

534/6138

Monday, May 31, 2021

11:21 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 6726

दिनांक: 31/05/2021

गावाचे नाव: आचोळे

दस्तऐवजाचा अनुक्रमांक: वसई5-6138-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नंदकिशोर शामराव माळगांवकर

नोंदणी फी

रु. 27000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 27920.00

Joint S R Vasai-5

बाजार मुल्य: रु.2659000/-

मोबदला रु.2700000/-

भरलेले मुद्रांक शुल्क : रु. 162000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3105202100859 दिनांक: 31/05/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.27000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001603783202122E दिनांक: 31/05/2021

बँकेचे नाव व पत्ता:



31/05/2021

गायाचे नाव : आचोळे

(1)विनेखाचा प्रकार	करारनामा
(2)मोवदला	2700000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2659000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: सदनिका नं.12,दुसरा मजला,ए विंग,जिवन चेतना को ऑप हौमिंग सो लि,आचोळे.((Survey Number : 114 ; HISSA NUMBER : 4,5,6 ;))
(5) क्षेत्रफळ	1) 46.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल नेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मांगी संतोप काप्लानागड वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गॅड नं: सदनिका नं.12,दुसरा मजला,ए विंग,जिवन चेतना को ऑप हौमिंग सो लि,आचोळे,नालामोपारा पुर्व., महागाट्ट, ठाणे. पिन कोड:-401209 पॅन नं:-BYGPS6039G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नंदकिशोर शामराव माळगांवकर वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गॅड नं: सदनिका नं.2,तळ मजला,डी विंग,जिवन चेतना को ऑप हौमिंग सो लि,आचोळे,नालामोपारा पुर्व., महागाट्ट, THANE. पिन कोड:-401209 पॅन नं:-ALUPM6199D
(9) दस्तऐवज करून दिल्याचा दिनांक	31/05/2021
(10)दस्त नोंदणी केल्याचा दिनांक	31/05/2021
(11)अनुक्रमांक,खंड व पृष्ठ	6138/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	162000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

CHALLAN
MTR Form Number-6



GRN MH001603783202122E | BARCODE | Date 28/05/2021-11:34:33 | Form ID 25.2



CHALLAN
MTR Form Number-6



GRN MH001603783202122E | BARCODE | Date 28/05/2021-11:34:33 | Form ID 25.2

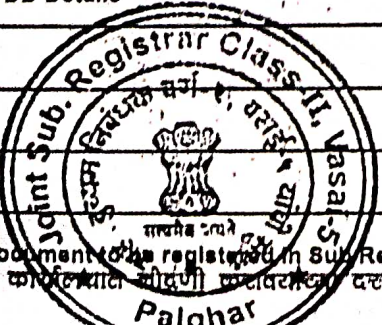
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name VSI5_VASAI NO 5 JOINT SUB REGISTRAR		PAN No.(If Applicable)	ALUPM6199D
Location PALGHAR		Full Name	NANDKISHOR SHAMRAO MALGAONKAR
Year 2021-2022 One Time		Flat/Block No.	FLAT NO 12 SECOND FLOOR A WING JEEVAN
		Premises/Building	CHETNA CHS LTD

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	162000.00	Road/Street	ACHOLE
0030063301 Registration Fee	27000.00	Area/Locality	NALLASOPARA
		Town/City/District	
		PIN	4 0 1 2 0 9

वसई - ५
दस्ता क्र. E93.L/2022
२ १ ७६

Remarks (If Any)	PAN2=BYGPS6039G~SecondPartyName=MANGI SANTOSH KAPLANAGAD~
Amount In	One Lakh Eighty Nine Thousand Rupees Only
Words	
Total	1,89,000.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021052811800	2682613132
Cheque/DD No.		Bank Date	RBI Date	28/05/2021-11:36:57	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		



Department ID :
 NOTE: This challan is valid for document registration in Sub-Registrar office only. Not valid for unregistered document.
 सदर चलान केवल दृश्यम निबंधक कार्यालय में ही दर्ज कराया जा सकता है। नोदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.
 Mobile No. : 0000000000

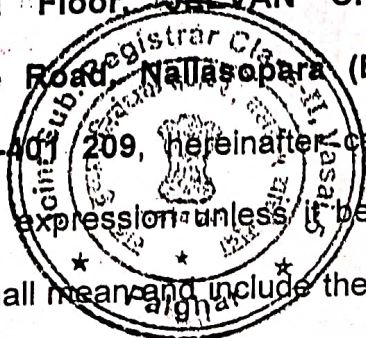
वसई - ५
दस्त क्र. ९३८/२०२१
२ / ४६

SCHEDULE OF THE PROPERTY

Village	Achole
Survey No.	Old Survey No.23, New Survey No.114, Hissa No.4,5 6, 10.
Building	JEEVAN CHETNA CO-OP. HOUSING SOCIETY LTD.
Registered No.	TNAVSI/HSG/TC/4060 dated 91-92
Wing, Flat No. & Floor	A-Wing, 12 on Second Floor
Area	495 Sq.ft. Built up Area
Agreement Value	27,00,000/-
Stamp Duty	

:- AGREEMENT FOR SALE :-

ARTICLE OF AGREEMENT is made and entered into at VASAI on this 31st day of ~~April~~ MAY, 2021 BETWEEN Mrs. MANGI SANTOSH KAPLANAGAD, aged about 51 Years, having Pan No.BYGPS6039G & Aadhar No. 2336 6222 6541), Indian Inhabitant of Vasai, residing at Flat No.A/12, Second Floor, JEEVAN CHETNA CO-OP. HOUSING SOCIETY, Achole Road, Nallasopara (East), Taluka-Vasai, Dist.-Palghar, Pincode-401 209, hereinafter called and referred to as the "VENDOR" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns) being the party of FIRST PART :



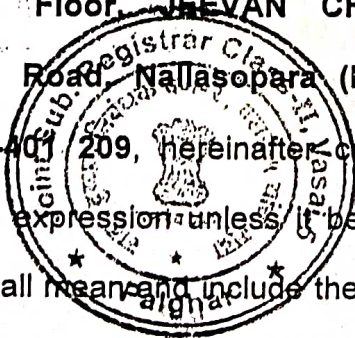
वसई - ५
दस्त क्र. ६९३८ / २०२१
२ / ४६

SCHEDULE OF THE PROPERTY

Village	Achole
Survey No.	Old Survey No.23, New Survey No.114, Hissa No.4,5 6, 10.
Building	JEEVAN CHETNA CO-OP. HOUSING SOCIETY LTD.
Registered No.	TNA/VSJ/HSG/TC/4060 dated 91-92
Wing, Flat No. & Floor	A-Wing, 12 on Second Floor
Area	495 Sq.ft. Built up Area
Agreement Value	27,00,000/-
Stamp Duty	

:- AGREEMENT FOR SALE :-

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A.N.D

Mr. NANDKISHOR SHAMRAO MALGAONKAR (Aadhar No. 58645782 6213 and Pan card No. ALUPM6199D), Hindu adult, aged about 47 years, Indian Inhabitant of Mumbai, residing D/2, Jeevan Chetana CHS Ltd., Achole Road, Mother Mary High School, Nallasopara (East), Palghar-401 209, called and referred to as the "PURCHASER" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their representatives, executors, administrators and assigns) being the party of SECOND PART/OTHER PART:

WHEREAS

A) The vendor is lawfully seized and possessed and/or otherwise sole owner and occupant of the Flat premises adm. About 495 sq. ft. Built up Area in the Building known as JEEVAN CHETNA CO-OP. HOUSING SOCIETY LTD. being Flat No.12, Second floor, A-wing, Achole Road, Nallasopara (East), Taluka-Vasai, Dist.-Palghar, Pincode-401 209, more particularly described herein schedule-I of this agreement, hereinafter called and referred to as 'SAID FLAT/PREMISES'.

B) That the vendor are registered members of the JEEVAN CHETNA CO-OP. HOUSING SOCIETY LTD. which is duly registered under Co-Operative Society Act, 1960 vide registration No. TNAVSI/HSG/TC/4060 of 91-92 and holding a five fully paid up share of Rs.50/- each vide share certificate No. 53 dated _____, having distinctive serial No. 261 to 265.

C) That the vendor has acquired/purchased the said flat premises by an Agreement for sale executed on 28th day of July, 2004, from Mr. PRAKASH PANDURANG SHELAR, which is duly registered with

MK Santosh

concerned Sub Registrar Vasai-3, under Document Registration No. 5390/2004.

दस्तावेज - ५
दस्तावेज क्र. E932/2021
२ / २६

D) And whereas the vendor has acquired the said flat premises on ownership basis and wherein the present vendor is now required the said flat to sell to the purchasers.

E) And whereas the application to society/builders to transfer the said shares which are held by the vendor in the name of the purchasers and also to transfer the said flat in the name of purchasers will be applied and purchasers has agreed to acquire the said Flat premises adm. About 495 sq. ft. Built up Area in the Building known as JEEVAN CHETNA CO-OP. HOUSING SOCIETY LTD. being Flat No.12, Second floor, A-wing, Achole Road, Nallasopara (East), Taluka-Vasai, Dist.-Palghar, Pincode-401 209, within limit of Vasai Virar Mahanagar Palika on ownership basis on the terms and conditions here after appearing.

F) AND WHEREAS the vendor is having better & clear title to the said flat premises and he is entitled to transfer, alienate, dispose off, and assign the said flat premises alongwith the Membership Share Certificate without any impediment in law or otherwise. AND WHEREAS the vendor have obtained NOC from the concerned JEEVAN CHETNA CO-OP. HOUSING SOCIETY LTD. dated _____ for the sale of the flat to the purchasers.

G) The vendor has not received nor has been served any notice of demand under Income Tax Act, Sale Tax, Stamp Duty of the Wealth Tax Act. And that no such notice or demand is pending and that no warrant of attachment issued in respect of the said flat by

MK Santosh

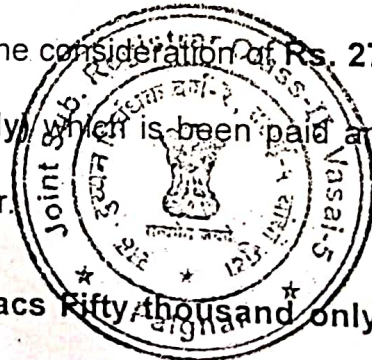


वर्ष Income Tax, Sale Tax & Stamp Duty, Wealth Tax authorities
 दस्त क्र. ९३१
 १०
 under any of the provision of Income Tax and Wealth Tax Act, and
 २०
 or the rules formed there under;

H) AND WHEREAS the vendor have agreed to sell the said flat premises to the purchasers at the price and on the terms and conditions mutually agreed between them, hereinafter mentioned.

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

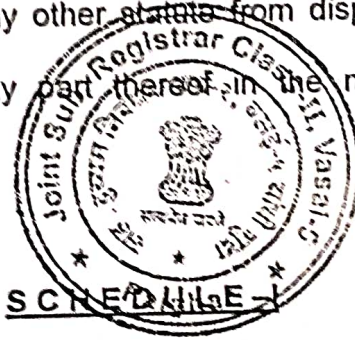
1. The vendor shall assign and transfer unto the purchasers and the purchasers shall take assignment from the Vendor of all the right, title, and interest of the vendor in respect of **Flat premises adm. About 495 sq. ft. Built up Area in the Building known as JEEVAN CHETNA CO-OP. HOUSING SOCIETY LTD. being Flat No.12, Second floor, A-wing, Achole Road, Nallasopara (East), Taluka-Vasai, Dist.-Palghar, Pincode-401 209,**with full benefit and advantage of Membership of the society, share money, deposit with the society etc. in favour of the vendor for the price and the consideration of **Rs. 27,00,000/- (Rs. Twenty seven lacs only)** which is been paid and agreed to be paid in following manner.
 - a) **Rs.1,50,000/- (Rs. One lacs Fifty thousand only)** paid on 03/05/2021 by way of cheque bearing No. 283457 drawn on with Union Bank of India.
 - b) **Rs.1,50,000/- (Rs. One lacs Fifty thousand only)** paid on 14/05/2021 by way of cheque bearing No. 283456 drawn on with Union Bank of India.
 - c) **Rs. 50,000/-** paid on _____ by way of Cash.



any part thereof and thereby or otherwise the purchaser
 put to any loss, expenses or prejudice otherwise the vendor
 hereby agrees and undertakes to indemnify the purchasers
 against such loss and expenses.

वसई - ५
दस्तावेज क्र. ६१३८
२०२१
१५

19. This agreement shall always be subject to the provision contained in Maharashtra Ownership Flat Rules 1964 or any other provisions of law for the time being applicable hereto.
20. The Vendor are not restricted either in the Income Tax Act, Estate Duty Acts under Maharashtra Land Revenue Code, ULC Act or under any other statute from disposing of the said flat premises or any part thereof in the manner stated in this agreement.



All that piece and parcel of Flat premises adm. About 495 sq. ft. Built up Area in the Building known as JEEVAN CHETNA CO-OP. HOUSING SOCIETY LTD. being Flat No.12, Second floor, A-wing, Achole Road, Nallasopara (East), Taluka-Vasai, Dist.-Palghar, Pincod-401 209, standing on piece and parcel of land bearing Old Survey No.23, New Survey No.114, Hissa No.4,5,6,10 of Village -Achole, within limits of Vasai Virar Mahanagar Palika, Taluka and Panchayat Samiti Vasai, Dist.- Palghar, which is bounded on or towards by

North : _____
 South : _____
 East : _____
 West : _____

MK Surtosin

Handwritten signature

वसई - ५
 IN WITNESS WHEREOF
 दस्त क्र. ६९३८ / १३०३९
 their respective hand, seal
 १६ / १६
 herein above mentioned.

OF both the parties hereto have hereunto set
and signatures to the day and the year first

SIGNED SEALED AND DELIVERED.)

By the withinnamed "VENDOR ")

MRS. MANGISANTOSH KAPLANAGAD,) MK Santosh

In the presence of [Signature])

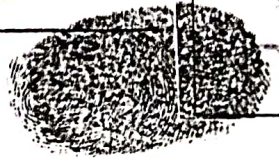


SIGNED SEALED AND DELIVERED.)

By the withinnamed "PURCHASER ")

NANDKISHORSHAMRAO MALGAONKAR,) [Signature]

In the presence of [Signature])



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI

REGD. OFFICE :
 'NIRMAL', 2nd Floor, Nariman Point,
 Bombay - 400 021.
 PHONES : 202 2481 / 202 2420 / 202 2579
 FAX : 00-91-22-202 2509
 TELEX : 011-83218 CIDC IN • GRAM : CITWIN

HEAD OFFICE :
 CIDCO Bhavan, CBD-Belepur,
 New Bombay - 400 614.
 PHONES : 757 1241-42-44 / 757 0912
 757 2631 / 757 1069
 FAX : 00-91-22-757 1066

Date : 29/08/96

Ref. No. CIDCO/VVSR/BP-97/E/7128

To,
 Shri Subhash Agarwal
 C/o. Shri S. R. Karnik
 D-30, 31, Nirmal Shopping
 Opp. Railway Station,
 Nallasopara (F), Tal : Vasai
 DIST : THANE.

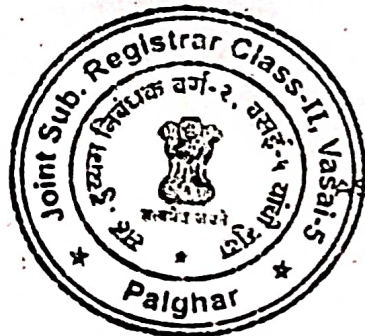
वसई - ५
दस्ता क्र. E93C/12028
20 / 88

Sub: Grant of Part Occupancy Certificate for Residential Building (Wing A & B) on land bearing S.No.114, H.No.4, 5, 6 & 10, Village Achole, Taluka Vasai, Dist: Thane.

Ref: 1. Your architect's letter dated 27/8/1996.
 2. Commencement Certificate No. CIDCO/VVSR/BP-97/105F dated 30/12/91.

Please find enclosed herewith the necessary Part Occupancy Certificate for the Residential Building (Wing A & B) on land bearing S.No.114, H.No.4, 5, 6 & 10, Village Achole, Taluka Vasai, Dist:Thane, alongwith as built drawings.

Yours faithfully, -

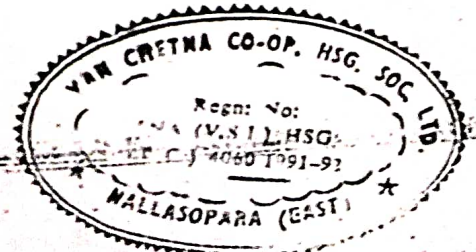


(Signature)
 (P. SURFESH BARI)
 ASSOCIATE PLANNER/ADDL. TPO
 (VVBP)

Encl.: 2/a.

c.c. to:-

✓ Shri S. R. Karnik, Architect
 D-30, 31, Nirmal Shopping Centre
 Opp. Railway Station,
 Nallasopara (F), Tal : Vasai
 DIST : THANE.



For Jeevan Chetna Co-op. Hsg. Soc. Ltd.

(Signature)
 Hon Secretary.

Memorandum of the Transfers of the within mentioned Shares

Ref. No

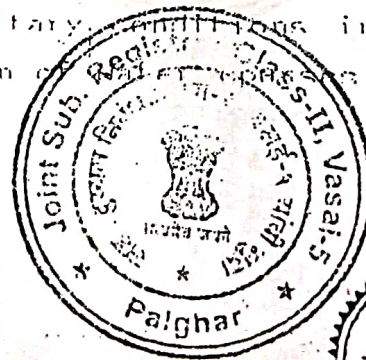
CIDCO/VVSR/RP-97/E/7271

वसई - ५
दस्ता क्र. ९७३८/२०२१
Date: 25/09/96
PART OCCUPANCY CERTIFICATE

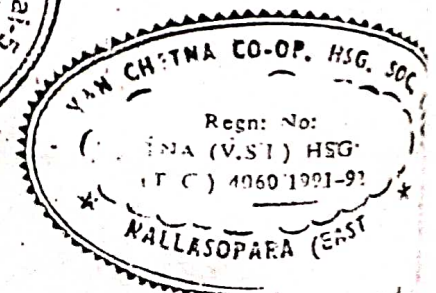
25/09/96
27

I hereby certify that the development of Residential Building Wings C, D & E, with built up area ^{1783.714} ~~1776.898~~ Sq.m. on land bearing S.No.114, H.No.4,5, 6 & 10, Village Achole, Taluka Vasai, Dist:Thane, completed under the supervision of Shri S.R. Karnik (licence No.CA/86/10312) and has been inspected on 21/09/96 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-97/1055 dated 30/12/91 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 water is made available in the flat.
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 allage and sewage without creating any insanitary conditions in the surrounding area, channelisation of drains and culverts, if any.



Contd.... 2.



For Jeevan Chetna Co-op. Hsg. Soc. Ltd.

[Signature]
Hon Secretary

Ref. No.

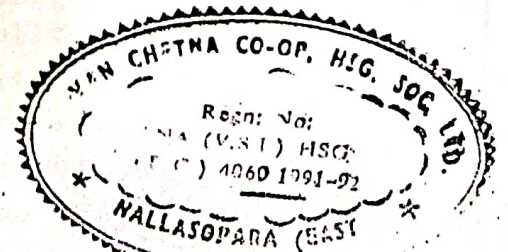
वसई - ५
दस्त क्र. ६७३८ / २०२१
२२ / ४६

Date:

- Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or lateration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority 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.
- The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

One set of as built drawing duly certified is returned herewith for your record.

[Signature]
ASSOCIATE PLANNER/ADDL. TPO
(VVRP)



For Jeevan Chetna Co-op. Hsg. Soc. Ltd.

[Signature]
Hon Secretary.

वसई - ५
दस्ता क्र. ६७५८/२०२१
२३/१२

६७५८

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

CIDCO/VVSR/BP-97/101/1
December 30, 1991

TELEPHONE: 2211 2224
TELETYPE: 2211 2224
FAX: 2211 2224

✓ Shri Subhash B. Agarwal
13, Vasant Peddar Road.
BOMBAY : 400 026.

Sir,

Sub: Development Permission on S.No.114, H.No.4, 5, 6 & Village Achole, Taluka Vasai, Dist: Thane.

Ref: Your Architect's letter dated 23/12/91.

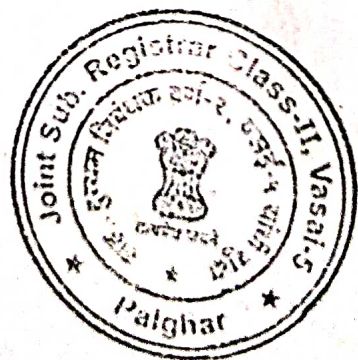
Please refer to your application for development permission S.No.114, H.No.4, 5, 6 & 10, Village Achole, Tal:Vasai, Dist: Thane.

The Development permission is hereby granted to construct residential building on S.No.114, H.No.4, 5, 6 & 10, Village Achole, Taluka Vasai, Dist : Thane.

The Commencement Certificate as required under section 45 of the Maharashtra Regional and Town Planning Act 1966 is also enclosed herewith for the structures referred above.

You will ensure that the building material will not be stacked on the road during the construction period.

Yours Faithfully,
K. A. Shinde
K. A. SHINDE
ASSOCIATE PLANNER (I)
A.H.



11/3/91

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पूजा कार्यालय :
महाराष्ट्र राज्य, पुणे
महाराष्ट्र राज्य, पुणे
पुणे, महाराष्ट्र
सं. १२२२२
महाराष्ट्र

वसई - ५
दस्त. क्र. ६९३८ / २०२१
२४ / २६

संशोधन कार्यालय :
महाराष्ट्र राज्य, पुणे
महाराष्ट्र राज्य, पुणे
महाराष्ट्र राज्य, पुणे
महाराष्ट्र राज्य, पुणे

30/12/91

CIDCO/VVSR/BP-97/1035

COMPLETION CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXVII of 1966) to Shri/SmtXXXXX Subhash B. Agarwal. In

Plot No. _____ S.No. 114 H.No. 4, 5, 6 & 10 Village Achole Tal:Vashi, Dist:Thane, as per the approved plans and subject to the following conditions for the development work of proposed Residential Buildings

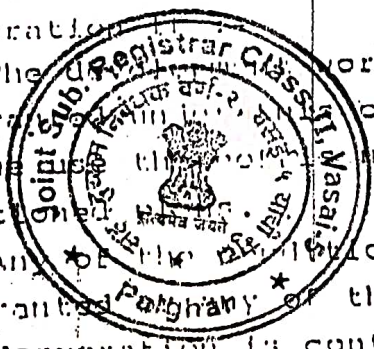
- i) No. of buildings 3 Nos.
- ii) Total Built-up Area 2999.36 M²

1. This certificate is liable to be revoked by the Corporation if

a) The work in respect of which permission is granted under this certificate is not carried out, or the work is not in accordance with the sanctioned plans.

b) All the conditions subject to which the same is granted are not observed or 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.



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11/11/21

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय :
महाराष्ट्र राज्य, अहमदनगर, महाराष्ट्र.
दफ्तरी कार्यालय :
अहमदनगर, महाराष्ट्र.
दूरध्वनी :
अहमदनगर, महाराष्ट्र.

संपर्क कार्यालय :
अहमदनगर, महाराष्ट्र.
दूरध्वनी :
अहमदनगर, महाराष्ट्र.

वर्क - 4
दस्तावेज क्र. E93L / 2021
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2. The applicant shall :-

- Give notice to the Corporation immediately after starting the development work in the land under refer
- Give notice to the Corporation on completion up to the plinth level and seven days before the commencement of the further work.
- Give written notice to the Corporation regarding completion of the work.
- Obtain an occupancy certificate from the Corporation.
- Permit Authorized Officers of the Corporation to enter the building or premises for which the purpose endorsing the building control regulations and conditions of the Certificate.
- Pay to CIDCO the development charges as indicated in Appendix 'A' alongwith interest @ 15% p.a. on the above amount. If the rate of interest is enhanced by CIDCO same will be applicable. The applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by you on 22.11.91.

3. The Structural Design, Building Materials, Plumbing Services, Fire Protection, Electrical Installation, shall be in accordance with the provisions (except the provisions in respect of Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Indian Standards.

4. This certificate shall be valid for a period of one year from the date of issue.



वसई - ५
दस्त क्र. E93L/२०२१
२६ / ०६

निविदा (26)

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्यालय :
 १०१, नवी मुंबई रोड, नवी मुंबई, महाराष्ट्र
 ४०००७५
 फोन : २२२२२२२२
 २२२२२२२२

संपर्कित्व नावावर :
 १०१, नवी मुंबई रोड
 नवी मुंबई, महाराष्ट्र ४०००७५
 फोन : २२२२२२२२
 २२२२२२२२

: 3 :

5. The conditions of the certificate shall be binding not only on the applicant but also his successors and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. No part of the land or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation.
9. This permit does not entitle you to develop the land. The land does not vest in you.
10. You shall provide over-head water tank of building as per the Bombay Municipal Corporation standards.
11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Corporation.
12. The transfer of the property under reference can be effected only after the necessary occupancy certificate is obtained by the applicant before any such transfer.



शुद्ध

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

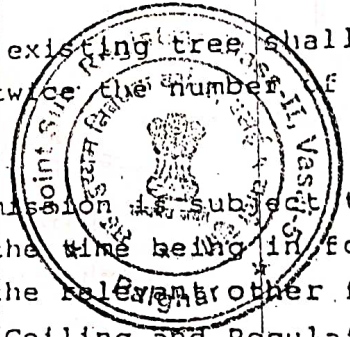
पुणे कार्यालय :
पिन : ४११००४, वेणुगुवा रोड, पुणे - ४११००४.
दूरध्वनी : २२२२२२२२
संपर्क : २२२२२२२२

संरचनात्मक कार्यालय :
पिन : ४११००४, वेणुगुवा रोड, पुणे - ४११००४.
दूरध्वनी : २२२२२२२२
संपर्क : २२२२२२२२

वसई - ५
दस्तावे. E93L / १०९१
२० / २६

: 4 :

13. You shall provide at your own cost, the physical and social infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, channelisation of water, arrangements of drinking water, arrangements for conveyance, 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. 40 Nos. of trees shall be planted on site.
15. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
16. The grant of this permission is subject to the proviso of any other law for the time being in force and that may be applicable in the relevant other facts of the case e.g. Urban Land (Ceiling and Regulations) Act 1976 and getting the building plans approved from the various Authorities, and also obtaining NOC's from such Authorities before starting the construction.
17. The applicant shall have to keep necessary horizontal and vertical clearances from the electrical line or any other services lines/pipe-lines/gas-lines/telepho line etc. that may be passing through the applicant's land.



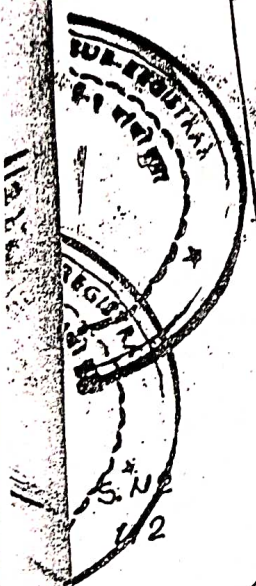
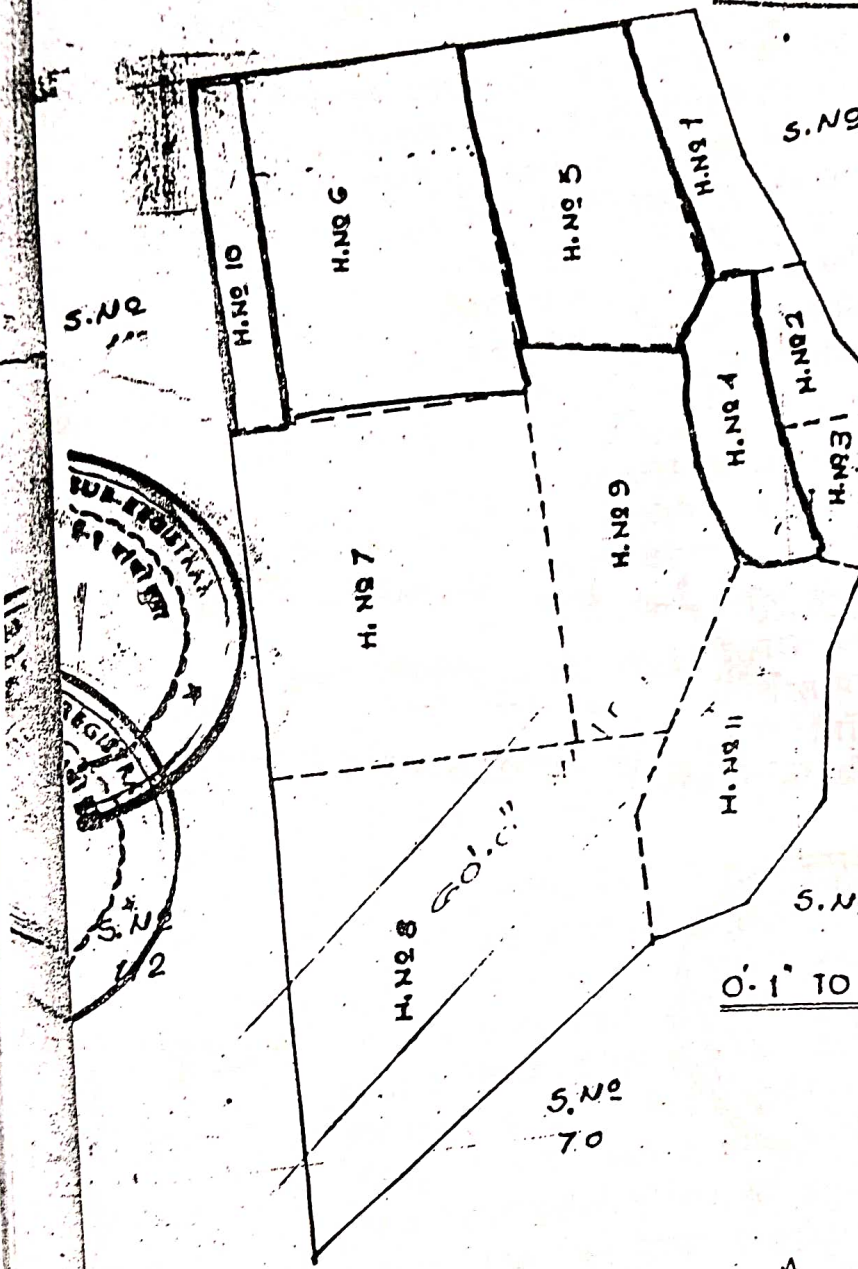
[Signature]
ASSOCIATE PLANNER (VV)

PLAN SHOWING S.No 114
VILLAGE ACHOLE, TALUKA VASAI, DIST. THANE

वसाई - ५
दस्ता क्र. ६९३८ १९०२६
३० २६

S.No 115

S.No 110



SCHEDULE -

S.No. 69

0.1' TO 82.6'

SCHEDULE

S.No 70

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S.A.

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42

वराई - ५
 दस्तावेज - E93L/2022
 3L/18E

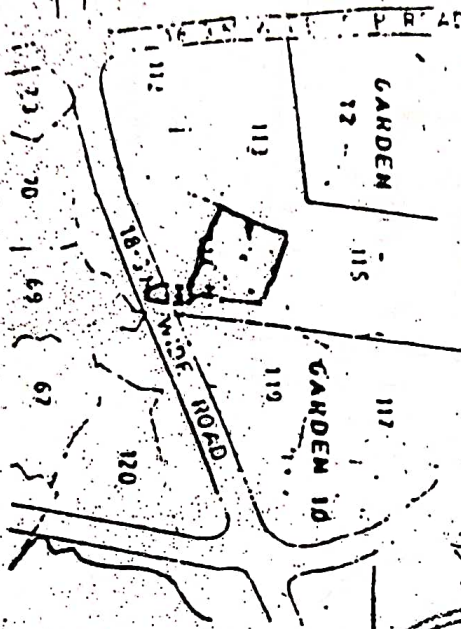
AREA STATEMENT

1. PLOT AREA	S.NO	HNNO.	AREA
	111	4	- 0680.00 SQM
		5	- 1210.00 SQM
		6	- 1220.00 SQM
		10	- 250.00 SQM
TOTAL			2660.00 SQM

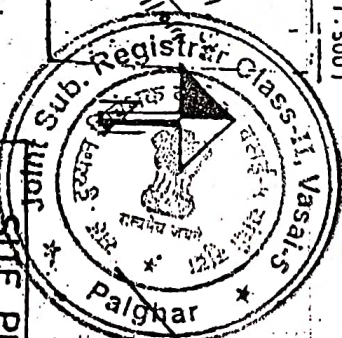
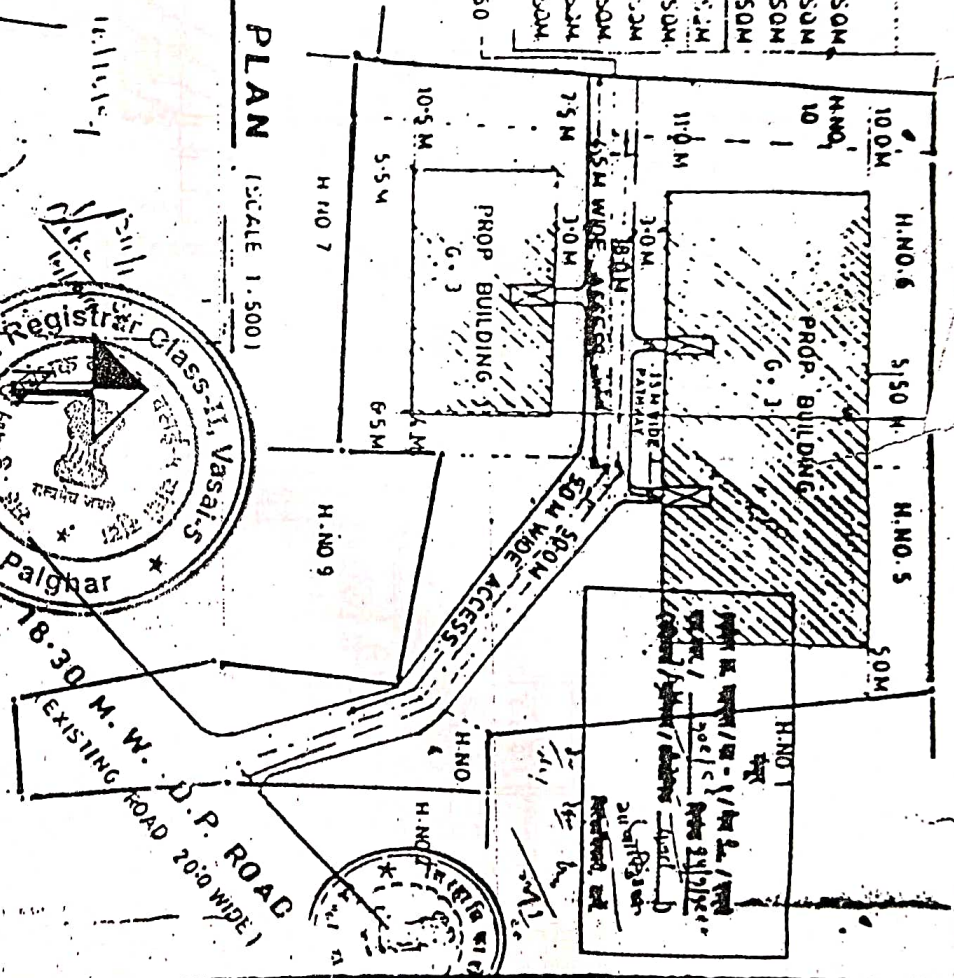
2 AREA UNDER INTERIM APPROVAL - 185.87 SQM
 3 AREA UNDER INTERIM APPROVAL - 421.00 SQM
 4 NOT PERMITTED BUILDING - 2235.00 SQM
 PROPOSED BUILDING AREA - 2235.00 SQM
 EXCESSIVE PLUMBING AREA - 809.75 SQM

ACCESS FOR S.NO. 60 -

LOCATION PLAN (SCALE 1:4000)



SITE PLAN (SCALE 1:500)



SITE PLAN & LOCATION PLAN
 OF PLOT BEARING S.NO. 114 &
 H.NOS. 4, 5, 6 & 10 OF VILLAGE
 ACHOLE, TAL-VASAI, DIST-THANE

OWNER'S SIGN

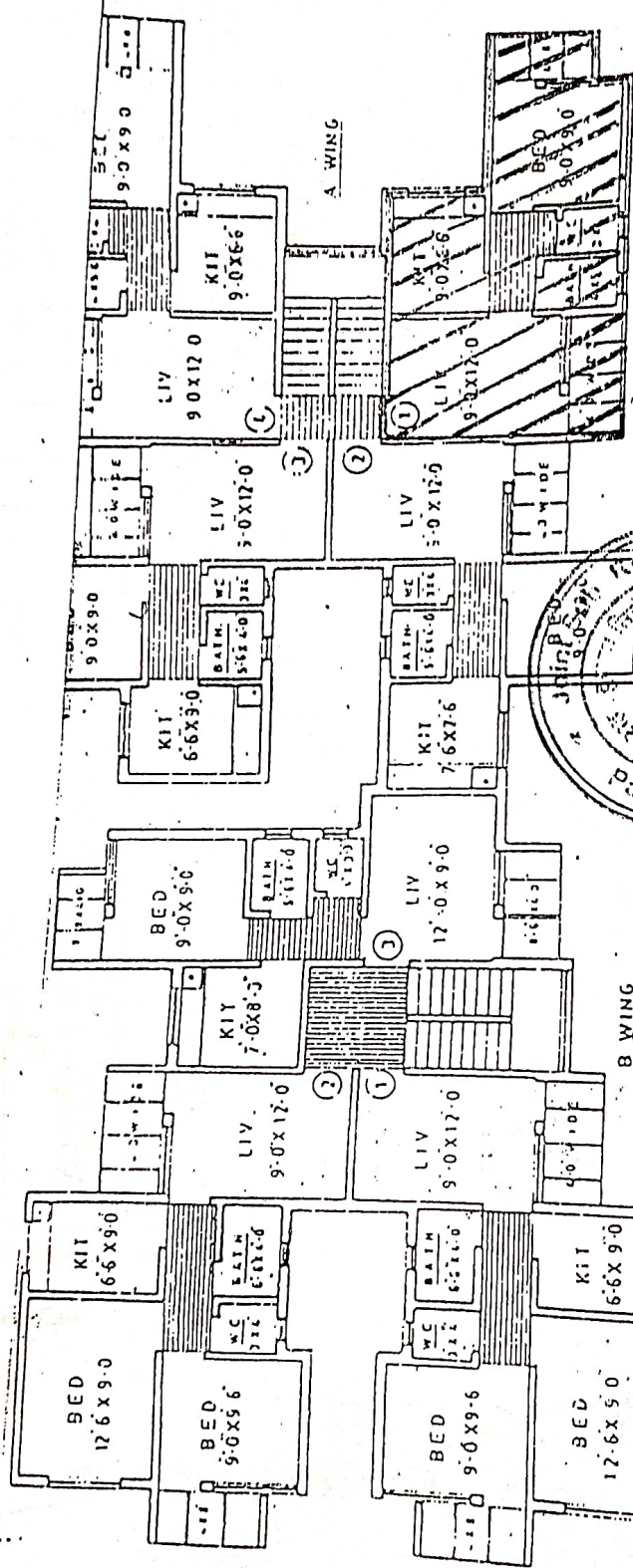
ARCHITECT'S SIGN



Confidential to be done copy
 CHIEF PROMOTER

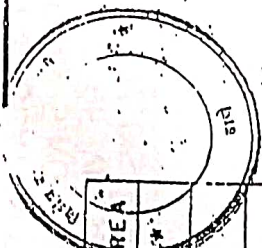
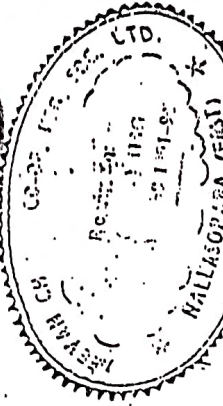
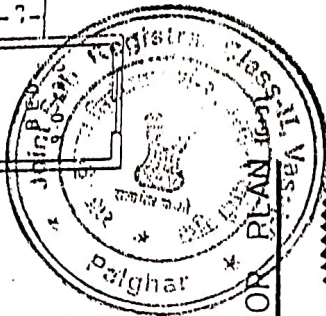
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 वसई क्र. E93L 12022
 32/28

वसई - 4
 दस्त 19/10/88
 29/25



Travelling
 L-2, Amin

TYPICAL FLOOR PLAN



FLOOR PLAN NO	BUILT UP AREA
1	510 SQ. FT.
2	480 "
3	480 "
4	510 "
B WING 1	660 "
2	660 "
3	510 "



"Jeevan Chetna" Co-op. Hsg. Socy. Ltd.

SECRETARY

S.P. KARNIK
 architect

SALE DRAWING PROPOSED BLDG ON PLOT BEARING

S. NO: 114 H. NO: 2 5 6 2 10 OF VILLAGE - ACHOLE

TALUKA - VASAI, DIST THANE

FOR: SUBHASH AGRAWAL

M K Santosh

सौ. मयुरा पेढी
 नगरसेविका

5390350
31-05-2021

सूची क्र.2

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दुय्यम निबंधक : वसई 3
दस्त क्रमांक : 5390/2004
नोंदणी :
Regn:63m

गावाचे नाव : आचोळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.325000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 360180
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - मौजे (गांव) आचोळे क्रमांक (नालासोपारा नगरपालिका), उपविभागाचे नाव - 10/88 - सभाव्य बिनशेतीच्या जमिनी 11.3. सदर मिळकत सव्हर, नंबर - 114 मध्ये आहे. सदनिका क्र - अ/12, दुसरा माळा, जिवन चेतना को आँ हौ सो लि.
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 46 चौ.मी. आहे.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री प्रकाश पांडुरंग शेलार वय:-40पत्ता:- -पिन कोड:-पॅन नं:-
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-सौ मांगी के संतोष वय:- 30पत्ता:-पिन कोड:-पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/07/2004
(10) दस्त नोंदणी केल्याचा दिनांक	28/07/2004
(11) अनुक्रमांक, खंड व पृष्ठ	5390/2004
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	8200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3610

वसई - ५
दस्त क्र. ५१३८/२०२१
२९ / २८

