

मूल्यांकन पत्रक (शहरा क्षेत्र - बाधाव)					
Valuation ID	202312212373	21 December 2023, 11:48:25 AM			
मूल्यांकनाचे वर्ष	2023	वसई			
जिल्हा	पालघर				
मूल्य विभाग	तालुका : वसई				
उप मूल्य विभाग	5-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी				
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :	सर्व्हे नंबर#148		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
13400	53900	62200	68200	62200	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	49.25 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	25 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		
Sale Type - Resale		First Sale Date - 11-07-2000			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.53900/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर			
		= ((53900-13400) * (75 / 100)) + 13400			
		= Rs.43775/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 43775 * 49.25			
		= Rs.2155918.75/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझोनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 2155918.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.2155919/-			
		= ₹ एकवीस लाख पंचावन्न हजार नऊ शें एकोणवीस /-			

Home Print

सह-दुय्यम निबंधक वर्ग- २
वसई क्र. २ (विरार)

वसई क्र.- २
2209L 93L
२०२३



CHALLAN
MTR Form Number-6



GRN	MH012737460202324E	BARCODE	Date		21/12/2023-10:27:28	Form ID	34
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	VSI2_VASAJ NO 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AGHPR3788F			
Location	PALGHAR		Full Name	NARESH M RATHOD			
Year	2023-2024 One Time		Flat/Block No.	B/102 POONAM PARK CHS LTD			
Account Head Details		Amount in Rs.	Premises/Building				
0030046401	Stamp Duty	43320.00	Road/Street				
0030063301	Registration Fee	200.00	Area/Locality	VIRAR			
			Town/City/District				
			PIN	4	0	1	3 0 5
			Remarks (If Any)	SecondPartyName=SAVITA (SAVITABEN) M RATHOD-			
			Amount in Words	Forty Three Thousand Five Hundred Twenty Rupees On ly			
Total		43,520.00					
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042023122171093	003126959	
Cheque-DD Details			Bank Date	RBI Date	21/12/2023-10:28:57	Not Verified with RBI	
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 9999999999
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करण्याच्या दस्त्यासाठी सदर चलन लागू नाही.

वसई क्र.-२
 २२७१८ ३ ३८
 २०२३



Print Date 21-12-2023 10:29:19

401305
express
thereof
admin

(1) M
years
Virar
MU
Ekv
Tal
"th
rep
inc
TH
TH
in
"



GIFT DEED

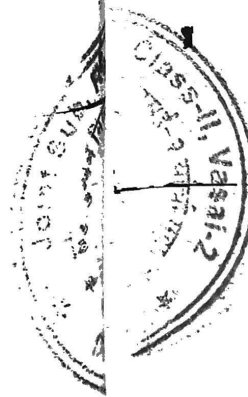
THIS GIFT DEED (this Deed) is made and entered into on this 21st day of DEC in the Christian Year Two Thousand Twenty-Three,

BY AND BETWEEN

SMT. SAVITA (SAVITABEN) MULJIBHAI RATHOD, an Adult, Age 84 years, Indian Inhabitant, Occupation Business, resident of B-102, First Floor, Poonam Park Co-Operative Housing Society Ltd., Opp. Don Bosco Church, Manvelpada Road, Virar (E), Tal. Vasai, Dist. Palghar-401305, hereinafter referred to and called as "**the Donor**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors and administrators) of the **FIRST PART**;

Signature

सविता मुलजि रथोड
C. M. Rathod
Savit Rathod



वसई क्र.-२		
२२५९८	५	३८
२०२३		AND

MR. NARESH MULJIBHAI RATHOD, an Adult, Age 46 years, Indian Inhabitant, Occupation Business, resident of B-102, First Floor, Poonam Park Co-Operative Housing Society Ltd., Opp. Don Bosco Church, Manvelpada Road, Virar (E), Tal. Vasai, Dist. Palghar-401305, hereinafter referred to and called as **"the Donee"** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and Assigns) of the **SECOND PART**;

A N D

(1) **MR. CHANDRAKANT MULJI RATHOD**, an Adult, Age 54 years, resident of A-103, Aniruddhdhay Complex, Manvelpada Road, Virar (E), Tal. Vasai, Dist. Palghar-401305, (2) **MR. YOGESH MULJIBHAI RATHOD**, an Adult, Age 47 years, resident of A-005, Ekvira Complex, Manvelpada Road, Behind Ashraya Hotel, Virar (E), Tal. Vasai, Dist. Palghar-401305, hereinafter referred to and called as **"the Confirming Party"** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and Assigns) of the **THIRD PART**;

The Donor, the Donee and the Confirming Party are hereinafter individually referred to as "Party" and collectively referred to as "Parties".

WHEREAS:

A) The Donor is the mother of the Donee. The Confirming Party are the sons of the Donor. The Donor is the owner and seized and possessed of or otherwise well and sufficiently entitled to residential Flat No.B/102, area admeasuring 530 square per Built up area, on the First Floor, in the Building as "Poonam Park" (Poonam Park Co-Operative



[Handwritten signature]

२५/११/२०२३
C.M. Rathod
[Handwritten signature]



Housing Society Ltd.), situate at Survey No.148, Hissa No.9 Part and Survey No.148, Hissa No.2/6, lying, being and situate at village Virar, Tal. Vasai, Dist. Palghar within the local limits of Vasai Virar City Municipal Corporation (hereinafter referred to as "the said Flat" and more particularly described in the Schedule hereunder written).

- B) The said Flat was purchased by the Donor from the Builders M/s. Poonam Developers (the Builders therein) under registered Agreement for sale dated 11/7/2000 registered vide Document No.3545/2000. The Donor had paid the full consideration to the said Builders and complied with all her obligations under the aforesaid agreement and since then she is in lawful occupation of the said Flat as absolute owner thereof.
- C) The Confirming Party are well established in their life and they have their separate residents. The Donor desires to gift, assign, transfer and convey the said Flat without any monetary consideration in favour of the Donee and the Donee has agreed to accept the said gift.

NOW THIS GIFT DEED WITNESSETH AND IT IS HEREBY AGREED, CONFIRMED AND ADMITTED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. NOW THIS INDENTURE OF GIFT DEED WITNESSETH AND IT IS HEREBY AGREED, CONFIRMED AND ADMITTED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: that in consideration of natural love and affection, the Donor doth hereby gifted, assigned, transferred and conveyed her right, title and interest in the said Flat more particularly described in the **Schedule** hereunder written without any consideration along-with shares, all the rights, benefits and privileges directly and/or indirectly attached to the said Flat in favour of the Donee absolutely vest in and belong absolutely to the Donee to the exclusion of the Donor and all persons



[Handwritten signature]

२०२३
 C.M. Rathod
[Handwritten signature]

4

वसई क्र.-२		
२२७९८	२	३८
२०२३		

claiming through her. The Confirming Party are made party to this Gift Deed with the intent that they have full knowledge and they confirm this transfer of the Gift done by their mother the Donor in favour of the Donee.

2. The Donor doth hereby covenant with the Donee that she has not done any acts, deeds or things, whereby he is prevented from gifting, assigning and transferring the said Flat in favour of the Donee.
3. The Donor shall and will from time to time and at all times hereinafter at the reasonable request and cost of the Donee do execute all necessary instruments for effectively transferring the said Flat in the exclusive name of the Donee.
4. The Donor confirms that now the Donee shall be in possession of the said Flat as the owner of the said Flat and henceforth the said Flat shall be the exclusive ownership of the Donee.
5. The Parties herein confirm that this gift is done for love and affection. No consideration has been paid by the Donee to the Donor for execution of this gift deed. The Donee confirms that he has duly accepted the gift given by the Donor with the consent of the Confirming Party.
6. This Gift deed shall be binding on the legal heirs, executors, administrative, assigns, agents, etc. of the Donor and the Donee.
7. The applicable stamp duty and registration charges on the present instrument of Gift deed shall be paid by the Donee.



THE SCHEDULE ABOVE REFERRED TO:

ALL THAT PIECE AND PARCELS OF the residential Flat No.B/102, area admeasuring 530 square feet super Built up area, on the First Floor, in the Building known as "Poonam Park" (Poonam Park Co-Operative Housing Society Ltd.), situate at Survey No.148, Hissa No.9 Part and Survey No.148, Hissa No.2/6, lying, being and situate at village Virar, Tal. Vasai, Dist. Palghar within the local limits of Vasai Virar City Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this writing the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED)

by the within named "the Donor")

SMT. SAVITA (SAVITABEN) MULJIBHAI RATHOD)

२०२३ ०१ ३१ १९९९
२०२३



in the presence of)

1. )

2. )

3. )

Mrs. Madhuben Dalpatbhai Rathod)

4. )

Mrs. Kalavati Sureshbhai Rathod)



SIGNED, SEALED AND ACCEPTED)

by the within named "the Donee")

MR. NARESH MULJIBHAI RATHOD)

वसई क्र. - २		
2209C	99	3C
२०२३		

in the presence of)

1. )

2. )

3. )

4. )

3. श्री. मा. दालपट

Mrs. Madhuben Dalpatbhai Rathod)

4. श्री. कालवती सुरेशभाई

Mrs. Kalavati Sureshbhai Rathod)


SIGNED, SEALED AND CONFIRMED)

by the within named "the Confirming Party") *e.m. Rathod*

(1) MR. CHANDRAKANT MULJI RATHOD)

(2) MR. YOGESH MULJIBHAI RATHOD)

in the presence of)

1. )

2. )



61



Signature



Yogesh Rathod

- 3. शुभेन वी. राजे)
Mrs. Madhuben Dalpatbhai Rathod)
- 4. सुखली अशु राजे)
Mrs. Kalavati Sureshbhai Rathod)

ACKNOWLEDGEMENT OF ACCEPTANCE OF GIFT

The Donor and the Donee herein hereby certify that the Donee has duly accepted the gift of the said Flat from the Donor.

शुभेन वी. राजे

SMT. SAVITA (SAVITABEN) MULJIBHAI RATHOD
(The Donor)



MR. NARESH MULJIBHAI RATHOD
(The Donee)

Sl. No.	Applicant Name	Consultant Name	Plot No. & Details	Area (Sq. Ft.)	Value (Rs.)	Date	Location	Area (Sq. Ft.)	Value (Rs.)
305	M/S. RAVI RAHIM ENTERPRISES	J.P. MEHTA & ASSOCIATES	S. NO. 10, H. NO. 14, 15, 19	2820	2817.39	26-Sep-95	NAVGHAR	46	RESC
306	MR. D.M. DHURI & SMT. U.D. DHUR	CREARCH ASSOCIATES	S. NO. 17A/1, PLOT NO. 11, 22, 23,	1679.02	1436.42	26-Sep-95	NAVGHAR	27	RESI
307	SHRI NANDAKUMAR M. DHANE	ENCON CONSULTANTS	CTS NO. 314 TO 320	1427	1426.01	26-Sep-95	MALONDE	33	RESC
308	MR. HARESH N. SANGHAVI	R.J. ASHAR	S. NO. 104, H. NO. 3	3500	2728.9	26-Sep-95	GOKHIVARE	43	RESI
309	M/S. SHANTINATH CORPORATION	J.P. MEHTA & ASSOCIATES	PLOT NO. 18, 19, 20, S. NO. 23, H. NO. 6 & 9	1649	1648.39	26-Sep-95	DIWANMAN	40	RESI
310	M/S. CAPTAIN VERGHES & SONS (P.A)	CREARCH ASSOCIATES	S. NO. 65, H. NO. 1, S. NO. 66, H. NO. 3	2600	2315.52	26-Sep-95	CHULNE	48	RESI
311	SHRI K.I. SHAIKH	R.V. SHIRKE	S. NO. 25, H. NO. 1	1000	735.05	28-Sep-95	SOPARA	10	RESI
312	JETHALAL SHAH	R.J. ASHAR		952	475.91	28-Sep-95	GOKHIVARE		INDU
313	SHRI MAJUN R. NAIK	ENCON CONSULTANTS	PLOT NO. 10, S. NO. 234, H. NO. 1/2 ETC.	731	365.09	28-Sep-95	GOKHIVARE	0	INDU
314	SHRI B.N. ANSAREKH MAGDELIA	ENCON CONSULTANTS	PLOT NO. 23, S. NO. 242(P), 244(PF), 246(P)	1175	587.5	28-Sep-95	GOKHIVARE	0	INDU
315	SHRI VIVEK DHURI	ENCON CONSULTANTS	S. NO. 107, H. NO. 1/3,	2020	1937.5	28-Sep-95	GOKHIVARE	38	RESI
316	SHRI P. S. BANDE & SANGEET	ENCON CONSULTANTS	S. NO. 212, H. NO. 2,	2530	2529.2	28-Sep-95	ACHOLE	39	RESI
317	M/S. GURUPRASAD CONSTRUCTION	MAKREWEL ASSOCIATES	S. NO. 14B, H. NO. 2/6, 9(PF)	3130	2267.7	29-Sep-95	VIRAR	52	RESI
318	RAVINDRA V. TENDULKAR & OTHERS	R.V. SHIRKE	S. NO. 148, H. NO. 2/7	2780	2343	29-Sep-95	VIRAR	60	RESI
319	SHRI ARUN G. CHORGHE	SAMEER DESAI	S. NO. 16/C	658	657.15	29-Sep-95	VIRAR	7	RESI
320	SHRI M.N. RAKHOLIA	J.P. MEHTA & ASSOCIATES	S. NO. 60, H. NO. 4, 5, 6	3471	3020	29-Sep-95	TULINJ	96	RESI
321	SHRI ANWAR ALI SHAH	J.P. MEHTA & ASSOCIATES	S. NO. 78(PF)	3350	3342.83	29-Sep-95	TULINJ	80	RESI
322	M/S. MUKTI BUILDERS	SANAT MEHTA & ASSOCIATES	S. NO. 79(PF) PLOT NO. 123 & 124	1540	1539.57	29-Sep-95	NILEMORE	45	RESI
323	SHRI LAKESH KAUL	AJAY WADE ASSOCIATES	S. NO. 157(PF)	2306	640.91	29-Sep-95	MANIKPUR	12	RESI
324	SMT. RACHANA H. CHUGH	J.P. MEHTA & ASSOCIATES	S. NO. 1, H. NO. 2(PF)	1253.4	122.38	29-Sep-95	CHANDANSAR	0	PETR

POONAM PARK CO OP HOUSING SOCIETY LIMITED

TNA/(VSI)/HSG/(TC)/10956/99-2000

S.No. 148,H.No.9/Pt/2/6 , Manvel Pada Road,Virar Eastthane

SAVITA M. RATHOD

Bill No :2300666

BillDate :01/02/2024

Member Id : 188

Unique Id : 10036

Period : 01/02/2024 To 29/02/2024

FLAT No :B/102

BillableArea : 0.00

Due Date:15/02/2024

SrNo	Particulars	Amount
1	MAINTENANCE & SERVICE CHARGES	765.00
2	SINKING FUND	50.00
3	REPAIR FUND	150.00
4	PARKING CHARGES	25.00
5	WELFARE FUND	100.00
6	INSURANCE	50.00
7	PENALTY	50.00
8	EDUCATION FUND	10.00
9	MUNICIPAL WATER CHARGES	120.00

One Thousand Three Hundred Twenty Rupee(s) And Zero Paise Only.	Current Charges:	1,320.00
	Old Outstanding:	0.00
	Old Int. Amt:	0.00
	Interest on Late	0.00
	Advance:	0.00
	Total Payable:	1,320.00

1. Please make payments by crossed cheques in favour of " POONAM PARK CO - OP. HSG. STY LTD " ONLY CHEQUE WILL BE ACCEPTED & Cash will not be accepted.
2. Payment of this bill is to be made prior to Due Date . Any dispute in the said bill should be brought to the notice in writing within 7 days from the receipt of this bill.
3. Write your Flat No. & Mobile No. on reverse of the Cheque.
4. Kindly pay your dues in time to avoid interest. Interest @ 18% will be charged on Arrears.

Contact No.8805648687/ 9167858835

For POONAM PARK CO OP HOUSING SOCIETY LIMITED

B

Hon. Secretary/Tresurer

POONAM PARK CO OP HOUSING SOCIETY LIMITED

TNA/(VSI)/HSG/(TC)/10956/99-2000

S.No. 148,H.No.9/Pt/2/6 , Manvel Pada Road,Virar Eastthane

RECEIPT

Receipt No : 2300463

Receipt Date : 15/01/2024

Received with Thanks from SAVITA M. RATHOD (B/102) a sum of Rs. *****1270.00 (One Thousand Two Hundred Seventy Rupee(s) And Zero Paise Only.) by Cheque No . Dated 01/01/2024 drawn on ONLINE TRANSFER Against Bill No.2300603 Dated01/01/2024

For POONAM PARK CO OP HOUSING SOCIETY LIMITED

*Receipt subject to realisation of cheque

Hon. Secretary/Tresurer

Generated in vastu

देयक क्र. : 542549

प्रभाग क्र. : 6

मालमत्ता क्र. : VR06/880/35



वसई-विरार शहर महानगरपालिका
करांची पावती

पुस्तक क्र. : सं/23-24

संदर्भ क्र. : 19618

नियम क्र. ७८(१), ८३(४), ८५, ८६(४) व ९६(४) पहा

मागणी नोंद वहीतील अनुक्रमांक : 3420

मालकांचे / भोगवटदाराचे नाव : सविताबेन राठोड//

पत्ता : बी/102 पुनमपार्क, मनवेलपाड रोड

रक्कम रु. : 2095

अक्षरी रुपये : दोन हजार एकशे सत्तेचाळीस मात्र मिळाले.

यांचेकडून सन 2023-24

वर्षाच्या पुढील करांबद्दल

करांचे नांव	मिळालेली रक्कम		
	थकबाकी (रु.)	चालू (रु.)	एकूण (रु.)
एकत्रित मालमत्ता कर	0	1046	1046
शिक्षण उपकर	0	174	174
रोजगार हमी उपकर	0	0	0
वृक्ष कर	0	35	35
अग्निशमन उपकर	0	50	50
विशेष स्वच्छता कर	0	180	180
शास्ती कर (अन. बांधकाम)	0	0	0
शास्ती कर(२%) ४१ अन्वये	0	0	0
उप. कर. /नो./व्या./वाँ./अ.ध. फी	0	662	662
इतर वसुली खर्च	0	0	0
अतिरिक्त जमा		0	0
एकूण	0	2147	2147
अभय योजना सूट		52	52
एकूण	0	2095	2095

दिनांक : 26/06/2023

कर संकलक / उपायुक्त
वसई-विरार शहर महानगरपालिका

This is a system generated receipt does not require any legal stamp.

सविता मुलजीभाई राठोड
बी/१०२, पूनम पार्क,
डॉन बॉस्को चर्च समोर,
मनवेलपाडा रोड, विरार पूर्व,
जि. पालघर, ४०१३०५.
मो.नं.- ९८९२८२३४८७
दिनांक :- १३/०१/२०२४

प्रती,
माननीय अध्यक्ष/सचिव,
पूनम पार्क को.ऑप.हौ.सो.लि.,
मनवेलपाडा रोड, विरार पूर्व.

विषय :- जंगम मालमत्ता भेट (Gift Deed) सादर करण्याबाबत.

महोदय,

मी खालील सही करणार सविता मुलजीभाई राठोड, वरील पत्यावर माझ्या कुटुंबासोबत असून असून आपणास विनंतीपूर्वक अर्ज करते की, मी माझा मुलगा श्री. नरेश मुलजीभाई राठोड हयाच्या नावे सदरचे वरील पत्यावरील राहते घर बक्षीस पत्राद्वारे देण्याकरीता ज्या काही कागदपत्रांची आवश्यकता असते ती प्रमाणित करून त्याप्रमाणे सदरचे बक्षीस पत्र दिनांक २१/१२/२०२३ रोजी जिल्हा पालघर, मुख्य विभाग, तालुका - वसई, उप मूल्य विभाग-५, रहिवास व इतर तत्सम अनुदेय वापरातील जमिन, क्षेत्राचे नाव वसई विरार म्युनिसिपल कारपोरेशन आणि सब रजिस्टार (उपनिबंधक) वसई २ यांनी प्रमाणित करून दिले आहे, ते आपणास सादर करित आहे. त्याचा स्विकार करावा तसेच आणखी काही कागदपत्रे लागत असतील तर कृपया कळवावे.

सदर प्रकरण पुढील कारवाही करीता सादर करत आहे.

कृपया सहकार्य मिळावे हि नम्र विनंती.

आभारी.

POONAM PARK CO-OP HSG. SOC. LTD.

Hon. Chairman Hon. Secretary Hon. Treasurer

आपली विश्वासू,
२०१३/१२/२३ १३/१
सविता मुलजीभाई राठोड

सिडको

शहरव औद्योगिक विकास महामंडळ (महायष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजल, नरिमन पॉईंट,
मुंबई - ४००.०२९,
दुरध्वनी : २०२-२४८९/२०२ २४२०/२०२ २५७९
फॅक्स : ००-९९-२२-२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेल्लापूर,
नवी मुंबई - ४०० ६९४,
दुरध्वनी: ७५७ ९२४९ (९ लाईन्स)
फॅक्स : ००-९९-२२-७५७ ९०६६

संदर्भ क्र: CIDCO/VVSR/BP-1488/E/1113.

दिनांक: 12/11/98

Shri Guruprasad Construction
Shop No.8, Unique Rashmi Complex
Agashi Road, Virar (W)
Taluka Vasai
DIST : THANE.

Sub: Grant of Part & Final Occupancy Certificate for Residential Building, Wing-B on land bearing S.No.148, H.No.2/6, 9(pt), Village Virar, Taluka Vasai, Dist : Thane.

- Ref: 1) Commencement certificate No.CIDCO/VVSR/BP-1254/E/4980 dated 29/09/95.
2) Amended Plan No. CIDCO/VVSR/BP-1254/E/7371 dated 15/10/96
3) N.A.Order No. REV/D-1/T-9/NAP/SR 377/86 dated 14/06/89 from the Collector, Thane
4) Letter from GSDA vide letter No.GSDA/TH/TECH/LGW/957/57 dated 15/03/95 for potable water supply.
5) Development completion certificate dated 17/09/98 from the architect
6) Structural Stability certificate from your Structural Engineer vide letter dated 17/09/98.
7) Plumbing certificate dated 17/09/98.
8) Your architect's letter dated 05/11/98

Sir,

Please find enclosed herewith the necessary part and final occupancy certificate for the Residential Building. Wing-B on land bearing S.No.148, H.No.2/6, 9(pt), Village Virar, Taluka Vasai, Dist:Thane, alongwith as built drawings.

Yours faithfully,

ASSOCIATE PLANNER/ATPO (VVBP)

Encl.: a/a.

Copy to:-

- 1) M/s. Shah Gattani Consultants
Architects
103, Lucky Palace, Station Road
Vasai (W), Taluka Vasai, Dist : Thane
- 2) The Chief Officer
Virar Municipal Council, Virar.

ठ (महायष्ट्र) मर्यादित

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलगापुर,
नवी मुंबई - ४०० ६१४.

दूरध्वनी: ७५७ १२४१ (९ लाईन्स)

फैक्स : ००-९९-२२-७५७ १०६६

दिनांक: 12 / 11 / 98

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरिमन पॉईंट,

मुंबई - ४००.०२९.

दुरध्वनी : २०२-२४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेल्लपूर,

नवी मुंबई - ४०० ६९४.

दुरध्वनी : ७५७ ९२४९. (९ लाईन्स)

फॅक्स : ००-९९-२२-७५७ ९०६६

संदर्भ क्र:

CIDCO/VVSR/BP-1254/E/ 1113.

दिनांक: 12/11/1998

FINAL OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building, Wing-B with built up area 1001.05 Sq.m. on land bearing S.No.148, H.No.2/6, 9(pt), Village Virar, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. Shah Guttani Consultants, (Licence/Registration No. CA/81/6322) and has been inspected on / /98 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-1254/E/7371 dated 15/10/96 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 sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Contd.... 2.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको

नोंदणीकृत कार्यालय :

'निर्मल, दुसरा मजल, नरिमन पॉईंट,

मुंबई - ४००.०२९.

दुरध्वनी : २०२-२४८९ / २०२ २४२० / २०२ २५७९

फक्स : ००-९९-२२-२०२ २५०९

मुख्य कार्यालय :

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

दुरध्वनी : ७५७ ९२४९ (९ लाईन्स)

फक्स : ००-९९-२२-७५७ ९०६६


संदर्भ क्र:

-: 2 :-

दिनांक:

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration 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.
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-degradable waste respectively.
5. 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.
6. Also You shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.
7. This certificate of occupancy is issued only in respect 30 flats contained in 1 No.of building, Wing-B only.

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


ASSOCIATE PLANNER/ATPO
(VVBP)





सत्यमेव जयते
महाराष्ट्र शासन

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : टी एन ए / (व्ही एस आय) / एचएसजी[टीसी] / १०९५६ / १९९९-२०००

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

" पूनम धार्क " को-ऑपरेटिव्ह होसिंग सोसायटी लि.

स.नं. १४८, व्ही.नं. ९[पार्ट] २/६ विरार, ता. वसई,

जि.ठाणे.

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

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था,
संस्था असून उपवर्गीकरण माडेकर सहभागीदारी गृहनिर्माण संस्था,
आहे.

कार्यालयीन मोहोर



सही

[Signature]

[चंद्रकांत कर्डक,]

उप निबंधक, सहकारी संस्था,

वसई तालुका, वसई.

वसई

दिनांक : ९ / ७ / १९९९

वीज पुरवठा देयक माहे: JAN-2024

Website : www.mahadiscom.in
GSTIN of MSedCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002301514676

HSN code 27160000

ग्राहक क्रमांक: 001521656171
SMT SAVITA M. RATHOD
B/102 POONAM PARK CHSL MAN VELPADA VIRAR EAST VIRAR EAST 401305
मोबाइल/ ईमेल: 90*****65/

देयक दिनांक: 23-JAN-24
देयक रक्कम रु: 840.00

देय दिनांक: 12-FEB-24
या तारखे नंतर भरल्यास: 850.00

बिलिंग युनिट: 4706 :VIRAR EAST S/DN.
दर संकेत: 090 /LT I Res 1-Phase
पोल नं: 00000000
पी.सी./चक्र+मार्ग-क्रमा/डि.टी.सी.: 2 / 22-0341-2226 /4706223
मिटर क्रमांक: 09000351149
रिडिंग ग्रुप: R2

पुरवठा दिनांक: 28-Jan-1998
मंजूर भार: .8 KW
सुरक्षा ठेव जमा(रु): 1,125.94
चालु रिडिंग दिनांक: 18-JAN-24
मागील रिडिंग दिनांक: 18-DEC-23

Scan this QR
Code with
BHIM App for
UPI Payment

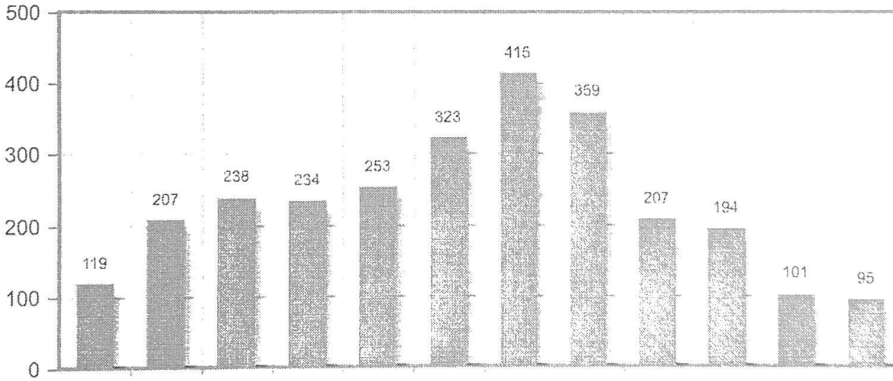


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
29741	29638	01	103	0	103

NORMAL
Bill Period:1.03 Month(s) /

मागील वीज वापर



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

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

महत्वाचे :

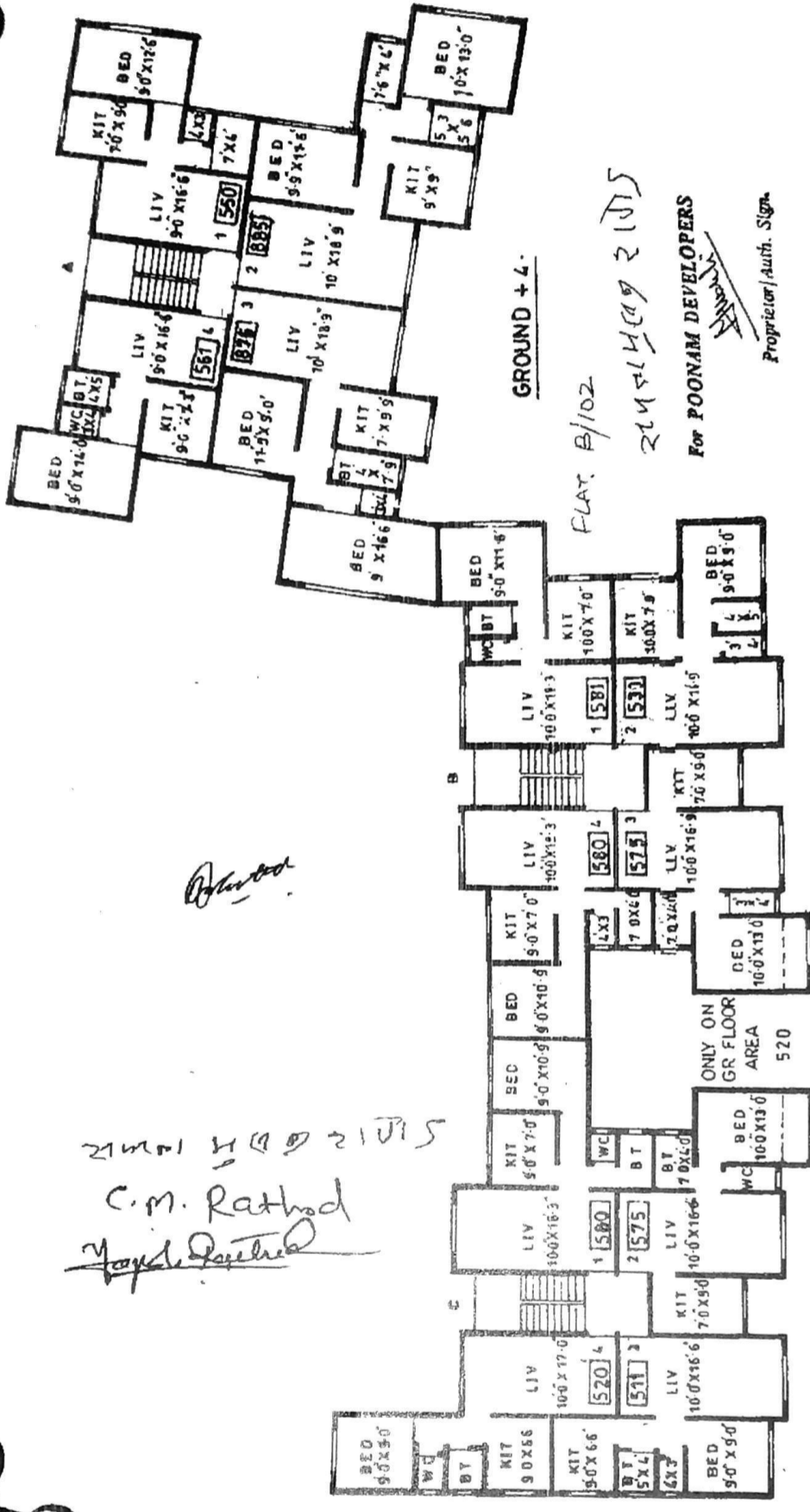
- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा.नोंदणी करण्यासाठी:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा.(टॅक्सेस व झ्युटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी -<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 18-02-2024 ह्या तारखेला होईल.

विशेष संदेश :

* महावितरणला कोणत्याही प्रकारच्या रकमांचे भरणे करताताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाईन भरणे सुविधेचा पर्याय वापरावा.

स्थळप्रत बिलिंग युनिट:	4706	ग्राहक क्रमांक:	001521656171	पी.सी.:	R2	दर:	090	या तारखे पर्यंत भरल्यास	01-FEB-24	830.00
अंतिम तारीख			12-FEB-24				840.00	या तारखे नंतर भरल्यास	12-FEB-24	850.00
वैकेची स्थळप्रत		डिटीसी क्र.:	4706223					अंतिम तारीख	12-FEB-24	840.00
स्थळप्रत बिलिंग युनिट:	4706	ग्राहक क्रमांक:	001521656171	पी.सी.:	R2	दर:	090	या तारखे पर्यंत भरल्यास	01-FEB-24	830.00
								या तारखे नंतर भरल्यास	12-FEB-24	850.00

वसई क्र.-२
 ३१
 २०२३



GROUND + 4.

FLAT B/102

24/11/2023

For POONAM DEVELOPERS

Proprietor/ Auth. Sign.

GROUND & TYPICAL FLOOR PLAN

GROUND + 3

SHAH GATTANI CONSULTANTS
 architects & engineers

VASAI OFFICE : 103, LUCKY PALACE,
 STATION ROAD, VASAI ROAD (W)
 DIST. THANE
 PHONE : 712 - 323342



POONAM PARK

S.No. 148
 H.No. 9/P/102
 C/O. GURUPRASAD BUILD.
 VILL.: VIRAR (EAST)

CLIENT
POONAM DEVELOPERS

SHOP NO. 8, UNIQUE RASHMI SHOPPING CENTRE
 AGHASI ROAD, VIJAYA BANK, VIRAR (W),
 SITE TEL.: 0252 - 384010
 BOMBAY TEL.: 2011325, 2061043

24/11/2023
 C.M. Rathod
 Proprietor/ Auth. Sign.

