

दस्त क्र. 2326/2020

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दस्त क्र. 98006/2020

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### Maharashtra Real Estate Regulatory Authority

#### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P99000017789

Project: *Nakshatra Pride-II Plot Bearing / CTS / Survey / Final Plot No.: New S. No. 51, Hissa No. 2at Tivari, Vasai, Palghar, 401208.*

1. *Jsb Dream Homes Private Limited* having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400104.*
  2. This registration is granted subject to the following conditions, namely:
    - The promoter shall enter into an agreement for sale with the allottees;
    - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
    - The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 17/09/2018 and ending with 30/03/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

*Neeraj Kumar*

*शेषमन तिवारी*



Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 23-06-2020 09:31:50

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority  
Palghar (Borivali)



Dated: 18/05/2020

Place: Mumbai

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*शेषमन तिवारी*  
*Shree*  
*Neeraj*



सत्यमेव जयते  
महाराष्ट्र शासन

## नोंदणी प्रमाणपत्र

क्रमांक पीएलआर/व्हीएसआय/एचएसजी/(टीसी)/२०३८/सन २०२३  
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

नक्षत्र प्राईड को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड

सर्व्हे नं. २४१, हिस्सा नं.०२, नवीन सर्व्हे नं. ५१, हिस्सा नं. ०२ सनटेक फेज-२ समोर,  
व्हीलेज टिवरी, नायगाव (पू.), ता.वसई, जि.पालघर

हा संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील कलम ९ (१) अन्वये नोंदण्यात आलेला

आहे. उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील

नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण " गृहनिर्माण संस्था " असा उपवर्गीकरण

"भाडेकरु सहभागीदारी गृहनिर्माण संस्था " असे आहे.



(आमिनि)   
 *[Signature]*



स्थळ : वसई.

दिनांक : ०८/०५/२०२३

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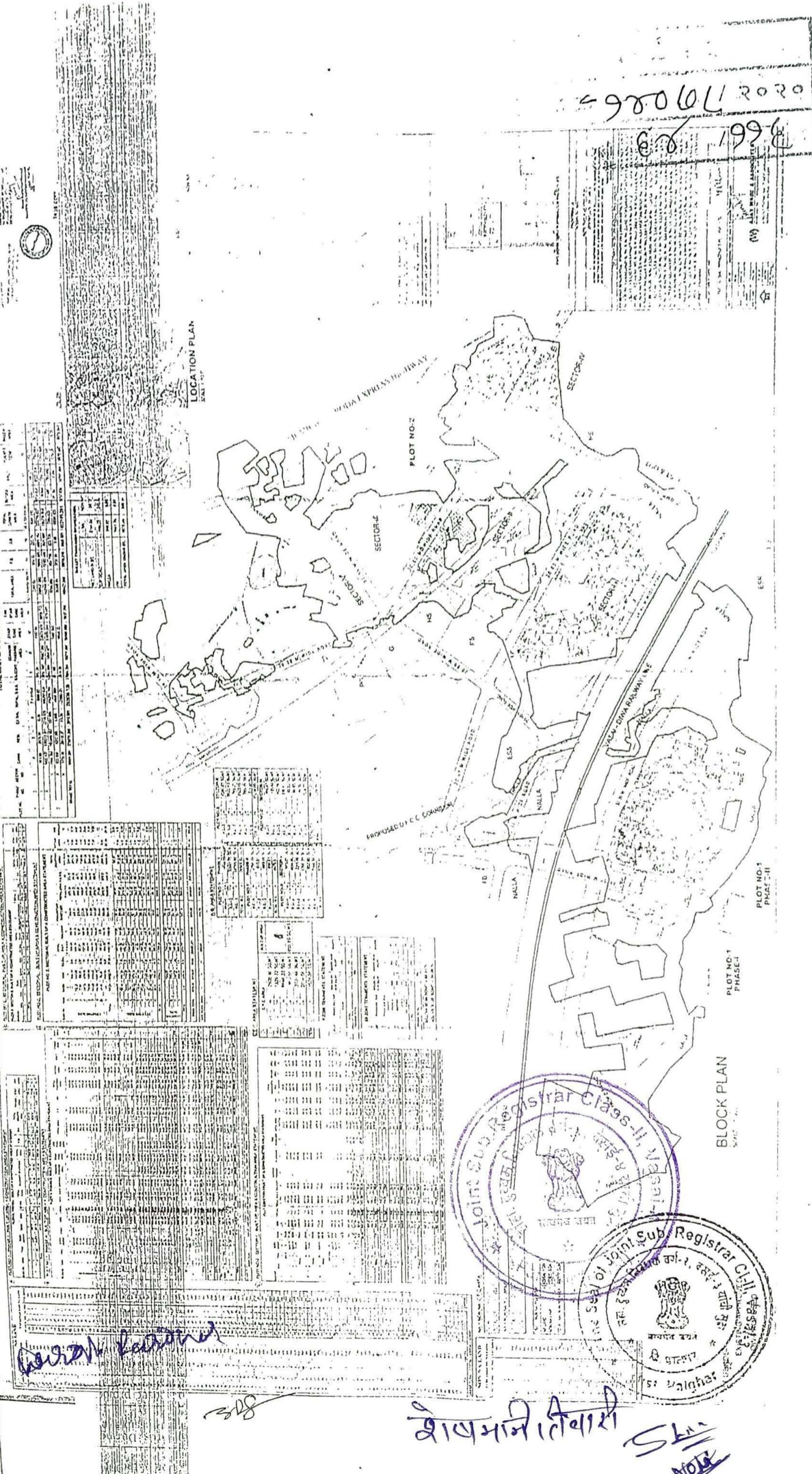
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वसई-४  
 दस्त क्र. 232/12028  
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9806/12020  
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LOCATION PLAN  
 SCALE: 1:1000

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SECTOR-1

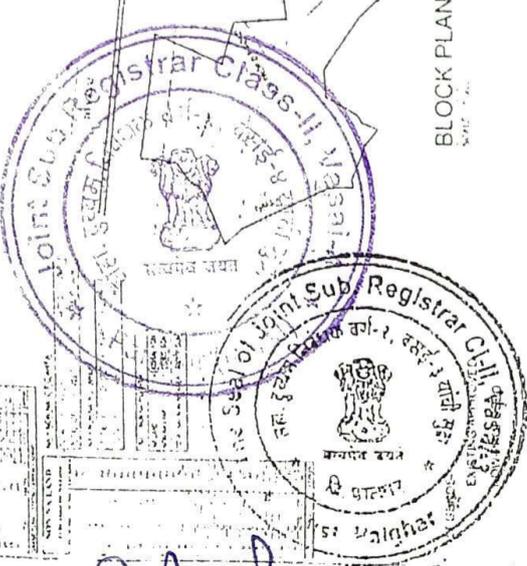
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SECTOR-3

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*Handwritten text: SKM NOTE*

Member Secretary

वसई - ३  
 वस्त क्र. १४००८/२०२०  
 ५१ १९९६

मुख्य कार्यालय, विरार  
 विरार (पूर्व),  
 ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२१२२२ / २५२१२२३  
 फॅक्स : ०२५० - २५२५१०७  
 ई-मेल : vasairvarcorporation@vsnl.com

जायक क्र. : व.वि.५.१.१.  
 दिनांक

VVCMC/TP/RDP/SPA-VP-006/21/2018-19

20/08/2018

To,  
 Shri. Hemant A. Patil, Director of  
 DDPI, Global Infrastructure Pvt.Ltd.,  
 Unicom House, Shreejee Vihar,  
 Opp. MTNL, S.V Road,  
 Kandivali (W),  
 MUMBAI-400 067.

Sub: Revised Development Permission of layout for proposed Residential Building / Residential with shopline Buildings in Plot No.1, Phase-II & Plot No.2 Sector 1 on land bearing S. No.2, H.No.3, S. No.3, H. No. 1,7,8,10, S. No. 4, H. No. 1, S. No. 6, H. No.1/1,1/3,2/1,2/2,2/3,3, 4,6, 5/1,5/2, 5/3,5/4,5/5,5/6, 5/7,5/8, S.No.7, H.No. 1, 3,7,11,2/1,5/1,6/2, 4/1,4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/3, 2/2, 4, 2, 6/4, 9/1, 9/3, S. No. 8, H. No. 2&4, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 1,1/1,2 & 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 3, 4/1, 4/2,5,6, S.No. 14, S. No. 15, H. No. 2,3,4,6, S. No. 16, H. No. 1,3,4,5 & 6, S. No. 22, H. No. 4,5, 6, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No. 1,2,3, S. No. 36, H. No. 2,3A,4,5,6, S.No.37, H. No. 1, S. No. 35, 1,2,3,4, S. No. 39, H. No. 2, S. No. 40, H. No. 2, S. No. 41, H.No.38, H. No. 7Pt. B, 9, 10, 11, 12, 13, 14, 15 S. No. 45, H. No. 1A,2A,3A,4K, S. No. 44, H. No. 1, 2, 3A, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4B, 5,6,7,8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 1,4,5,6,7,8, S. No. 51, H. No. 1A, 2, 4,5,6,7,8,9,10, 11,12, S. No. 52, H. No. 1,4,5,1,5/2, S. No. 54, H. No. 4/2,6,7/2C, S. No. 55, H. No. 2,5A, S. No. 56, H. No. 1/2,2,3, S.No.57, H.No.1, S.No.66, H.No.6, S. No. 67, S. No. 68, S. No. 69, H.No.1 S. No. 70, H.No.1, S.No.66, H.No.6, S. H.No. 2, 4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12 etc. at Village : Tilvri, Tal : Vasai, Dist : Palghar



- Ref :
- 1) Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/ BP-4622/E/730 Dtd.02/07/2010.
  - 2) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011.
  - 3) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/06/2012.
  - 4) Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/E/022 Dtd.09/01/2015.
  - 5) Letter from Environment department No. MCZMA/2016/Case No. 07/172 Dt.07/09/2017.
  - 6) Letter from Advocate Atul Damle Dt.05/10/2017.
  - 7) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017.
  - 8) Undertaking of applicant Regarding NOC from all concerned Department Dt.30/07/2018.
  - 9) Your Registered Engineer's letter dated 16/05/2018 & 18/08/2018.

Sir / Madam,  
 The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 02/07/2011. Keeping 113 EPS in pending. Further 5 EPS were approved vide notification

Waseem Paschu

Shrinani Shrinani  
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वरगई-४  
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वरगई - ३  
दस्त क्र. 9800L/2020  
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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**  
सत्यमेव जयते

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: September 18, 2018

To,  
"DDPL Global Infrastructures Pvt Ltd."  
at Proposed residential township on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 1,7,8,10, S. No 4, H. No  
1,3,6,8,12,19,20, S. No. 5, H. No. 2,3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8,9, S. No.6,H.No.1/1,1/3,  
2/1,2/2,2/3,3,4,6,5/1,5/2,5/3,5/4,5/5,5/6,5/7,5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1,4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/3,  
2/2, 4/2, 6/4, 9/1, 9/3, S. No. 8, H. No.-1, 2&4, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No 11, H. No  
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No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 4,5,6, S.No.23, S. No 24, H. No. 1,2, S. No 25, S. No 26, H. No  
1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S. No 32, H. No 1,2/1,2/2,2/3, S. No. 33, H  
No. 2,3,4,7,8,9, S.No.34,H.No.-1, S. No. 35, H. No. 1,2,3, S. No. 36, H. No. 2,3A,4,5,6, S. No 37, H. No 1, S. No 39, H  
No. 1,2,3,4, S. No. 39, H. No. 2, S. No. 40,

Subject: Environment Clearance for Proposed Residential development of Township at Village: Ivari, Taluka Vasai  
District: Palghar, Maharashtra.

Sir,  
This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA  
Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 137th meeting and recommend the  
project for prior environmental clearance to SELAA. Information submitted by you has been considered by State Level  
Environment Impact Assessment Authority in its 137th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8 (b) as per EIA Notification 2006.

**Brief Information of the project submitted by you is as below :-**

1. Name of Project	Proposed development of Township at Village: Ivari, Taluka Vasai, Dist. Palghar, Maharashtra.
2. Type of institution	Private
3. Name of Project Proponent	"DDPL Global Infrastructures Pvt Ltd"
4. Name of Consultant	Ajura Enviro Projects Private Limited
5. Type of project	Township
6. New project/expansion in existing project/modernization/diversification in existing project	Expansion
7. If expansion/diversification, whether environmental clearance has been obtained for existing project	Earlier Environment clearance no. SEAC-2016/C R-424/IC-1 dated 20th January 2017
8. Location of the project	Proposed residential township on land bearing S. No.2, H.No. 3, S. No. 3, H. No. 1,7,8,10, S. No 4, H. No. 1,3,6,8,12,19,20, S. No. 5, H. No. 2,3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8,9, S. No.6,H.No.1/1,1/3, 2/1,2/2,2/3,3,4,6,5/1,5/2,5/3,5/4,5/5,5/6,5/7,5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1,4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/3, 2/2, 4/2, 6/4, 9/1, 9/3, S. No. 8, H. No.-1, 2&4, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No 11, H. No. 1/1,1/2 & 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1,3,4/1, 4/2,5,6, S. No. 14, S. No 15 H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 4,5,6, S.No.23, S. No 24, H. No. 1,2, S. No 25, S. No 26, H. No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S. No 32, H. No 1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S.No.34,H.No.-1, S. No. 35, H. No. 1,2,3, S. No. 36, H. No. 2,3A,4,5,6, S. No 37, H. No 1, S. No 39, H. No. 1,2,3,4, S. No. 39, H. No. 2, S. No. 40.
9. Taluka	Vasai
10. Village	Narvon
Correspondence Name:	Mr. Hemant Patil
Room Number:	DDPL Global Infrastructure Pvt Ltd
Floor:	Unicon House, Opp. MNL, Karbhari (W), Mumbai
Building Name:	Shree Vasai
Road/Street Name:	SV Road
Locality:	Kandiwli



SEIAA Meeting No. 137 Meeting Date: August 24, 2018 ( SEIAA-STATEMENT-0000001314 )  
SEIAA MINUTES-0000000597  
SEIAA-EC-0000000451

Page 1 of 12  
Shri. Anil Diggikan (Member Secretary SEIAA)  
Joint Sub-Registrar, Dist. Palghar

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वसई - ३  
 दस्त क्र. 9000L / 20२०  
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City:	Mumbai
11. Area of the project	Vasai Virar City Municipal Corporation (VVMC)
12. IOD/IOA/Concession/Plan Approval Number	CIDCO/ATPO/(VVSR)/BP-4622-RDP-172
	IOD/IOA/Concession/Plan Approval Number: CIDCO/ATPO/(VVSR)/BP-4622-RDP-172
	Approved Built-up Area: 295717.23
13. Note on the initiated work (If applicable)	Sector IV Complete. & Plot I phase II 30% completed: total Completed Construction area 1,00,000 Sq.m. Approximately.
14. LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	CIDCO/ATPO/(VVSR)/BP-4622-RDP-172
15. Total Plot Area (sq. m.)	6,02,500.00 sq. m.
16. Deductions	2,04,238.56 sq. m.
17. Net Plot area	3,96,450.62 sq. m.
18 (a). Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 2,95,355.922
	Non FSI area (sq. m.): 1,71,164.478
	Total BUA area (sq. m.): 419797.522
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): 2,95,717.23
	Approved Non FSI area (sq. m.): 1,53,519.90
	Date of Approval: 09-01-2015
19. Total ground coverage (m2)	30271.367
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	5.02
21. Estimated cost of the project	9900000000



SEIAA Meeting No: 137 Meeting Date: August 24, 2018 ( SEIAA-STATEMENT-0000001314 )  
 SEIAA-MINUTES-0000000597  
 SEIAA-EC-0000000451

Shri. Anil Diggikan (Member Secret SEIAA)

Ward No. 4/3

Handwritten signatures and names, including 'Shri. Anil Diggikan' and others.

दस्त क्र. 232L/2024

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वसई - ३

दस्त क्र. 98004/2020

४८ 199E

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२२० - २५२५२०१ / ०२२०३/०८/०५/०६  
फ़ैक्स : ०२२० - २५२५२०३  
ई-मेल : vasairarcorporation@yahoo.com

जाचक क्र. : व वि.श.म.  
दिनांक :

VVCMC/TP/RDP/SPA-VP-006/21/2018-19

20/08/2018

No	se-II	2	2
4	6	(Wing-A) (St+22)	126 ---
		(Wing-B) (Gr+St+22)	120 06
		(Wing-E) (Gr+St+22)	118 10
		(Wing-F) (Gr+St+22)	120 08
	6	(Wing-C & D) (Basement +Gr+St+22)	228
5	Residential Plot No. 1	7	(Wing-A) (St+22) 126 ---
6	Residential Plot No. 1	12	(Wing-B) (St+22) 126 ---
			(Wing-C) (St+22) 126 ---
			(Wing-D) (St+22) 126 ---
Commercial Plot No. 1			(Wing-E) (Gr+1) 126 ---

Earlier Building No. 5/Wing - A, B & C (St+14), building no. 6/Wing - A, B, C & D (St + 14), building no. 7/Wing - A, B & C (St + 14) and Commercial (Type S1, Gr + 2), building no. 8/Wing - A, B, C & D (Gr(pt)+St(pt)+ 14), building no.12/Wing - C, D, E, F & G(Gr(pt)+St(pt)+ 14) are now deleted.

As per above references, the revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/SPA-VP-006/ dated: /08/2015.

Standards applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal, treat dry and organic waste separately by design department.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 7) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct Compound wall as per approved drawing before applying for kind of permission.



Shri. शेषमनी लिंगराव  
Deodhan Kharke

दस्तावेज क्र. 2326/2024  
94 00

दस्तावेज क्र. 98004/2020  
80/1998

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२५०३१० ६१६२०२  
फॅक्स : ०२५० - २५२५१०३  
ई-मेल : vasavirarcorporation@yahoo.com

नायक क्र. : य.वि.श.प.  
दिनांक

VVCMC/TP/RDP/SPA-VP-006/21/2018-19

12/08/2018

- 9) You shall submit Chief Fire officer NOC before applying for Plinth Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasavi Virar City Municipal Corporation. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Harvesting systems empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands etc. as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from respective and VVCMC is not responsible for the lapses from your side.
- 14) You are responsible for complying with all conditions of N.A. order/sale permission other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasavi Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 15) As per notification no: TPB-4312/CR-45/2012/(1)/UD-11 dtd. 8<sup>th</sup> November 2013 from GOM U/s. 37 (1A) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018. If applicable
- 16) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.



Wadhvani

श्री प्रमोद लाल  
Sharma

वसई-४  
 दस्त क्र. 232/2028  
 98 / 100

वसई - ३  
 दस्त क्र 8004/2020  
 88 196

मुख्य कार्यालय, विरार  
 विरार (पूर्व),  
 वा. वासई, जि. पालघर - ४०१ ३०१.



दूरभाषी : ०२० - २२०२३१ / ०२०२३१/१०५६१  
 फॅक्स : ०२० - २२०२३२  
 ई-मेल : vasai@vasaivirarcorp.com

जायफ्त क्र. : अ.पि.रा.ग.  
 दिनांक :

VVCMC/TP/RDP/SPA-VP-006/21/1018-19

२.१०८/२०१८

- 17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 19) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to occupancy certificate.
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 23) In the said layout sector II of plot No.2 is affected by bullet train corridor. The exact location of the same shall be marked after final TILR of bullet train demarcation. NOC from concerned department shall be obtained before proposing any building surrounding bullet train corridor & if there is a change in alignment of bullet train corridor as per final TILR then layout plan should be modified accordingly.
- 24) In CRZ area FSI Permissible shall be as per CRZ NOC issued by MCZMA & CRZ notification 2011.
- 25) You shall not be land locked others land within layout & should be provided minimum access as per DCR.
- 26) You shall obtain prior permission of NBWL before approaching for additional Built-up area, if any.
- 27) You shall obtain NOC's from all concerned departments which are necessary for this project.
- 28) All Conditions mentioned in earlier approval are binding on applicants.

(Issued as per approved by the Commissioner)



- c.c. to:
1. Asst. Commissioner, UCD, SPA- Vasai-Virar city Municipal Corporation. Ward office .....
  2. M/s Ajay Wade & Associates, A/6, Sai Tower, 1st Floor Ambadi Road, Vasal (W) Tal. Vasal, DIST : Palghar.

शिवमजी शिवा  
 Shiva  
 Shiva

SAP

शेखमसीदीवरी  
 शेख  
 शेख

Rashtreeya



## सूची क्र.2

दुय्यम निबंधक : मह दु.नि.वर्ग 4

दस्त क्रमांक : 2328/2024

नोंदणी :

Regn:63m

## गावाचे नाव : टिवरी

1) विलंबाचा प्रकार	कगरनामा
2) मोवदला	3220000
3) बाजारभाव(भाडेपट्टयाच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	2436500
4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: दनिका नं: 403, डी विंग, माळा नं: चौथा मजला, इमारतीचे नाव: नक्षत्र प्राईड - 2 को. ऑप हाऊमिंग सोमायटी लिमिटेड, ब्लॉक नं: बिल्डींग नं. 12, रोड नं: टिवरी, इतर माहिती: मदतिकेचे एकुण क्षेत्र 37.53 चौ.मी. कारपेट, गाव मोजे टिवरी, विभाग नं. 3/1/3( ( Survey Number : जुना 241, नविन 51 ; HISSA NUMBER : 2 ; ) )
5) क्षेत्रफळ	1) 41.29 चौ.मीटर
6) आकारणी किंवा जुही देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-हरिराम मंगारामजी परिहार - - वय:-42; पत्ता:-प्लॉट नं. जी-17बी, माळा नं. - इमारतीचे नाव मुंबई माग को-ऑप. ही. मो. ब्लॉक नं: चकावा एमआयडीसी, अंधरी पूर्व, रोड नं. आकृती मॅटर पॉइंट ममोर, धिम नगर मेट्रोल रोड, एमआयडीसी, महाराष्ट्र, MUMBAI. पिन कोड-400093 पिन नं:-AKKPP7915K
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-शेषमनी शिवकुमार तिबारी - - वय:-49; पत्ता:-प्लॉट नं. क्रम नं. 302, माळा नं. - इमारतीचे नाव विल्डिंग नंबर-9, गुलशन-ए-हिंद मीण्चगम, ब्लॉक नं. गोरगाव पूर्व, रोड नं. शांती निकेतन, जनरल अरण कुमार वैद्य मार्ग, मंत्री पार्क जवळ, शिवशाही प्रक्सप, महाराष्ट्र, MUMBAI. पिन कोड-400063 पिन नं -AFQPT3814A 2): नाव:-शिवम शेषमनी तिबारी - - वय:-24; पत्ता:-प्लॉट नं. क्रम नं. 302, माळा नं. - इमारतीचे नाव विल्डिंग नंबर-9, गुलशन-ए-हिंद मीण्चगम, ब्लॉक नं. गोरगाव पूर्व, रोड नं. शांती निकेतन, जनरल अरण कुमार वैद्य मार्ग, मंत्री पार्क जवळ, शिवशाही प्रक्सप, महाराष्ट्र, MUMBAI. पिन कोड-400063 पिन नं -BPYPT3418P 3): नाव:-नेहा शिवम तिबारी - - वय:-22; पत्ता:-प्लॉट नं. क्रम नं. 302, माळा नं. - इमारतीचे नाव विल्डिंग नंबर-9, गुलशन-ए-हिंद मीण्चगम, ब्लॉक नं. गोरगाव पूर्व, रोड नं. शांती निकेतन, जनरल अरण कुमार वैद्य मार्ग, मंत्री पार्क जवळ, शिवशाही प्रक्सप, महाराष्ट्र, मुंबई. पिन कोड-400063 पिन नं.-LZLPS3658D
9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2024
10) दस्त नोंदणी केल्याचा दिनांक	09/02/2024
11) अनुक्रमांक खड व पृष्ठ	2328/2024
12) बाजारभावाप्रमाणे मूद्रांक शुल्क	193200
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेरग	

  
 सह. दुय्यम निबंधक वर्ग-२  
 वसई क्र. ४

मूल्यांकनासाठी विभागात घेतलेला तपशील:-

मूद्रांक शुल्क आकारनाचा निवडलेला अनुच्छेद :-

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

वसई-४

दस्त क्र. 232L/2024

9 / 100

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2024

1. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक 25 (6)
2. तालुका : दिवरी - वसई 3. गावाचे नांव : दिवरी
4. नगरभुमापन क्रमांक/सर्व्हे क./अंतिम भुखंड क्रमांक : जुना 241, नामिन 51 हिल्ला नं० 2
5. मूल्य दरविभाग (झोन) : 31914 उपविभाग 450001
6. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औदयागिक / निवासी
7. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 89.25 कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.
8. कारपार्किंग : \_\_\_\_\_ गच्ची : \_\_\_\_\_ पोटमाळा : \_\_\_\_\_
9. मजला क्रमांक : चौथा मजला उदवाहन सुविधा : आहे / नाही
10. बांधकाम वर्षे : \_\_\_\_\_ घसारा : \_\_\_\_\_
11. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
12. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : \_\_\_\_\_ ज्यान्वये दिलेली घट / वाढ
13. निर्धारित केलेले बाजारमूल्य :- 24,36,500/- ✓
14. दस्तामध्ये दर्शविलेला मोबदला :- 32,20,000/- ✓
15. देय मुद्रांक शुल्क : 1,93,200/- 16. भरलेले मुद्रांक शुल्क : 1,93,200/-
17. देय नोंदणी फी : 30,000/- ✓

लिपीक

सह दुय्यम निबंधक

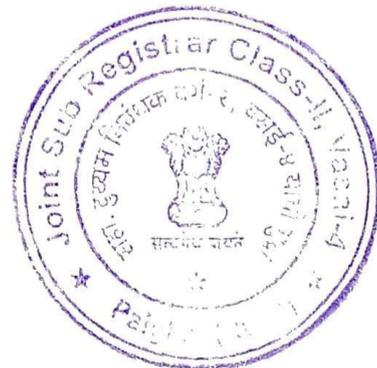


मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		09 February 2024 05:46:30 PM वसई-४ वसई-४	
Valuation ID	202402098260	दस्त क्र. 2326/2023	
मूल्यांकनाचे वर्ष	2023	सर्व्हे नंबर#51 2 / 100	
जिल्हा	पालघर		
मूल्य विभाग	तालुका वसई		
उप मूल्य विभाग	3/1/5-सनटेक रियल्टी लिमिटेड		
क्षेत्राचे नांव	Vasar-Virar Municipal Corporation	सर्व्हे नंबर / न भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
5470	59000	67900	73600
औद्योगिक	मोजमापनाचे एकक	चौ मीटर	
67900			
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	41 29 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे
उद्भवान सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor
मिळकतीचा प्रकार-		बांधकामाचा दर-	Rs 26620/-
बांधीव			
Rs 26620/-			
Sale Type - Resale	First Sale Date - 28/12/2020		
Sale Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs 59000/-		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)		
	= ( ( 59000-5470 ) * ( 100 / 100 ) ) + 5470 )		
	= Rs 59000/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 59000 * 41 29		
	= Rs 2436110/-		
Applicable Rules	= 3, 9, 18, 19		
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेड्ढेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - स्वयंचालित वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 2436110 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs. 2436110/-		
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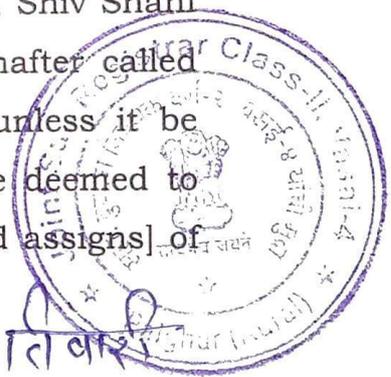
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## AGREEMENT FOR RE-SALE

THIS ARTICLES OF AGREEMENT is made and entered into at **NALLASOPARA**, on this **09<sup>th</sup>** day of **February** in the Christian year **Two Thousand Twenty Four** BETWEEN **MR. HARIRAM MAGARAMJI PARIHAR, (PAN NO. AKKPP7915K)** Age About **42** Year, Indian Inhabitant, residing at G-17B, Sukh Sagar CHS, Opp Ackruti Centre Point, Bhim Nagar Central Road, MIDC, Andheri (East), Chakala MIDC, Mumbai-400093, hereinafter "**THE VENDOR**" [which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include, his heirs, executors, administrators and assigns] of the **FIRST PART:-**

AND

**MR. SHESHMANI SHIVKUMAR TIWARI, (PAN NO. AFQPT3814A)** Age about **49** Years & **MR. SHIVAM SHESHMANI TIWARI, (PAN NO. BPYPT3418P)** Age about **24** & **MRS. NEHA SHIVAM TIWARI, (PAN NO. LZLPS3658D)** Age about **22** Years Indian Inhabitants, having address at Room No 302, Building No-9, Gulshan-E-Hind CHS, Shanti Niketan, Gen Arun Kumar Vaidya Marg, Near Mantri Park, Shiv Shahi Praklp, Goregaon (East), Mumbai-400063, hereinafter called "**THE PURCHASERS**" [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: -**



*Deed form received*

*शिवमजी तिवारी*  
*Shivan*  
*Neha*

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**WHEREOF: -**

**A]** The VENDOR is absolute owner and in exclusive possession of and otherwise well and sufficiently entitled to the A premises, being Flat No. **403**, on **4th** Floor, admeasuring **37.53 sq. mtrs. (carpet)** as per **RERA [i.e. 28.10 sq. mtrs. as per Sanctioned Plan]**, along with an enclosed balcony admeasuring **9.43 sq. mtrs.**, of a building which is presently known as "**NAKSHATRA PRIDE - II CO-OPERATIVE HOUSING SOCIETY LTD**", [i.e. **Building No. 12, 'D' Wing**], constructed on land bearing Survey No. **Old Survey No. 241, New Survey No. 51, Hissa No. 2**, Situate and Being At Revenue Village: **TIVRI, NAIGAON EAST**, Taluka **VASAI**, Dist. **PALGHAR- 401208**. Registered under **Maharashtra Co-Operative Societies Act, 1960** Bearing **Registration No. PLR/VSI/HSG/TC/2038/2023** within a limits of Sub- Registrar of Assurances at Vasai- 1 to 6, (herein after referred to as "**The SAID FLAT**").

**B]** The VENDOR had purchased the said FLAT from **M/S. JBS DREAM HOMES PVT. LTD, To MR. HARIRAM MAGARAMJI PARIHAR** vide Agreement for Sale dated **26/12/2020**, duly registered with Registrar of Assurances at Vasai - 3, vide Regd. No. **14078/2020**, dated **26/12/2020**.

**C]** The VENDOR is ready and willing to sell, transfer rights, title and interest and the said FLAT to the PURCHASERS which the PURCHASERS have agreed to purchase for a lump sum price of **Rs. 32,20,000/- (Rupees: Thirty Two Lakhs Twenty Thousand Only)**.

**D]** The said flat is being purchased by the PURCHASERS for **RESIDENTIAL PURPOSE** and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.

*Darshan Poojari*

*श्रीमती (रिवाज)*

*Shivan*  
*Ateha*

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**E]** The VENDOR herein has obtained permission from the Builder to sell the said FLAT to the PURCHASERS herein, and the Builder has agreed to transfer the said FLAT in the name of PURCHASERS.

**F]** The PURCHASERS has prior to the execution of the Agreement satisfied about the title of the VENDOR to the said FLAT and have agreed to acquire the said FLAT and the right, title and interest on the terms and conditions hereinafter appearing

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

**1]** The VENDOR has agreed to transfer the right, title and interest to the PURCHASERS in the said FLAT for a total consideration **Rs. 32,20,000/- (Rupees: Thirty Two Lakhs Twenty Thousand Only)**.

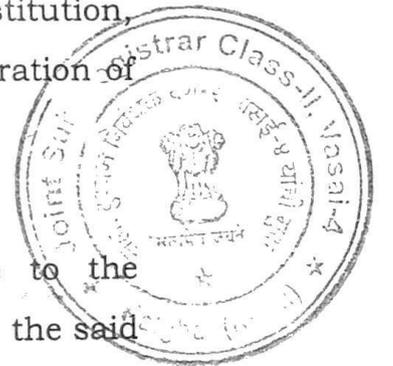
**2]** The PURCHASERS has paid the sum of **Rs. 4,20,000/- (Rupees: Four Lakh Twenty Thousand Only)** being the Part consideration of the said FLAT herein above mentioned [the payment and receipt whereof the VENDOR do/doth hereby admit and acknowledge of and from the PURCHASERS.]

**3]** It has been mutually agreed that the PURCHASERS shall pay the balance amount of **Rs. 28,00,000/- (Rupees: Twenty Eight Lakhs Only)** to the Vendors, by way of obtaining Loan from any Bank or Financial Institution, within a period of **45** days from the date of Registration of this Agreement for Sale.

**4]** The VENDOR hereby has agreed to give to the PURCHASERS all the original documents related to the said FLAT through which the PURCHASERS become the owner of the said FLAT.

*Devendra Patil*

*शैलशान्ति तिवारी*  
*S. Him*  
*A. Patil*



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5] The VENDOR hereby has agreed to handover possession of the said Flat to the PURCHASERS, only after realization of Full & Final Payment.

6] The VENDOR declare that no person except himself has any right, title or interest of whatsoever nature in the said FLAT and further declare that he has not entered into any agreement for sale, agreement to lease of any other agreement in respect of the said FLAT or any part thereof and that no loans has been obtained by the VENDOR by mortgaging the said FLAT or any portion thereof.

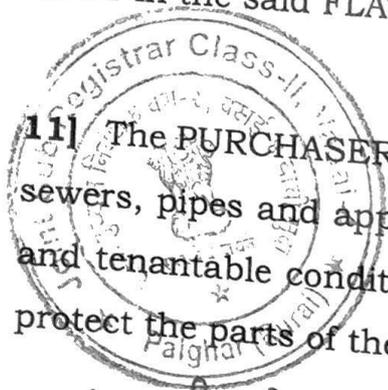
7] The VENDOR hereby declare that he has paid all dues towards the Municipality Taxes, Electricity and Water Charges, Maintenance Charges, etc. in respect of the FLAT for the period ending of this Agreement. The VENDOR hereby agree and undertake to indemnify and keep indemnified the PURCHASERS against payment of such charges for the said period.

8] The PURCHASERS shall have no claim save and except in respect of the FLAT hereby purchased by them the common passages and the common amenities provided by the builders in the said FLAT.

9] The PURCHASERS shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of the FLAT or any part thereof the said building.

10] The VENDOR shall co-operate to transfer the electricity meter in the said FLAT on the name of the PURCHASERS.

11] The PURCHASERS hereby convenient to keep the walls, sewers, pipes and appurtenances thereto belonging in good and tenantable conditions so as to support the shelter and protect the parts of the said building.



*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

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12] The PURCHASERS accepts the construction and fittings etc. in respect of FLAT to be satisfactory as on the execution of this Agreement and shall not call upon the VENDOR to cause any additions, alteration or repairs to the FLAT occupied by him nor shall hold the VENDOR liable for any defect in the said construction.

13] Save as otherwise provided herein above all out of pocket costs charges and expenses for incidental of this Agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the mutual consent of VENDOR/ PURCHASERS or both the parties.

**THE FIRST SCHEDULE HEREINABOVE REFERRED TO**

**ALL THAT PIECES AND PARCELS** of land or ground bearing **Old Survey No. 241, New Survey No. 51, Hissa No. 2**, admeasuring 8,810 sq. mtrs, or thereabout, situate at, being and lying at Revenue Village - Tivri, Taluka Vasai, District - Palghar, now falling within the local limits of The Vasai Virar City Municipal Corporation.

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**

A portion of land admeasuring 841.46 sq. mtrs., which is delineated in red coloured ink in the authenticated copy of the Table Plan annexed hereto and marked as Annexure and forming part or portion of the larger land which is described in the First Schedule written hereinabove.



*Handwritten signature in blue ink.*

*Handwritten signature in blue ink: शैलमनि तिवारी*  
*Handwritten signature in blue ink: Shilmani*  
*Handwritten signature in blue ink: Atekar*

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**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**

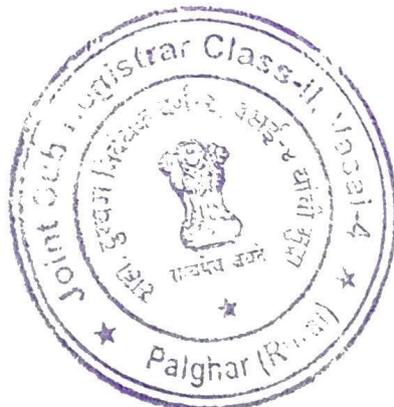
A premises, being Flat No. **403**, on **4th** Floor, admeasuring **37.53 sq. mtrs. (carpet)** as per **RERA [i.e. 28.10 sq. mtrs. as per Sanctioned Plan]**, along with an enclosed balcony admeasuring **9.43 sq. mtrs.**, of a building which is presently known as "**NAKSHATRA PRIDE - II CO-OPERATIVE HOUSING SOCIETY LTD**", [i.e. Building No. 12, 'D' Wing], constructed on land bearing Survey No. **Old Survey No. 241, New Survey No. 51, Hissa No. 2**, Situate and Being At Revenue Village: **TIVRI, NAIGAON EAST**, Taluka **VASAI**, Dist. **PALGHAR- 401208**. Registered under Maharashtra Co-Operative Societies Act, 1960 Bearing Registration No. **PLR/VSI/HSG/TC/2038/2023**, as shown in the Floor plan thereof and which is bounded as under:-

श्रीधरमाने दिवारी

Shivan

Aleha

Wardham fardone



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

SIGNED, SEALED AND DELIVERED  
The within named "THE VENDOR"  
**MR. HARIRAM MAGARAMJI PARIHAR]**

*Hariram Parihar*



In the presence of.....]

*मंजू तिवारी*

*[Signature]*

SIGNED, SEALED AND DELIVERED BY  
The within named "THE PURCHASERS"  
**MR. SHESHMANI SHIVKUMAR TIWARI]**

*शेषमानी तिवारी*



**MR. SHIVAM SHESHMANI TIWARI]**

*Shivam*



**MRS. NEHA SHIVAM TIWARI]**

*Neha*



In the presence of.....]

*मंजू तिवारी*

*[Signature]*



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## RECEIPT

RECEIVED on or before the execution hereof, and from the within named PURCHASERS the sum **Rs. 4,20,000/- (Rupees: Four Lakh Twenty Thousand Only)** being **PART PAYMENT** to be paid by them to me.

Payment is being received in the following manners: -

DATE	AMOUNT	CHQ. NO./NEFT	BANK
27/11/23	50,000/-	333159736518	BOI BANK
27/11/23	1,000/-	369785225943	BOB BANK
30/01/24	3,49,000/-	000296	ICICI BANK
09/02/24	20,000/-	UPI (440658661089)	ICICI BANK
<b>Total</b>	<b>4,20,000/-</b>		

**WITNESSES:**

1. *सिद्ध लिवारी*

2. *[Signature]*

**Rs. 4,20,000/-**

**I SAY RECEIVED**

*[Signature]*

**[VENDOR]**



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT  
 NAKSHATRA PRIDE-2 BLDG NO 12D  
 SCALE 1:100  
 3RD TO 7TH, 9TH TO 12TH, 14TH TO 17TH & 19TH TO 22TH FLOOR PLAN



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.



दफ्तरी : ०२५०२५२५२०२/०२/०४/०४  
फॅक्स : ०२५०२५२५२०४  
ई-मेल : vasavirarcorporation@yahoo.com

जाचक क्र. : अ.वि.श.म.  
दिनांक :

VVCMC/TR/O.C/SPA-VP-006/40/2022-23 Dated 09/12/2022

To,  
1) Shri. Hemant A. Patil, Director of  
DDPI Global Infrastructure Pvt. Ltd.  
Unicorn House, Shircejee Vihar,  
Opp. MTNL, S.V. Road,  
Kandivall(W),  
MUMBAI-400.067.

2) M/s. Ajay Wade & Associates  
A/6, Sai Tower, 1st Floor  
Ambadi Road, Vasal (W)  
**Tali: Vasai, Dist: Palghar**

Sub:- **Grant of Occupancy Certificate for Residential Building No.12 Wing - C & D (St. + 22) Plot No.1 Phase II on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A, 3A,16, S. No. 43, H. No. 1,2A,7A,4D,4E, S. No. 44, H. No. 1,2,3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 7A,3A,3B,4A, 5, 6,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1,2,3,4,5,6,7,8,9,10,11,12, S. No. 53, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 1,3,4,5A, S. No. 56, H. No. 1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI, TALUKA-VASAI, DISTRICT - PALGHAR**



Ref:- 1) Commencement Certificate for Rental Housing Scheme  
No.CIDCO/VVSR/CC/BP-4622/E/730 Dtd.02/07/2010.

VVCMC/TP/O.C/SPA-VP-006/40/2022-23 Dated 09/12/2022  
CIDCO/VVSR/RDP/

- 3) Revised Development Permission No. BP-4622/E/022 Dtd.01/06/2011.
- 4) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/01/2012.
- 5) Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/RDP/172 Dtd.09/01/2015.
- 6) Revised Development Permission No. VVCMC/TP/RDP/SPA-VP-006/2018-19 Dtd.20/08/2018.
- 7) Revised Development Permission No. VVCMC/TP/RDP/SPA-VP-006/058/2021-22 Dtd.31/12/2021.
- 8) Development completion Certificate dated.15/06/2022 from the Licensed Engineer.
- 9) Structural stability certificate from your Structural Engineer vide letter dated 15/06/2022.
- 10) Plumbing certificate dated. 05/08/2022.
- 11) Receipt No.28864 dated 20/08/2018 for potable water supply from Vasai Virar City Municipal Corporation.
- 12) Rain water Harvesting letter dated. 30/06/2022.
- 13) NOC from Lift Inspector 20/10/2021 & 24/11/21.
- 14) NOC from Chief Fire Officer dated 23/09/2022.
- 15) NOC from tree Plantation Department of VVCMC dated.23/09/2022.
- 16) Report from Composting Consultant dated 11/07/2022.
- 17) MCZMA letter Dtd. 08/11/2016.
- 18) Collector Palghar Brief Document Dated.22/08/2016.
- 19) Environment Department Dtd.18/05/2017
- 20) Letter from Advocate Atul Damle Dt.06/11/2017.
- 21) letter from Vasai Virar City Municipal corporation to Urban Development Department Dtd.01/11/2017.
- 22) Collector Palghar Brief Document Dated.23/08/2018.
- 23) Environment Department Dtd.30/07/2022.
- 24) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017.
- 25) Bombay High Court Writ Petition No.11387 of 2022 dated 22/11/2022.
- 26) Delhi High Court Writ Petition (C) 8406/2022 dated 26/05/2022.
- 27) Letter from Adv. Swati Sagvekar Dated.17/2/2022.
- 28) Maharashtra Pollution Control Board NOC dated.09/11/2022.
- 29) Letter from Adv. Swati Sagvekar Dated 16/11/2022.
- 30) Licensed Engineer's letter dated. 29/06/2022.



Sr. / Mst. / Mrs. / ...  
Place and enclosed herewith the necessary Occupancy Certificate of Residential Building No.12 Wing - C & D (St. F 22) of land bearing S. No.2, H.No. 3, S. No. 3, H. No. 4, H. No. 6, 8, 12, 20, S. No. 5, H. No. 1, 4, 5, 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 7, 8, S. No. 6, H. No. 1/1, 1/3, 2/1, 2/4, 2/3, 3, 4, 5, 5/1, 5/2,

Dated 09/12/2022

WCMC/TP/O.C/SPA-VP-006/140/2022-29  
fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six meters, but does not include river channels, paddy fields human-made water bodies/tanks specially constructed for drinking water purposes and structures specially constructed for aquaculture, salt production, recreation and irrigation purposes;

In view of the aforesaid definition of "Wetland" and comments received from the Collector, Dist Palghar, as above, you are informed that the Survey Numbers mentioned in your letter Dated 22/08/2016 and Dt.23/08/2018 which are Paddy / Cultivated or "PUD" Land mentioned in the report received from Collector, Dist, Palghar, are exempted from the definition of the Wetland. The report of Collector, Dist, Palghar is enclosed herewith for your kind perusal.

As per the Brief Document of Collector Palghar only 87 sites / survey nos. falls under the category of Wetland. These 87 sites/ survey Nos. 2/3 and other included in this instant proposal; considering the Brief Document of Collector Palghar Dated 22/08/2016 and 28/02/2018, the above said Survey nos. not Wetlands also the said case deserves merit of consideration since environmental Department vide letter dated 18/05/2017 confirmed that S.No.2/3 and others of village-Tivri does not falls under definition of wetland as per wetland rules 2010. The details are as follow.

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.F. 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.

A set of certified completion plans is returned herewith.



Commissioner  
Vasai Virar City Municipal Corporation

Issued by Commissioner, WCMC, Vasai

- Encl: 01  
C.O. No:
1. Asst. Commissioner,  
Vasai Virar city municipal Corporation,  
Ward office
  2. DMC,  
Property Tax Department,  
Vasai Virar City Municipal Corporation.

Deputy Director