

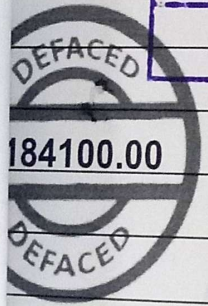


CHALLAN  
MTR Form Number-6



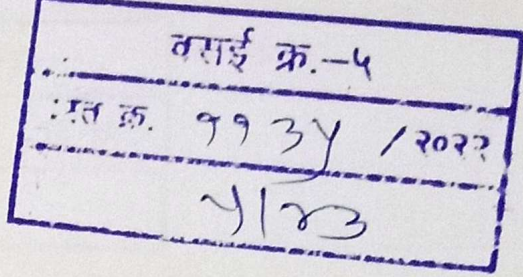
SRN	MH012072630202122E	BARCODE			Date	24/01/2022-12:42:54	Form ID	25.2		
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR				PAN No.(If Applicable)	AVHPR4428F				
Location	PALGHAR				Full Name	MEENA JAYANT ROKADE				
Year	2021-2022 One Time				Flat/Block No.	Flat No.B/001, ATHARVA CHS LTD.,				
Account Head Details				Amount In Rs.	Premises/Building	SHREEGANESH SANKUL				
00046401	Stamp Duty		157800.00	Road/Street	Gurudutta Nagar, Phoolpada Road					
00063301	Registration Fee		26300.00	Area/Locality	Virar (East)					
				Town/City/District						
				PIN	4	0	1	3	0	5
				Remarks (If Any)						
				PAN2=AJLPG0319C~SecondPartyName=SANJAY SHYAM						
				GAWLI-CA=2630000						
				Amount In	One Lakh Eighty Four Thousand One Hundred Rupees O					
				Words	nly					
Total				1,84,100.00						
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN	Ref. No.	69103332022012413386	2725761134			
Cheque/DD No.				Bank Date	RBI Date	24/01/2022-12:44:08	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
Address of Branch				Scroll No. , Date	Not Verified with Scroll					

वसई क्र.-५  
दस्ता क्र. ११३५ / २०२२  
३१२३



Department ID : Mobile No. : 9270039042  
E- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
चलन केवल दुर्यम निबंधक कार्यालय, नोदणी कार्यालयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू.

Challan Defaced Details	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
	(IS)-534-1135	0005834223202122	24/01/2022-20:32:19	IGR545	26300.00



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 24<sup>th</sup> day of Jan in the Christian year **Two Thousand Twenty Two** BETWEEN 1) MR. SANJAY SHYAM GAWLI, Age 57 years, Pan No. AJLPG0319C, 2) MRS. VARSHA SANJAY GAWLI, Age 46 years, Pan No. ASTPG9708J, both residing at Flat No. B/1, Atharva-Co-operative Housing Society Ltd., Shree Ganesh Sankul, Next to Gurudutta Nagar, Phoolpada Road, Virar (East), Taluka Vasai, District Palghar, Pin - 401 305, hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the FIRST PART :-



1) MRS. MEENA JAYANT ROKADE, Age 38 years, Pan No. AVHPR4428F, 2) MR. JAYANT GOPAL ROKADE, Age 44 years, Pan No. ARTPR8517K, both residing Flat A/101, Atharva Co-operative Housing Society Ltd., Shree Ganesh Sankul, Next To Gurudutta Nagar, Phoolpada Road, Virar (East), Taluka Vasai, District Palghar, Pin - 401 305, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the SECOND PART:-

मीना जयंत रोकाडे

J. G. Rokade

S. S. Gawli

V. S. Gawli

वसई क्र.-५
दस्त क्र. ११३५ / २०२२
६१३

**WHEREAS:-**

- a) M/s. SHREE GANESH BUILDERS AND DEVELOPERS has constructed the Building No. 13 known as "ATHARVA", in the complex known as "SHREEGANESH SANKUL", on forming part N.A. land bearing Survey No. 110, Hissa No. 4 (Part), 4 (Part), Survey No. 111, Hissa No. 3 (Part), 3 (Part), 9, 13, 14, Survey No. 127, Hissa No. 2 (Part), Survey No. 352, lying, being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.
- b) The City and Industrial Development Corporation (CIDCO) has granted Commencement Certificate to developed the said land vide Order bearing No. CIDCO/VVSR/CC/BP-3362/E/1569, dated 24/06/2008.
- c) The Vasai Virar City Municipal Corporation has granted the Occupancy Certificate vide its Order bearing No. VVCMC/TP/OC/VP-0002/98/2012-20-13, dated 05/06/2022.
- d) By an Agreement for sale dated 13<sup>th</sup> September, 2012 and registered in the office of Sub-Registered at Vasai No. 2 under Serial No. 08953/2012, dated 13/09/2012, M/s. SHREE GANESH BUILDERS AND DEVELOPERS has sold the Flat bearing No. B/001, on the Ground Floor, admeasuring 520 Square feet i.e. 48.30 Square metres (Super Built up area), in 'B' wing, in the Building No. 13, known as "ATHARVA" in the Complex known as "SHREEGANESH SANKUL", constructed on the said land (hereinafter for brevity's sake collectively referred to as "The said Flat") to 1) MR. SANJAY SHYAM GAWLI, 2) MRS. VARSHA



मिना श्याम शेल

J. G. Raut

S. S. Gawli

V. S. Gawli

दसई क्र.-५
दस्ता क्र. ११३५/२०२२
०/२३

SANJAY GAWLI (hereinafter called "The Transferors"), on the terms and conditions mentioned in the said Agreement.

- e) The society of the Flat/Shop Purchaser/s is registered vide Registration No. TNA/(VSI)/HSG/(CTC)/28662/Year-2016, known as "ATHARVA CO-OPERATIVE HOUSING SOCIETY LTD."
- f) In the aforesaid Agreement dated 13<sup>th</sup> September 2012 and in Index II issued by Sub-registrar at Vasai No. 2, the area admeasuring 520 Square feet i.e. 48.30 Square metres (Super Built up area) was wrongly mentioned as area admeasuring 670 Square feet i.e. 62.267 Square metres (Super Built up area), therefore the said mistake has been rectified by Deed of Rectification dated 02/11/2021 and registered in the office of Sub-registrar Vasai No. 5 under Serial No. 13089-2021 dated 02/11/2021.
- g) The Transferors are the members "ATHARVA CO-OPERATIVE HOUSING SOCIETY LTD.", a society duly registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/(VSI)/HSG/(CTC)/28662/Year-2016, having its office at Shree Ganesh Sankul, Gurudutta Nagar, Phoolpada Road, Virar (East), Taluka Vasai, District Palghar, 401 305, within the area of Sub-Registrar at Vasai No. 1 to 6 and hereinafter for brevity's sake collectively referred to as "The said Society" and as such members the Transferors are entitled to Ten (10) Shares of the said Society having Share Certificate No. 19 and of the face value of Rs.50/- each, bearing distinctive Nos. 181 to 190 (hereinafter for brevity's sake collectively referred to as "The said Shares").

मिना सिधा रोड

J. G. Kulkarni

S. S. Gawli  
S. S. Gawli

वसई क्र.-५	
दस्ता क्र.	७१३५ / २०२२
८१४३	

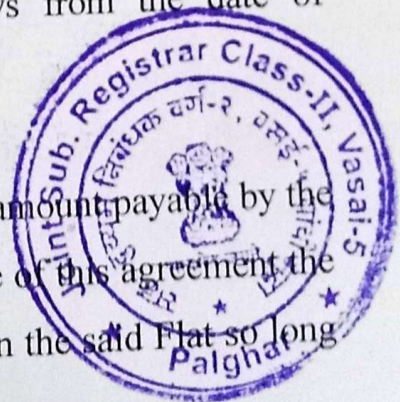
h) The Transferors are ready and willing to sell, assign and transfer the right, title and interest in the said Flat and the share certificate and membership right of the Transferors in the said society to the Transferees which the Transferees have agreed to purchase for a lump sum price of **Rs.26,30,000/- (Rupees Twenty Six Lakhs Thirty Thousand only)**.

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

1) The Transferors hereby agree to transfer right, title and interest in the said Flat and the Share Certificate and membership right of the Transferors in the said society to the Transferees for a total consideration of **Rs.26,30,000/- (Rupees Twenty Six Lakhs Thirty Thousand only)**.

2) The Transferees have paid to the Transferors a sum of **Rs.70,000/- (Rupees Seventy Thousand only)** as and by way of part consideration money on or before the day of execution of this agreement and further the Transferees have agreed to pay the balance amount of **Rs.25,60,000/- (Rupees Twenty Five Lakhs Sixty Thousand only)** within Forty Five (45) days from the date of execution of this agreement.

3) It is hereby agreed that in respect of any amount payable by the Transferees to the Transferors under or by virtue of this agreement the Transferors shall have a first lien and charges on the said Flat so long as the same shall remain unpaid.



मिना सिम २०१९

S. S. Gawde  
S. S. Gawde

दस्तावेज क्र. ९९३७ / २०२२  
९३१४३

Duty, Registration fee, Advocate fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the Transferees.

22) This Agreement is subject to the Provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and transfer) Act, 1963 and the Maharashtra Co-operative Societies Act, 1960 with rules made there under.

**THE SCHEDULE ABOVE REFERRED TO**

Flat No.B/001, on the Ground Floor, admeasuring 520 Square feet i.e. 48.30 Square metres (Super Built up area), in 'B' wing, in Building No.13, known as "ATHARVA" and the Society known as "ATHARVA CO-OPERATIVE HOUSING SOCIETY LTD.", in the Complex known as "SHREEGANESH SANKUL", situated on forming part N.A. land bearing Survey No. 110, Hissa No. 4 (Part), 4 (Part), Survey No. 111, Hissa No. 3 (Part), 3 (Part), 9, 13, 14, Survey No. 127, Hissa No. 2 (Part), Survey No. 352, at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 together with Share Certificate No. 19 and distinctive Nos. 188 to 190 of the Society.



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

मिना सीता रॉय

J. G. Rakevala

S. S. Gawde

V. S. Sawale

वसई क्र. ५  
दस्ता क्र. 10 ११११ / २०२२  
१११३

SIGNED AND DELIVERED by the  
withinnamed "THE TRANSFERORS"

- 1) MR. SANJAY SHYAM GAWLI,
- 2) MRS. VARSHA SANJAY GAWLI



S. S. Gawli



V. S. Gawli

in the presence of .....

1. GAWLI

Name : चंद्रकांत धों गामकवाड  
Address : श्री गणेश संकुल अश्वी विहार ईकॉ

2. MRS

Name : शुकेरा बा. वायंगणकर  
Address : श्री गणेश संकुल अश्वी विहार (पूर्व)

SIGNED AND DELIVERED by the  
withinnamed "THE TRANSFEREES"

- 1) MRS. MEENA JAYANT ROKADE,
- 2) MR. JAYANT GOPAL ROKADE



मेना जयंत रोकडे



J. G. Rokade

in the presence of .....



वसई-२  
८९३/२०१२  
३८/४४

**सिडको**

**शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित**

नोंदणीकृत कार्यालय :  
'निर्मल', दुसरा मजला, नरीमन पॉईंट,  
मुंबई - ४०० ०२९.  
दूरध्वनी : (स्वागत कक्ष) ००-९९-२२-५६५० ०९००  
००-९९-२२-५६५० ०९२८  
फॅक्स : ००-९९-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :  
'सिडको' भवन, सी.बी.डी., बेलापूर,  
नवी मुंबई - ४०० ६९४.  
दूरध्वनी : ००-९९-२२-५५९९ ८९००  
फॅक्स : ००-९९-२२-५५९९ ८९६६

CIDCO/VVSR/CC/BP-3362/E/156

24/06/2008

संदर्भ क्र.:

To,  
Shri Jagdish Raut & others through  
P.A. Holder Shri Hemant Mhatre  
Mhatre Wadi, Vadivkar Bhavan  
Gaothan, Virar (E), Taluka Vasai  
**DIST : THANE.**

वसई क्र.-५ दिनांक :  
दस्त क्र. ११३५ / २०२२  
२४/०३

**Sub: Commencement Certificate for the proposed Residential Building No.13 on land bearing S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of Village Virar, Taluka Vasai, Dist. Thane.**

- Ref:
- 1) Commencement Certificate No.CIDCO/VVSR/CC/BP-3362/E/788 dated 15/06/2004.
  - 2) Amended Plan approved vide letter No.CIDCO/VVSR/AM/BP-3362/E/1304 dated 15/02/2005.
  - 3) N.A. Order No.REVID-1/T-9/NAP/SR-98/2007 dated 23/11/2007 from the Collector, Thane.
  - 4) TILR M.R. No.779/05 dated 22/12/2005 for measurement.
  - 5) Assurance letter from Virar Municipal Council vide letter dated 15/05/2004 for potable water supply.
  - 6) Your Licensed Surveyor's letter dated 16/06/2008

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential Building No.13 under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXV of 1966) through Shri Jagdish Raut & others through P.A. Holder Shri Hemant Mhatre.

This drawing shall be read with the layout plan approved (Amended) vide letter No.CIDCO/VVSR/CC/BP-3362/E/55 dated 10/06/2008 & the conditions mentioned in the letter No.CIDCO/VVSR/CC/BP-3362/E/736 dated 15/06/2004. The detail of the building are given below:

Sr. No.	Predominant Building	Bldg. No./ Wing	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)
1.	Residential	13	(Gr.+ 4/pt)	30	Nil	1068.95

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 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Contd.... 2.

**TRUE COPY**

**N. B. DESHMUKH**  
B. A. (Hons), LL. B.  
ADVOCATE  
Office: 1st Apt., Vartak Road,  
Virar (E), Tal. Vasai-401 303.

**TRUE COPY**

**MRS. KALPANA A. DESHMUKH**  
B. A. LL. B.  
ADVOCATE HIGH COURT (Mum.)  
Office: A-1st Floor, Aarti Apt;  
Vartak Road, VIRAR (West),  
Tal. Dist. Thane-401 303.



2013/2012  
32183

सिडको

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कक्ष) ००-९९-२२-५६५० ०९००

००-९९-२२-५६५० ०९२८

फॅक्स : ००-९९-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., वेलापूर,  
नवी मुंबई - ४०० ६९४.

दूरध्वनी : ००-९९-२२-५५९९ ८९००

फॅक्स : ००-९९-२२-५५९९ ८९६६

वसई क्र.-५	
दस्त क्र.	११३५ / २०२२
३१४३	

संदर्भ क्र.:

CIDCO/VVSR/CC/BP-3362/E/1569

दिनांक :

24/06/2008

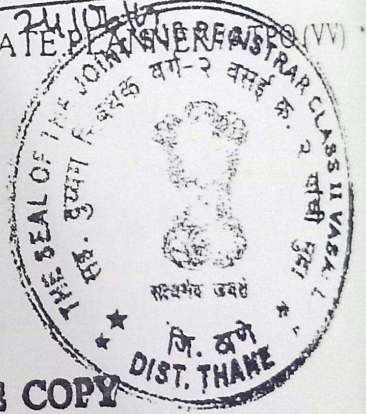
The amount of Rs.45,700/- (Rupees Forty five thousand seven hundred only) deposited vide challan No.12302 dated 11/06/2008 with CIDCO as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation. The security deposit paid Rs.13,200/- for Building No. 13 cumulatively.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO

Yours faithfully,



*[Signature]*  
24/06/08  
ASSOCIATE REGISTRAR (VV)



Encl.: a/a.

c.c. to:

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

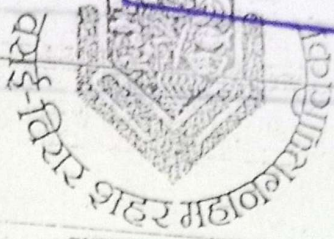
TRUE COPY

MRS. KALPANA A. DESHMUKH  
B. A. LL. B  
ADVOCATE HIGH COURT (Mum.)  
Office : A-1st Floor, Aarti Apt;  
Vartak Road, VIRAR (West).  
Tal. Vasai, Dist. Thane 401 303.  
R. No. MAH/796/2010

Atharva O.C.

W 09

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



स्थापना : ३ जुलै २००९

VVCMC/TP/OC/VP-0002/38/2012-13

वसई क्र.-५  
दस्ता क्र. 7937/2022  
39123

दुरध्वनी : ०२५०-२६२३०१/०२/०३/०४/०५/०६

फॅक्स : ०२५०-२६२३०३

ई-मेल : vasai@virarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./ए/२०१२-१३

दिनांक : ५/६/२०१२

Dt. 05/05/2012.

06

To  
✓ Shri. Jagdish Raut & Others through  
P.A. Holder Shri. Hemant Mhatre,  
Mhatre Wadi, Vadivkar Bhavan,  
Gaothan, Virar (E),  
Taluka Vasai,  
Dist-Thane.

Sub: Grant of Occupancy Certificate for Residential with shopline Building No.10 & Residential Building No.13 on land bearing S. No. 110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No. 127, H.No.2, S.No.128 H.No.13 & S.No.352 of Village Virar, Taluka-Vasai, Dist. Thane.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3362/E/788 dated 15/06/2004.
- 2) Amended Plan approval vide letter dt. 15/02/2005, 24/06/2008, 18/06/2009, 31/05/2010 & 14/07/2011
- 3) Receipt No. 3173, 3174 & 3175 Dt. 22/09/2010 (Bldg. No. 13) & Receipt No. Dt. / /2012 (Bldg. No. 10) from Vasai Virar City Municipal Corporation for potable water supply.
- 4) Development Completion Certificate dt 12/10/2010 & 16/03/2012 from the Licensed Surveyor.
- 5) Structural stability certificate from Structural Engineer vide letter dated 12/10/2010 & 16/03/2012.
- 6) Plumbing certificate dated 12/10/2010 & 16/03/2012.
- 7) Your Registered Engineer's letter dated 19/03/2012, 13/10/2010 & 28/02/2011.

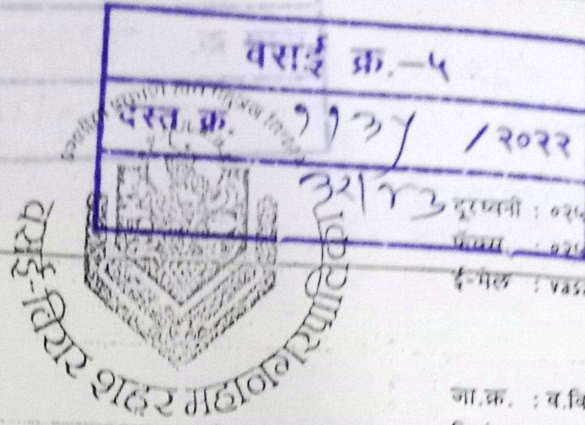
Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential with shopline Building No.10 & Residential Building No.13 on land bearing S. No. 110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No. 127, H.No.2, S.No.128 H.No.13 & S.No.352 of Village Virar, Taluka-Vasai, Dist. Thane, along with as built drawings.

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



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



स्थापना : ३ जुलै २००३  
VVCMC/TP/OC/VP-0002/98/2012-13

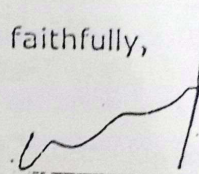
जा.क्र. : व.वि.स.म./न.स.ए/२०१२-१३  
दिनांक : ५/६/२०१२  
Dt. 05/05/2012.  
०६

: 2 :

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

You shall Developed CFC before applying for final Occupancy Certificate.

Yours faithfully,



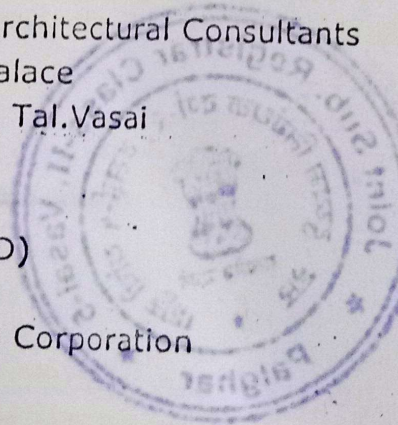
Deputy Director  
Town Planning,  
Vasai Virar City Municipal Corporation



Encl.: a.a.

c.c. to:

- 1) M/s. En-Con Project & Architectural Consultants  
G-7/8, Wing -D , Sethi Palace  
Arhbadi Road, Vasai (W), Tal. Vasai  
DIST: THANE
- 2) Asst. Commissioner (UCD)  
Ward office A, B, C, D, E  
Vasai Virar City Municipal Corporation



वसई क्र. - ५  
दस्ता क्र. ११३५ / २०२२  
३३/७

मुख्य कार्यालय, विरार  
विरार (पर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. : व.वि.श.म./न.र।ए।स।/२०१२-१३  
दिनांक : ५/५/२०१२  
Dt. ०५/०५/२०१२.  
०६

स्थापना : ३ जुलै २००९  
VVMC/TP/OC/VP-0002/98/2012-13

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential with shopline Building No.10 with Built up area 3530.68 Sq.m & Residential Building No.13 with Built up area 1068.95 Sq.m on land bearing S. No. 110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No. 127, H.No.2, S.No.128 H.No.13 & S.No.352 of Village Virar, Taluka- Vasai, Dist. Thane completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVMC/ENGR/01) and has been inspected on 20/03/2012 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-3362/E/788 dated 15/06/2004 & Amended Plan approval vide letter dt. 15/02/2005, 24/06/2008, 18/06/2009, 31/05/2010 & 14/07/2011 issued by the CIDCO and permitted to be occupied subject to the following conditions :-

- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council/ Offices of the Municipal Corporation .
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Contd...2.....



वसई क्र.-५  
दस्त क्र. ११३१ / २०२२  
३०/४/३

मुख्य कार्यालय, विरार  
विरार (पुर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५३०९  
ई-मेल : vasaivirarcorporation@yahoo.com

स्थापना : ३ जुलै २००९

जा.क्र. : य.वि.न.म./न.र/८८/२०१२-१३  
दिनांक : ५/६/२०१२

VVCMC/TP/OC/VP-0002/98/2012-13

Dt. 05/05/2012.  
06

: 2 :

- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degrad-able waste respectively.
- 5) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) This certificate of occupancy is issued only in respect of Flats & shops constructed in Residential with shophine Building No.10 (G+4) & 30 Flats constructed in Residential Building No.13 (Gr+4) only.
- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.



One set of completion plan duly certified is returned herewith.



Deputy Director  
Town Planning  
Vasai Virar City Municipal Corporation

Case Number	Case Name
03959144202122	02/1/2022
12021096960	02/1/2022
12021047330	02/1/2022

क वर्ग:-

वर्ग क-५  
 प्लान नं. ११३१ / २०२२  
 ३५१३



**\*GROUND FLOOR PLAN\***  
**\*BLDG-NO.13\***

**EN-CON**  
 Architects & Interiors Consultants  
 G. 7/B, D. 1, MFG. SECTOR, AMBADI ROAD, VASAI, EC  
 PHONE: 95250 - 2138212  
 E-mail: encon1@rediffmail.com

**\*ATHARVA\***  
 PROPOSED RESIDENTIAL BLDG ON LAND BEARING  
 S.NO.110 H.NO. 4, S.NO.111 H.NO.3,9,13,14,  
 S.NO.127, H.NO. 2, S.NO.128 H.NO.13, S.NO.352,  
 VILL- VIRAR, TAL-VASAI, DIST- THANE.

EDERS,  
 OF GANESH BUILDERS &  
 ELOPERS,  
 SR DOODHI DARIYA BLDG,  
 AR(EI),

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.वसई 5

दस्त क्रमांक : 1135/2022

नोंदणी :

Regn:63m

गावाचे नाव : विरार

करारनामा

2630000

2420000

1) पालिकेचे नाव:पालघर इतर वर्णन ; इतर माहिती: , इतर माहिती: गांव मौजे विरार,विभाग क्र.4,स.नं.110,व इतर,हि. नं.4(पार्ट),व इतर,सदनिका क्र. वी/001,तळ मजला,वी विंग,क्षेत्र.520 चौ. फुट म्हणजेच 48.30 चौ. मी.(सुपर बिल्टअप),बिल्डिंग नं.13,अथर्व,अथर्व को ऑफ हौ सो लि,श्री गणेश संकुल( ( Survey Number : 110, 11, 127, 352 ; HISSA NUMBER : 4 (part), व इतर ; ) )

1) 48.30 चौ.मीटर

1): नाव:-संजय श्याम गवळी - - वय:-57; पत्ता:-प्लॉट नं: 108, माळा नं: -, इमारतीचे नाव: विल्डिंग नं.4, स्वामी समर्थ नगर, , ब्लॉक नं: -, रोड नं: फुलपाडा रोड, विरार पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:- AJLPG0319C

2): नाव:-वर्षा संजय गवळी - - वय:-46; पत्ता:-प्लॉट नं: 108, माळा नं: -, इमारतीचे नाव: विल्डिंग नं.4, स्वामी समर्थ नगर, , ब्लॉक नं: -, रोड नं: फुलपाडा रोड, विरार पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:- ASTPG9708J

1): नाव:-मीना जयंत रोकडे - - वय:-38; पत्ता:-प्लॉट नं: ए/101, माळा नं: -, इमारतीचे नाव: अथर्व को ऑफ हौ सो ली, श्री गणेश संकुल, गुरुदत्त नगर पुढे, ब्लॉक नं: -, रोड नं: फुलपाडा रोड, विरार पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AVHPR4428F

2): नाव:-जयंत गोपाल रोकडे - - वय:-44; पत्ता:-प्लॉट नं: ए/101, माळा नं: -, इमारतीचे नाव: अथर्व को ऑफ हौ सो ली, श्री गणेश संकुल, गुरुदत्त नगर पुढे, ब्लॉक नं: -, रोड नं: फुलपाडा रोड, विरार पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ARTPR8517K

24/01/2022

25/01/2022

1135/2022

157800

26300

सामाठी विचारात घेतलेला तपशील:-

शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



# Share Certificate

Member's Regd. No.: 19

Share Certificate No.: 19

Flat No. B/001

Date : 30-10-2017

## ATHARVA CO-OPERATIVE HOUSING SOCIETY LTD.

TNA(VSI)/HSG(CTC)/28662/Year-2016  
Shree Ganesh Sankul, Gurudutt Nagar, Phoolpada Road,  
Virar (East), Tal.: Vasai, Dist : Palghar - 401 305.

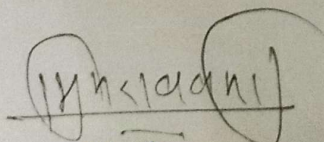
This is to certify that Mr. Sanjay Shyam Gawli  
and Mrs. Varsha Sanjay Gawli

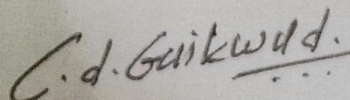
is / are Registered Holder of 10 (TEN) fully paid-up shares Numbered  
181 to 190 both inclusive of Rupees Fifty each

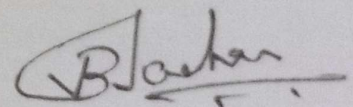
in the above name Atharva Co-Operative Housing Society limited Virar (E). Subject to  
Bye-laws there of.

Rs. 500/-

Given under the common seal of the said society  
this

  
Chairman

  
Hon. Secretary

  
Hon. Treasurer

NOTE : No transfer of any of the shares comprised in this Certificate will be registered unless accompanied by this Certificate



90916420288

Scanned

Please Tick

2869  
23.2.22

PMAY Yes/No.	Annual Gross Income
CIF No. 86201195912	PAL
Existing SBI A/C No	TIE UP (O applicable)
LOS Reference No.: 23747484	Take Over

Warden  
23/2/22

Applicant Name : Meera Jayant Rokade  
 Co-Applicant Name : Jayant Gopal Rokade  
 Alc - 40813281739  
 Contact (Resi.) Mobile : 9699436323 Coll - 78302021372

Loan Amount : 23,70,000/-	Tenure : 300
Interest Rate : 6.70%	EMI
Loan Type : HL	SBI LIFE : YES / NO.
Hsg. Loan _____ Max gain _____	
Realty _____ Home Equity _____	

H-67168

Rachmi

Property Location: ~~Vasari~~ Virar (East)  
 Property Cost :  
 Name of Developer / Vendor : Om namo Gurudatta co-op

No HLC

RBO- STON Zone - SOUTH Branch- ~~Portuguese~~ <sup>Chank</sup> Code No. 3035T  
 Name S.S.L. Co-ordinator along with Mob. No.: ~~Branch~~  
 Name RACPC Co-ordinator along with Mob. No.:  
 Name of HLST / MPST / BM / FS alongwith Mob No. : ~~Raundra -~~  
 9167778642

15/02/22

	DATE		DATE
SEARCH-1	Raisynon	RESIDENCE VERIFICATION	CRUX 05/02/22
SEARCH-2		OFFICE VERIFICATION	CRUX 05/02/22
VALUATION-1	SS Valuers	SITE INSPECTION	Raundra - 15/02/22
VALUATION-2			

02/02/22

GROSS AMOUNT :

06/3/20/22/23  
74



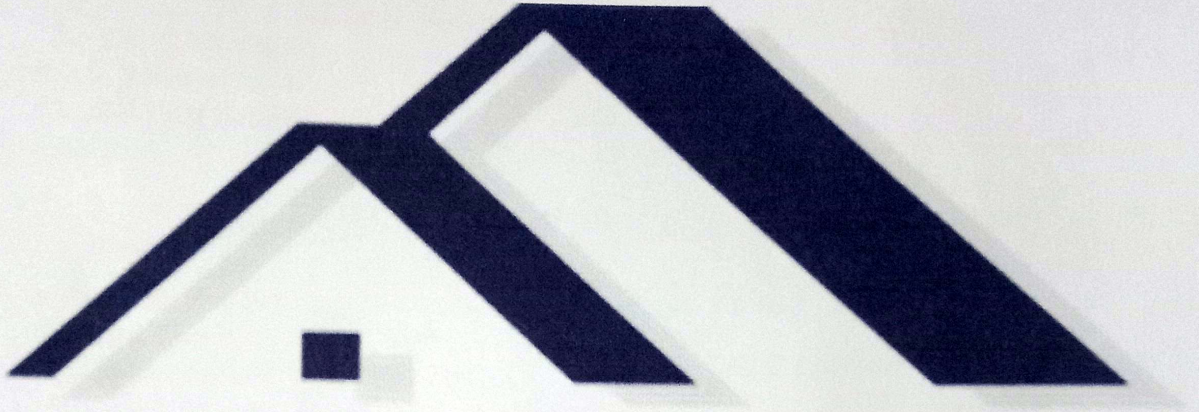
Reference Staff PF ID \_\_\_\_\_

Reference Staff Name \_\_\_\_\_

STATE BANK OF INDIA  
RACPC SOUTH MUMBAI

# VALUATION REPORT

**Client Name: Meena Jayant Rokade.  
Jayant Gopal Rokade.**



## **SS VALUERS & CONSULTANT**

**Office Address:** 505, A Wing,  
Om Namo Gurudatta Krupa Society, Manpada Road, Sagaon,  
Near Empress Mall, Dombivali (East), Thane 421 201

**Office No.** 9421441490/7208256601/9623540551  
**E-mail Id:** [valuerkhot@gmail.com](mailto:valuerkhot@gmail.com)/  
[ssvaluers2020@gmail.com](mailto:ssvaluers2020@gmail.com)



**SS VALUERS & CONSULTANT**

**ER. G.V.KHOT** BE, FIV, FIIV.

Govt. Approved valuer IBBI/RV/04/2019/12696

CAT No : CCIT(N) 265/31CAT(I)2017/18

[valuerkhot@gmail.com](mailto:valuerkhot@gmail.com) Mob: +91 9421441490

[ssvaluer2020@gmail.com](mailto:ssvaluer2020@gmail.com) mob:+917208256601,+917020717026

**Ref. - 2504- 2<sup>nd</sup> Feb 2022/ SBI RACPC Sion Branch/ Meena Jayant Rokade.**

**BANK: STATE BANK OF INDIA  
BRANCH: RACPC SION.**

**VALUATION REPORT (IN RESPECT OF FLATS)  
(To be filled in by the Approved Valuer)**

<b>I</b>	<b>GENERAL</b>	
1.	Purpose for which the valuation is made	: <b>To assess the present market value of the Property Rights for Loan purpose.</b>
2.	a. Date of Inspection	: <b>2<sup>nd</sup> Feb 2022</b>
	b. Date on which the valuation is made	: <b>2<sup>nd</sup> Feb 2022</b>
3.	List of documents produced for perusal	
	Documents	:
	1) Index II	<b>Index II Sr. No. 1135/2022 Dated: 25<sup>th</sup> Jan 2022.</b>
4.	Name of the <b>Owner</b> and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: <b>Meena Jayant Rokade. (Owner) Jayant Gopal Rokade. (Owner) Address: Flat No. A/101, Atharv Co-Operative Housing Society Limited, Shree Ganesh Sankul, Opposite Gurudatt Nagar, Phulpada Road, Virar (East), Mumbai, Pin Code 401 305.</b>
5.	Brief descriptions of the property	: <b>Flat No. B/001, Ground Floor, 'B' Wing, "Atharv Co-Operative Housing Society Limited", "Situating At Land Bearing Survey No. 110, 11, 127, 352, Hissa No. 4 (Part), At Village Virar, Nearby Gurudatt Nagar, Shree Ganesh Sankul, Virar (East), Taluka Vasai, District Palghar, Pin Code 401 305.</b>
6.	Location of property	:
	a. Plot No. / Survey No.	Land Bearing Survey No. 110, 11, 127, 352, Hissa No. 4 (Part)
	b. Door No.	Flat No. B/001
	c. C.T.S. No. / Village	At Village Virar
	d. Ward / Taluka	Taluka Vasai
	e. Mandal / District	Palghar
	f. Date of issue and validity of layout of approved map / plan	<b>Issued by VVCMC</b>
	g. Approved map / plan issuing authority	<b>Issued by VVCMC</b>
	h. Whether genuineness or authenticity of approved map / plan is verified	<b>Issued by VVCMC</b>

  
**Er. G. V. KHOT**  
IBBI.Reg IBBI Valuer /RV/04/2019/12696  
Govt. Reg. Valuer  
CAT NO. CCIT (N) 265/31CAT (I) 2017/18

	i. any other comments by our empanelled valuers on authentic of approved plan		
7.	Postal address of the property	:	<b>Flat No. B/001, Ground Floor, 'B' Wing, "Atharv Co-Operative Housing Society Limited", "Situating At Land Bearing Survey No. 110, 11, 127, 352, Hissa No. 4 (Part), At Village Virar, Nearby Gurudatt Nagar, Shree Ganesh Sankul, Virar (East), Taluka Vasai, District Palghar, Pin Code 401 305.</b>
8.	City / Town	:	City
	Residential Area		Residential Area
	Commercial Area		N.A.
	Industrial Area		N.A.
9.	Classification of the Area	:	
	i. High / Middle / Poor		Middle Class
	ii. Urban / Semi Urban / Rural		Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	<b>VVCMC</b>
11.	Whether covered under any State / Central Govt. enactment (e.g, Urban Land Ceiling Act) or notified under agency area /scheduled area / cantonment area.	:	No.
12.	Boundaries of the property	:	
	North		Audumbar Complex
	South		'A' Wing
	East		Lambodar Co-Operative Housing Society Limited
	West		Vallabh Apartment
13.	Dimension of the site	:	<b>As per Deed</b>
	North		N.A.
	South		N.A.
	East		N.A.
	West		N.A.
			<b>Actuals</b>
			Audumbar Complex
			'A' Wing
			Lambodar Co-Operative Housing Society Limited
			Vallabh Apartment
14.	Extent of the site	:	N.A.
14.1	Latitude & Longitude & Co-ordinates of Flat		Latitude = 19°27'02.4"N
			Longitude = 72°49'20.2"E
15.	Extent of the site considered for valuation (least of 13A & 13B)	:	<b>N.A.</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Flat is vacant.
<b>II</b>	<b>APARTMENT BUILDING</b>	:	
1.	Nature of the Apartment		Residential 1 BHK flat
2.	Location		Nearby Gurudatt Nagar
	C.T.S. No.		-
	Block No.		-



	Ward No.	-
	Village / Municipality / Corporation	At Village Virar /VVCMC Limits
	Door No., Street Road (Pin code)	Flat No. B/001, (Pin Code 401 305)
3.	Descriptions of the locality Residential / Commercial / Mixed	Residential Area.
4.	Year of Construction	<b>2011</b>
5.	Number of Floors	<b>Ground + 3<sup>rd</sup> Floor</b>
6.	Type of Structure	R.C.C.
7.	Number of dwelling units in the building	3 Flat per floor.
8.	Quality of Construction	Good.
9.	Appearance of the building	Good.
10.	Maintenance of the building	Good.
11.	Facilities available	:
	Lifts	No Lift.
	Protected Water Supply	Available
	Underground Sewerage	Available
	Car parking - Open / Covered	Open
	Is compound wall existing?	Yes
	Is pavement laid around the building?	Yes
<b>III</b>	<b>FLAT</b>	:
1.	The floor on which the Flat is situated	: Ground Floor
2.	Door No. of the Flat	: Flat No. B/001
3.	Specification of the Flat	:
	Roof	R.C.C.
	Flooring	Vitrified
	Doors	Teak Wood Doors.
	Windows	Black Powder Coated Aluminum Sliding Windows
	Fittings	Concealed
	Finishing	Plaster & Distemper
4.	House Tax	: Not Provided
	Assessment No.	N.A.
	Tax paid in the name of	N.A.
	Tax amount	N.A.
5.	Electricity service connection no.	: N.A.
	Meter card is in the name of	N.A.
6.	How is the maintenance of the Flat?	: Good.
7.	Sale Deed executed in the name of	: <b>Meena Jayant Rokade. (Applicant)</b> <b>Jayant Gopal Rokade. (Applicant)</b> <b>Sanjay Shyam Gavali. (Seller)</b> <b>Varsha Sanjay Gavali. (Seller)</b> <b>As Per Index II Sr. No. 1135/2022 Dated: 25<sup>th</sup> Jan 2022.</b>
8.	What is the undivided area of land as per Sale deed?	: N.A.



9.	What is the plinth area of the Flat?	:	<b>As per Measured</b>
10.	What is the floor space index (app)	:	<b>Carpet area is 377 Sq. Ft. (35.02 Sq. Mt.)</b> As per Rules & Regulation.
11.	What is the Salable Built up area of the Flat?	:	<b>Built up area is 452 Sq. Ft. (41.99 Sq. Mt.)</b> <b>As per Document</b> <b>Super Built up area is 520 Sq. Ft. (48.30 Sq. Mt.)</b> <b>For Valuation.</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium Class.
13.	Is it being used for Residential or Commercial purpose?	:	Residential purpose.
14.	Is it Owner occupied or Let out?	:	Flat is vacant.
15.	If rented, what is the monthly rent?	:	N.A.
<b>IV</b>	<b>MARKETABILITY</b>	:	
1.	How is the marketability?	:	Good.
2.	What are the factors favoring for an extra Potential Value?	:	Nothing Specific
3.	Any negative factors that are observed which affect the market value in general?	:	Not Observed
<b>V</b>	<b>RATE</b>	:	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? (Along with details/reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	:	<b>Around Rs. 5,500/- per Sq. Ft. On Super Built up area.</b>
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	:	<b>Around Rs. 5,500/- per Sq. Ft. On Super Built up area</b>
3.	Break - up for the rate	:	
	i. Building + Services		<b>Rs. 2,000/- per Sq. Ft.</b>
	ii. Land + Others		<b>Rs. 3,500/- per Sq. Ft.</b>
4.	Guidelines rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	<b>Rs. 24,20,000/- (As per Document)</b>



VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciation building rate : Comparable Sale method
	Replacement cost of Flat with services (v(3)i) : Comparable Sale method
	Age of the building : <b>10 Years.</b>
	Life of the building estimated : <b>50 Years.</b>
	Depreciation percentage assuming the salvage value as 10% : N.A.
	Depreciation Ratio of the building : N.A.
b.	Total composite rate arrived for valuation :
	Depreciation building rate VI (a) : <b>Rs. 2,000/- per Sq. Ft. (Building + Services)</b>
	Rate for land & other V (3) ii : <b>Rs. 3,500/- per Sq. Ft. (Land + Others)</b>
	Total Composite Rate : <b>Rs. 5,500/- (Composite Rate)</b>

**DETAILS OF VALUATION**

Sr. No.	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.) Per Sq. Ft.	ESTIMATED/ PRESENT VALUE (Rs.)
1.	Present Value of the Flat (incl. car parking, if provided) <b>Super Built up area is 520 Sq. Ft.</b>	1	Rs. 5,500/-	Rs. 28,60,000/- Say... Rs. 28,60,000/-
2.	Wardrobes	N.A.		
3.	Show cases / Almirahs	Provided		
4.	Kitchen arrangements	Black Granite Kitchen Platform		
5.	Superfine finish	Normal		
6.	Interior decorations	Normal		
7.	Electricity deposits / electrical fittings, etc.,	Concealed		
8.	Extra Collapsible gates / grill works etc.,	M.S. Grill Provided		
9.	Potential value, if any	N.A.		
10.	Others	N.A.		
	<b>Total</b>		<b>Rs. 28,60,000/-</b>	<b>(Rupees Twenty Eight Lakhs Sixty Thousand Only)</b>





**ER. G.V.KHOT** BE, FIV, FIIV.

Govt. Approved valuer IBBI/RV/04/2019/12696

CAT No : CCIT(N) 265/31CAT(I)2017/18

[valuerkhot@gmail.com](mailto:valuerkhot@gmail.com) Mob: +91 9421441490

[ssvaluer2020@gmail.com](mailto:ssvaluer2020@gmail.com) mob: +917208256601, +917020717026

Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/internet sites

As a result of my appraisal and analysis it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is

**Rs. 28,60,000/-**

1) Insurance Value

= **Rs. 9,04,000/-**

2) Rental Value

= **Rs. 5,000/- Per Month**


3) The book value of the above property

**(Government value)**

= **Rs. 24,20,000/-**

**Place :Dombivali (East),Mumbai.**

**Date: 2<sup>nd</sup> Feb 2022**

  
**Er. G. V. KHOT**  
IBBI.Reg. IBBI Valuer /RV/04/2019/12696  
Govt. Reg. Valuer  
CAT NO: CCIT (N) 265/31CAT (I) 2017/18



Property Photos



**अथर्व को-ऑ. हौ. सो. लि.**  
 रजि.नं. TNA/VSI/H96/CTC/21.6.62/जब 2028  
 नल्ल मजला  
 009 श्री संजय भा गवळी 002 श्री. प्रमेश के फडवण  
 003 श्री. सिनल प्र.आहिसकर  
 पहिल मजला  
 909 श्री मिलिंद रा कुलकर्णी 902 श्री. पुणिका म. सोरम  
 903 श्री बाबुराज बी यादव  
 दुसरा मजला  
 209 श्री चंद्रकांत आ. जंगताप 202 श्री यशवंत डी. जाधव  
 203 श्री. सोनल अजय बाघेला  
 तिसरा मजला  
 309 श्री रोहित आ. जाधव 302 श्री. ल. ल. न. गवळ  
 303 श्री रजनीश स. देसाई

**B-WING**

