

80/7256

Wednesday, April 27, 2022  
11:42 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8084 दिनांक: 27/04/2022

गावाचे नाव: बोळीज

दम्तणवजाचा अनुक्रमीक: वसई-2-7256-2022

दम्तणवजाचा प्रकार: करारनामा

गादर करणाऱ्यांचे नाव: अमृत प्रभाकर चव्हाण --

नोंदणी फी

₹. 25000.00

दस्त हाताळणी फी

₹. 1500.00

पुस्त्याची संख्या: 75

एकूण

₹. 26500.00

आपणाम मूळ दम्त, थयनेव प्रिंट, सूची-२ अदाजे  
12:00 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 2

बाजार मूल्य: ₹. 2220517.2/-

गावदला ₹. 2500000/-

थयनेवे मुद्रांक शुल्क: ₹. 175000/-

सह. मुख्य निबंधक वर्ग-५  
वसई क्र. २

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

टीडी/धनादेश/गे ऑर्डर क्रमांक: 2104202212087 दिनांक: 27/04/2022

वेंकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 25000/-

टीडी/धनादेश/गे ऑर्डर क्रमांक: MH000847716202223E दिनांक: 27/04/2022

वेंकचे नाव व पत्ता:

Alwans

अर्जा नं. 20220427800	वर्ष 2022
वर्ष 2022	पालिका
वर्ष 2022	तालुका भांडीव
वर्ष 2022	5-रहिलेला व हजर तलाप अजुगेय वासगृहीत जमिनी
वर्ष 2022	Yash-Vish Municipal Corporation
वर्ष 2022	सर्व्हीनंबर 100 काकाक
वर्ष 2022	सर्टिफिकेशन

सर्व्हीन नं. 2500	मिमाती संदर्भ नं. 59600	कार्योत्पत्ती 68400	डुकान 76100	भीमाणीक 68400	मिमातीनंवे एकूण सा मीटर
मिमातीनंवे माहिती	37.257 जो मीटर	मिमातीनंवे वापर	मिमाती संदर्भ नं.	मिमातीनंवे प्रकार	भांडीव
मिमातीनंवे माहिती	1-आर सी सी	मिमातीनंवे वापर	0 TO 23चे	मिमातीनंवे/वापकाचा दर	Rs. 59600/-
मिमातीनंवे माहिती	आई	मिमातीनंवे वापर	In To 4th Floor	कार्पेट क्षेत्र	33.87 जो मीटर

सर्व्हीन नं. 2500 of built up Property constructed after circular d. 02.01.2018

प्रमाण: उपलब्ध मिमातीनंवे प्रति जो मीटर मूल्यदर  
 = ( ( 59600-14200 ) \* ( 100 / 100 ) ) = 14200 \* 100 / 100  
 = Rs. 59600/-

मूल्य (मिमातीनंवे मूल्य)  
 = वरील प्रमाण मूल्य दर \* मिमातीनंवे क्षेत्र  
 = 59600 \* 37.257  
 = Rs. 2220517.2/-

वसुली क्र. 2  
 वसुली नं. 02298 / 2022  
 9107

Applicable Rules = 3, 18, 19

एकीकृत अंतिम मूल्य  
 = मूल्य मिमातीनंवे मूल्य + नगरपालिका मूल्य + मेट्रो सर्व्हीन मूल्य + संपत्ती मूल्य + संपत्ती मूल्य + वरील मूल्य + बदिले कट्टे  
 = A + B + C + D + E + F + G + H + I + J  
 = 2220517.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs. 2220517.2/-  
 = २ बावीस लाख बाईस हजार पाच शी सतरा /-

Home Print



CHALLAN  
MTR Form Number-0

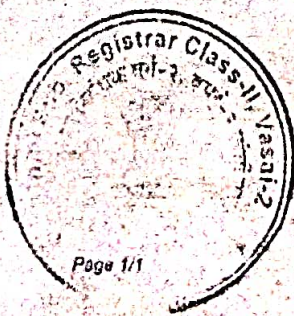
रजिस्ट्रार ऑफिस, २  
दस्तावेज क्र. U 23 E / २०  
Date 21/04/2022 17:01:59 Form ID 232

MH000847716202223E BARCODE [Barcode] Date 21/04/2022 17:01:59 Form ID 232

Inspector General Of Registration		Payor Details	
Stamp Duty Payment Registration Fee		TAX ID / TAN (If Any)	
		PAN No (If Applicable)	
Name VSIZ_VASAI NO 2 JOINT SUB REGISTRAR PALGHAR		Full Name	AMRUT CHAVAN
2022-2023 One Time		Flat/Block No.	B/402, PLATINUM OAK TYPE A/B
Account Head Details	Amount In Rs.	Premises/Building	
401 Stamp Duty	175000.00	Road/Street	BOLINJ
301 Registration Fee	25000.00	Area/Locality	VIRAR WEST
		Town/City/District	
		PIN	4 0 1 3 0 3
		Remarks (If Any)	
		SecondPartyName=GREENSPACE CONSTRUCTION PVT	
		LTD-CA=2500000	
		Amount In	Two Lakh Rupees Only
		Words	2,00,000.00

Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Rel. No.
		02300042022042160547	009458254
DD No.		Bank Date	RBI Date
		21/04/2022-17:03:12	Not Verified with RBI
Bank		Bank-Branch	BANK OF MAHARASHTRA
Branch		Scroll No. Date	Not Verified with Scroll

This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9881555888  
 हा कोचल दस्तऐवज निकासक कार्यालयाला नोंदणी करायलायला दस्तऐवजाची लागू आहे. नोंदणी न करतायलायला दस्तऐवजाची सादर घेवना लागू



447 45. 3
447 0248 / 3022
8104



## AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 27<sup>th</sup> day of Apr. in the Christain year two thousand Twenty-two

BETWEEN

**GREENSPACE CONSTRUCTION PRIVATE LIMITED**, a Company registered under the companies Act, 1956, having its office at Ground floor, Gayatri Palace, Derasar Lane, Haridas Nagar, opp. Shree Mangal Apartment, Borivali (w), Mumbai 400 092, hereinafter called "The PROMOTERS" (which expression shall unless it be repugnant to the meaning or context thereof, be deemed to include its successors and assigns) of the First Part :-

S

A. Phavien

A. Phavien

वसई क्र. २
दस्ता क्र. ७२५९ / २०२९
७१७५

AND

~~Mr. Anant Prabhakar Chavan~~  
Mr. Ashirwad Prabhakar Chavan

residing at Room No. 12, Natu Mendosa Chaudhary  
S.P. Road, Near Niyankari Mandir Ghatemba  
No. 1, Dahisar (East), Mumbai 400068.

hereinafter called "The ALLOTTEE/S" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include his/her b) respective heirs, executors, administrators and assigns) of the SECOND PART

WHEREAS :

- a) By a Conveyance Deed dated 18th April 1990 and lodged for registration at the office of Sub-Registrar at Vasai, executed between (1) DeguMinguSavar, (2) LusuMinguSavar, (3) PedruMinguSavar, (4) Mrs. Mary Anton Savar, (5) Michael Anton Savar, (6) Felix Anton Savar, (7) Simon LusuSavar, (8) Mrs. Rita Marshal D'Cunha, (9) Mrs. Kosu William Rebello, (10) ClaraIgnetiumD'souza, (therein called "The Vendor") of the First Part and M/S. YashConstrucitons (therein called "The First Confirming Party") of the Second Part AND ShriAnandPromoters Pvt. Ltd., (therein called "The Second Confirming Party") of the Third Part And Mr. Vinod Chavan (therein called "The Purchaser") of the Fourth Part, the Vendors and Confirming Parties confirmation of the Confirming Parties conveyed the land bearing Survey No. 9, Hissa No. 1 (Part),



- b) admeasuring 8321.37 square meters, assessed at Rs.8.16 paise, Survey No. 12 (part), admeasuring 10,319.52 sq. mtrs., assessed at Rs.12.69 paise, Survey No. 13, Hissa No. 3 B, admeasuring 5058.58 sq. mtrs., assessed at Rs.4.38 paise, Survey No. 8 admeasuring 4830.95 sq. mtrs., assessed at Rs.1.69 paise, Survey No. 9 (part), Hissa No. 2, admeasuring 5452.12 sq. mtrs., assessed at Rs.5.46 paise, Survey No. 13, Hissa No. 3A, admeasuring

A. Chavan

4755 sq. mtrs. assessed at Rs.4.38 paise, Survey No. 338, Hissa No. 1,  
admeasuring 6272.64 sq. mtrs. assessed at Rs.2.80 paise, Survey No. 338  
(part), admeasuring 5867.96 sq. mtrs., assessed at Rs.2.57 paise, lying being  
and situate at Village Bolinj, Taluka Vasai, District Thane, within the area  
of Sub-Registrar Vasai No. 11 Virar to Mr. VinodAnand more particularly  
described in the schedule "A" hereunder written (hereinafter referred to as  
"The said property").

- b) As such MR. VINOD ANAND is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property.
- c) By an Agreement for Sale made between Mr. VinodAnand (therein called "The Vendor") of the First Part and SHRI ANAND PROMOTERS PVT. LTD., (therein called "The Confirming Party") of the Second Part and LOK HOUSING AND CONSTRUCTION LTD., (therein called "The Developer") of the Third Part, the said MR. VINOD ANAND has agreed to sell to the Developers the said property on the terms and conditions mentioned in the said Agreement.
- d) Mr. VinodAnand has executed a Power of Attorney in favour of Lok Housing and Construction Ltd., with a right to develop the same.
- e) The aforesaid agreement and Power of Attorney are valid and subsisting and binding upon the parties.
- f) The said land had been converted into N.A. by the Order of Collector of Thane bearing Order No. REV/DESK-1/T.9/NAP/SR-21/96 dated 19/10/1996.
- g) By an Development Agreement, entered into between LOK HOUSING AND CONSTRUCTIONS limited a Company (therein called "the Developers") of the first part and GREENSPACE CONSTRUCTION PRIVATE



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A. Chavhan

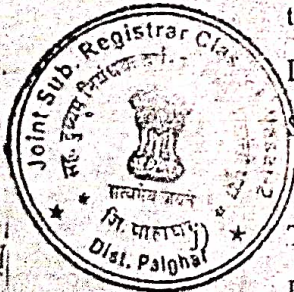
A. Chavhan

वसाई भा. २  
 दस्ता क्र. ०२५९ / २०२२  
 २/१०५

LIMITED (herein called "The Sub-Developers") of the second part and hereinafter called "The PROMOTERS", the said GREENSPACE CONSTRUCTION PRIVATE LIMITED have agreed to develop the land measuring is aggregate 10908.67 sq. mtrs. total area is to be consist of 3272.75 sq. mtrs., consisting of buildings bearing No. Building TYPE A to A-9 shown by Blue Colour boundary line out of Survey No. 9, Hissa No. 1 part, Survey No. 12 part, Survey No. 13, Hissa No. 3 B., Survey No. 1 Survey No. 9 (pt.), Hissa No. 2, Survey No. 13, Hissa No. 3 A., Survey No. 338, Hissa No. 1, Survey No. 338 (part), lying being and situate at Vasai Bolinj, more particularly described in the schedule hereunder written.

h) Lok Housing And Construction Ltd. have executed a Substitute Power of Attorney in favour of GREENSPACE CONSTRUCTION PVT. LTD. with a right to develop the same registered in the office of Sub-Registrar Vasai II Virar.

i) By an under a Conveyance registered in the office of Sub-Registrar Vasai the Shri Vinod Anand (The Owner), the M/S. Lok Housing And Construction Ltd. (The Confirming Party) have conveyed then N.A. plot of land bearing Survey No. 8 Hissa No. 0-48-30 Admeasuring H.R. Rs. 1.69/- Assessed



The VASAI VIRAR SAHER MAHANAGARPALLIKA, vide its Plinth Completion Certificate Vide Order No. VVCMC/TP/PCGM/0195/98, Dated 07-01-2021.

k) The Revised Development Permission is granted to construct the residential building with Flat Ground + Stilt + Four upper floors vide Letter No. VVCMC/TP/RDP/VP-0195/463/21, Dated 21-09-2021 by Vasai Virar City Municipal Corporation.

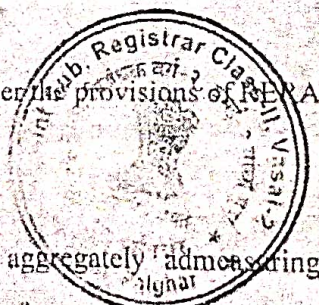
l) The Promoters shall cause the First Owner to execute a Deed of Conveyance / Lease of Plinth area of the Building and transfer the said building in favour

S  
 A. Chavan

(Signature)

प्लान नं. २  
२५.०२५८ / २०२२  
१२-१०५

1. The Promoter shall construct the said building consisting of Ground + Stilt + four upper floors on the said land in accordance with the plans, design, specifications approved by the concerned local authority and which have been seen and approved by the Allottee/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.
  
2. (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s one Flat bearing No, 402 . B Wing, Rera Flat area admeasuring 30.42 sq. meters+ 3.45 area sq. meters carpet area balcony, on Fourth floor , and Stilt Area / Parking , Bearing Number. NIL , Admeasuring Nil SQ, MTRS. (Rera Carpet Area) on Ground floor, in the Building known as PLATINUM OAK, B wing - TYPE A 5 to A 9 , (hereinafter referred to as "the Flat") for the price of Rs. 25,00,000/- /- (Rupees Twenty Five Lakh only)  
\_\_\_\_\_ only).
  
- (ii) The Carpet Area of the said Flat as defined under the provisions of RERA is ( 30.42 ) square meters.
  
- (iii) The said Flat also has attached balcony/ies aggregately admeasuring 3.45 square meters ("Balcony") . All balcony/ies attached to respective flat in the project known as PLATINUM OAK - TYPE A 5 to A 9 shall be for the exclusive use of the occupants / owners of such flat and are being given without any consideration.
  
- (iv) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee One Stilt Parking space bearing No. NIL situated at Stilt Level being constructed in the said building along with the flat for a lump sum



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Amavant



वसई क्र. २  
 दस्ता क्र. ०२९६ / २०२३  
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of India for the time being in force and the VASAI courts will have jurisdiction for this Agreement.

- 26. As and When Co-operative society is been formed the Allottee/s shall pay a lump sum of Rs.10,000/- (Rupees ten thousand only) lump sum Agreement of their premises as Corpus Fund to the Builder.
- 27. This Agreement shall always be subject to the Provision of Maharashtra Co-operative Societies Act, 1960 with rules made thereunder and Maharashtra Ownership Flats (Regulation of the Promotions of Construction, Sale Management and Transfer ) Act, 1963 . MOFA and The Maharashtra Ownership Flats(Regulation of the Promotion of Construction etc.)

IN WITNESS WHEREOF parties hereinabove named have signed in their respective hands and signed this Agreement for sale at PALGHAR in the presence of attesting witness, signing as such on the day first above written.



**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT bearing No. 402 , in the Building, known as "PLATINUM OAK - TYPE A-8 " Flat area admeasuring 30 sq. mtrs. carpet up area + 3.45 sq. mtrs. carpet up area , on 4<sup>th</sup> floor, and NIL sq. mtrs. Carpet area parking WING NIL, and Parking Number NIL , building constructed on N.A. plot of land bearing Survey No. 8 HissaNo. 0-48-30 Admeasuring Rs.1.69/- Assessed lying being and situate at Village Bolintale (w), within the area of Vasai Virar City Municipal Corporation, Tal. Vasai, District Palghar. Registration Sub-District : Vasai-II, District & Registration District Palghar.

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A. Phavhan

*(Signature)*

11/11/11, 2  
11/11/11, 2  
11/11/11, 2

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREBY  
SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND  
THE YEAR FIRST HEREINABOVE WRITTEN.

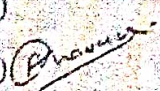
SIGNED AND DELIVERED by the )  
with in named Promoters )  
M/S. GREENSPACE CONSTRUCTION )  
PVT. Ltd., a Company through Director )  
MR. SANJAY SHRIMANKAR, )



In the presence of ... )

- 1)  )
- 2)  )

SIGNED AND DELIVERED by the )  
with in named Purchaser/s: )

Amrut Prabhakar Chavan )   
Ashirwad Prabhakar Chavan )



in the presence of ... )

- 1)  )
- 2)  )



*Amrut*



## LIST OF AMENITIES

1. Designer Kitchen Trolley
2. Flooring in full Flat
3. POP Finish in Living Room
4. Concealed Plumbing
5. One Water Tank
6. Single Phase Electricity meter in each Flat
7. Wash Basin
8. Flush Tank in W.C.
9. Dado Tiles in Bath / W.C. / Toilets
10. Electric wiring with sufficient points
11. Attractive main door and Safety Door
12. Aluminium sliding windows with Marble Frame
13. Granite kitchen platform with full dado tiles above Kitchen platform
14. Acrylic Distemper Paint in all rooms
15. Decorative Curtains

वसाई क्र. २
दस्त क्र. ७२५६ / २०२३
७२/५७





पत्रांक. २
प्लॉट नं. ०२५६ / १०२३
०३१०३

## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :  
031600

**PLATINUM OAK**, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 8 AND 9t Vasai-Virar City (M  
Vasai, Palghar, 401303;

Space Construction Pvt Ltd having its registered office / principal place of business at Tehsil: Borivli,  
District: Mumbai Suburban, Pin: 400092.

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 percent 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 (1) 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 31/10/2021 and ending with 31/12/2022 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.

If 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 for.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 31-10-2021 11:15:30

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



U10/2021  
Mumbai

वसई क्र. २
मसं क्र. ७२५३ / २०२२
५८१५१

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



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

जायक क्र. : व.वि.श.म.  
दिनांक :

Dt. ०१/०५/२०२१

WCMC/TP/PCC/VP-0195/98/2020-21

To  
✓ Mr. Sanjay C. Shrimankar, Director of  
M/s. Greenspace Construction Pvt. Ltd. P.A. Holder of  
M/s. Lok Housing and construction Ltd.,  
2, Ground Floor, Gayatri Palace,  
Derasar Lane, Haridas Nagar, Borivali (W),  
NUMBAI : 400 092.

Sub: Plinth Completion Certificate for proposed Residential building Type A-5 to A-9, Type C-1 & Type D-1 on land bearing S.No.8, S.No.9, H.No.1 & 2, S.No.12, S.No.13, H.No.3 A & 3B S.No. 338, H.No.1 & 2 of Village-Bolinj, Taluka- Vasai, Dist. Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/WSR/CC/BP-70/W/3772 To 3781 Dated 22/11/2002.
- 2) Amended Plan Approval vide letter Dated 25/10/2004, 18/12/2006 & 31/08/2009.
- 3) Revised Development Permission No. WCMC/TP/PCC/VP-0195/0117/2013-14 Dt.26/06/2013.
- 4) Revised Development Permission No. WCMC/TP/PCC/VP-0195/ 032/2014-15 Dt.09/05/2014.
- 5) Your Registered Engineer's letters dated 05/05/2008 & Dt.14/12/2020.

Sir/ Madam,

This has reference to your intimation letter dated 05/05/2008 & 14/12/2020 from your Licensed Engineer's regarding completion of construction work upto Plinth level in proposed Residential building Type A-5 to A-9, Type C-1 & Type D-1 on land bearing S.No.8, S.No.9, H.No.1 & 2, S.No.12, S.No.13, H.No.3 A & 3B S.No. 338, H.No.1 & 2 of Village-Bolinj, Taluka- Vasai, Dist. Palghar. 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.

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 DSLR 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 as per the notification dated 10 March 2005 at site and Submit Photographs of same and Inform for verification of the same before applying for final occupancy certificate.



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 वसा नं. ०२९६ / २०२२  
 ३३/०५

VVCMC/TP/PCC/VP-0195/99/2629-21  
 Plantation of trees at site as per C.C. conditions to be certified by  
 engineer / architect before applying for final occupancy certificate.

You shall provide dual pipe line system, one for cooking/ drinking and  
 potable purpose with separate overhead & U. G tank.

You shall provided all the flush tank in W.C/ toilets shall have dual  
 regulate the flow of water.

You shall provide lay bay of 3.00 mt. width as per DCR-2001 for parking

You are responsible for the disposal of Construction & Demolition waste  
 may be generated during the demolition of existing structure & during the  
 work of buildings.

You shall provide separate dust bins per wing of buildings for Dry & Wet  
 MSW rules 2016 before Occupancy Certificate of the building.

You shall provide Composting Unit prior to Occupancy Certificate.

You shall provide temporary Toilet Blocks at site for labours/workers for  
 construction activity. The temporary constructed toilets blocks shall  
 before Final Occupancy Certificate.

VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive  
 management plan by reviewing current development plan and past  
 applicant shall have to adhere and do the necessary implementation  
 recommendations of IIT Bombay and NEERI for flood management of the  
 region affecting for your layout.

You shall construct the compound wall/Retaining as per site condition  
 design & supervised by certified structural engineer before Occupancy

You shall abide by all conditions mentioned in MSW rules 2016 and  
 about Solid Waste Management which needs to be implemented in your  
 time to time as instructed by this office as per Swacch Bharat Mission  
 from VVCMC and State/Central Govt. You shall submit compliance  
 the above before approaching this office for grant of Occupancy Certificate.

The responsibility of complying with various statutory  
 applicable under various Acts of both Central and State, governing  
 files with you. VVCMC is not responsible for non compliance of any  
 requirements by you.



C.C. to:  
 M/s. En-Con Project & Architectural Consultants  
 G-7/8, Wing -D, Sethi Palace  
 Ambadi Road, Vasal (W), Tal. Vasal  
 DIST. Palghar.

Commissioner  
 Vasal Virar City Municipal Corporation

Certified that the above  
 issued by Commissioner

Deputy  
 VVCMC

पत्रांक. २
दस्तावेज क्र. ७१५६ / २०२२
५६१७५

विकास कार्यालय, विरार  
विरार (पूर्व),  
वि. पालघा - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०३/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०७  
ई-मेल : vasair@vasaircorporation.gov.in

नायक क्र. : व.वि.शा.म.  
दिशांक :

WVCMC/TP/RDP/VP-0195/463/2021-22

21/09/2021

To,

1. Mr. Sanjay C. Shrimankar, Director of  
M/s. Greenspace Construction Pvt. Ltd. P.A. Holder Of  
M/s. Lok Housing and Construction Ltd.  
2, Ground Floor, Gayatri Palace,  
Derasar Lean, Haridas Nagar, Borivall (W)  
**NUMBAI : 400 092.**
2. M/s. En-Con, Project Consultants,  
G-7,8, D-wing Sethi Palace,  
Ambadi Road, Vasai (W)  
Taluka Vasai, Dist:-Thane.

**Sub: Revised Development Permission for the Residential, Residential with Buildings Type A-5 to A-9 on land bearing S.No.8; S.No.9, H.No. 1, 2 ; S.No. 12; S.No. 13, H.No. 3A, 3B; S.No. 338, H.No.1, 2 of Village Bolini, Tal: Vasai, Dist Palghar.**

Ref: -

1. Commencement Certificate No. CIDCO/WVSR/CC/BP-70/W/3772 to 3781 dated 22/11/2002.
2. Amended Plan Approval Vide latter Dated 25/10/2004, 18/12/2006, 31/08/2009, 26/06/2013 & 09/05/2014.
3. Your Registered Engineer's letter dated 25/05/2021.

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 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4<sup>th</sup> April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16<sup>th</sup> August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27<sup>th</sup> February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasolar, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Turkhadi, Maljipada, Satpole & Kalamb, notification no. TPS-1214/UDR-54/CR-17/15/UD-12 dtd. The 21<sup>st</sup> February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages WVCMC is functioning as per MRTTP Act 1966. The details of notification are as under:



पत्रांक. २
दस्ता क्र. ०२५१ / २०२१
५०१५५



WCMC/TP/RDP/VP-0195/463/2021-22



The commencement certificate shall remain valid for a period of one year from the date of its issue for a particular building under reference from the date of its issue (As per Section 24 of the Town and Country Planning Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2003).

The additional amount of Rs. Nil/- (Nil) deposited vide receipt No. dated 15/05/2021, deposited with the City Municipal Corporation as interest from security deposit shall be forfeited in whole or in part at the absolute discretion of the Municipal Corporation for non-compliance with other building Control Regulation & Conditions attached to the permission for Commencement Certificate. Such forfeiture shall be without prejudice to the remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed layout of Residential, Residential with shopline Buildings, Commercial and CFC Building on land bearing S.No.8; S.No.9, H.No. 1, 2; S.No. 12; S.No. 3A, 3B; S.No. 33B, H.No.1, 2 of Village Bolinj, Tal: Vasal, Dist Palghar. The following details:-

Sr. No	Predominant Building	Bldg. Type	No. of Floors	No. of Flats	Built Up Area (In sq. mt.)
1.	Residential Bldg.	Type- A5 to A9	St/Gr.+4	90	2960.10 sq.m



तराई क्र. ३
दस्तावेज क्र. ७२५६ / २०२२
५६१७३

स्व कार्यालय, विरार  
विरार (पूर्व),  
वि. वास्तव्य - ४०९ ६०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०३  
ई-मेल : vasalvirarcorp@rediffmail.com

जायक क्र. : य,यि,श,म.  
दिनांक :

WCMC/TP/RDP/VP-0195/463/2021-22

21/09/2021

The revised development permission duly approved is for the above mentioned buildings only. All the earlier approvals for building other than mentioned in the above table stand valid. The conditions of Commencement Certificate issued vide letter No. CIDCO/VSR/CC/BP-70/W/3772 to 3781 dated 22/11/2002 stands applicable to this approval of Revised Development Permission 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 to 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. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Completion 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 Vasal Virar city municipal Corporations. 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 WCMC 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-11/03/2005 & TPB-4307/396/CR-



NO. 11
दस्तावेज क्र. 0278 / 2007
५८/५५

WVCMC/TP/RDF/VP-0195/463/2021-22

24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Harvesting systems by said empanelled consultant of

13) You are responsible for obtaining various permissions from subsequent to grant of permission like revised N.A order, Highway Authority, NOC from Railway, NOC from MSEB, etc., as may be applicable and N.A TILR as required as per applicable compliances. If any of the compliances as per requirements are not done, only you shall face the consequence such lapse from your side and WVCMC is not responsible for the side.



14) You are responsible for complying with all conditions of N.A. order other permissions of other authorities including MOEF/CRZ/Water Authorities, only you shall be responsible for the said violation and call for actions by Concerned Authority as per their statutory provisions. Virar City Municipal Corporation has no role in the said matters. Conditions pertaining to validity of said orders are not complied N.A. order etc. Only you are liable for any actions as may be called by said authority notwithstanding the permission granted by WVCMC. It need to be ensured by Concerned Authority.



15) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct housing in the form of tenements as prescribed in above notification to the extent of 20% of basic zone FSI. (Of area ..... earmarked in the drawing as enclosed and conditions (Specified in said notification) are strictly to be followed. For this purpose contact Executive Engineer-1 Konkan Housing and Area Development, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E) contact No. 02266405018.

16) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India to avoid injury/loss to lives and property during construction and till handed over to the subsequent legitimate owner of the property. In case an incident occurs you are responsible for the same and WVCMC is not responsible for your negligence, in providing various precautionary measures to avoid leading to loss of life, injury or loss of property.

17) You shall develop the access road to the satisfaction of Vasar Virar City Municipal Corporation as per the width as shown in the approved plan (Obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation, maintained, Storm Water drainage systems, sewerage systems etc. (tank sizes etc) before applying for Plinth Completion Certificate.

वसई क्र. २
वसई क्र. ५२५२ / २०२२
६०/७५

कार्यालय, विरार  
विरार (पूर्व),  
पालिका - ४०१ ३०५.



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

जाषका क्र. : व.वि.शा.म.  
दिनांक :

WVCMC/TP/RDP/VP-0195/463/2021-22

21/09/2021

- 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 & Composting unit 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 WVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) WVCMC 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) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by WVCMC/any other competent authority.
- 24) You shall provide temporary toilet blocks at site for labours/ workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.

*hal*  
Commissioner  
Vasai Virar City Municipal Corporation

Certified that the above permission is issued by Commissioner WVCMC, Virar.

*[Signature]*  
Deputy Director,  
WVCMC, Virar.

c.c. to:  
1. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office .....



0248 / 1999  
- E9 147

NO-70 SHEET NO  
NO-0195 (TYPE A5 TO A9)

**SCHEDULE OF LIGHT & VENTILATION**

ROOM	CARPET AREA	REQUIRED	PROVIDED
WING	3.00x4.20 = 12.60	2.10	1.80x1.50 = 2.70
ED	2.55x1.95 = 4.97	0.82	1.80x1.50 = 2.70
KITCHEN	1.80x2.40 = 4.32	0.72	1.20x1.00 = 1.20
BATH	1.20x1.95 = 2.34	0.39	0.60x0.90 = 0.54
W.C.	1.20x0.90 = 2.28	0.38	0.60x0.90 = 0.54

	STAIRCASE AREA SQMT	CONST. AREA SQMT	F.B./D.B. AREA SQMT	TOTAL AREA SQMT	STILT AREA SQMT
4	20.59	97.23	-	97.23	66.07
3	20.59	164.20	25.96	190.16	-
3	20.59	164.20	25.96	190.16	-
3	20.59	164.20	25.96	190.16	-
3	20.59	164.20	25.96	190.16	-

PROPOSAL & PROPERTY TRUE COPY  
 BEARING S.NO.8: S.NO.9 H.NO.1,2 CERTIFIED  
 12 OF VILLAGE- BOLINJ, TALUKA-VASAI, DIST- PALGHAR.

SIGNATURE OF APPLICANT  
 PVT. LTD  
*[Signature]*

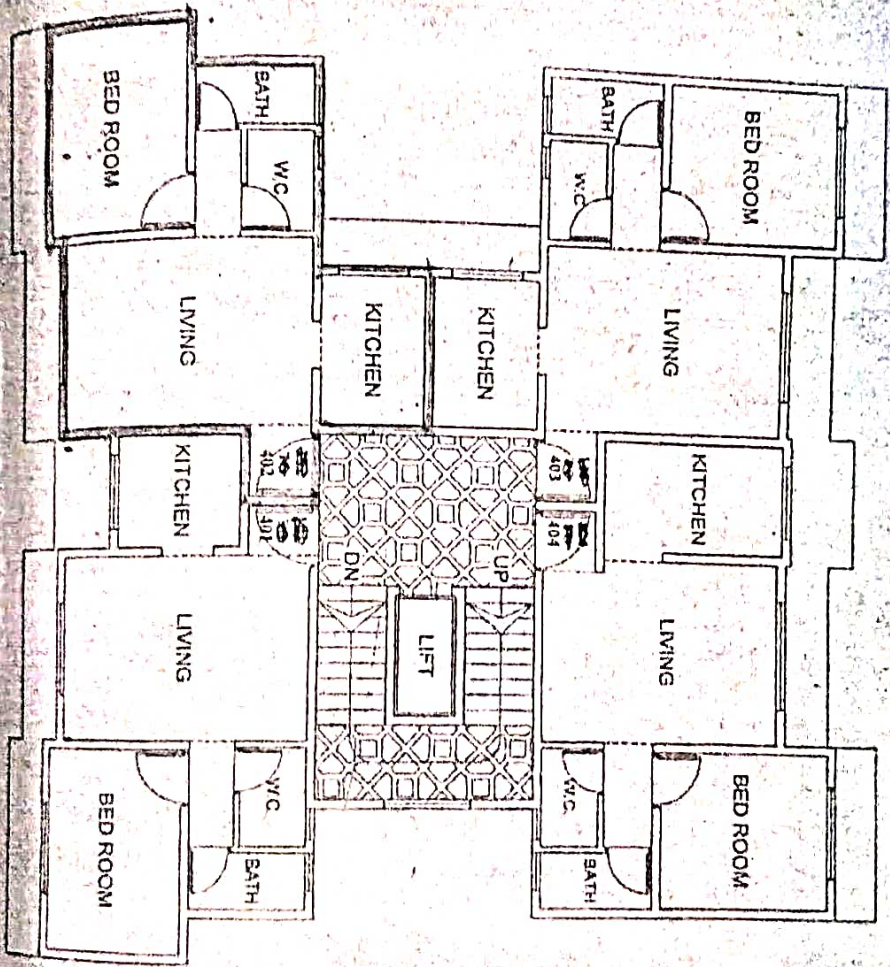
**EN-CON**  
 Architectural & Structural Works  
 Project Consultants  
 C-74 "D" WING, SETHI PALACE LAMBADI ROAD,  
**SANJAY S. NARANG**  
 REGISTERED ENGINEER  
 (Regn.No.VVCMC/ENGR/01)  
 (Regn.No.VVCMC/ENGR/01) (Regn.No.VVCMC/ENGR/01)  
 ANEKA SUPRIYA RESIN LOK GROUP BLDG NO. E12



वसाई क्र. २  
 वसत क्र. ७२५६ / २०२३  
 ए.२.१७

सादर  
 अभिमान  
 अभिमान

4TH FLOOR PLAN





दस्तावेज प्रमाणित भाग-2

पंजीकृत क्र. 7258/2022

पंजीकृत नाव व पत्ता  
श्री. विठ्ठल प्रभाकर कच्छाण  
पत्ता क्र. 12, मधु सोडोसा भाग, राम पी रोड, वडहिंगा प. मुंबई, महाराष्ट्र,  
मुंबई.  
वेब संख्या ALWPC0519P

पंजीकृत नाव व पत्ता  
विठ्ठल प्रभाकर  
वय :- 31  
स्वाधारी.  
*(Signature)*



पंजीकृत नाव व पत्ता  
श्री. अशोक प्रभाकर कच्छाण  
पत्ता क्र. 12, मधु सोडोसा भाग, राम पी रोड, वडहिंगा प. मुंबई, महाराष्ट्र,  
मुंबई.  
वेब संख्या ATZPC5974F

पंजीकृत नाव व पत्ता  
विठ्ठल प्रभाकर  
वय :- 29  
स्वाधारी.  
*(Signature)*



पंजीकृत नाव व पत्ता  
श्री. अशोक प्रभाकर कच्छाण  
पत्ता क्र. 12, मधु सोडोसा भाग, राम पी रोड, वडहिंगा प. मुंबई, महाराष्ट्र,  
मुंबई.  
वेब संख्या AACCG4201E

पंजीकृत नाव व पत्ता  
विठ्ठल प्रभाकर  
वय :- 46  
स्वाधारी.  
*(Signature)*



दस्तावेज प्रमाणित करारनामा चा दस्तऐवज करून दिल्याचे कबुल करताना.  
दि. 27/04/2022 11:42:26 AM

दस्तावेज प्रमाणित करताना की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख परतिताना

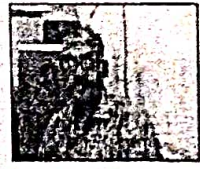
पंजीकृत नाव व पत्ता  
श्री. अशोक प्रभाकर कच्छाण  
वय :- 50  
पत्ता क्र. 401303

*(Signature)*  
स्वाधारी



पंजीकृत नाव व पत्ता  
श्री. अशोक प्रभाकर कच्छाण  
वय :- 28  
पत्ता क्र. 401303

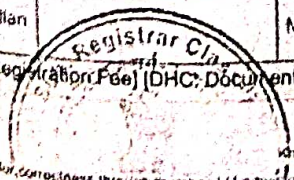
*(Signature)*  
स्वाधारी



दि. 27/04/2022 11:43:24 AM

पंजीकृत क्र. 2

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
AMRUT CHAWAN	eChallan	02300042022042160547	MH000847716202223E	176000.00	SD	0000583375202223	27/04/2022
	DHC		2104202212087	1500	RF	2104202212087D	27/04/2022
AMRUT CHAWAN	eChallan		MH000847716202223E	25000	RF	0000583375202223	27/04/2022



Stamp Duty (RF, Registration Fee) (DHC: Document Handling Charges)

Know Your Rights as Registrants  
For feedback, please write to us at feedback.maha@gmail.com

7258/2022



सूची क्र. 2

दुपयम निवडणक : महट्टु निति वमई 2

दस्त क्रमांक : 7256/2022

नोवणी

Regn.63m

गावाचे नाव : दोळीज

पारणा पत्रा	करारनामा
वचना	2500000
पारणापत्रा/भाडेपट्टयाच्या निवडणकार आभारणी देणी की पट्टेदार व वनाचे	2220517.2
पारणा पट्टेदारा व वनाचे (अमत्यास)	1) पारणाचे नाव:पालपर इतर वर्णन :- इतर माहिती: गीजे दोळीज ग नं 8,विभाग 5,मदनिका क्र 402,चौथा मजला,प्लॅटीनम ओक,टाईप ए/8,क्षेत्र 30.42 चौ मी कारपेट + ओपन टॅरस क्षेत्र 3.45 चौ मी कारपेट. ( ( Survey Number : 8 ; ) )
नवड	1) 30.42 चौ.मीटर
पारणा विका जुरी देण्यान असेल तेव्हा	1): नाव:-मं.प्रीनरपेस कल्लुक्थान प्रा. लि तर्फे डाय.मंजय श्रीमांकर तर्फे कु मृ मन्दीर श्रांतागम कदम - वय -46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: गावत्री पॅलेस ,देरामर लेन , हरीदास नगर, वारीवली प, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AACCG4201E
पारणा विका करून देणा-वा/निवड ठेवणा-या गिचे लाब विका दिवाणी न्यायालयाचा पत्ता किंवा आदेश अमल्यास,प्रतिवादिचे पत्ता	1): नाव:-अमृत प्रभाकर चव्हाण - - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: रू नं 12,नटु मेंडोसा चाळ,एम पी रोड,दहिलर पू,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-ALWPC0519P
पारणा विका करून घेणा-या पधकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा अमल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-आशिर्वाद प्रभाकर चव्हाण - - वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: रू नं 12,नटु मेंडोसा चाळ,एम पी रोड,दहिलर पू,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-ATZPC5974F
पारणा विका करून दिल्याचा दिनांक	27/04/2022
पत्र नोंदणी केल्याचा दिनांक	27/04/2022
पत्र नोंदणी करून घेण्याचा दिनांक	7256/2022
पारणापत्राप्रमाणे मूद्रांक शुल्क	175000
पारणापत्राप्रमाणे नोंदणी शुल्क	25000
पत्र	

दस्तावेजी विचारात घेतलेला तपशील:-

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