

Please Tick

Saving A/C No :		Branch FILE No.:	
CIF NO.		PAL/Take Over/NEW/Resale/Top up	
RLMS / LOS Reference No.		Tie Up No. <small>(if applicable)</small>	
Applicant Name : ROHIT P. VISHWAKARMA.			
Co-Applicant Name : DEEPA P. VISHWAKARMA			
Contact (Resi.):		Mobile : 7738057009	
Loan Amount : 27,00,000 - 27,00,000/		Tenure : 360 months.	
Interest Rate : 8.70 %		EMI :	
Loan Type : TAKE OVER		SBI LIFE :	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location : VASAI			
Property Cost : 40,00,000/			
Name of Developer / Vendor :			
RBO -	ZONE -	Branch :	(Code No)
Contact Person : SACHIN PAHURKAR		Mobile No: 8010392941	
Name of RACPC Co-ordinator along with Mob No.			
	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob. No.			



HL TO BE PARKED AT _____

BRANCH

Receipt (pavl)

350/2512

Monday, February 14, 2022

3:28 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2711

दिनांक: 14/02/2022

गावाचे नाव: वालीव

दस्तऐवजाचा अनुक्रमांक: वसइ3-2512-2022

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: रोहित प्रकाश विश्वकर्मा ..

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांचो संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:47 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

सह. दुय्यम निर्बंधक वर्ग-२

वसई क्र. ३

बाजार मुल्य: रु.2121000 /-

मोबदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1402202200219 दिनांक: 14/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013045356202122E दिनांक: 14/02/2022

बँकेचे नाव व पत्ता:

Registration ID: 202202145607
 मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)
 14 February 2022 03:22:14 PM

मूल्यांकनचे वर्ष: 2021
 जिल्हा: पालघर
 मूल्य विभाग: तालुका वसई
 मूल्य विभाग: 4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी
 क्षेत्राचे नांव: Vasai-Virar Municipal Corporation
 सर्व्हे नंबर / न भू क्रमांक: सर्व्हे नंबर#1

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
37500	37500	44400	47200	44400		

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	56.53 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर/सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 37500/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - Resale
 First Sale Date - 24/05/2012
 Sale Resale of built up Property constructed after circular dt 02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर
 = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
 = (37500 * (100 / 100)) * 100 / 100
 = Rs 37500/-

A) मुख्य मिळकतीचे मूल्य
 = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 37500 * 56.53
 = Rs 2119875/-

वसई - ३

दस्त क्र. 2492 T 2022

2/38

Applicable Rules = 3, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लग (चा गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील जाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + स्वयंचलित वाहन तळ

= A + B + C + D + E + F + G + H + I + J
 = 2119875 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs. 2119875/-
 = ₹ एकवीस लाख एकोणवीस हजार आठ शे पंच्याहत्तर /-

VILLAGE : WALIV
SURVEY N O. : 1 H No.3 Part
FLAT NO. : 203
AREA IN CARPET : 56.53 Sq. Mtrs.
AGREEMENT VALUE : Rs.35,00,000/-
GOVT. VALUE : Rs.21,21,000/-
STAMP DUTY : Rs.2,10,000/-
REGISTRATION FEES : Rs.30,000/-



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 14th day of February 2022 between **MR. SANJAY SHIVAJI PAWAR** (Pan No.ATEPP8336K) aged 53 years adult Indian inhabitant residing at Room No.203, Narmada House No.1, Parmatma Nagar, Waliv, Vasai Road-East, Taluka Vasai, Dist-Palghar-401208. hereinafter called '**THE TRANSFEROR**' (which expression shall unless repugnant to the context and meaning thereof include his heirs, administrators, executors and assigns etc.) of the **FIRST PART:**


1



वसई - ३
दस्ता क्र २५१२-१२०२०
६/३४

AND
MR. ROHIT PRAKASH VISHWAKARMA (Pan No. AGMPV8099E) aged 33 years, AND MRS. DEEPA ROHIT VISHWAKARMA (Pan No. BGUPV2719N) aged 31 years, both adults, Indian Inhabitants, residing at Yusuf Driver Chawl, Shree Ram Nagar, Cutting No.5, Kurar Village. Malad-East, Mumbai-400097. hereinafter called 'THE TRANSFEREES' (which expression shall unless repugnant to the context and meaning thereof include their heirs, administrators, executors and assigns etc.) of the

SECOND PART:



WHEREAS THE TRANSFEROR acquired the rights, title and interest in respect of Flat No. 203, admeasuring to 506.94 Sq. Ft (Carpet) area, Bldg No.01, on Second Floor, Building Known as "NARMADA HOUSE", situated at Revenue Village Waliv, on land bearing Survey No. 1 H No.3 Part, Plot No.4, Vasai-East, Taluka Vasai, Dist-Palghar-401208. within the Jurisdiction of Vasai-Virar Shahar Mahanagarपालिका in the limit of Sub-Registration Office Vasai, Dist-Palghar. (hereinafter referred to as 'the Said Flat' for brevity's sake).

WHEREAS by an Agreement For Sale dated 24/05/2012 duly registered in the Sub-Registrar office Vasai-3, Taluka Vasai, District-Palghar, vide registration No. Vasai-3-06621-2012 dated on 24/05/2012 the present Transferors have acquired said flat from MR. RAJU RAMSAWAMI PUROHIT (HUF), having its Office at Shop No.4, Mamata Estate, Waliv Phata, Vasai-East, Taluka Vasai, Dist-Thane, hereinafter called "THE BUILDERS"

AND WHEREAS the Transferor herein sells and transfers all the right, title and interest in respect of the said Flat and the Transferee

Rohit
Deepa

[Signature]

घसई - ३	
दस्ता क्र. २५१२/२०२२	
१०	२४

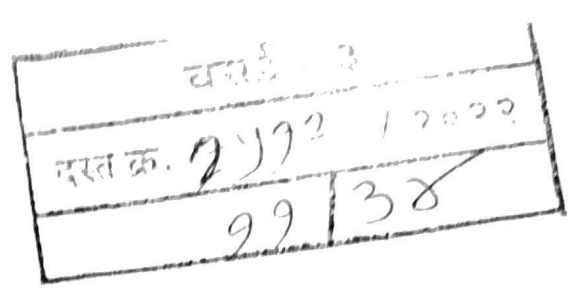
herein purchases and acquires the said Flat on 'OWNERSHIP BASIS' and WHEREAS the Builders/Developers have agreed to at request of the Transferor to transfer the Flat No.203, Bldg No.01, Building Known as "Narmada House", to the Transferee.

NOW THIS INDENTURE WITNESSES AS UNDER:

1. The Transferor is the sole and absolute owners and in exclusive possession of the said **Flat No.203**, on the **Second Floor**, Bldg No.01, Building known "**NARMADA HOUSE**", situated at **Village Waliv**, Vasai-East, Taluka Vasai, Dist-Palghar.
2. The Transferee acquire from the Transferor and the Transferor sells and transfers the said flat on 'OWNERSHIP BASIS' for the sum of **Rs.35,00,000/-** (Rupees Thirty Five Lakhs only) as full and final consideration of their claim to the said agreement for sale.
3. The Transferee has paid to the Transferor the sum of **Rs.5,00,000/-** (Rupees Five Lakhs only) being the part payment prior to the execution of this agreement and the receipt whereof the Transferors do hereby admit and acknowledge. The Transferees shall further agreed to pay balance amount of **Rs.30,00,000/-** (Rupees Thirty Lakhs only) by way of loan from Financial Institution / Bank within 45 (Forty-Five) working days from the date of registration of this Agreement. The Transferees shall pay the balance amount as aforesaid on the due date without fail and without any delay or default or demur as time in respect of the said payments is of the essence of the contract. If the Transferees makes delays or default within 45



[Handwritten signatures]
 Rohit
 Deek



12. The Transfer charges if any payable to the Developers will be borne equally by the Transferor and Transferees.

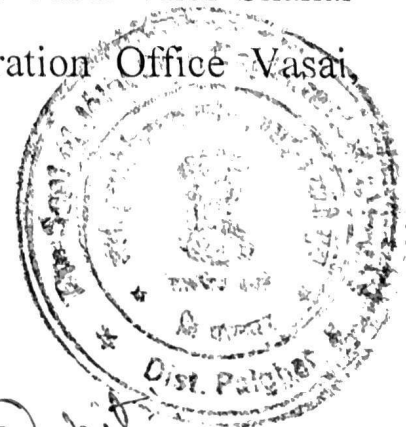
13. The Stamp duty and Registration charges shall be borne and paid by the Transferees.

Subject to the clause 3 & 4 above the Transferor hereby assign their rights, title and interest in the said flat to the Transferees who are entitled to hold, possess, occupy and enjoy the said flat without any interruption from them.

This Agreement shall always be subject to the provision of Maharashtra Co-operative Societies Act, 1960 and the rules made there under

SCHEDULE OF THE PROPERTY

Flat No. 203, admeasuring to **506.94 Sq. Ft (Carpet)** area, **Bldg No.01**, on **Second Floor**, Building Known as "**NARMADA HOUSE**", situated at **Revenue Village Waliv**, on land bearing **Survey No. 1 H No.3 Part**, Plot No.4, Vasai-East, Taluka Vasai, Dist-Palghar-401208. within the Jurisdiction of Vasai-Virar Shahr Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist-Palghar



[Handwritten signature]

9-2-38

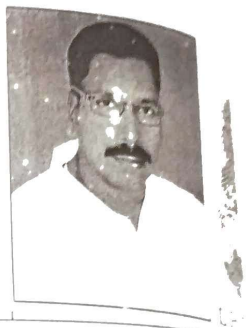
IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS TO THESE PRESENT ON THE DAY AND THE YEAR
HEREINABOVE FIRST WRITTEN:-

SIGNED, SEALED AND DELIVERED BY THE

Within named 'TRANSFEROR'

MR. SANJAY SHIVAJI PAWAR

Signature



In the presence of ...

1.

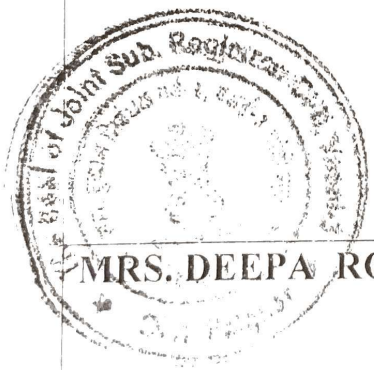
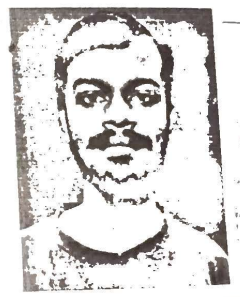
2.

SIGNED, SEALED AND DELIVERED BY THE

Within named 'TRANSFeree'

MR. ROHIT PRAKASH VISHWAKARMA

Signature



MRS. DEEPA ROHIT VISHWAKARMA

Signature



In the presence of ...

1.

2.

वसई - ३	
दस्ता क्र. २५९२८२०२२	
९३	३४

RECEIPT

I, **MR. SANJAY SHIVAJI PAWAR** hereby received a sum of **Rs.5,00,000/-** (Rupees Five Lakhs only) towards Part payment of the consideration value of Flat No.203, on the Second Floor, Bldg No.01, Building Known as "Narmada House", Village Waliv, Vasai-East, Taluka Vasai, Dist-Palghar, from **MR. ROHIT PRAKASH VISHWAKARMA and MRS. DEEPA ROHIT VISHWAKARMA** (Transferee)

CHEQ.NO.	BANK	DATE	AMOUNT
IMPS	Bank of Baroda	02/02/2022	Rs.1, 000/-
IMPS	Bank of Baroda	02/02/2022	Rs.1,00,000/-
NEFT	Bank of Baroda	02/02/2022	Rs.2,00,000/-
NEFT	Bank of Baroda	03/02/2022	Rs.1,99,000/-
		TOTAL:	Rs.5,00,000/-

I SAY RECEIVED

Rs.5,00,000/-



(SANJAY SHIVAJI PAWAR)

DATE :

PLACE : VASAI

दस्त क्र. 24924 2022

98/38



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

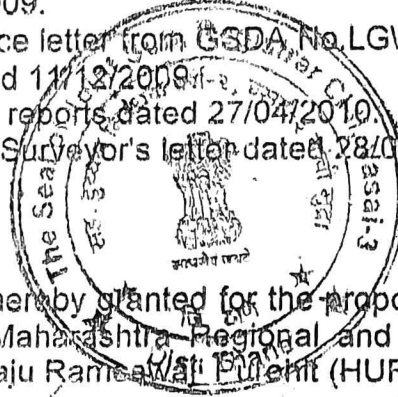
संदर्भ क्र. : CIDCO/VSR/CC/BP-4629/E/473

दिनांक : 31/05/2010
वसाई
दस्त क्र. ९९२ २०२२
39 180

To,
Mr. Raju Ramsawaji Purohit (HUF),
Mamata Estate, Shop No. 14,
Waliv fata, Waliv.Vasai(E),
DIST : THANE.

Sub: Commencement Certificate for the proposed layout of Residential Buildings on Plot No.4, S.No.1, H.No.3/pt of Village Waliv, Taluka Vasal, Dist. Thane.

- Ref: 1. NA order No.REV/DESK-1/T-VII/NAP/SR-108 dated 22/08/1983. from the Collector, Thane.
2. TILR M.R. No.378/86 dated 26/05/2003 for measurement. NOC for construction work from waliv Grampanchayt vide letter dated 04/07/2009.
Water assurance letter from GSDA No.LGW 10-2009/CN 157/ 101/ 987/2009. dated 11/12/2009.
EE(VV & BP)'s reports dated 27/04/2010.
Your Licensed Surveyor's letter dated 28/04/2010.



Development permission is hereby granted for the proposed layout for Residential Buildings under sec.45 of Maharashtra Regional and Town Planning Act,1966 (Mah.XXVII of 1966) to Mr.Raju Ramsawaji Purohit (HUF),

it is conditions mentioned in the letter No.CIDCO/VSR/CC/BP-4629/E/...472 dated 31/05/2010. The detail of the building are given below :

1. Location	: Plot No.4, S.No.1, H.No.3pt of Village .Waliv
2. Gross Plot Area(7/12)	: 1010.00 sq.m
3. Plot in possession	: 1003.00 sq.m.
4. Less: DP Road Area	: 6.89 sq.m.
5. Balance plot Area	: 996.11 sq.m.
6. Permissible FSI	: 1.00
7. Permissible Built up Area	: 996.11 sq.m.
8. Proposed Built up Area	: 990.31 sq.m.
9. No. of Buildings	: 2 Nos.

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (as per section 48 of MR &TP Act, 1966 and clause 2.42 &2.6.9 of sanctioned DCR 2001).

Contd....2

दस्तावेज क्र. 2492/2022
96/38



सिडको
शहरी विकास प्राधिकरण

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अभियाग कमिश्नरिअल वॉम्प्लोअस, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (फोन - ९५२५०) २३१०४८७ फॅक्स : (फोन-९५२५०) २३१०४८६

संदर्भ क्र. : CIDCO/VSR/CC/BP-4629/E/473

दिनांक : 31/05/2010

.....2.....

The amount of Rs.15,000/- (Rupees fifteen thousand only) deposited vide challan No.26616 dated 22/05/2010 with CIDCO as interest from 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 Regulation & Conditions attached to the permission covered by the Commencement certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

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 CIDCO.

You shall abide by the conditions as mentioned by EE(VV)'s in Engineering Report.



Yours faithfully,

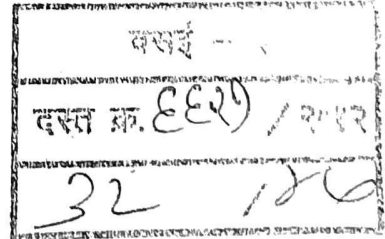
[Signature]

ASSOCIATE PLANNER/ ADDL.TPO (VV)

Encl : a/a

c.c. to :

1. M/s En-Con, Project Consultants,
G-7,8, D-Wing, Sethi Palce,
Ambadi Road, Vasai (W), Tal. Vasai.
Dist. Thane
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai.
4. Dy Commissioner,
Vasai Virar City Municipal Corporation
5. CUC (VV).



संश्लेषण कर्तव्य कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ६७९१ ८१०० फॅक्स : ००-९१-२२-६७९१ ८१०९

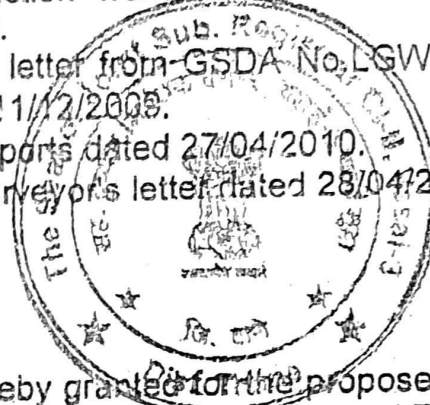
To,
✓ Mr. Raju Ramsawaji Purohit (HUF),
Mamata Estate, Shop No. 14,
Waliv fata, Waliv. Vasal(E),
DIST : THANE.

दिनांक : 31/05/2010

दस्तावेज -
दस्ता क्र. 6829/10
33 186

Sub: Commencement Certificate for the proposed Residential Building No.1 on Plot No.4, S.No.1, H.No.3 pt of Village Waliv, Taluka Vasal, Dist. Thane.

- Ref: 1. NA order No.REV/DESK-1/T-VII/NAP/SR-108 dated 22/08/1983. from the Collector, Thane.
2. TILR M.R. No.378/86 dated 26/05/2003 for measurement.
3. NOC for construction work from waliv Grampanchayt vide letter dated 04/07/2009.
- Water assurance letter from GSDA No.LGW 10-2009/CN 157/ 101/ 987/2009. dated 11/12/2009.
5. E.B/VV & BP's reports dated 27/04/2010.
6. Our Licensed Surveyor's letter dated 28/04/2010.



Development permission is hereby granted for the proposed layout for Residential building No. 1 under sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah.XXVII of 1966) to Mr.Raju Ramsawaji Purohit (HUF),

This drawing shall be read with the layout plan approved vide letter No.CIDCO/VSR/CC/BP-4629/E/ 473 dated 31/05/2010, and the conditions mentioned in the letter No.CIDCO/VSR/CC/BP-4629/E/ 472, dt 31/05/2010. The detail of the building are given below :

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Flats	Total B.U.A. (in Sq.m.)
1.	Residential	1	St/Gr.+3	14	579.13

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Contd.....2.

हर व

विकास महामंडळ (महाराष्ट्र) मर्यादित

अभियंता कमर्शियल कॉम्प्लेक्स, दूसरा भजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

CIDCO/MVSR/CC/BP-4629/E/ 47E

दिनांक : 31/05/2010

.... 2

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO.

You shall construct cupboard if any, as per sanctioned D.C. Regulations.

Yours faithfully,

Neeraj
ASSOCIATE PLANNER//ATPO (W)

Encl.: a/a.

c.c. to:

M/s. En-Con Project & Architectural Consultants
G-7/8, Wing - D, Sethi Palace
Ambadi Road, Vasai
Vasai (W), Taluka Vasai,
DIST : THANE.

वसाई -
दस्ता क्र. ६६२९/२०१२
३४ १४६



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अभिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०

दूरधनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४८८

संदर्भ क्र. :

CIDCO/VSR/CC/BP-4629/E/ 477

दिनांक: ३१/०५/२०१०

दस्ता क्र. ६६२९

To,
Mr. Raju Ramsawaji Purohit (HUF),
Mamata Estate, Shop No. 14,
Walliv fata, Walliv. Vasai(E),
DIST : THANE.

Sub: Commencement Certificate for the proposed Residential Building No. 2 on Plot No.4, S.No.1, H.No.3 pt of Village Walliv, Taluka Vasai, Dist. Thane.

- Ref: 1. NA order No.REV/DESK-1/T-VII/NAP/SR-108 dated 22/08/1983 from the Collector, Thane.
2. TILR M.R. No.378/86 dated 26/05/2003 for measurement.
3. NOC for construction work from waliv Grampanchayat vide letter dated 04/07/2009.
4. Water assurance letter from GSDA No.LGW 10-2009/CN 157/ 101/ 987/2009. dated 11/12/2009.
5. EE(VV & BP)'s reports dated 27/04/2010.
6. Your Licensed Surveyor's letter dated 28/04/2010.

Sir / Madam,

Development permission is hereby granted for the proposed layout for Residential Building No. 2 under sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah.XXVII of 1966) to Mr.Raju Ramsawaji Purohit (HUF),

This drawing shall be read with the layout plan approved vide letter No.CIDCO/VSR/CC/BP-4629/E/ 473 dated 31/05/2010, and the conditions mentioned in the letter No.CIDCO/VSR/CC/BP-4629/E/ 472, dt. 31/05/2010. The detail of the building are given below :

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Flats	Total B.U.A. (In Sq.m.)
1.	Residential	2	St/Gr.+3	11	411.18

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Contd.....2

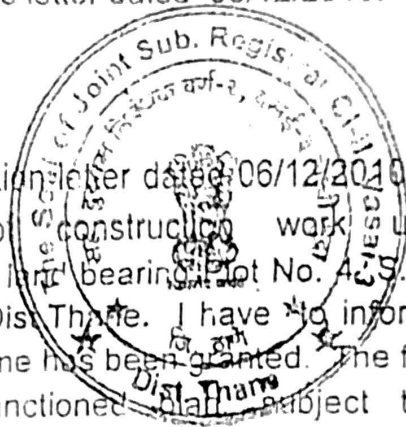
नोंदणीकृत कार्यालय : 'निर्मल' दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१. दूरधनी २३५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९
मुख्य कार्यालय : सिडको भवन, सी. वी. सी. वेलापूर, नवी मुंबई - ४०० ९९४. दूरधनी : ३७९१ ८९०० फॅक्स : ००-९१-२२-४७९१ ८९९९

17438
16/20/10
Mr. Gov. Ramsowaj Purohit (HUF)
Mangata Estate, Shop No 14,
Vadiv Jata, Waliv Vasai (L.),
DIST. THANE.

Subject: Plinth Completion Certificate for proposed Residential Building No.1 & 2 on land bearing Plot No. 4, S.No. 1, H.No.3 /pt. of Village -Waliv, Taluka Vasai, Dist.Thane.

- Ref: 1) Commencement Certificate No. CIDCOMVSR/CC/BP-4629/E/473 dated 31/05/2010.
2) Your licensed surveyor's letter dated 06/12/2010.

Sir/ Madam,



In reference to your intimation letter dated 06/12/2010 from your licensed surveyor regarding completion of construction work upto Plinth level in Residential Building No.1 & 2 on land bearing Plot No. 4, S.No. 1, H.No.3 /pt. of Village -Waliv, Taluka 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.

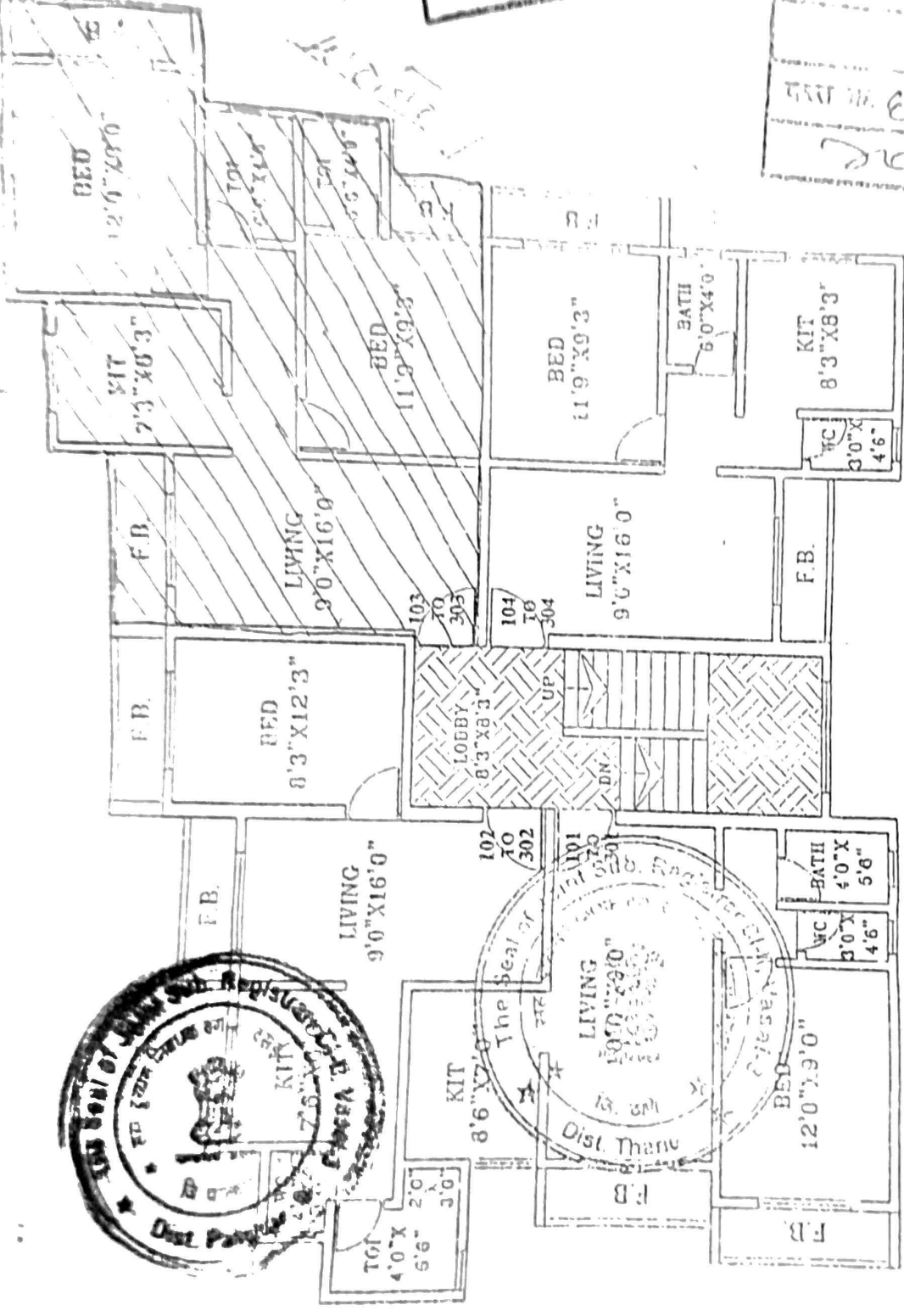
You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/ dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

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.

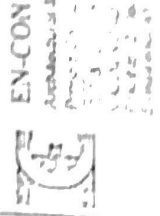
You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the O.C.C. of the last building

वसई - ३
 प्लॉट नं. १११२ १००२१
 २१४ ३४

प्लॉट नं. ६६२९, २०१२
 २० १४०



**** TYPICAL FLOOR PLAN (1ST TO 3RD) ****
(BLDG.NO. 1)



EN-CON
 Architects & Development Works
 Plot No. 1279, Pali Road, Mumbai - 400 040
 Phone: 2611 1111, 2611 1112
 Fax: 2611 1113
 Email: info@en-con.com

**** NARMADA HOME (A) ****
 PROPOSED RESIDENTIAL BUILDING
 OFF LAND BEARING PLOT NO. 4, S.NO 1, H.NO 1171
 VILLAGE: WAIIV, TAL. VASAI DIST. THANE

BUILDERS
 ** MACTAC REALTY DEVELOPERS **
 WAIIV BHAD: NARMADA ESTATE
 PLOT NO. 4

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



दस्तावेज क्र. 2012/04/03/04/01/01
दिनांक 2012-13
ई-मेल vasaiVirarCorporation@yahoo.com

VVCMC/TP/OC/VP-0069/487/2012-13
स्थापना : 3 जुलै २००९

जा.क्र. व वि.श.म. 02
दिनांक 01/12/2013

Mr. Raju Ramsawaji Purohit (HUF)
Mamata Estate, Shop No.14,
Waliv Fata,
Vasai (E), Tal-Vasai,
Dist-Thane.

वसई - ३
दस्त क्र. 2492 + 2022
24 38

Sub: Grant of Occupancy Certificate for Residential Building No. 1 & Residential Building No. 2 on land bearing Plot No.4, S. No. 1, H. No. 3(Pt.) of Village- Waliv, Taluka-Vasai, Dist. Thane.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-4629/E/473 dated 31/05/2010 .
- 2) Development Completion Certificate dt 01/01/2013 from the Licensed Surveyor.
- 3) Structural stability certificate from Structural Engineer vide letter dated 01/01/2013.
- 4) Plumbing certificate dated 01/01/2013.
- 5) Receipt No.6066 Dt.23/01/2013 from Vasai Virar City Municipal Corporation for potable water supply..
- 6) Letter From Rain Water Harvesting Consultant Dt.21/12/2012.
- 7) Your Registered Engineer's letter dated 01/01/2013.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No. 1 & Residential Building No. 2 on land bearing Plot No.4, S. No. 1, H. No. 3(Pt.) of Village- Waliv, Taluka-Vasai, Dist. Thane, along with as built drawings.

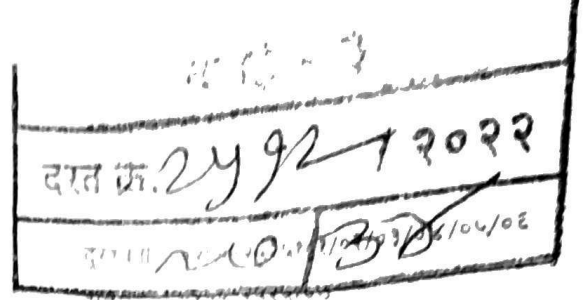
Contd.....2.....

**TRUE COPY
CERTIFIED**

[Signature]
**SANJAY S. NARANG
REGISTERED ENGINEER
(Regn.No.:VVCMC/ENR/01)**



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



ई-मेल vasavirarcorporation@yahoo.com

स्थापना 3 जुलै 2009
VVMC/TP/OC/VP-0069/487/2012-13

जा क्र व वि श म ०२
दिनांक Dt. 13/01/2013.

OCCUPANCY CERTIFICATE


I hereby certify that the development for Residential Building No. 1 with Built up area 579.13 Sq.m & Residential Building No. 2 with Built up area 411.18 Sq.m on land bearing Plo: No.4, S. No. 1, H. No. 3(Pt.) of Village- Waliv, Taluka-Vasai, Dist. Thane completed under the supervision of M/s. En-Con Project & Architectural No. 1 (Plot Consultants, Registered Engineer (License/Registration No. VVMC/ENGR/01) and has been inspected on 14/01/2013 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-4629/E/473 dated 31/05/2010 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council/ Offices of the Municipal Corporation.
- 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.



**TRUE COPY
CERTIFIED**

Contd...2.....


**SANJAY S. NARANG
REGISTERED ENGINEER
(Regn.No.:VVMC/ENGR/01)**

वर्ग - ३
 दस्त क्र. २५९२/२०२२
 २६/३४

PROFORMA II

CONTENTS OF SHEET

GP FLR PLAN, 1ST TO 3RD FLR PLANS, TERRACE FLR PLAN, ARCHITECTURAL DETAILS,
 PARKING AREA STATEMENT, TOTAL BUILT UP AREA STATEMENT, DESCRIPTION OF PLATE, PREMIUM CALCULATION

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.02.2003 AND THE DIMENSIONS OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA WORKED OUT VALUES WITH THE AREA OF THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY DEPTD

Niraj Arora
 Signature of Licensed Surveyor/Engineer
 Structural Engineer / Supervisor

THIS PLAN SHALL NOT BE
 CONSIDERED AS A PROOF
 OF OWNERSHIP, FOR ANY
 PURPOSES OF APPLICANT

STAMP OF DATE OF RECEIPT OF PLANS AND STAMP OF APPROVAL OF PLANS

Approved as amended in.....
 Subject to the Conditions mentioned
 in this Order Letter No. G/DC/1/199/CC/3P-4629/E/477
 Dated: 21/05/2010
Niraj Arora
 ASSOCIATE PLANNER (VVS)R
 CIDCO LIMITED,
 AMBANI INTERNATIONAL COMPLEX
 SECOND FLOOR, VASAI (EAST),
 DIST. THANE

REVISIONS

DATE SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING PLOT NO. 4, SNO 1, H.NO.3(PT)
 AT VILLAGE WALIV, TAL VASAI, DIST THANE

NAME OF OWNER

M. RAJU HARSHAVAJI PURBHAI (HUF)

SIGNATURE OF APPLICANT

राजेश

JOB NO. DATE
 FILE NO-1402 10/05/2010
 DRAWING NO. SCALE
 53 OF 53 AS SHOWN
 NORTH LINE DRAWN BY
 YASIN MEMON
 CHECKED BY



Niraj Arora
 NIRAJ S. GILL
 LICENSED SURVEYOR
 RDC, No. 10/1

G 7/8 "D" WING, SETHI PALACE, AMBANI RD
 VASAI ROAD (WEST) 401 202
 PHONE 85250-2336318, 2333404
 E-mail: nirancon1@rediffmail.com

4/20/01/1 DAYAN RESIDENTIAL APZAL PALS. NO. 1, H.NO. 3(PT), SUBDIVISION

सूची क्र.2

दुय्यम निर्वाहक मंत्र दु नि वगई 3

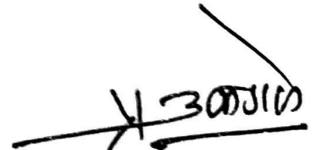
दम्न क्रमांक: 2512/2022

नोंदणी :

Regn:63m

गावाचे नाव : वालीव

1) बिलेखाचा प्रकार	करारनामा
2) मोबदला	3500000
3) बाजारभाव (भाडेपट्टयाच्या बाबत नपट्टाकार आकारणी देतो की पट्टेदार ते मूद करावे)	2121000
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन: , इतर माहिती: , इतर माहिती: गाव मौजे वालीव, सर्वे नं. 1, हिस्सा नं. 3 पैकी, प्लॉट नं. 4, सदनिका क्र. 203, दुसरा मजला, बिल्डिंग नं. 1, नर्मदा हाऊस, वालीव गाव, वसई पूर्व, तालुका वसई, जिल्हा पालघर, सदनिका क्षेत्र. 56.53 चौ. मी. कार्पेट ((Survey Number : 1, H.N. 3 part ;))
5) क्षेत्रफळ	1) 56.53 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दम्न ऐवज करून देणा-या/लिहून ठेवणा-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-संजय शिवाजी पवार - वय:-53; पत्ता:-प्लॉट नं: रूम नं. 203, माळा नं:-, इमारतीचे नाव: नर्मदा हाऊस नं. 1, ब्लॉक नं: परमात्मा नगर, वालीव, रोड नं: वसई रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:- ATEPP8336K
8) दम्न ऐवज करून घेणा-या प्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहित प्रकाश विश्वकर्मा - वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: युसूफ ड्रॉयव्हर चाळ, ब्लॉक नं: श्री राम नगर, कटिंग नं. 5, कुरार गाव, रोड नं: मालाड पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AGMPV8099E 2): नाव:-दिपा रोहित विश्वकर्मा - वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: युसूफ ड्रॉयव्हर चाळ, ब्लॉक नं: श्री राम नगर, कटिंग नं. 5, कुरार गाव, रोड नं: मालाड पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-BGUPV2719N
9) दम्न ऐवज करून दिल्याचा दिनांक	14/02/2022
10) दम्न नोंदणी केल्याचा दिनांक	14/02/2022
11) अनुक्रमांक, खंड व पृष्ठ	2512/2022
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शंरा	


सह. दुय्यम निर्वाहक वर्ग-२
वर्ग क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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