग सोसायटी लि.,एव्हेरेशाइन सिटी लास्ट स्ट्रीप जवळ,आवाळे गाव,सोबुका वसई,विल्डग पालघर,सदलिका क्षेत्र 370.39 चौ फूट कापट वकी 185.195 चौ फूट कापट दूनके क्षेत्र ( Survey Number : 2 : ) )

(5) क्षेत्रफळ

(1) 185.195 चौ.फूट

(6)आकारणी किंवा जूडी देण्यात असून वेगळे.

(7) दस्तऐवज करन देणा-या/लिहून ठेवणा-या

प्रकाराचे नाव किंवा दिवणी न्यायालययाचा

दुरुमनामा किंवा आदेश अनन्यता,प्रतिबादिचे

नाव व पत्ता.

(8) दस्तऐवज करन देणा-या प्रकाराचे व

किंवा दिवणी न्यायालययाचा दुरुमनामा किंवा

आदेश अनन्यता,प्रतिबादिचे नाव व पत्ता

(9) दस्तऐवज करन दिव्याचा दिनांक

11/10/2023

(10)दून नोंदणी केल्याचा दिनांक

11/10/2023

(11)अनुक्रमिक,खंड व पृष्ठ

19824/2023

(12)बाजारभावमाणे मुदतिक शुल्क

72900

(13)बाजारभावमाणे नोंदणी शुल्क

14600

(14)शेरा

सह. द्वयम निबंधक वर्ग-३  
बसई क्र. ३

मुख्यांकनामादी विचारान घेतलेला नपशील:-

मुदतिक शुल्क आकारणाना निवडलेला अनुच्छेद within family



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