



30/05/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 6624/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) आचोळे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2567000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2333000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: ए/704, माळा नं: सातवा मजला, इमारतीचे नाव: व्रीडींग नं. एसडी7/एसडी8,निर्वाणा, ब्लॉक नं: इन विट्कोन पॅरडाइस कॉम्प्लेक्स, रोड : आचोळे वसई पूर्व, इतर माहिती: क्षेत्र 376.63 चौफुट कारपेट((Survey Number : 276 (Old Survey No. 209) Pardi No. 24 ;))
(5) क्षेत्रफळ	1) 42.00 चौ.मीटर
(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:-मेसर्स किरण डेव्हलपमेंट कोर्पोरेशन तर्फे भागिदार नैनेश सन्मुखलाल शाह तर्फे कु मु हुसैन मूसा चौहान वय:-59; पत्ता:-प्लॉट नं: ऑफिस नं 219, माळा नं: -, इमारतीचे नाव: शाय्कमल - सी, ब्लॉक नं: बी.एन. अग्रवाल मार्केट, रोड नं: विळे पार्ले पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AAAFK3618G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सत्येंद्र सुब्बन राजभर वय:-36; पत्ता:-प्लॉट नं: 302, माळा नं: तीसरा मजला, इमारतीचे नाव: आरती अपार्टमेंट, ब्लॉक नं: यारी रोड, वसोवा, रोड नं: आंधेरी पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400061 पॅन नं:-AHSPR6519C
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/05/2016
(10)दस्त नोंदणी केल्याचा दिनांक	30/05/2016
(11)अनुक्रमांक,खंड व पृष्ठ	6624/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	154100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25700
(14)शेरा	



दुय्यम निबंधक, कार्यालय
वसई क्र. 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



वसई - ३
दस्ता क्र. ६६२४/२०१६
२२१२८

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



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

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/OC/VP-0743/ 239/2014-15

Dt. 16/01/2015.

OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential Building Type SD-7 with Built Up Area 1056.86 sq.m. & Residential Building Type SD-8 with Built Up Area 1056.86 sq.m in P4 Pocket on land bearing Old S.Nos. 1 (1), 2(2), 3 (3), 4(4), 5(5), 7 (215), 8 (216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi, No. 9, 11 & 24 Gaothan plots, S.No. 57(364), H. No. 3, 6/1, S.No. 59(29), H.No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village-Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 114 of Village-Manickpur, Taluka Vasai, Dist: Palghar. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No. 1, 2, 3, 4 of Village Achole, S.No. 101, 103, 104, 106, 107 of Village Manickpur, S.No. 97B, 105B, 106B of Village Gokhivare, Tal. Vasai, Dist: Palghar completed under the supervision of M/s. Shah Gattani Consultants, Architect (License/Registration No. CA/81/6322) and has been inspected on 25/11/2014 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-1037/ZCC-20/E/4382 dated 12/05/1995, Amended Plan approved vide letter No. CIDCO/VVSR/AM/BP/ZCC-20/E/1330 Dated 15/05/2008, Amended Plan approved vide letter No. VVCMC/TP/AM/BP/ZCC-20/E/VP-0743/109/2011-12 Dated 15/10/2011 & 31/03/2012, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/096/2012-13 dated 11/07/2012, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0146/2013-14 dated 10/07/2013, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/335/2013-14 dated 09/01/2014 issued by the VVCMC and permitted to be occupied subject to the following conditions :-

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



वसई - ३
दस्त क्र. ६२७२०६
८३ १९२८

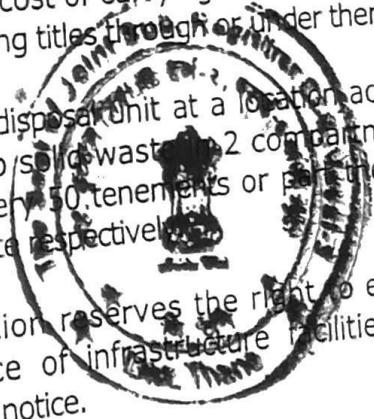
दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaiVirarCorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

WCMC/TP/OC/VP-0743/238 / 2014-15
..... 2

Dt. 16/01/2015.

- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 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.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 10 tenements or part thereof for non-bio degradable & bio-degrad-able waste respectively.
- 5) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) This certificate of occupancy is issued only in respect of total 28 Flats constructed in Residential Building Type SD-7 (Stilt +7), 28 Flats constructed in & Residential Building Type SD-8 (Stilt +7) only in P4 Pocket.



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वसई - ३
दस्ता क्र. ६६२४/२०१६
एच १९२८

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



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

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

VVCMC/TP/OC/VP-0743/238/2014-15


Dt. 16 /01/2015.

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- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
 - 8) In the event of your obtaining Occupancy Certificate by suppressing any vital Information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
 - 9) You shall submit Tree Plantation NOC with in one month.
 - 10) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- You shall abide by the conditions mentioned in the N.A. Order & Commencement Certificate.

One set of completion plan duly certified is returned herewith.




Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

वसई - ३
दस्ता क्र. ६६२०/२०१६
८६१२८



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

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

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

WCMC/TP/OC/VP-0743/ 238/2014-15

Dt. 16/01/2015.

To,

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

Sub: Grant of Occupancy Certificate for the Residential Building Type SD-7 & Residential Building Type SD-8 in P4 Pocket on land bearing Old S.Nos. 1 (1), 2(2),3 (3), 4(4), 5(5),7 (215),8 (216), 9(8), 10(7), 11(409), 12(6),13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Palghar Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal. Vasai, Dist: Palghar.

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बसई - ३
दस्ता क्र. ६६२४/२०१६
२०१९८

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



दूरध्वनी : ०२५०-२५२५१०२/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म./न.र./
दिनांक :

VVCMC/TP/OC/VP-0743/ 239 / 2014-15

Dt. 16 /01/2015.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-1037/ZCC-20/E/4382 dated 12/05/1995.
- 2) Amended Plan approved vide letter No. CIDCO/VVSR/AM/BP/ZCC-20/E/1330 Dated 15/05/2008.
- 3) Amended Plan approved vide letter No. VVCMC/TP/AM/BP/ZCC-20/E/VP-0743/109/2011-12 Dated 15/10/2011 & 31/03/2012.
- 4) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/096/2012-13 dated 11/07/2012.
- 5) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0206/2012-13 dated 22/02/2013.
- 6) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/0146/2013-14 dated 10/07/2013.
- 7) Revised Development Permission No. VVCMC/TP/RDP/VP-0743/285/2013-14 dated 09/01/2014.
- 8) Receipt No. 503 dt. 21/10/2014 from Vasalvirar City Municipal Corporation for potable water supply.
- 9) Development completion certificate dt. 09/12/2014 from the Architect.
- 10) Structural stability certificate from your Structural Engineer vide letter dated 15/12/2014.
- 11) Plumbing certificate dated 09/12/2014.
- 12) NOC from Chief Fire Officer Dt. 07/10/2014.
- 13) NOC from Lift Inspector Dt. 31/10/2014.
- 14) Your Architect's letter dated 16/12/2014.

Sir/ Madam;

Please find enclosed herewith the necessary Occupancy Certificate for the Residential Building Type SD-7 & Residential Building Type SD-8 in P4 Pocket on land bearing Old S.Nos. 1 (1), 2(2), 3 (3), 4(4), 5(5), 7 (215), 8 (216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201),



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वसई - ३
दस्ता क्र. ६२४/२०१५
९१९२८



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

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

जा.क्र. : व.वि.श.प./न.र./
दिनांक :

WCMC/TP/OC/VP-0743/ 239 / 2014-15
: 3 :

Dt. 16 /01/2015.

253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Palghar. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal. Vasai, Dist: Palghar along with as built drawings.

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



Yours faithfully,

[Handwritten Signature]

Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation



Encl.: a.a.

c.c. to:

- 1) M/s. Shah Gattani Consultants
103, Lucky Palace, Station Road,
Vasai Road (W), Tal. Vasai
DIST: Palghar
- 2) Asst. Commissioner (UCD)
Ward A, B, C, D, E
Vasai Virar City Municipal Corporation
- 3) Tax superintendent
Ward Office.....
Vasai Virar City Municipal Corporation

वसई - ३

दस्ता क्र. ६६२६/२०१६

८६/१२६

मुख्य कार्यालय, विसर

विसर (पूर्व),

ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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

जा.क्र. व.वि.श.म / क्र.र. / ६०६ / २०११-१२
दिनांक :

VVCMC/TP/PCC/VP-0743/606/2011-12

Dt. 28/03/2012

To,

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

Sub: Grant of Plinth Completion Certificate for Residential Building Type SD-7 & SD-8 in P4 Pocket of Group Housing Scheme on land bearing Old S.Nos. 1 (1), 2(2), 3 (3), 4(4), 5(5), 7 (215), 8 (216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16 (12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(1980), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(197), 257(377), 258(378), 259(222B), 260(222A), 261(211), 262(210), 265(217), 266 (203), 267(207), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(208), 278(355) and Pardi No.9, 11 & 24 Gokhivare plots, S. No. 57(364), H.No. 3, 6/7, S. No. 59(29), H. No. 1, 3 of Village Achole, S.No. 97, 105B, 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Thane. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No.1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal. Vasai, Dist: Thane



Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/BP ZCC-20/I/4382 dated 12/05/1995,
- 2) Revised Development Permission No. CIDCO/VVSR/AM/BP ZCC-20/E/1330 dated 15/05/2008.

वसई - ३
 दस्त क्र. ६६२०/२०१६
 ८० १९२८

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



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

जा.क्र. : व.वि.श.म
 दिनांक :

WCMC/TP/PCC/VP-0743/606/2011-12 : 2 :

Dt. 28/03/2012

- 3) Amended Plan approved vide letter No. VVCMC/TP/AM/BP/ZCC-20/E/VP-0743/109/2011-12 Dated 15/10/2011.
- 4) Your Architect's letter dated 23/01/2012.

Sir/ Madam,

This has reference to your intimation letter dated 23/01/2012 from your licensed Architect regarding completion of construction work upto Plinth level in Residential Building Type SD-7 & SD-8 in P4 Pocket of Group Housing Scheme on land bearing Old S.Nos. 1 (1), 2(2), 3 (3), 4(4), 5(5), 7 (215), 8 (216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(1980), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gachan plots, S. No. 57(364), S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105, 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist. Thane. Surveys Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 12 extracts & mutation entries submitted in this office New S.No. 1, 2, 3, 4 of Village Achole, S.No.101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal. Vasai, Dist: Thane. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.



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

वसई - ३
दस्तावेज क्र. २४/२०१६
८८१९८

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



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

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/PCC/VP-0743/606/2011-12

: 3 :

Dt. 28/03/2012

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

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

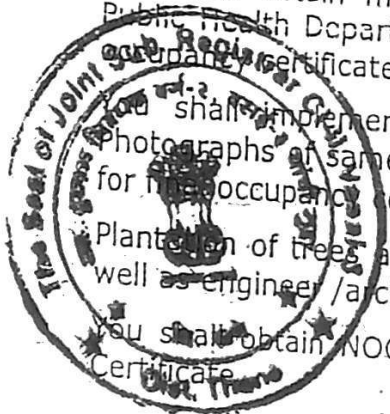
You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the O.C.C. of the last building

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

You shall implement rain water harvesting scheme at site and Submit photographs of same and Inform for verification of the same before applying for final occupancy certificate.

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

You shall obtain NOC from Chief Fire Officer before applying for Occupancy Certificate.



Yours faithfully

Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

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

वसई - ३
इ.क्र. ६६२७/२०१६
Amika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Annexure 'E'

05000

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ref. No. CIDCO/VSR/AM/BP/ZCC-20/E/ 1530

Date 15/05/2008

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

Sub: Amended Plan approval for proposed Residential / Residential with Shopline Buildings & Club House in Pocket-P2, Pocket-P4, Sector-CD, Sector-B & Sector-F of ZCC-20 Group Housing Scheme on land bearing S.No.14(10), 17(13), 16(12), 13(9), 12(6), 10(7), 11(409), 247(200), 268(199), 253(202), 206(269)204(267), 202(253), 203(266), 254, 259, 260, 261, 252(201), 19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 205((249) & 257 of Village Achole, S.No.100, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manikcpur, Tal: Vasai, Dist: Thane.

- Ref:
- 1) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/1/826 dated 06/09/1991.
 - 2) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/1/2020 dated 25/08/1992.
 - 3) Commencement Certificate No.CIDCO/VSR/BP/ZCC-20/1/4382 dated 12/05/1995.
 - 4) This office letters dated 03/07/2002, 17/10/2003, 30/11/2004, 3/05/2005, 20/06/2005, 21/12/2005 & 26/05/2005.
 - 5) Plan approved by virtue of appeal passed under section 47 of the TP-Act vide Order No.TPS-1998/613/C.R. No. 156/UD-12 dated 08/09/1999.
- Your architect's letters dated 14/01/2008 & 08/05/2008.



Sr. Madam,
With reference to your architect's letter referred above, please find enclosed here with approved amended plans for the proposed Residential / Residential with Shopline Buildings & Club House in Pocket-P2, Pocket-P4, Sector-CD, Sector-B & Sector-F of ZCC-20 Group Housing Scheme on land bearing S.No 14(10), 17(13), 16(12), 13(9), 12(6), 10(7), 11(409), 247(200), 268(199), 253(202), 206(269)204(267), 202(253), 203(266), 254, 259, 260, 261, 252(201), 19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), 205((249) & 257 of Village Achole, S.No.100, 101, 102, 103, 105, 104, 113, 106, 107, 108, 109, 110, 111 & 112 of Village Manikcpur, Tal: Vasai, Dist: Thane as per the following details :-

Contd ... 2

'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509
CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 6791 8100 • Fax : 00-91-22-6791 8166



CIDCOMVSR/AM/BP/ZCC-20/EL/1330
 2

श्री. ए. ए. र. १२०१६
 Date : 05/2008

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1.	Resi.	SA2, SA4	St.+ 7	2750.34	02	84	Nil	5500.68
2.	Resi.	SB1, SB3	St.+ 7	1705.62	02	56	Nil	3411.24
3.	Resi.	SC5, SG6	St.+ 7	2378.70	02	84	Nil	4757.40
4.	Resi.	SD7, SD8	St.+ 7	1056.86	02	56	Nil	2113.72
5.	Resi.	RH2A, 25	Gr.+ 1	216.29	01	02	Nil	216.29
6.	Resi.	SC 34	St.+ 6	2128.64	01	45	Nil	2128.64
7.	Resi. with Shopline	SC32	St.+ 7	2089.01	01	28	09	2089.01
8.	Resi.	SC33	St.+ 7	3914.30	01	80	Nil	3914.30
9.	Resi.	HRH-31	Gr.+ 2	155.06	08	08	Nil	1240.48
10.	Resi.	HR 27 & 30	Gr.+ 5	853.54	02	42	Nil	1707.08
11.	Resi.	HR 28, 29	Gr.+ 5	877.50	02	44	Nil	1755.00
12.	Resi. with Shopline	RT4A-12	Gr.+ 7	5217.30	01	102	12	5217.30
13.	Resi. with Shopline	N3A 11	Gr.+ 4	1359.51	01	17	06	1359.51
14.	Resi. with Shopline	RZ 13	Gr.+ 7	1307.55	01	07	07	1307.55
15.	Resi.	PRH-35	Gr.+ 2	360.84	01	01	01	360.84
16.	Resi.	RH3, A26	Gr.+ 1	108.57	01	01	01	217.14
17.	Resi.	HI-59	Gr.+ 7	1792.10	01	01	01	1792.10
18.	Resi.	HD-36, 39 & 40	St.+ 7	2262.68	01	01	01	6788.04
19.	Resi.	HH-54 to 58, 60, 61	Gr.+ 7	1171.05	07	217	Nil	8197.25



Contd..... 3.

51000

वसई - ३
CITY AND INDUSTRIAL
Ambika Commercial Complex
CIDCO/VSR/AM/BP/ZCC-20/E/1330

DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
Phone : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Date : 15/05/2008

..... 3.

20.	Resi.	HF1-49, 50, 51	Gr.+ 7	1244.32	03	93	Nil	3732.96
21.	Resi.	HF2-52, 53	Gr.+ 7	1231.02	02	64	Nil	2462.04
22.	Resi.	HE-37, 38, 41	Gr.+ 7	1647.17	03	84	Nil	4941.51
23.	Club House	AN-24	Gr.+ 1	122.63	01	01	Nil	122.63
24.	Club House	RC-23	Gr.+ 1	172.60	01	01	Nil	172.60

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VSR/BP/ZCC-20/1/826 dated 06/09/1991, Commencement Certificate No. CIDCO/VSR/BP/ZCC-20/1/2020 dated 25/08/1992, Commencement Certificate No. CIDCO/VSR/BP/ZCC-20/1/4382 dated 12/05/1995 and amended plans approved vide letters dated 03/07/2002, 17/10/2003, 30/11/2004, 03/05/2005, 20/06/2005, 21/12/2005 & 26/05/2006 stands applicable to this approval of amended plans along with the following conditions:



- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The 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.

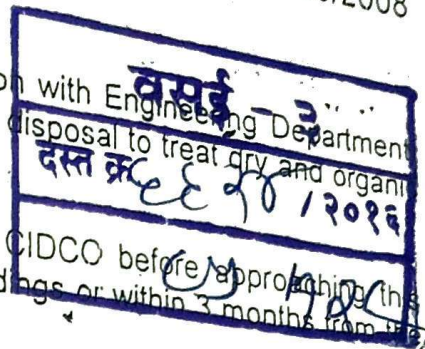


Contd..... 4.

CIDCOM/VS/R/AM/BP/ZCC-20/E/ 1330

Date : 15/05/2008

- 4
- 6) You shall submit detailed proposal in consultation with Engineering Department CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You shall obtain NOC from Chief Fire Officer, CIDCO before approaching the office for plinth completion certificate of new buildings or within 3 months from the receipt of this letter.



CERTIFIED TRUE COPY



C.C. to:-

M/s. Shah Gattani Consultants, Architects
105, Lucky Palace, Station Road,
Vasai (W), Taluka Vasai,
DIST : THANE.

Yours faithfully

ASSOCIATE PLANNER / ATPO (VV)



G.P. PAI
B.Com., LL.B.
ADVOCATE

ANNEXURE 'e'

Reliable Prestige, 1st Floor,
Opp. Akanksha Comm. Con
Achole Road, Nallasopara (E)
Dist - Thane - 401 209

पत्रांक - ३
दस्तावेज क्र. ८९०/१००४

Date: 12/07/2023
पत्रांक - ३
दस्तावेज क्र. ८९०/२०२३
९८०/१००४

**TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY THAT, I have investigated the title of land bearing Survey No. 276 (old 209), Hissa No. 7, area admeasuring 4490 Sq.mtrs., Assessment Rs. 5-00 Ps., & Pardi No. 24, area admeasuring 17842.82 Sq.mtrs., lying, being and situated at Village ACHOLE, Taluka Vasai, District. Thane, belonging to SHRI. RAKESHKUMAR KULDIPSINGH WADHAVAN.

The title of the said land is clear, marketable and free from all encumbrances and doubts.

I HEREBY CERTIFY THAT, I have persuade the said Document/ Mutation of the above said property, situated at Village ACHOLE, Taluka Vasai, District Thane and Sub- Registrar at Vasai and in my opinion the above said property is clear and marketable.



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकल अहवाल सन २०१६

वसई नं. ३
दस्ता क्र. ६६२४२०१६
२५ (६) ११९२८

१. दस्ताचा प्रकार : कवावनामा अनुच्छेद क्रमांक : २५ (६) ११९२८
२. सादरकर्त्याचे नांव : सत्येंद्र सुब्बन राजभर
३. तालुका : वसई
४. गावाचे नाव : आगिळे
५. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक : २७६
६. मूल्य दरविभाग (झोन) : _____ उपविभाग _____
७. मिळकतीचा प्रकार:- खुली जमिन निवासी कार्यालय दुकान औदयोगिक
प्रति चौ. मी. दर ५२९००८
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : १४२.०० कारपेट/बिल्टअप चौ. फुट/मीटर
९. कारपार्किंग : _____, गच्ची _____, पोटमाळा _____
१०. मजला क्रमांक : १, उद्वाहन सुविधा आहे/नाही
११. बांधकाम वर्षे : _____ घसारा : १५१ (List)
१२. बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. _____ ज्यान्वये दिलेली घट/वाढ
१४. लिव्ह अॅन्ड लायसेन्सचा दस्त : १. प्रति माह भाडे रक्कम _____
निवासी/अनिवासी २. अनामत रक्कम/आगावू भाडे _____
३. कालावधी _____
१५. निर्धारित केलेले बाजारमूल्य : २३,३३,०००/-
१६. दस्तामध्ये दर्शविलेला मोबदला : २५,६७,०००/-
१७. देय मुद्रांक रक्कम : १५४,१००/- भरलेले मुद्रांक शुल्क : १५४,१००/-
१८. देय नोंदणी फी : २५७००/-

लिपीक

सह दुस्यम निबंधक

प्रतिज्ञापत्र/घोषणा



- मी/आम्ही १) श्री/श्रीमती. सत्येंद्र सुब्बन राजभर
- २) श्री/श्रीमती. _____
- ३) श्री/श्रीमती. _____

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लीज मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जबाबदारीमध्ये गुंतविलेली नाही. याची नोंदणी कायदा १९०५ मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सादर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्व जबाबदारी माझी/आमचीच राहिल याची मी/आम्ही ह्या देतो/दत्तो.

- १) Pajbhay
- २)
- ३)

खरेदी घेणार (Purchaser)

Payment Successful. Your Payment Confirmation Number is 76170113



वसई - B
 3 HLL

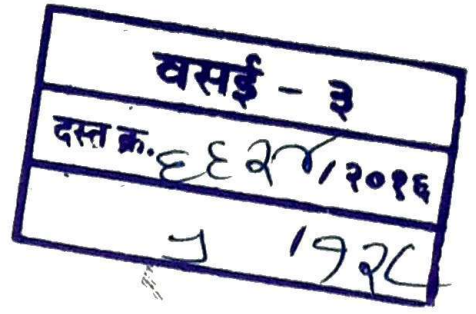
CHALLAN

MTR Form Number - 6

GRN NUMBER	MH001375201201617R	BARCODE	Form ID :	Date 29-05-2016
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR135-VSI3_VASAI NO 3 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-AHSPR6519C
	Period: From : 29/05/2016 To : 31/03/2099		Full Name	SATYENDRA SUBBAN RAJBHAR
Object	Amount in Rs.	Flat/Block No.	FLAT NO A 704	
		Premises/ Bldg	BLDG NO SD7 SD8	
0030046401-75	154100.00	Road Street, Area /Locality	NIRVANA ACHOLE	
0030063301-70	25700.00	Town City/ District	Maharashtra	
	0.00	PIN	4 0 1 2 0 9	
	0.00	Remarks (If Any) :		
	0.00	Rupees One Lakh Sixty Nine Thousand Eight Hundred Only		
	0.00	Amount in words		
Total	179800.00	FOR STAFF OF IDBI BANK		
Payment Details: IDBI NetBanking Payment ID : 91078591		Bank Name		
Cheque- DD Details:		Date		
Cheque- DD No.		Bank-Branch		
Name of Bank		Scroll No.		
Name of Branch				



S. Rajbhar



AGREEMENT FOR SALE

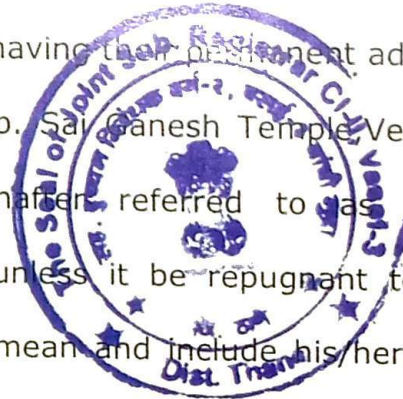
Paybhar
THIS AGREEMENT made at Mumbai this 20th day of May, in the Christian Year Two Thousand Sixteen.

BETWEEN

(1) **M/S. KIRAN DEVELOPMENT CORPORATION**, a Partnership firm, having its Office at 219, Shaymkamal, 'C', B.N Agarwal Market, Vile Parle (East), Mumbai 400 057, hereinafter referred to as "**THE DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean & include the partners for the time being, their survivors or the last survivors of them, their heirs, executors, administrators and permitted assigns) of the **ONE PART**;

AND

(2) **MR. SATYENDRA SUBBAN RAJBHAR**, aged about 36 years, having PAN No. **AHSPR6519C**, Indian inhabitants, having their permanent address at Aarti Apt, Flat No - 302, Yari Road, Opp. Sai Ganesh Temple, Versova Andheri (W), Mumbai - 400061. hereinafter referred to as "**THE PURCHASER/S**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**:



Paybhar
X X
COPY

FOR USE IN DEVELOPMENT

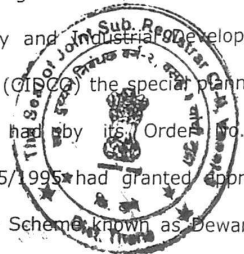
MLL

AUTHORISED SIGNATURE

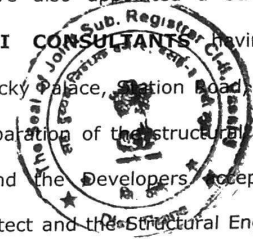
वसई - ३
दस्ता क्र. C ६२४/२०१६
WHEREAS: E 1924

वसई - ३
दस्ता क्र. C ६२४/२०१६
ARC

- A. One Mr. Rakesh Kumar Wadhawan (hereinafter referred to as "The Original Owner") was absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring about 206548.96 Sq. ft. equivalent to 19188.88 Sq. metres out of Pocket P-4 of Dewan Kuldeep Singh Nagar out of Land bearing Pardi No.24 and Old Survey No.209, New Survey No.276 situate lying and being at Village - Achole, Taluka - Vasai, District - Thane within the limits of Vasai -Virar City Municipal Corporation and approved by CIDCO, within the registration Sub-District of Vasai and registration District of Thane (hereinafter referred to as the said Property and more particularly described in the **First Schedule** hereunder written).
- B. The said Mr. Rakesh Kumar Wadhawan had evolved Group Housing Scheme which has been described by the City and Industrial Development Corporation of Maharashtra Limited (CIDCO) as "ZCC-20" having Sectors A, B, C, D, E, and F and Pockets P-2 to P-7.
- C. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO) the special planning authority for Vasai- Virar Sub-Region had by its Order No. CIDCO/VVSR/BP/ZCC-20/19382 Dt.12/05/1995 had granted approval of the plans for the Group Housing Scheme known as Dewan Kuldipsingh Nagar in respect of several lands including the land described in the Schedule-1 hereunder written (copy of the said permission is annexed hereto and marked as "Annexure - A").
- D. The Collector of Thane by its Order No. General/Desk-1/T-9/NAP/SR-90/95 Dt.16/03/1996 has granted the permission to the said land along with several other lands to Non-Agricultural (N.A.) use.



- E. By a Development Agreement Dt.17/08/1995 executed into by and between Mr. Rakesh Kumar Wadhawan, therein referred to as " the Owner" and M/S. Kiran Development Corporation, therein referred to as "the Developers" the Owner therein granted development rights in respect of FSI admeasuring about 19,188.88 Sq. mtrs. equivalent to 206548.96 Sq.ft. in Pocket - P-4 out of the said scheme to Developers herein and in pursuance of the said development agreement the owner therein had put builder herein in possession of the said Property.
- F. The Developers propose to construct total 8 buildings on the said Property phase wise bearing No. SB1, SA2, SB3, SA4, SC5, SC6, SD7 and SD8. The Developers have at the first instance proposed to construct two buildings namely building No. SD7, SD8 on part of the said Property and accordingly have submitted the plans and specification to the Vasai- Virar City Municipal Corporation for construction of building/s on the part of the said property described in the Schedule-I hereunder written;
- G. The Developers have appointed Architect **M/s. SHAH GHATTANI CONSULTANTS** having its registered office address at 103, Lucky Palace, Station Road, Vasai-West, District : Thane, registered with the Council of Architects and have also appointed a Structural Engineer **M/s SHAH GHATTANI CONSULTANTS** having its registered office address at 103, Lucky Palace, Station Road, Vasai-West, District : Thane, for the preparation of the structural design and drawing of the building/s and the Developers accept the Professional supervision of the Architect and the Structural Engineer so appointed in respect of the building/s to be constructed on the said Property;



Xr
Cc.

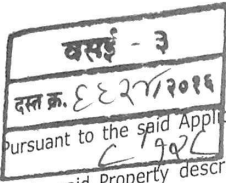
Paikhar

FOR M... ..

Paikhar

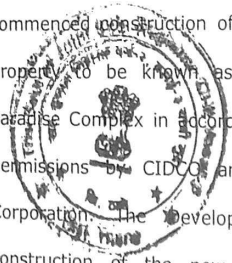
Xr
Cc.

Paikhar



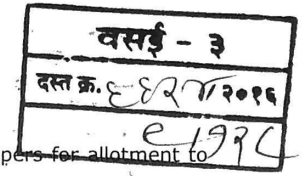
H. Pursuant to the said Application by the Developers for development of the said Property described in the Schedule-I hereunder written the Vasai-Virar City Municipal Corporation has approved the plans and specifications for two buildings namely building No. SD7 and SD8 to be constructed on the part of said property. The original plan was approved by CIDCO Authority and subsequently approval of the same has been given by VVCMC.

I. CIDCO has Vide its letter No. CIDCO/VVSR/BP/ZCC-20/I/4382 dated 12/05/1995 & VVCMC vide letter No. VVCMC/TP/PCC/VP-0743/606/SD7-12 dated 28/03/2012 for plinth Completion Certificate had sanctioned the building plans for building No. SD7 and SD8 and issued Commencement Certificate to the Developers in respect of construction of the building/s on the said property and had commenced construction of the new Building/s on part of the said property to be known as "building No. SD7/SD8" in Bitcon Paradise Complex in accordance with sanctioned building plans and permissions by CIDCO and now by Vasai-Virar City Municipal Corporation. The Developers have now duly completed the construction of the new Building/s known as "building No. SD7/SD8" in Bitcon Paradise Complex and said VVCMC vide letter No. CMC/TP/OC/VP-0743/238/2014-15 dated 16/01/2015 has granted Occupation Certificate to the Developers in respect of the "building No. SD7/SD8" in Bitcon Paradise Complex. The copy of the Lay Out plan on which the proposed "building No. SD7/SD8" is to be constructed is attached herewith and marked as Annexure-"B" attached herewith.

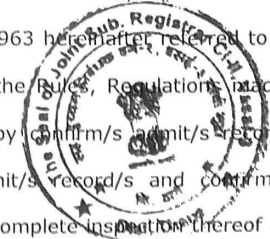


Rajbhar

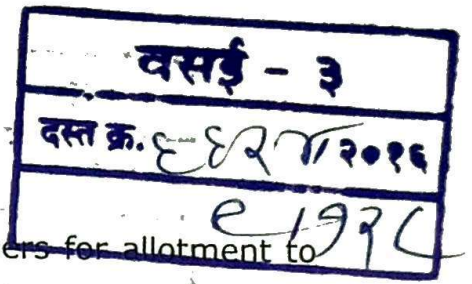
For M/S. KIRAN DEVELOPMENT CORPORATION



- J. The Purchaser/s has/have applied to the Developers for allotment to the Purchaser/s of a Flat consisting of one bed, hall and kitchen in the Building known as "Building No. SD7/SD8" constructed on part of the said property described in the **First Schedule** hereunder written;
- K. Accordingly the Developers herein have allotted to the Purchaser/s a Flat consisting of one bed, hall and kitchen bearing No. **704 /Seventh Floor** on 'A' Wing admeasuring about **376.63** Sq. ft. Carpet area & Stilt stack parking no. ----- in the "Building No. SD7/SD8" known as "NIRVANA" in Bitcon Paradise Complex, to be constructed on part of the said property described in the **First Schedule** hereunder written and Dimensions of the flat are shown as marked in red colour vertical lines on the floor plan annexed here to and marked as annexure "C" attached here with.
- L. The Purchaser/s has/have taken inspection of Title Deeds of the Developers and all other documents relating to the said property and sanctioned plans & specifications prepared by the Architect and approved by CIDCO and now Vasai-Virar City Municipal Corporation and all the amenities to be provided in each flats as well as all the Extracts of title and all documents as specified under the Maharashtra Ownership Flats (Regulation and Promotion, Construction, Sale, Management and Transfer) Act, 1963 hereinafter referred to as "the said (Ownership Flats Act)" and the Rules, Regulations made there under and the purchaser/s hereby confirm/s admit/s record/s the said facts and also further admit/s record/s and confirm/s that he/she/it/they have full free and complete inspection thereof and the Purchaser/s are/Is fully satisfied with the same.
- M. A copy of the Certificate of Title issued by Mr. GAURAV P. PAI, Advocate, dated 12/07/2012 in respect of the Property described in the **First Schedule** hereunder written is annexed hereto and marked



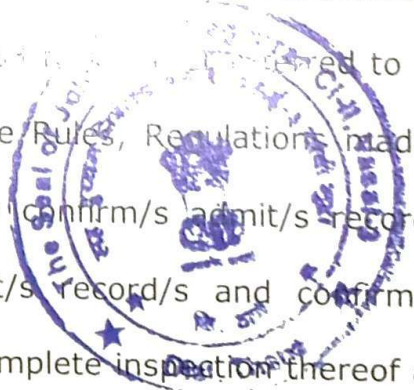
Rajbhar



J. The Purchaser/s has/have applied to the Developers for allotment to the Purchaser/s of a Flat consisting of one bed, hall and kitchen in the Building known as "**Building No. SD7/SD8**" constructed on part of the said property described in the **First Schedule** hereunder written;

K. Accordingly the Developers herein have allotted to the Purchaser/s a Flat consisting of one bed, hall and kitchen bearing No. **704 /Seventh Floor** on 'A' Wing admeasuring about **376.63** Sq. ft. Carpet area & Stilt stack parking no. ----- in the "**Building No. SD7/SD8**" known as "**NIRVANA**" in **Bitcon Paradise Complex**, to be constructed on part of the said property described in the **First Schedule** hereunder written and Dimensions of the flat are shown as marked in red colour vertical lines on the floor plan annexed here to and marked as annexure "C" attached here with.

L. The Purchaser/s has/have taken inspection of Title Deeds of the Developers and all other documents relating to the said property and sanctioned plans & specifications prepared by the Architect and sanctioned by CIDCO and now Vasai-Virar City Municipal Corporation and all the amenities to be provided in each flats as well as all the Extracts of title and all documents as specified under the Maharashtra Ownership Flats (Regulation and Construction, Sale, Management and Transfer) Act, 1964 referred to as "the said (Ownership Flats Act)" and the Rules, Regulations made there under and the purchaser/s hereby confirm/s admit/s record/s the said facts and also further admit/s record/s and confirm/s that he/she/it/they have full free and complete inspection thereof and the Purchaser/s are/is fully satisfied with the same.



M. A copy of the Certificate of Title issued by Mr. GAURAV P. PAI, Advocate, dated 12/07/2012 in respect of the Property described in the **First Schedule** hereunder written is annexed hereto and marked

Paybhans

वसई - ३
दफ्त. क्र. ६६२७/२०१६
१०/१२८

Annexure 'D' The Purchaser/s further confirms that the copy of the Title Certificate annexed hereto is the True Copy of the Original Certificate inspected by the Purchaser/s. The Purchaser/s accepts the said Title Certificate and agrees not to raise any further or other requisitions or objections to the title of the said Developers to the said property. A copy of the Property Card or the extract of the Village forms , VII and XII or any other relevant revenue records showing the nature of the title of the owner of the said property on which the said Building will be constructed or under construction and the copies of the plans and specifications of the premises agreed to be purchased by the Purchaser/s as approved by the CIDCO and other authorities have been collectively annexed hereto and marked as "**Annexure - E**";

- N.** The said Building shall always be known as "**NIRVANA**" and this name shall not be changed at any reason whatsoever.
- O.** The Purchaser/s has requested to the Developer to sell a Flat consisting of one bed room, hall and kitchen bearing No. **704 /Seventh Floor** on 'A' Wing admeasuring about **376.63** Sq. ft. Carpet area & Stilt stack parking no. _____ in the "**building No. SD7/SD8**" known as "**NIRVANA**" in **Bitcon Paradise Complex**, situate at Village - Achole, Taluka - Vasai, Dist. - Thane to be constructed on the part of the said property as per lay out plan attached hereto and marked as **Annexure- "B"** attached hereto bearing Part. No. 24 and Old Survey No.209, New Survey No.276 situate lying and being at Village - Achole, Taluka - Vasai, District - Thane (hereinafter referred to as the "**said Flat**" and more particularly described in the **Schedule - 2** hereunder written) for the lump sum consideration of **Rs. 25,67,000/- (Rupees Twenty Five Lacs Sixty Seven Thousand Only)**.

For M/S. KIRAN DEVELOPMENT CORPORATION

Partner

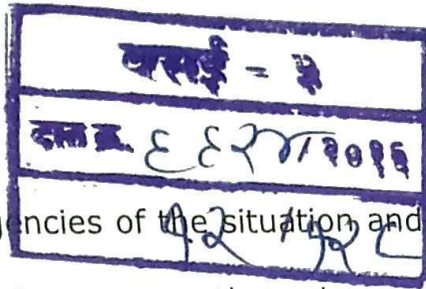
Pujbhav

वसई - ३
दस्ता क्र. ६२४/२०१६
११ १२८

P. Under Section 4 of the Maharashtra Ownership Flat Act, 1963, the Developers are required to execute a Written Agreement for Sale of the said PREMISES to the Purchaser/s being in fact these presents and also to register the said Agreement under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. All the statements made in the recitals and the documents referred to therein together with all the annexure herein shall form an integral and operative part of this Agreement for Sale as if the same are verbatim reproduced herein and shall be binding by and between the parties hereto.
2. The Developers have, under the normal conditions and subject to the availability of the required building materials constructed and completed the "**building No. SD7/SD8**" on the part of land bearing Pardi No.24 and Old Survey No.209, New Survey No.276 situate lying and being at Village - Achole, Taluka - Vasai, District - Thane as per the Plans, Designs and Specifications seen and approved by the said Purchaser/s, with such variations and modifications as the Developers may have considered necessary or may be required by any public authority to be made in them. So long as the area of the said Flat (agreed to be acquired by the Purchaser/s from the Developers) is not altered, the Developers shall be at liberty (and are hereby permitted) to make variations in the layout/elevations of the property and/or of the Building including relocating the open spaces/all structures/ height/ buildings/ garden spaces, club house etc., and/or varying the location of the access to the said Building as the



exigencies of the situation and as the circumstances of the case may require, as per the rules and regulation. The Purchaser/s hereby expressly consents to such variations as if the said Variations do not change the location, area and floor of the premises agreed to be purchased by the Purchaser/s herein.

3. The Purchaser/s hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s, flat consisting of one bed, hall and kitchen bearing No. **704 /Seventh Floor** on 'A' Wing admeasuring about **376.63** Sq.ft. Carpet area & Stilt stack parking no. ---- in the "**building No. SD7/SD8**" known as "**NIRVANA**" in **Bitcon Paradise Complex**, on part of the said land bearing Pardi No.24 and Old Survey No.209, New Survey No.276 situate lying and being at Village - Achole, Taluka - Vasai, District - Thane and hereinafter referred to as the "**said Flat**" and more particularly described in the **Schedule - 2** hereunder written) as per CIDCO and now by Vasai-Virar City Municipal Corporation approved plans for the aggregate price of **Rs. 25,67,000/- (Rupees Twenty Five Lacs Sixty Seven Thousand Only)**.

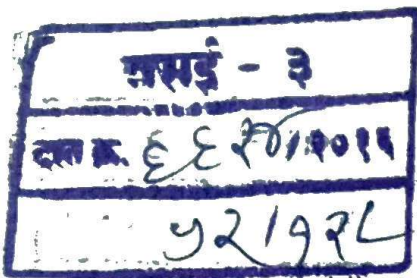
4. The Purchaser/s hereby agrees to pay to the Developers, the amount of the purchase price of **Rs. 25,67,000/- (Rupees Twenty Five Lacs Sixty Seven Thousand Only)**. in the following manner:-

- a) **Rs. 3,85,050 /- (Rupees Three Lac Eighty Five Thousand Fifty Rupees Only)** on or before the execution of this Agreement;
- b) Rs. NIL /- (Rupees NIL Only) on or before casting of Plinth;
- c) Rs. NIL /- (Rupees NIL Only) on or before casting first slab;

For M/S. KIRAN DEVELOPMENT CORPORATION

Partner

Pajbhar



buildings in the said layout and the same shall be maintained by all the Flat Purchasers. Societies and Federation of Societies at their costs.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

All THAT piece or parcel of land admeasuring about 206548.96 Sq.ft. equivalent to 19188.88 Sq.mtrs. out of Pocket P-4 of Dewan Kuldeep Singh Nagar out of Land bearing Pardi No.24 and Old Survey No.209, New Survey No.276 situate lying and being at Village - Achole, Taluka - Vasai, District - Thane within the limits of CIDCO and now Vasai-Virar City Municipal Corporation and within the registration Sub-District of Vasai and registration District of Thane.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

All that piece or parcel of Flat consisting of one bed, hall and kitchen bearing No. **704 / Seventh Floor** on 'A' Wing admeasuring about **376.63** Sq.ft. Carpet area & Stilt stack parking no. _____ Building **No. SD7/SD8" known as "NIRVANA" in Bitcon Paradise complex** situated at Village - Achole, Taluka - Vasai, Dist. - Thane standing on Plot of land bearing Pardi No.24 and Old Survey No.209, New Survey No.276 situate lying and being at Village - Achole, Taluka - Vasai, District - Thane.



Paybhar.

For M/S. KIRAN DEVELOPMENT CORPORATION
Partner

वसई - ३
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५३ १९२८

THE THIRD SCHEDULE HEREINABOVE REFERRED TO:

INTERNAL AMENITIES

- 1) Intercom connection in each flat.
- 2) Decorative main door.
- 3) Designer vitrified tile flooring.
- 4) POP ceiling with spot lights.
- 5) Exquisite granite kitchen platform with stainless steel sink.
- 6) Designer kitchen trolley with kitchen cabinets.
- 7) Full tiles in bathroom & toilets.
- 8) Heavy section powder coated aluminium sliding windows.
- 9) Water tank with geyser in bathroom.
- 10) Acrylic distemper paint in all rooms.
- 11) Designer Box type security grills in each flat.
- 12) Concealed copper electric wiring with all essential points like TV, Telephone, Mixer, Refrigerator, Exhaust, Water Purifier etc.
- 13) Concealed plumbing with premium quality sanitary ware.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO:

EXTERNAL AMENITIES

- 1) Lift with generator backup.
- 2) Fire Fighting System.
- 3) Huge Beautiful Landscaped Garden with Children Play park.
- 4) Beautifully designed entrance lobby.
- 5) Designer vitrified tile flooring.



Shaybhar

For M/S. KIRAN DEVELOPMENT CORPORATION

17/11/16

Partner

वसई - ३
 दिनांक २२/०५/२०१६
 २५/१९२८

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands and seals on the day and year hereinabove written.

SIGNED AND DELIVERED)

By the within named 'DEVELOPERS')

M/S KIRAN DEVELOPMENT CORPORATION)

through its partners)

MR. NAINESH SANMUKHLAL SHAH)

Nainesh



in the presence of)

Witnesses :-

1. *[Signature]*
2. *[Signature]*

Signature

SIGNED AND DELIVERED)

By the within named Purchaser/s)

MR. Satyendra Subhan Rajbhar)

Rajbhar



in the presence of)

Witnesses :-

1. *[Signature]*
2. *[Signature]*

Signature



RECEIPT FOR PART CONSIDERATION AMOUNT

RECEIVED from Within named Purchaser/s

a sum of Rs. 3,85,050/- (Rupees Three Lacs Eight

Five Thousand Fifty only) by cheques, the

details Whereof are as under being part consideration)

Payable in respect of the said Flat in the building)

proposed to be constructed and known as)

"Nirvana CO-OPERATIVE HSG. SOC. LTD.")

situate at Village - Achole, Taluka - Vasai,)

Dist. - Thane as agreed to be sold on ownership)

basis to the Purchaser/s under this Agreement)

for Sale Dt. 21/05/2016 for Flat No A /704) Rs. 3,85,050/-

वसई - ३
 दिनांक २२/०५/२०१६
 २५/१९२८

Sr. No.	Date	Cheque No.	Amount	Bank/Branch
1	22/05/2016	000031	3,85,050/-	Kotak Mahindra Bank Ltd
Total			<u>3,85,050/-</u>	

WE SAY RECEIVED,
 M/S KIRAN DEVELOPMENT CORPORATION



[Signature]
 PARTNERS
 (DEVELOPERS)

Witnesses :-

1. *[Signature]*
2. *[Signature]*



वेस्ट - 3
 12086
 1976

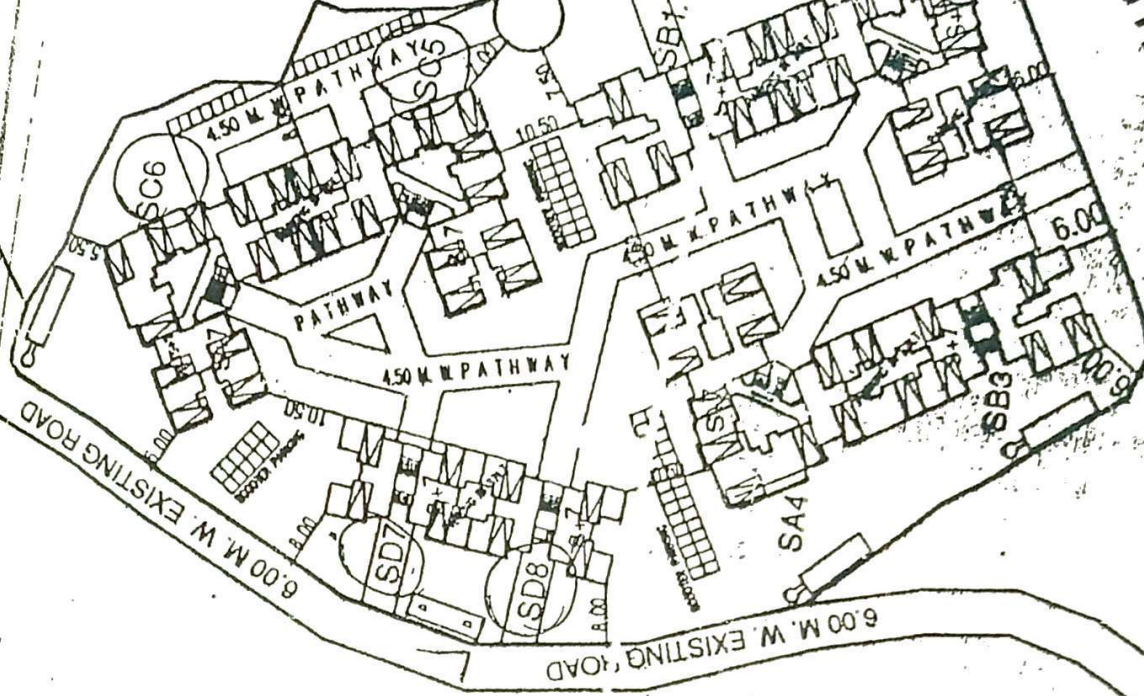
EXISTING ROAD

P4 POCKET

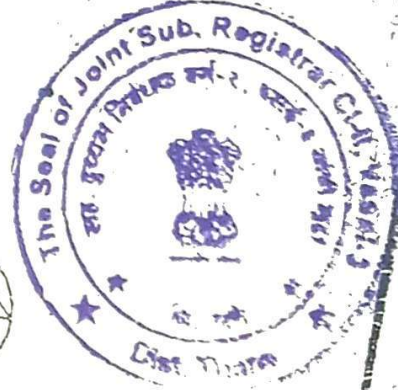
AMENITY

8.00 M. W. INT. ROAD

4.00 M. WIDE D.D.



A Y O U T P L A N
 S A L E 1 : 1 0 0 0



For M/S. KIRAN DEVELOPMENT CORPORATION

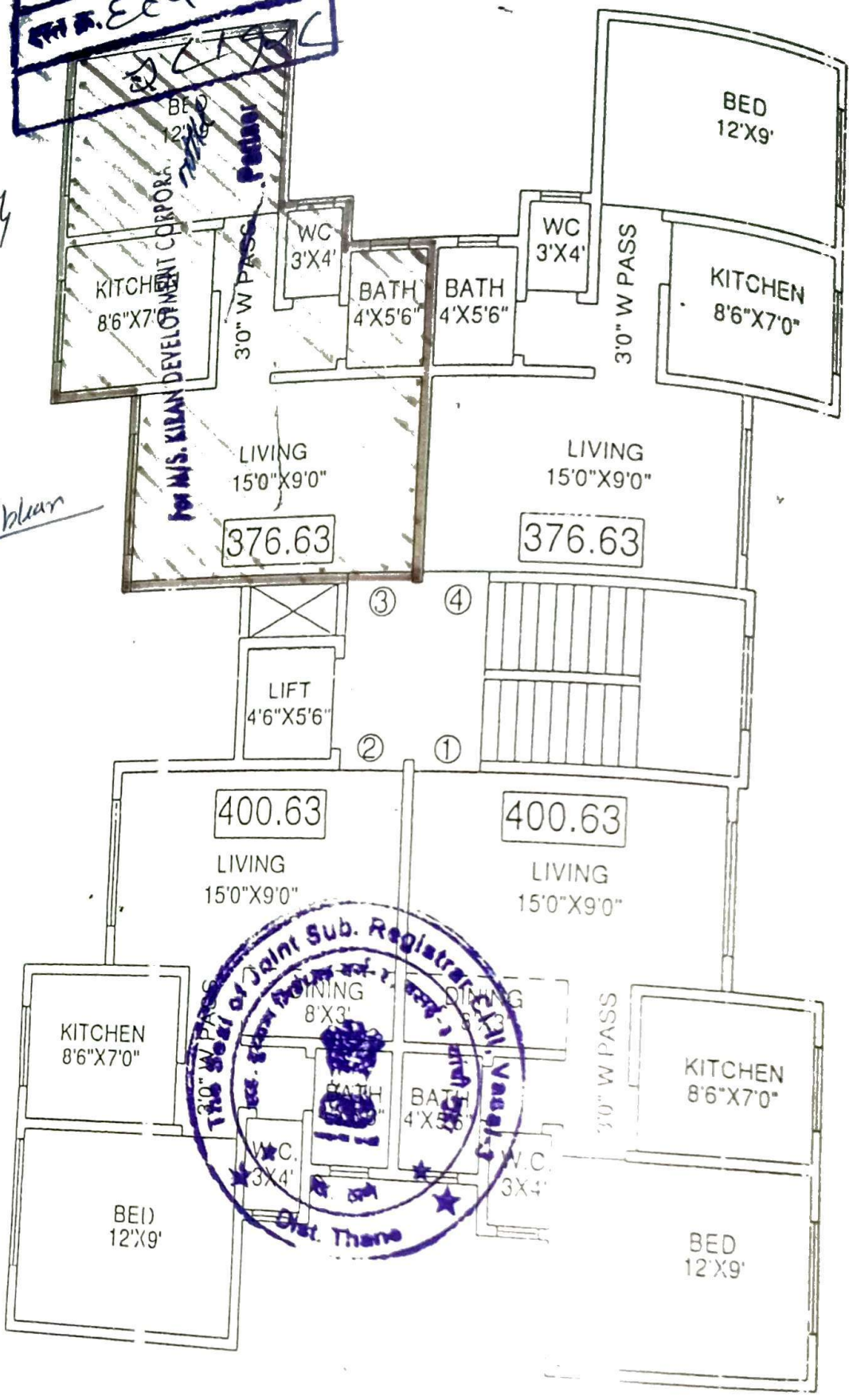
OFFICE

Partner

Handwritten notes and stamps at the top of the plan, including a rectangular stamp with illegible text and a signature.

A/704

Paybleen



(1st TO 7th FLOOR PLAN)

BUILDERS & DEVELOPERS

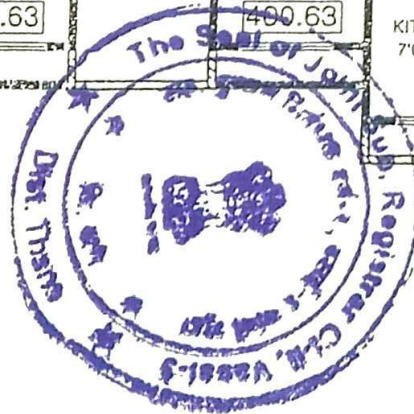
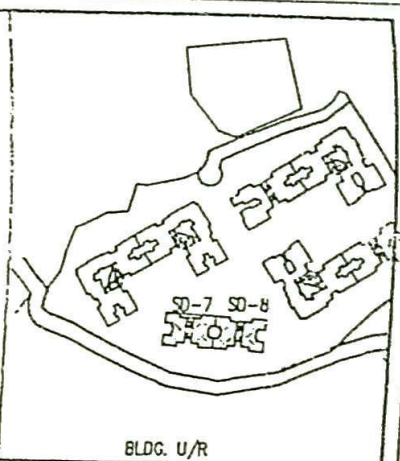
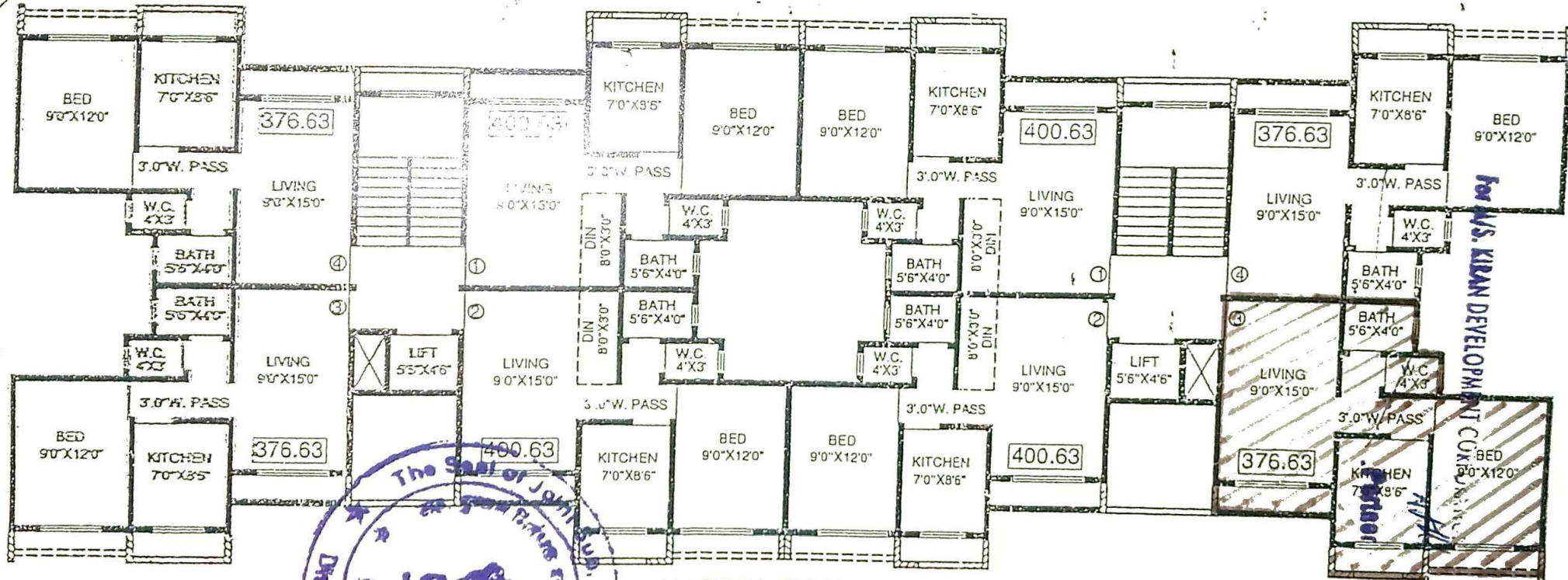
SHAH GATTANI CONSULTANTS

ARCHITECT & ENGINEERS

103, LUCKY PALACE, STATION ROAD, ANDHERI WEST, MUMBAI - 400 052

95-250-2350001/2350002 FAX 2350003

Sale plan of ...



(1st TO 7th FLOOR PLAN)

For M/S. KIRAN DEVELOPMENT CO. LTD.

Signature

A 1104

वसई - ३
 दास क्र. E 827/2014
 १२/११/२०१८

ANNEXURE "A"

वसई - ३

दस्तावेज क्र. ६६२४/२०१६

१९९५

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAL", 2nd Floor, Nariman Point,
Bombay-400 021.
PHONES: 202 24 81/202 24 20/202 25 79
FAX: 202 25 09 • GRAM, CITWIN
TELEX: 011-03218 "CIDC.IN"

CIDCO Bhavan, CBD, Belapur,
Post-Konkan Bhavan, New Bombay-400 614.
PHONES: 757 12 41/42/44/757 09 16
757 26 31/757 10 69
FAX: 757 10 66 • TELEX: 013-11216 "CIDCO IN"

Date: 10/05/1995

12.

CIDCO/VVSR/BP/ZCC-20/I/4382

COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966), to Shri R.K. Wadhawan (P.A. Holder) in Gaothan Plot bearing Pardi No.9,11,24, S.No.14,18,19,20, 21,57,59,60,61,62,63,64,65,67,68,69,70,114,119,242, 254, 257, 260,276 of Village Achole & S.No.105 & 106 of Village Gokhiware, Tal:Vasai, Dist:Thane, as per the approved plans and subject to the following conditions for the development work of proposed Group Housing Scheme.

- i) No. of buildings : FIFTY THREE
- ii) Total Built-up Area : 1,02,675.73 Sq.m.

True copy
[Signature]
28/5/95

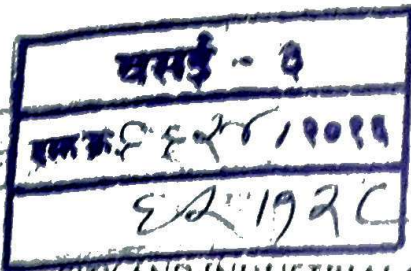
1. This certificate is liable to be revoked by the Corporation if :-

- a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of 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 misrepresentation 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.



Contd.... 2.





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAA", 2nd floor, Harlman Point,
Bombay-400 021
PHONES: 202 24 81/202 24 20/202 25 79
FAX: 202 25 09 • GRAM: CITWIN
TELEX: 011-83218 "CIDCO IN"

CIDCO Bhavan, CBD, Belapur,
Post-Konkan Bhavan, New Bombay-400 614.
PHONES: 757 12 41/42/44/757 09 16
757 26 31/757 10 69
FAX: 757 10 66 • TELEX: 013-11216 "CIDCO IN"

Ref No

Date:

- 1 2 :-

2. The applicant shall :-
- a) Give notice to the Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Corporation on completion upto the plinth level & seven days before the commencement of the further work.
 - c) Give written notice to the Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Corporation.
 - e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection with regard to observing building regulations and conditions of the certificate.
- The development charges as indicated alongwith interest @ 18% p.a. on the amount. If the rate of interest is applicable. The applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by him on 04/05/1995
- 9) Install a 'Display Board' on the conspicuous place on site indicating :-
- i) Name and address of the owner/developers, architect and contractor.
 - ii) S.No./CTS No./Ward No./Village Name alongwith description of its boundaries.



Contd..... 3.

पलक - २
दस्तावेज क्र. १२०१६
०३१९२०

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAL" 2nd Floor, Nariman Point,
Bombay-400 021.
PHONES: 202 24 81/202 24 20/202 25 79
FAX: 202 25 09 * GRAMA; CITWIN
TELEX: 011-83218 "CIDCO IN"

CIDCO Bhavan, CBD, Belapur,
Post-Konkan Bhavan, New Bombay-400 614.
PHONES: 757 12 41/42/44/757 09 16
757 26-31/757 10 69
FAX: 757 10 66, TELEX: 013-11216 "CIDCO IN"

Date:

Ref. No.

-: 3 :-

- iii) Order number and date of grant of development permission/redevelopment permission issued by Planning Authority.
- iv) FSI permitted.
- v) No. of residential/commercial flats and shops with their areas.
- vi) Address where copies of detailed approved plans shall be available for inspection.
- vii) A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.

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

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

5. The conditions of this certificate shall be binding not only on the applicant but also on his successors and every person deriving title through him.

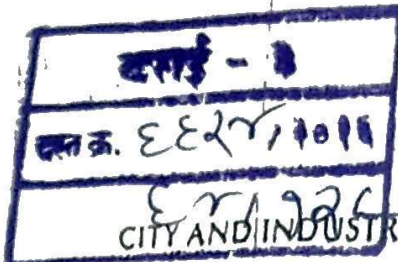
6. A certified copy of the approved plans shall be exhibited on site.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAL", 2nd floor, Nariman Point,
Bombay-400 021.
PHONES: 202 24 01/202 24 20/202 25 79
FAX: 202 25 09 • GRAM: CITWIN
TELEX: 011-83218 "CIDCO IN"

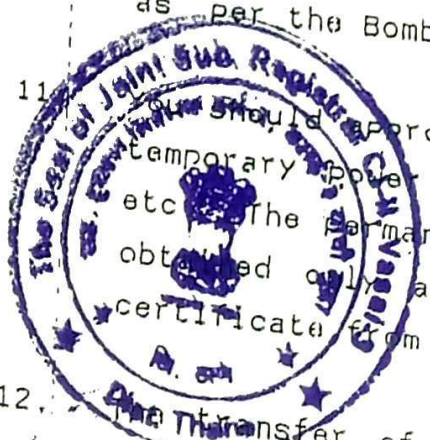
CIDCO Bhavan, CBD, Belapur,
Post-Konkan Bhavan, New Bombay-400 614
PHONES: 757 12 41/42/44/757 09 16
757 26 31/757 10 69
FAX: 757 10 66 • TELEX: 013-11216 "CIDCO"

Ref No.

Date:

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7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. No new building 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 permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the 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 approval from Special Planning Authority or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, channelisation of water, arrangements of drinking water, arrangements for



Condt... 5

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दस्तावेज क्र. ६६४/१२०१६

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AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

2nd Floor, Nariman Point,
Bombay-400 021.
Phone 84 01/802 24 80/802 25 79
802 25 09 • GRAM, CIVILIN
"CIDCO IN"

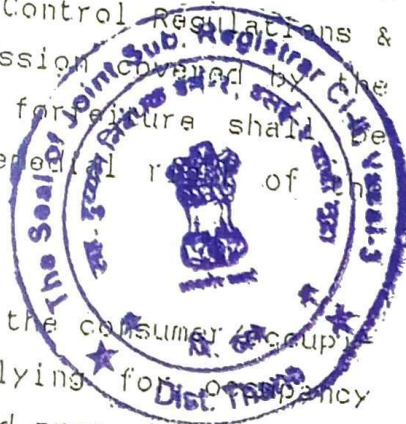
CIDCO Bhavan, CBD, Delapur,
Post-Konkan Bhavan, New Bombay-400 614.
PHONES: 757 12 41/42/44/757 09 16
757 26 31/757 10 69
FAX: 757 10 66 • TELEX: 013-11216 "CIDCO IN"

Date:

-: 5 :-

conveyance, disposal of sullage and sewage, arrangement 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. 1030 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 provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1976 & getting the building plans approved from various authorities.
17. The amount of Rs.11,75,060/- deposited with CIDCO as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy of the Corporation.
18. You shall provide potable water to the consumer/occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate is obtained duly



Contd.... 6.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAL", 2nd Floor, Nariman Point,
Bombay-400 021.
PHONES: 20 25 99/20 25 99/20 25 99
FAX: 20 25 99
TELEX: 011-8 012 1000 IN

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६६१९२८

CIDCO Bhavan, CBD, Belapur,
Post-Konkan Bhavan, New Bombay-400 614.
PHONES: 757 12 41/42/44/757 09 16
757 26 31/757 10 69
FAX: 757 10 66 • TELEX: 013-11216 "CIDCO IN"

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Date:

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from CIDCO. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.

19. The owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the DILR, Thane. The demarcation of approved layout on the site shall be carried out so as not to alter/reduce the dimensions and area of the roads, open space or other reservations.
20. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.
 - a) Internal access roads alongwith storm water drains;
 - b) Channelisation of water courses and culverts, if any;
 - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
 - d) Arrangements for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area.
 - e) Arrangements for collection of solid waste.



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INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE

CIDCO Bhavan, CBD, Belapur,
Post-Konkan Bhavan, New Bombay-400 614.
PHONES: 757 12 41/42/44/757 09 16
757 26 31/757 10 69
FAX: 757 10 66 • TELEX: 013-11216 "CIDCO IN"

Date:

-: 7 :-

8th Floor, Nariman Point,
84 81/808 84 80/808 85 79
GRAM: CITWIN
"CIDCO IN"

21. The low-lying areas shall be filled to 3.8 mt. R.L. to achieve formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank/STP or any other arrangement as may be prescribed, shall have to be done according to the specifications suggested by Executive Engineer (VV), CIDCO.
22. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
23. The owner shall submit to the Planning Authority the scheme of the development of 10% compulsory recreational space and develop it in accordance with the approved scheme.
24. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.
25. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No.20 above are actually provided.
26. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.



Contd.... 8.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAN" 2nd Floor, Nagimam Pooni
Bombay-400 091
PHONES: 757 12 41/42/44/757 10 69
FAX: 757 10 66 • TELEX: 013-11216 "CICOM"
TELEX: 757 10 66 • TELEX: 013-11216 "CICOM"

CIDCO Bhavan, CBD, Belapur,
Post-Konkan Bhavan, New Bombay-400 614
PHONES: 757 12 41/42/44/757 10 69
757 26 31/757 10 69
FAX: 757 10 66 • TELEX: 013-11216 "CICOM"

Date:

Ref No.

-: 8 :-

27. The owner shall observe all the rules in force regarding over head/under ground electric lines/transmission lines/utilities passing through the layout while signing the individual buildings and while getting the approval of the authority.
28. No construction on sub-divided plots shall be allowed unless internal roads and gutters are constructed to the satisfaction of the appropriate authority.
29. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
30. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
31. No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1956.
32. If the plot intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
33. This order is liable for cancellation on contravention or breach of any of the conditions of this order.



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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६१९२८

HEAD OFFICE
"NIRMAL", 2nd Floor, Nariman Point,
Bombay-400 021.
PHONES: 202 24 81/202 24 20/202 25 79
FAX: 202 25 09 • GRAM: CITWIN
TELEX: 011-83218 "CIDCO IN"

BRANCH OFFICE
CIDCO Bhavan, CBD, Belapur,
Post-Konkan Bhavan, New Bombay-400 614.
PHONES: 757 12 41/42/44/757 09 16
757 26 31/757 10 69
FAX: 757 10 66 • TELEGRAM: 913-1191A "CIDCO IN"
Date:

-: 9 :-

34. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee/successors and every person deriving title through or under them.

35. The amount of Rs. deposited with CIDCO as Security Deposit against the provision of water supply and other necessary infrastructure shall be refunded without interest after duly ascertaining the development on site to the satisfaction of Special Planning Authority.

36. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.

37. The plinth level will be 600 mm above the nearby road level (top of camber).

38. NOC from local municipalities for clearing the septic tank from time to time is required to be obtained.

39. Separate stacks for ground floor and upper floors sewerage disposal will be provided.

40. Drinking water wells should be well built and well protected.



Contd..... 10.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

NIRMA
 Bombay
 PHONES
 FAX
 TELEX

Rel No CIDCO/VUOR/BP/LCC-25/J/8/382

CIDCO Bhavan, CBD, Belapur,
 Post-Konkan Bhavan, New Bombay-400 614.
 PHONES: 757 12 41/42/44/757 09 16
 757 26 31/757 10 69
 FAX: 757.10 66 • TELEX: 013-11216 "CIDCO IN"
 Date: 12/05/95

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41. Applicant shall produce D.I.L.R. for already approved pockets of A to F sectors before commencement of work in the present pockets of P2 to P6 being approved.
42. The effluent discharged from S.T.P. should meet the standards prescribed by Maharashtra Water Pollution Control Board.
43. No compound wall along the northern side shall be constructed. In the existing compound wall all along the Northern portion, clear passage provision shall be made to allow the free run off of storm water.



[Signature]
 ASSOCIATE PLANNER/ASST. TPO 12/5/95
 (VYSR)
 Reddy

T

CIDCO/VVSR/BP/ZCC-20/1/4382

APPENDIX - A

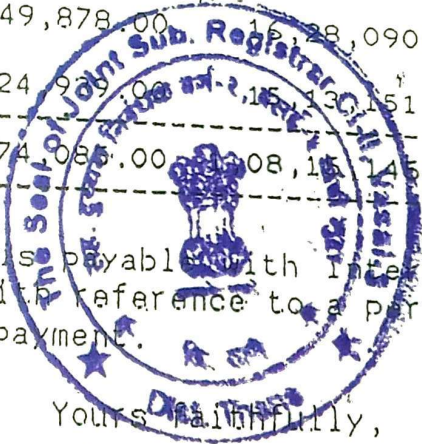
Date: 10/05/95

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USER	AREA SQ. MTR.	RUPEES PER SQ. MTR.	TOTAL RS.
(A) ON LAND			
RESIDENTIAL	1,41,359.71	30/-	= Rs. 42,40,791.30
(B) ON BUILDING			
RESIDENTIAL	1,17,506.678	40/-	= Rs. 47,00,267.12
TOTAL (A + B)			= Rs. 89,41,058.42
Say			= Rs. 89,41,060.00

With reference to your request letter dated 4 / 5 / 95 for deferred payment facility, the above payment is to be made in accordance with the following schedule :-

INSTALMENT	AMOUNT Rs.	DUE DATE OF PAYMENT	INTEREST Rs.	TOTAL AMOUNT Rs.
I	20,00,000.00	At the time of c.c.	-	20,00,000.00
II	13,88,212.00	09/11/95	6,24,695.00	20,12,907.00
III	13,88,212.00	08/05/96	4,99,756.00	18,87,968.00
IV	13,88,212.00	07/11/96	3,74,817.00	17,63,029.00
V	13,88,212.00	06/05/97	2,49,878.00	16,28,090.00
VI	13,88,212.00	05/11/97	1,24,939.00	15,13,151.00
	89,41,060.00		18,74,085.00	108,15,145.00



Yours faithfully,

ASSOCIATE PLANNER/ADDL. TPO (VVSR)

Reddysy

Any amount remaining so unpaid is payable with interest at 18% p.a. The interest is calculable with reference to a period following the date till the date of such payment.