

350/10758

पावती

Original/Duplicate

Thursday, October 29, 2020
6:39 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11373 दिनांक: 29/10/2020

गावाचे नाव: गोखिबरे

दस्तावेजाचा अनुक्रमांक: वसई3-10758-2020

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: महेश मोहनराज कातखेडे -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी


रु. 1480.00

पृष्ठांची संख्या: 74

एकूण:

रु. 31480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:59 PM ह्या वेळेस मिळेल.


Sub Registrar Vasai 3

बाजार मूल्य: रु. 1832000/-

मोबदला रु. 3300000/-

भरलेले मुद्रांक शुल्क : रु. 99000/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

1) देयकाचा प्रकार: By Cash रक्कम: रु 1480/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006294170202021E दिनांक: 29/10/2020

बँकेचे नाव व पत्ता:





29/10/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 10758/2020

नोंदणी :

Regn:63m

गावाचे नाव : गोखिवरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3300000 - 1 Para
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1832000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : , इतर माहिती: गाव मीजे गोखिवरे,विभाग क्र 2,सर्वे नं 256 & 257, व 18, सदनिका क्र 103,पहिला मजला,बंडर रेसिडेन्सी सी विंग,बिल्डिंग नं 2,गोखिवरे,तालुका वसई,जिल्हा पालघर,सदनिका क्षेत्र 34.47 चौ मी कार्पेट (Survey Number : 256 & 257, व 18 ;)
(5) क्षेत्रफळ	1) 34.47 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स न्यू गॅलेक्सी इंटरप्राइसेस तर्फे भागीदार जुबेदाबेन हबीबभाई कासमानी तर्फे कु सु सिराज कासमानी - वय:-25; पत्ता:-प्लॉट नं: शॉप नं 02, माळा नं: -, इमारतीचे नाव: बंडर रेसिडेन्सी, ब्लॉक नं: फादरवाडी, रोड नं: वसई-पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAOFN9414F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश मोहनराज कातखेडे - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हसनबाद, ब्लॉक नं: -, रोड नं: जालना,महाराष्ट्र, महाराष्ट्र, औरंगाबाद. पिन कोड:-431135 पॅन नं:-DEZPK0693R
(9) दस्तऐवज करून दिल्याचा दिनांक	29/10/2020
(10) दस्त नोंदणी केल्याचा दिनांक	29/10/2020
(11) अनुक्रमांक, खंड व पृष्ठ	10758/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	99000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२
वसई 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.

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२०

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५ब

२. सादर कर्त्याचे नाव :

महेश मोहनराज कारभारे

३. तालुका :

वसई

४. गावाचे नाव :

वाल्मीक

वसई - ३

दस्त क्र. १०७५८/२०२०

११७४

५. नगरभुमापन क्रमांक सर्व्हे क. अंतिम भुखंड क्रमांक : २३६,२५७,१८

६. मुल्य दरविभाग झोन :

२

उपविभाग :

७. मिळकतीचा प्रकार :

निवासी

अनिवासी

५४३००

८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ३५.५७ चौ. मीटर विल्ट अप

९. कारपार्किंग :

गच्ची :

पोटमाळा

:

१०. मजला क्रमांक :

घसारा

:

११. बांधकामाचा प्रकार :

आर आर सी

१२. बाजारमुल्य तक्त्त्यातील मार्गदर्शक सुचना क्र. :

ज्याअन्वये दिलेली घट वाढ

१३. निर्धारित केलेले बाजारमुल्य

:

रु. ३३,१००,०००

१४. दस्तात दर्शविलेला भोवदला

:

रु. १८,३२,०००

१५. देय मुद्रांक शुल्क : रु. भरलेले मुद्रांक शुल्क : रु. ११,०००

१६. नोंदणी फी

:

रु. ३०,०००



लिपीक

सह दुय्यम निबंधक



CHALLAN
MTR Form Number-6

वसई - ३
दस्ता क्र. १०७५८/२०२०
२१०४



MH006294170202021E	BARCODE	Date	29/10/2020-12:05:29	Form ID	25.2
Department	Inspector General Of Registration				
Category of Payment	Stamp Duty Registration Fee				
Payer Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR				
Location	PALGHAR				
Period	2020-2021 One Time				
Account Head Details	Amount In Rs.	Flat/Block No.	Premises/Building		
0046401 Stamp Duty	99000.00		Flat No 103 Bldg No 2 Wonder Residency C Wing		
0063301 Registration Fee	30000.00	Road/Street	Gokhiware		
		Area/Locality	Tal Vasai		
		Town/City/District			
		PIN	4	0	1 2 0 8
		Remarks (If Any)	SecondPartyName=New Galaxy Enterprises-CA=3300000		
		Amount In Words	One Lakh Twenty Nine Thousand Rupees Only		
	1,29,000.00				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332020102914150	2638518110	
Cheque/DD No.	Bank Date	RBI Date	29/10/2020-12:06:43	Not Verified with RBI	
Name of Bank	Bank-Branch	IDBI BANK			
Name of Branch	Scroll No. , Date	Not Verified with Scroll			

Department ID :

E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9823412541

चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



वसई - ३
दस्ता क्र. १६७५८/२०२०
५१७४

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 29th day of October, 2020,

By and Between

M/S. NEW GALAXY ENTERPRISES, a Partnership firm having its address at, Shop No.02, Wonder Residency, Fatherwadi, Bus Stop, Gokhivare, Vasai Road East, Taluka Vasai, Dist Palghar 401208, (PAN No.AAOFN9414F), represented by its Partner /authorized. signatory **Mrs. JUBEDABEN HABIBBHAI KASMANI** having Aadhar Card No.5448 1077 5357, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

AND

MR. MAHESH MOHANRAJ KATKHEDE having Pan No.DEZPK0693R and (Aadhar No.7476 6589 8687) aged about 28 years, an adults, Indian inhabitants, residing at: Hasanabad, Jalna, Maharashtra-431135, Hereinafter called the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).



मजुदर
Promoter

1

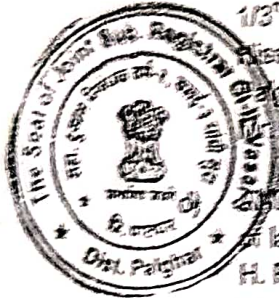
मजुदर
Allottee/s

वसई - ३
सं. १०७५८/१०२०
६१०७

a) One Mr. E. K. Santosh & Mr. James Mackole were the owners of land bearing Survey No. 256, Hissa No. 8, area admeasuring 0-05-2 H. R. P. & Survey No. 256, Hissa No. 3, area admeasuring 0-02-0 H. R. P., both situated at revenue village Gokhivare, Tal. Vasai, Dist. Palghar.

b) AND WHEREAS vide registered Deed of Conveyance dated 01/09/2009, registered vide its Registration No. Vasai-1-07677-2009 Mr. Dayalal Nathabhai Thurnur, Mr. Usman Habibbhai Kasmani & Mrs. Bindu Santosh had Purchased the said land bearing Survey No. 256, Hissa No. 3 & 8, situated at Village Gokhivare, Taluka Vasai, Dist. Palghar.

c) AND WHEREAS vide Deed of Release dated 15/04/2010, vide its Registration No. Vasai-1-3808-2010 Mrs. Bindu Santosh released her 1/3rd share in the above stated property bearing Survey No. 256, Hissa No. 3 & 8, situated at Village Gokhivare, Taluka Vasai, Dist. Palghar and the remaining two i.e. Mr. Dayalal Nathabhai Thurnur & Mr. Usman Habibbhai Kasmani become the absolute owners thereof.



AND WHEREAS one Mr. Rakesh Kumar Wadhawan was the owners of land bearing Survey No. 18, Hissa No. 1 area admeasuring 0-43-2 H. R. P. & Survey No. 18, Hissa No. 2, area admeasuring 0-04-3 H. R. P. situated at Village Gokhivare, Taluka Vasai, Dist. Palghar.

e) AND WHEREAS vide Deed of Conveyance dated. 29/09/2011, vide its Registration No. Vasai-3-12504-2011, the said Mr. Rakesh Kumar Wadhawan sold the said land to Mr. Dayalal Nathabhai Thurnur & Mr. Usman Habibbhai Kasmani.

f) AND WHEREAS Mr. E. K. Santosh & Mr. James Mackole were the lease holder of land bearing Survey No. 257 admeasuring H. R. P. 0-06-0, assessed at Rs. 1.44 Ps., lying being and situated at Village Gokhivare, Taluka Vasai, Dist. Palghar.

g) AND WHEREAS by a lease Deed dated 01/09/2009 and registered in the office of Sub-Registrar at Vasai-1 under serial No. 07678/2009 dated 01/09/2009, Mr. E. K. Santosh & Mr. James Mackole transferred their lease right of the said land to 1) Mr. Dayalal Nathabhai Thurnur 2) Mr. Usman Habibbhai Kasmani & 3) Mrs. Bindu Santosh.

h) AND WHEREAS by a Release Deed dated 29/04/2010 Mrs. Bindu Santosh had released her lease right in the said land in favour of 1) Mr. Dayalal Nathabhai Thurnur 2) Mr. Usman Habibbhai Kasmani.

i) AND WHEREAS vide Agreement to Transfer of Development Rights 1) Mr. Dayalal Nathabhai Thurnur 2) Mr. Usman Habibbhai Kasmani have Purchased TDR rights of 1112.18 sq. mtrs. Built up area from Mr. Suresh Hiraji Patil, reserved under the Folio No. 0016, certificate

अभिषेक

Promoter

(Signature)
Attorney/s

वसई - ३
दस्त क्र. १००५८/२०१०
७/७८

No. 017 dt . 05/06/2013 of Vasai Virar City Municipal vide registration
No. Vasai-3-5319/2013.

- j) AND WHEREAS vide Agreement to Transfer of Development Rights
1) Mr. Dayalal Nathabhai Thumur 2) Mr. Usman Habibbhai Kasmani.
Purchased TDR rights of 729.26 sq. mtrs. Built up area from
Mrs.Geeta Waman Deshmukh, which was reserved under the Folio
No. VVCMC/TDR/002/2013-14, certificate No. 009 dated 0705/2013
of Vasai Virar City Municipal Corporation. The said Agreement was
registered vide registration No. Vasai-4-2815/2013.
- k) As such Mr. Dayalal Nathabhai Thumur, Mr. Usman Habibbhai
Kasmani (hereinafter referred as **The Owner**) becomes the owners
of land bearing Survey No. 256 Hissa No. 3 & 8, & Survey No. 18
Hissa No. 1 & 2 of village Gokhivare, Tal. Vasai, Dist. Palghar and
lease holders of land bearing Survey No .257 of Gokhivare, Taluka
Vasai, Dist. Palghar. AND Mr. Dayalal Nathabhai Thumur, Mr. Usman
Habibbhai Kasmani have form partnership Firm M/S. GALAXY
ENTERPRISES and introduced land bearing Survey No. 256 Hissa
No. 3 & 8, & Survey No. 18 Hissa No. 1 & 2 of village Gokhivare, Tal.
Vasai, Dist. Palghar and lease holders of land bearing Survey No .257
of Gokhivare, Taluka Vasai, Dist. Palghar. as their capital in the Firm.
- l) The owners has amalgamated the above mentioned survey numbers
of village along with two purchased TDR rights and the Planning
authority CIDCO & VVCMC, approved a total Lay-out of the residential
complex situated at Revenue Village Gokhivare, tal. Vasai, Dist.
Palghar and more fully described in further details in the Schedule "A"
written hereunder (hereafter referred to as the "said property" for
brevity's sake is absolute property of the present "Owner". And the
subject property of this Development agreement falls under part of
Survey No. 256 Hissa No. 3 & 8, & Survey No. 18 Hissa No. 1 & 2 of
Village Gokhivare, Tal. Vasai, Dist. Palghar and lease holders of land
bearing Survey No .257 of Gokhivare, Taluka Vasai, Dist. Palghar.
- m) That then planning authority CIDCO has granted the NOC permission
for NA Vide latter no. CIDCO/VSR/BP/NA NOC-337/E/5417
Dt. 07/12/2009 and revised NOC for N.A. permission granted vide
latter no. VVCMC/TP/NA NOC/VP-0416/95/2011/12 dated
21/04/2011 to the Owners.
- n) The said land has been converted into Non-Agricultural by
of the Collector of Thane vide its order bearing No. RD-151
9/NAP/SR-64/2011, Dated 20/09/2011. (the copy of Non-Agricultural
permission annexed as "Annexure VII" hereto).
- o) That VVCMC the planning authority for Vasai-Virar Sub Region has
sanctioned the building permission for the said land and also
granted Original Commencement Certificate No. VVCMC/TP/RDP/VP-



मधुकर

Promoter

3

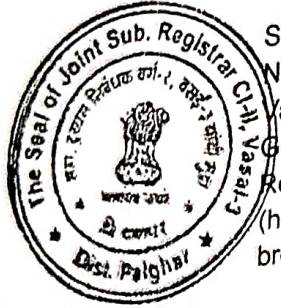
अशोक
Allottee/s

वसई - ३
दस्तावेज. १०६५२ / १०१०
०४१६/३००/२०१४-१४

(the copy of Commencement Certificate annexed as "Annexure VIII" hereto)

p) The Lay-out plan is approved by VVCMC Vide its Commencement Certificate No. VVCMC/TP/RDP/VP-0416/300/2014-14, Consisting of Building No. 02, Wing C. The owner intends to grant/ sanction/ sell Development rights for:

Predominant Building	Bldg. No.	No. of Floors	No. of Flats	Built up area (Sq. Mtrs)
residential named "WONDER RESIDENCY"	2, Wing C	Stilt + 7	55	2315.16



Situated on part of the Survey No. 256 Hissa No. 3 & 8, Survey No.257 (Pt) & Survey No. 18 Hissa No. 1 & 2 of village Gokhivare, tal. Vasai, Dist. Palghar, Out of the total Lay-out situate at Village Gokhivare, tal. Vasai, Dist. Palghar and within the Jurisdiction of Sub-Registrar Vasai (More particularly described in Schedule "B") (hereinafter referred to as the "Said developmental property" for brevity's sake) to any prospective purchaser of F.S.I.

q. The Owner has agreed to grant development rights to the Developer herein for developing and constructing the Proposed Building and use the constructed Build up Area 2315.16 square meters out of Constructed Build-up Area/FSI available from said Property (herein after referred to and called as "the said FSI"). The Developers is acquiring only the rights to develop/construct the said FSI area and consume the same, as mentioned herein above, subject to compliance of the terms and conditions mentioned in the sanctions, permissions and approvals by the competent authorities from time to time.

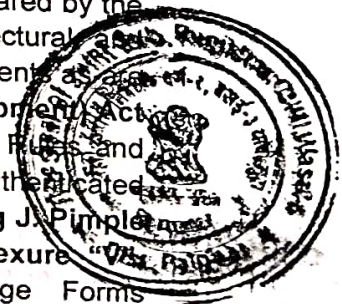
r. AND WHEREAS By virtue of duly registered Development Agreement dated 15/02/2018 duly registered within the limit of Sub-registrar Vasai-6, vide its registration No.Vasai-6-1052-2018 on dated 15/02/2018, the said owner Mr. Usman Habibbhai Kasmani Partner of M/s. Galaxy Enterprises, has granted Development Right to M/S. NEW GALAXY ENTERPRISES, more particularly mentioned in the Second Schedule and properties more particularly mentioned in the said Development Agreement on the terms and conditions contained therein. HOWEVER at the time of registration of the aforesaid Agreement the plan for the proposed Residential with Shop line Building No.2, Wing C, having 55 Nos. of Flats consisting of Stilt/ plus 7 upper floors, total admeasuring constructed Built up area 2315.16 square meters. (the copy of Index II of Development Agreement annexed as "Annexure IV" hereto)

प्रमोटर
Promoter

(Signature)
Allottee/s

वसई - ३
दस्ता क्र. १०७५८ / २०२०
e/168

- s. Mr. Usman Habibbhai Kasmani Partner of M/s. Galaxy Enterprises, have also executed POWER OF ATTORNEY in favour of M/S. NEW GALAXY ENTERPRISES, to develop Residential with Shop line Building No.2 Wing C, having 55 Nos. of Flats consisting of Stilt/ plus 7 upper floors, total admeasuring constructed Built up area 2315.16 square meters, vide registered POWER OF ATTORNEY in the office of Sub-Registrar Vasai 6.
- t. The Said Land is earmarked for the purpose of building No.2 a [commercial/residential/any other purpose] project, sanctioned comprising Stilt/Gr+7 storey apartment buildings and [insert any other components of the Projects] and the said project shall be known as 'WONDER RESIDENCY C WING, BUILDING NO.2 ("Project").
- u. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;
- v. AND WHEREAS the Promoter has entered into a standard Agreement with an Architect M/s. Shree Consultants Architectural and Structural works Projects Consultants registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- w. AND WHEREAS the Promoter has appointed M/s. A Cube Consultants as structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
- x. AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;
- y. AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s. Shree Consultants Architectural and Structural works Projects Consultants of such other documents specified under The Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder; AND WHEREAS the authenticated copies of Certificate of Title issued by the Advocate Parag J. Pimple of the Promoter (annexed hereto and marked as Annexure I) and authenticated copies of Property card or extract of Village Forms 7/12, Index-II or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the



usman

Promoter

Parag J. Pimple
Allottee/s

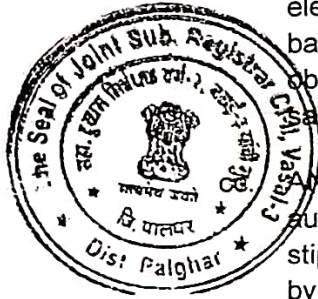
वसई - ३
दस्तावेज क्र. १०७५८/१०१०
१०/०७ Apartments are

constructed or are to be constructed have been annexed hereto and marked as **Annexure VI**, respectively.

z. AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure ,

aa. AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure IX**

bb. AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building



AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

dd. AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

ee. AND WHEREAS the Allottee is offered an Flat bearing number 103 on the **1st Floor**, in (herein after referred to as the said "Apartment") in the of the Building called "**WONDER RESIDENCY C WING, BUILDING NO.2**" (herein after referred to as the said "Building") in constructed of the said project, by the Promoter

ff. AND WHEREAS the carpet area of the said Apartment is **34.47 square Meters** "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

gg. AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and

प्रमोटर

Promoter

अलॉट्टी/स

Email ID : _____

वसई - ३
दस्त क्र. १०७१५२०२०
२५/१०/२०

PROMOTER: M/S. NEW GALAXY ENTERPRISES,
Represented by its authorized Partner Mrs. JUBEDABEN
HABIBBHAI KASMANI

ADD: Shop No.02, Wonder Residency, Fatherwadi, Bus Stop,
Gokhivare, Vasai Road East, Taluka Vasai, Dist Palghar 401208
Notified Email ID: dangechem@gmail.com

It shall be the duty of the Allottee/s and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee/s, as the case may be.

28. **JOINT ALLOTTEES** That in case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s
29. **Dispute Resolution:** - Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Real Estate Regulation Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
30. **GOVERNING LAW** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Vasai courts will have the jurisdiction for this Agreement

THE FIRST SCHEDULE ABOVE REFERRED TO

"A" SCHEDULE OF LAND PROPERTY

ALL THAT Non-Agriculture (N.A.) Land bearing 1) Survey No. 256, Hissa No.8, admeasuring 0-05-3 H.R.P. 2) Survey No.256, Hissa No. 3, admeasuring 0-02-0 H. R. P. 3) Survey No. 18, Hissa No. 1 area admeasuring 0-43-2 H. R. P. & 4) Survey No. 18, Hissa No. 2, area admeasuring 0-04-8 H. R. P. 5) Survey No. 257 admeasuring H. R. P. 0-06-0, assessed at Rs. 1.44 Ps., lying being situate, lying and being at Village: Gokhivare, Taluka: Vasai, District Palghar, within the limit of Sub Registrar Vasai.

०३/१०/२०

Promoter

21



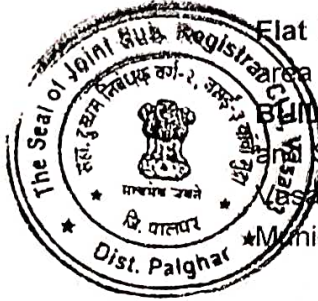
Allottee/s

वसई - ३
दस्ता क्र. १००५८/२०१०
२६/१०४

"B" SCHEDULE OF F.S.I.

All THAT Residential Building Wing C, having 55 Nos. of Flats consisting of Still/ plus 7 upper floors, total admeasuring constructed Built up area 2315.16 square meters, and situate, lying and being at Village: Gokhivare Taluka: Vasai, District: Palghar, within the limit of Sub Registrar Vasai.

"C" SCHEDULE OF APARTMENT/FLAT PROPERTY



Flat No.103, on the 1st Floor, admeasuring 34.47 Sq. Mtrs. Carpet area in Building known as "WONDER RESIDENCY C WING, BUILDING NO.2" constructed on the properties mentioned in the First Second Schedule, lying being & situated at **Village Gokhivare, Tal. Vasai, Dist. Palghar (old Thane)** and within the limits of Vasai Virar City Municipal Corporation and within the jurisdiction of Sub-Registrar Vasai.

THE SECOND SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF COMMON AREAS AND COMMON FACILITIES

1. Common areas shall include :-

- a) Areas covered under the external and internal walls and pardis (built up areas)
- b) Staircases, lobbies, passages and landings, common terraces (excluding pocket/attached terraces abutting certain flats and, as such, exclusively allotted to Purchaser of the said flat) Open spaces appurtenant to the building including garden.

2. Common facilities in the building shall include :-

- a) Overhead and underground water storage tanks and water pipes, water meter, pump room with pumps and accessories.
- b) Drainage and sewerage including septic tank and soak etc.
- c) Electrical common load wiring, starters/switches and all common wirings.
- d) Common lights in staircases, landings, gates, terrace and compounds.
- e) Unallotted open bathroom spaces.
- f) Compound gate/s
- g) Common Compound walls.
- h) Lift

प्रमोटर

Promoter

अलॉट्टी/स
Allottee/s

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

SIGNED AND DELIVERED by the)
 Within named DEVELOPERS)
 M/S. NEW GALAXY ENTERPRISES)
 through its Partner)
 MRS. JUBEDABEN HABIBBHAI KASMANI) Partner



For New Galaxy Enterprises

Jubedaben Kasmani



SIGNED AND DELIVERED by the)
 Within named ALLOTTEE /Purchaser/s)
 MR. MAHESH MOHANRAJ KATKHEDE

Mahesh Katkhe



In the Presence of
 1. Name : _____
 Add : _____

 2. Name : _____
 Add : _____

वसई - ३
 दस्त क्र. १०७५४२०२०
 २०/७४



Jubedaben

Promoter

Mahesh Katkhe

Allottee/s

वसई - ३
दस्ता क्र. १०७५८/२०२०
३२१७४

Annexure II

a) RERA Certificate



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P99000020475

Project: **WONDER RESIDENCY C WING BUILDING N/P 2t Bearing / CTS / Survey / Final Plot No.:SN 256 HN3,8, SN257 PT, SN18 HN 1,2 at Vasal-Virar City (M Corp), Vasal, Palghar, 401208;**

1. **New Galaxy Enterprises** having its registered office / principal place of business at Tehsil: **Vasal, District: Palghar, Pin: 401208.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule 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 (I) 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 15/04/2019 and ending with 31/03/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Venkatesh Prabhuram
(Secretary, MahaRERA)
Date: 4/15/2019 11:13:30 AM

Dated: 15/04/2019
Place: Mumbai

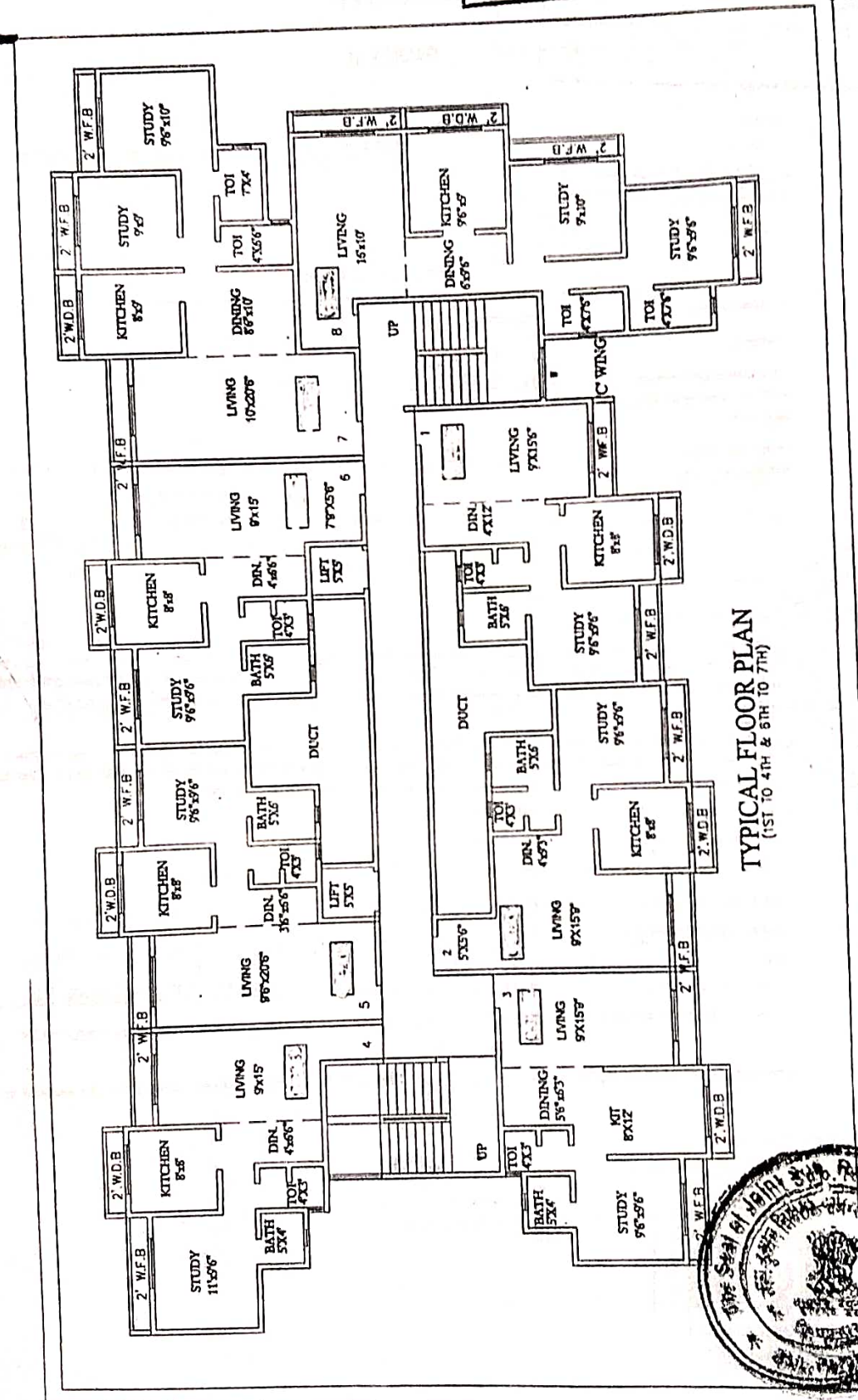
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

महेश
Promoter

(Signature)
Allottee/s

वसई - ३
 वस क. १०७५८/२०२०
 ३५/७२

Annexure III
 Floor Plan



TYPICAL FLOOR PLAN
 (1ST TO 4TH & 6TH TO 7TH)



अनुमोदित
 Promoter

Signature
 Allottee/s

वसई - ३
दस्त क्र. १००५८/२०२०
५०१७४

Annexure VII
Non-Agriculture Certificate

- १ - क्र.महसूल/क-१/टे-१/एनएपी/गोखिबरे-वसई/एसआर-६४/२०११
जिल्हाधिकारी कार्यालय ठाणे
दिनांक 20 SEP 2011

वाचते :-

- श्री.ढायालाल एन धुमर व श्री.राकेश के वधावन यांचेतर्फे कु.मू. उस्मान एच.कासमानी रा. बी/०२, कास्मानी हाऊस, पंचरत्न विहार, एव्हरशाईन सिटी, वसई रोड, ता.वसई जि. ठाणे यांचा अर्ज दिनांक २/५/२०११ रोजीचा अर्ज
- वसई-विरार शहर महानगरपालिकेने यांचेकडील पत्र क्र. VVCMC/TP/ NA NOC/VP-०४१६/१५/२०११-१२ दि.२१/४/२०११
- तहसिलदार वसई यांचेकडील पत्र क्र.मशा/कक्ष-१/टे-जमिनबाब/कावि-६४ दि.२६/५/२०११
- इकडील कार्यालयीन बिनशेती आदेश क्र.महसूल/कक्ष-१/टे-१/एनएपी/एसआर-४/२०१० दि.२०/५/२०१०
- १) उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, तिसरा माळा, ठाणे यांचेकडील पत्र क्र. भूसं/ल.पा./टे-१/एसआर-५७११ दि. ८/६/२०११ २) उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ५वा माळा ठाणे यांचेकडील पत्र क्र. भूसंपादन/टे-१/ २०११/वशी-२५१/जा.क्र.१८७५ दि.१७/६/२०११ ३) भूमी संपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचेकडील पत्र क्र. भूसविअ/नाहदा/६५२ दि.१८/५/२०११ ४) उपजिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर-३,ठाणे यांचेकडील पत्र क्र.भूस/मे.से-३/एसआर-३६४ दि.१३/५/२०११ ५) उपजिल्हाधिकारी (भूसंपादन) उल्हास खोरे प्रकल्प,ठाणे यांचेकडील पत्र क्र भूसंपादन/टे.नं.१/सी-३३११७ दि.७/६/२०११ ६) उप विभागीय अधिकारी भिवंडी विभाग भिवंडी यांचेकडील पत्र क्र.बीडी/महसूल/टे-३/भूसं/कावि-४५६६ दि.४/७/२०११ अर्जदार यांनी सादर केलेले हमीपत्र दिनांक ३/५/२०११
- इकडील कार्यालयाने दिनांक ९/५/२०११ रोजीचे 'महाराष्ट्र जनमुद्रा' व दिनांक १०/५/२०११ रोजीचे ' आपला उपनगर' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा



आदेश :-

ज्याअर्थी श्री.ढायालाल एन धुमर व श्री.राकेश के वधावन यांचेतर्फे कु.मू. उस्मान एच. कासमानी रा. बी/०२, कास्मानी हाऊस, पंचरत्न विहार, एव्हरशाईन सिटी, वसई रोड, ता.वसई जि. ठाणे यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे गोखिबरे येथील स.नं./हि नं १८/१ क्षेत्र ४६००-०० चौ.मी, स.नं./हि नं १८/२ क्षेत्र ४८०-०० चौ.मी, स.नं./हि नं २५६/३ क्षेत्र २००-०० चौ.मी, स.नं./हि नं २५६/८ क्षेत्र ५३०-०० चौ.मी, स.नं./हि नं २५७ पै क्षेत्र ६०० चौ.मी, असे एकूण क्षेत्र ६४१०-०० चौ.मी. जागेचा रहिवास व वाणिज्य या विगारशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्याअर्थी, प्रस्तायित जमीनीस बिनशेती परवानगी देण्याच्या संदर्भात दिनांक ९/५/२०११ रोजीचे 'महाराष्ट्र जनमुद्रा' व दिनांक १०/५/२०११ रोजीचे ' आपला उपनगर' या वृत्तपत्रात जाहिरनामा प्रसिध्द करणेत आला होता. सदर जाहिरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत एकही तक्रार/ हरकत या कार्यालयास प्राप्त झाली नाही.

ज्याअर्थी इकडील कार्यालयाचे आदेश क्र.महसूल/कक्ष-१/टे-१/एनएपी/एसआर-४/२०१० दि.२०/५/२०१० अन्वये मौजे-गोखिबरे ता.वसई येथील स.नं.२५६/३ क्षेत्र २००-०० चौ.मी. स.नं.२५६/८ क्षेत्र ५३०-०० चौ.मी. व स.नं.२५७ पै क्षेत्र २६३०-०० चौ.मी. पैकी ६००-०० चौ.मी. असे एकूण क्षेत्र १३३०-०० चौ.मी. क्षेत्रापैकी भूसंपादनातील क्षेत्र ३००-०० चौ.मी. वागळून उर्वरित क्षेत्र १०३०-०० चौ.मी. जमिनीची रहिवास प्रयोजनार्थ अकृषिक परवानगी देण्यात आलेली आहे.

ज्याअर्थी वसई-विरार शहर महानगरपालिका यांनी त्यांचेकडील पत्र क्र. VVCMC/TP/NA NOC/VP-०४१६/१५/२०११-१२ दि. २१/४/२०११ अन्वये मौजे-गोखिबरे ता.वसई येथील स.नं.२५६/३ क्षेत्र २००-०० चौ.मी., स.नं.२५६/८ क्षेत्र ५३०-०० चौ.मी. व स.नं.२५७ पै क्षेत्र २६३०-०० चौ.मी. असे एकूण क्षेत्र १३३०-०० चौ.मी. जागेचा रहिवास व वाणिज्य या विगारशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

अर्जदार

Promoter

अर्जदार
Allottee/s

वसई - ३

दस्त क्र. १०७५८/२०२०

५९/०४

- २ - क्र.महसुल/क-१/टे-९/एनएफ/गोखिचरे-वसई/एसआर-६४/२०११
क्षेत्र ६००-०० चौ.मी. असे एकूण क्षेत्र १३३०-०० चौ.मी. तसेच मौजे-गोखिचरे येथील स.नं.१८/१
क्षेत्र ४६००-०० चौ.मी. व स.नं.१८/२ क्षेत्र ४८०-०० चौ.मी. असे एकत्रित बांधकाम नकाशा मंजूर
करून दाखला दिलेला आहे

त्याअर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये
त्यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, १) श्री.
राकेशकुमार घघाघन २) दयालाल नाघाभाई धुमर ३) उस्मान हबीबभाई कासमानी यांना ठाणे
जिल्ह्यातील वसई तालुक्यातील मौजे गोखिचरे येथील स.नं./हि नं १८/१ क्षेत्र ४६००-०० चौ.मी,
स.नं./हि.नं. १८/२ क्षेत्र ४८०-०० चौ.मी. असे एकूण क्षेत्र ५०८०-०० चौ.मी. रहिवास या विंगर
शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून वसई-
विरार शहर महानगरपालिका यांचेकडील मंजूर नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय
नाही.

१) १५ % आर.जी. (नॉन डिडक्टेबल)
५ % सि.एफ.सी.

- ७६२-०० चौ.मी.
- २५४-०० चौ.मी.



शर्ती अशा:-

- १) ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
- २) अनुज्ञाग्राही व्यक्तीने (व्हॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि क्विअर अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्याच प्रयोजनार्थ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्या शिवाय इतर कोणताही वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.
- ३) अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.
- ४) अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभाग कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
- ५) अनुज्ञाग्राही व्यक्तीने असा भूखंड विक्रायचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावण्याची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
- ६) या सोबत जोडलेल्या वसई-विरार शहरमहानगरपालिकेने मंजूर केलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणेच जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र यिना बांधकाम मोकळे सोडले पाहिजे.
- ६अ) प्रस्तावित बांधकाम हे वसई-विरार शहरमहानगरपालिका यांचे मंजूर नकाशात दर्शविलेल मजल्या पेक्षा जास्त मजल्याचे असू नये.
- ७) प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (व्हॅटीने) वसई-विरार शहरमहानगरपालिका यांची असे



०३/५/२१
Promoter

Prattibheda
Allottee/s

वसई - ३
दस्त क्र. १०७५८/२०२०
५२१०४३

क्र.महसुल/क-१/टे-९/एनएपी/गोखियरे-वसई/पसआर-६४/२०११

बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बांधनकारक असेल.

- ८ अनुज्ञाप्राही व्यक्तीने सोबत जोडलेल्या वसई-विरार शहरमहानगरपालिका मंजूर नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.
- ९ या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्राही व्यक्तीने अशा जमीनीचा विगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाप्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी आपोआप रद्द झाली असल्याचे समजण्यांत येईल.

- १० अनुज्ञाप्राही व्यक्तीने अशा जमीनीचे विगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत वसई तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व विगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाप्राही पात्र ठरेल.



अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाप्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाप्राहीने त्या जमीनीच्या संबंधात दर चौ. मी. मागे रुपये ०-१०-० या दराने विगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विनशेती आकार देणे बांधनकारक राहिल.अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्याप्रसंगी निराळ्या दराने विगरशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यांत येणार नाही.

प्रस्तावित जमिनीची अतिनातडीची मोजणी फी रक्कम रुपये २४,०००/- (अक्षरी रुपये चोवीस हजार मात्र) चलन क्र.४५३/२०११ (भारतीय स्टेट बँक चलन क्र १६९) दिनांक १९/९/२०११ अन्वये शासन जमा केली आहे.

भूमापन विभागाकडून जमिनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विगरशेतकी आकारणी यांत बदल करण्यांत येईल.

- १४ सदर जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाप्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाप्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

- १५ पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाप्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

- १६ अनुज्ञाप्राही व्यक्तीने आजूबाजूच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

- १७ जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाप्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व विगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बांधनकारक असेल

- १८अ या आदेशात आणि सनदी मध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ताण्याच्या जिल्हाधिका-यास

अज्ञात

Promoter

Alottee/s

वसई - ३

वसत क्र. १०७५/२०२०

५३१७४

- ४ - प्र.महसुल/क-१/टे-९/पनपपी/गोविन्द/पसआर-६४/२०११

- तो निविष्ट करेल असा वंड आणि आकारणी भरल्यानंतर उक्त जमीन क्विया भूएंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
- १८ ब वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्ध जाऊन कोणतीही इमारत क्विया बांधकाम उभे करण्यांत आले असेल क्विया तरतुदी विरुद्ध या इमारतीच्या क्विया बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी क्विया तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत क्विया बांधकाम काढून टाकण्याचे क्विया तीत फेरबदल करण्याचे काम करवून घेण्याचा क्विया त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.
- १९ दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.
- २० प्रस्तावित जमिनीच्या बिगरशेतकी आकारणीच्या पाचपट रक्कम रु.२,५४०/- (अक्षरी रु. दोन हजार पाचशे चाळीस मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून चलन क्र.५२९/२०११ (भारतीय स्टेट बँक चलन क्र १६८) दिनांक १९/९/२०११ अन्वये सरकार जमा केली आहे.
- २१ अनुज्ञाग्राही यांनी वसई-विरार शहरमहानगरपालिका यांचे फुडील मंजूर नकाशाबरहुकुमच बांधकाम केले पाहिजे. त्यात सिडको व महसुल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.
- २२ अनुज्ञाग्राही यांनी वसई-विरार शहरमहानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अग्न बांधकामा मध्ये बदल करून जादा चटाईक्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये पौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र राहतील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.
२३. अनौपचारिक संदर्भाने तहसिलदार (रेतीगट) ठाणे यांचेकडील पत्र क्रमांक रेतीगट/गौख/ टे-५/कावि- ३०६/२०११ दिनांक १९/९/२०११ अन्वये जोता क्षेत्रावर होणारे गौण खनिज उत्खनन १४०१ ब्रास वर होणारे स्वामीत्व धनाची रक्कम रु.२,८०,२२५/- (अक्षरी रु. दोन लाख ऐशी हजार दोनशे पंचवीस मात्र) चलन क्र. ३०६/११ (भारतीय स्टेट बँक शाखा ठाणे चलन क्र११०२) दिनांक १९/९/२०११ अन्वये भरणा केले आहेत.
२४. वसई-विरार शहरमहानगरपालिका यांचे दिनांक २१/४/२०११ चे परवानगी मधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.

सही/-

(ए. एल जन्हाड)
जिल्हाधिकारी ठाणे.

प्रति,

श्री.दायालाल एन थुमर व श्री.राकेश के पथायन
यांचेतेर्फे कु.भू. उस्मान एच.कासमानी
रा. बी/०२, कासमानी हाऊस, पंचरत्न विहार,
एफरशाईन सिटी, वसई रोड, ता.वसई जि. ठाणे

आदेश निर्गमित केले

जिल्हाधिकारी ठाणे क्विया

०१५८६
Promoter

49

Allottee/s

वसई - ३
 दस्त क्र. १०७५८/२०२०
 ५४१०४

Annexure VIII
 Commencement Certificate

मुख्य कार्यालय, विरार
 विरार (पूर्व).
 ता. वसई, वि. ठाणे, पिन ४०१ १०५.



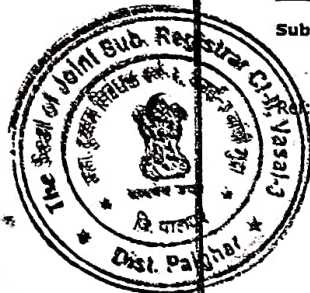
दूरध्वनी : ०२५०-२५२५०१/०२/०४/०४/०५/०६
 फॅक्स : ०२५०-२५२५०७
 ई-मेल : vasalvirarcorporation@yahoo.com

आ.क्र. : च.वि.रा.म./न.र./
 दिनांक :

३१/०१/२०१५
 -/०६/२०१३.

VCCMC/TP/RDP/VP-0416/300/2014-15

To,
 Shri. Usman H. Kasmani
 Co.Owner & P.A. Holder,
 B-2, Kasmani House, Fancharatna Vihar evershine City,
 Vasal Road (E), Tal: Vasal
DIST: THANE.



Sub: Revised Development Permission for proposed Commercial & Residential With Shopline Buildings on land bearing S.No.256, H.No.3 & 8; S.No.257 (pt); S.No.18, H.No.1 & 2 of Village Gokhivare, Taluka Vasal, Dist. Thane.

1. NOC for N.A. Permission granted by CIDCO vide letter No.CIDCO/VVSR/BP/NA NOC-337/E/5417 dtd.07/12/2009.
2. Revised NOC for N.A. Permission granted by VCCMC vide letter No.VVCCMC/TP/NA NOC/VP-0416/95/2011/12 dtd. 21/04/2011
3. C.C. granted by VCCMC vide letter No. VVCCMC/TP/CC/VP-0416/601/2012-13 dated 02/06/2012.
4. Revised Development Permission letter No.VVCCMC/TP/CC/VP-0416/0148/2012-13 Dated 14/12/2012 & Letter No. VVCCMC / TP/RDP/VP-0416/088/2013-14 Dated 07/06/2013. VVCCMC / TP / RDP / VP-0416/0119/2013-14 Dated 28/06/2013.
5. Your Architects' letter dated 30/12/2014

Sir / Madam,
 Revised Development Permission is hereby granted for the proposed School Building, Ancillary Building and Residential Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Usman H. Kasmani Co.Owner & P.A. Holder,

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCCMC / TP / CC / VP-0416 / 601 Dated 02/06/2012. The details of the layout is given below :-

- 1 Name of assess owner/P.A.Holder : Shri. Usman H. Kasmani Co.Owner & P.A. Holder,
- 2 Location : S.No.256, H.No.3 & 8; S.No.257 (pt); S.No.18, H.No.1 & 2 Village - Gokhivare.
- 3 Land use (predominant) : Commercial & Residential cum-shopline bldg..



4	Gross Plot Area (As per 7/12)	6410.00 Sq.m.
5	Area under 40mt D.P.Road	358.37 Sq.m.
6	Net plot area	6051.63 Sq.m.
7	15% R.G	907.74 Sq.m.
8	5% CFC	302.58 Sq.m.
9	Balance Plot area	5143.89 Sq.m.
10	Permissible FSI	1.00 Sq.m.
11	Permissible BUA	5143.89 Sq.m.
12	Add: DP Road Area as per 7/12	294.74 Sq.m.
13	Add TDR Area available (729.26+1112.18)	1841.44 Sq.m.
14	Total Permissible	7280.07 Sq.m.
15	Restricted BUA with using TDR	9001.80 Sq.m.
16	Proposed BUA	7278.38 Sq.m.

उत्तर

Promoter

Attached
 Allottee/s

वसई - ३
दस्ता क्र. १०७५८/२०२०
५५१७४

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



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

भा.क्र. : व.वि.शा.म./न.र./
दिनांक :

३१/०१/२०१५
१०६/२०१३.

WCMC/TP/RDP/VP-0416/३००/२०१४-१५

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).

The amount of Rs. 105000/- (Rupees One lakh Five Thousand only) deposited vide receipt No. 142005 dated 27/06/2013 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal 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 Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Commercial & Residential With Shopline Buildings on land bearing S.No.256, H.No.3 & 8; S.No.257 (pt), S.No.18, H.No.1 & 2 Village - Gokhiware.

as per the following details:-

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Flats	No. of shops/ Hall	Built Up Area (in sq. mt.)
1	Commercial	1	G+4 pt.	--	6 Shops 4 Hall	1197.13
2.	Residential with Shopline bldg.	2 Wing A, B,	Stilt +G +7	84 Flats	15 Shops	3766.09
		2 Wing C	Stilt+7	55	--	2315.16
				139	21 Shop / 4 Hall	7278.38

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. VVCMC / TP / CC / VP-0416 / 601 Dated 02/06/2012 Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.

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.



अनुमोदित
Promoter

[Signature]
S.
Allottee/s

वसई - ३
दस्तावेज क्र. १०७५८/२०१०
५६१०४

मुख्य कार्यालय, विरार
विरार (पूर्व),
सा. वसई, वि. हाणे, वि. ४०१ ३०५.



दुरावली : ०२५०-२५२५१०१/०३/०१/०५/०५
फोन : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com

वा.क्र. : व.वि.सा.म./न.र./
दिनांक :

31/01/2015
106/2013.

VVCMC/TP/RDP/NP-0416/300/2014-15

- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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.
You shall construct Compound wall as per approved drawing before applying for any kind of permission.
You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate.
You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasal virar city municipal Corporation @ 30 per Sq.m of BUA and @ 10 per Sq.m of R.G.
- 13) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 14) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 15) You are responsible for complying with all conditions of N.A. order / sale permission / other permissions of other authorities including MOEF/CRZ etc. In case of Any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasal Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.



मि. प्रमोटर
Promoter

अलोट्टी/स
Allottee/s

वसाई - ३
 वसत क्र. १६७५८ / २०२०
 ५७ / १०४

पुणे महापालिका, विरार
 विरार (पूर्व),
 सा. वसाई, वि. ठाणे, वि. वसाई इ.क.



दूरध्वनी : ०२२-२५५०६०६/२५५०६०७
 फोन : ०२२-२५५०६०६
 ई-मेल : vasai@vrcorporation@yahoo.com

पत्ता : वसाई, वि. ठाणे
 दिनांक : २१/०१/२०१५
 १०६/२०१३.

VVCMC/TP/RDP/VP-0416/३००/२०१४-१५

16) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of areasq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.

Yours faithfully,



[Signature]
 Dy. Director of Town Planning
 Vasai Virar City Municipal Corporation

- c.c. to:
- 1) Asst. Commissioner,UCD
 Vasai Virar City Municipal Corporation.
 - 2) M/s. Shree Consultants
 B/203, Akanksha Tower
 Nallasopara (E) Taluka - Vasal,
Dist-Thane.



प्रमोटर
 Promoter

[Signature]
 Allottee/s

वसई - 4
दस्ता क्र. 90642/2020
YL102

Annexure IX
Occupancy certificate

मुख्य कार्यालय, विहार
विहार (पूर्व),
गा. वसई, जि. पालघर - 401 304.



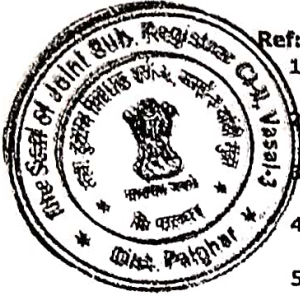
दुरध्वनी : 022 - 2544401 / 022/022/04/04
फैक्स : 022 - 2544404
ई-मेल : vasai@vrcorporation@yahoo.com

आवक क्र. 1 अ.वि.वि.म.
दिनांक : Dt. 04/09/2020

VVCMC/TP/OC/VP-0416/02/2020

To,
Shri Usman H. Kasmani
Co-Owner & P.A. Holder,
B-2, Kasmani House,
Panchratna Vihar Evershin City,
Vasai Road (E),
Tal-Vasai, Dist-Palghar.

Sub: Grant of Final Occupancy Certificate for Residential Building no. 02 (Wing-C) on land bearing S. No. 256, H.No. 3 & 8, S.No. 257 (Pt) & S.No. 18, H.No. 1 & 2 of Village-Gokhiware, Taluka- Vasai, Dist- Palghar.



Ref:

- 1) Commencement Certificate No. VVCMC/TP/CC/VP-0416/601/2012-13, Dated 02/06/2012.
- 2) Revised Development Permission No. VVCMC/TP/RDP/VP-0416/0148/2012-13 dated 14/12/2012.
- 3) Revised Development Permission vide letter No.: VVCMC/TP/RDP/VP-0416/088/2013-14, Dated 07/06/2013.
- 4) Revised Development Permission vide letter no.: VVCMC/TP/RDP/VP-0416/0119/2013-14, Dated 28/06/2013.
- 5) Revised Development Permission vide letter no.: VVCMC/TP/RDP/VP-0416/300/2014-15, Dated 31/01/2015.
- 6) Part Occupancy Certificate for Building No. 02 (Wing A & B) vide letter dated VVCMC/TP/POC/VP-0416/242/2014-15, Dated 04/02/2015
- 7) Development Completion Certificate dt.26/05/2020 from the Licensed Surveyor.
- 8) Structural stability certificate from Structural Engineer vide letter dated 26/02/2020.
- 9) Plumbing certificate dated 26/02/2020.
- 10) NOC from Lift Inspector dated 12/12/2019.
- 11) NOC from Chief Fire Officer dated 17/03/2020,
- 12) Letter from Rain Water Harvesting Consultant Dated 19/03/2020.
- 13) NOC from Tree Plantation Department of VVCMC Dated 26/02/2020.
- 14) Report from Composting Consultant dated 27/02/2020.
- 15) Your Registered Engineer's letter dated 26/05/2020.



Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No. 02 (Wing-C) (Stilt + 7 Floors) on land bearing S. No. 256, H.No. 3 & 8, S.No. 257 (Pt) & S.No. 18, H.No. 1 & 2 of Village-Gokhiware, Taluka- Vasai, Dist- Palghar along with as built drawings.

Contd.....2....

अनुमोदित

Promoter

अनुमोदित
Allottee/s

खसई - ३
यस क. १००५८/२०१०
५८१०२

VVCMC/TP/OC/VP-0416/

Dt. 7/09/2020

: 2 :

You are required to submit revised TILR 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,



Signature
Commissioner
Vasal Virar City Municipal Corporation

End.: a.a.

c.c. to:

- 1) M/s. Shree Consultants
B-203, Akansha Tower,
Near Railway Station,
Nallasopara (E), Taluka-Vasal,
Dist.: Palghar.



Signature

Promoter

Signature
Allottee/s

कसई - ३
 दस्त क्र. १००५८/२०२०
 ६०१०४

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 वा. वसई, वि. पालघर - ४०१ १०५.



दूरधनी : ०२५० - २५२५१०१ / ०२/०१/०२/०५/०९
 फॅक्स : ०२५० - २५२५१०९
 ई-मेल : vasalvirarcorporation@yahoo.com

पत्रांक क्र. : व.वि.वा.व.
 दिनांक : Dt. ०५/०९/२०२०

VVCMC/TP/OC/VP-0416/03

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential Building No. 02 (Wing-C) (Stilt+7th Floors) only with Built up area 2575.23 Sq.m on land bearing S. No. 256, H.No. 3 & 8, S.No. 257 (Pt) & S.No. 18, H.No. 1 & 2 of Village: Gokhiware, Taluka- Vasal, Dist- Palghar completed under the supervision of M/s. Shree Consultants, Architect/Licensed Engineer (License/Registration No. CA/90/12881) and has been inspected on 01/09/2020 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. VVCMC/TP/CC/VP-0416/601/2012-13, Dated 02/06/2012; Revised Development Permission No. VVCMC/TP/RDP/VP-0416/0148/2012-13, Dated 14/12/2012, Revised Development Permission No. VVCMC/TP/RDP/VP-0416/0388/2013-14, Dated 07/06/2013, Revised Development Permission No. VVCMC/TP/RDP/VP-0416/0119/2013-14, Dated 28/06/2013 & Revised Development Permission No. VVCMC/TP/RDP/VP-0416/300/2014-15, Dated 31/01/2015, Part Occupancy Certificate granted for Building No. 2 (Wing A & B) vide letter No. VVCMC/TP/POC/VP-0416/242/2014-15, Dated 04/02/2015 issued by VVCMC is 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 and certificate about free plantation from Tree Officer of VVCMC 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 infrastructures 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, channelization of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasal 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. Vasal 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 50 tenements or part thereof for non-bio-degradable & bio-degradable waste respectively.

Contd...2.....

प्रमोटर

Promoter

Handwritten signature
 Allottee/s

वसई - ३
दस्त क्र. १०७५८ / २०२०
Dt. ०५/०९/२०२० ६९ १०४

VVCMC/TP/OC/VP-0416/02/2020-21

: 2 :

- 5) The Vasal 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 56 flats constructed in Residential Building No. 02 (Wing-C) (Stilt+7 floors) only.
 - 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) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
 - 10) 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.
 - 11) You shall provide separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
 - 12) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendation of IIT Bombay and NEERI for flood management of Vasal Virar Sub Region affecting for your layout.
 - 13) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.
- One set of completion plan duly certified is returned herewith.



Rishabh
4/9/20
Commissioner,
Vasal Virar City Municipal Corporation



प्रमोटर
Promoter

Prattibed's
Allottee/s

खसई - ३
 पसा क्र. १०७५८/२०२०
 २२/१०/२०

Annexure IX

Part Copy of Blue Print / Approved Plan

WING - C
 SHEET NO - 1

AMD .BLDG NO.2
 VP. NO. - 0416
 FILE NO.-300 AMD.

The amended plan duly approved herewith Supersedes all the earlier approved plans

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMP/VP/AMD/300/0416/2020
 VR...0416/019/2020
 DATE 28/06/2020

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OR LAW

W. Virar City Municipal Corporation
 Virar (B)

TOTAL BUILT UP AREA STATEMENT			
FLOOR	B.U.A	EXCESS BAL	TOTAL B.U.
GROUND	NIL	NIL	336.56
FIRST	335.73	0.83	336.56
SECOND	335.73	0.83	336.56
THIRD	335.73	0.83	336.56
FOURTH	335.73	0.83	336.56
FIFTH	294.31	1.49	295.80
SIXTH	335.73	0.83	336.56
SEVENTH	335.73	0.83	336.56
TOTAL	2308.69	6.47	2315.16



STILL AREA CALCULATION

1	3.200 x 3.050 x 1	9.76
2	2.250 x 1.350 x 1	3.03
3	3.050 x 3.350 x 1	10.21
4	1.500 x 4.100 x 1	6.15
5	4.100 x 0.100 x 1	0.41
6	0.800 x 4.100 x 1	3.28
7	2.250 x 1.600 x 1	3.60
8	0.800 x 2.150 x 1	1.72
9	1.650 x 1.350 x 1	2.22
10	1.650 x 1.350 x 1	2.22
11	0.800 x 2.150 x 1	1.72

11	3.200 x 3.050 x 1	9.76
12	2.250 x 1.350 x 1	3.03
13	3.050 x 3.350 x 1	10.21
14	1.500 x 4.100 x 1	6.15
15	4.100 x 0.100 x 1	0.41
16	0.800 x 4.100 x 1	3.28
17	2.250 x 1.600 x 1	3.60
18	0.800 x 2.150 x 1	1.72
19	1.650 x 1.350 x 1	2.22
20	1.650 x 1.350 x 1	2.22
21	0.800 x 2.150 x 1	1.72

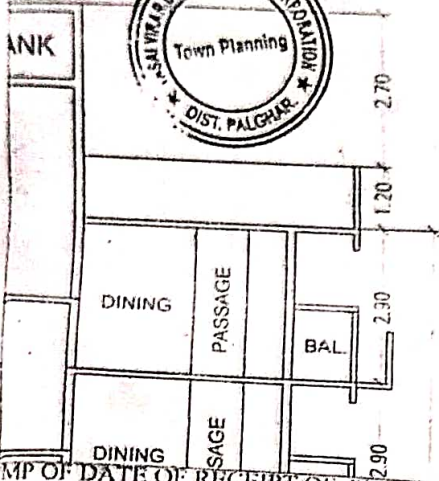
Promoter

Allottee/s

WING - C BLDG NO.2
 AS BUILT O.C. VP NO. - 0416
 FILE NO. - 300

THIS PLAN SHALL NOT BE CONSIDERED
 AS PROOF OF OWNERSHIP FOR ANY
 DISPUTES IN ANY COURT OF LAW

AS BUILT DRAWINGS
 APPROVED SUBJECT TO CONDITIONS
 MENTIONED IN
 This Office Letter No. VVCMC/PCC/1
 BP..... NP. 416/03/2020-21
 Dated. 04/09/2020



delivered
 COMMISSIONER
 VASAI-VIRAR CITY MUNICIPAL CORPORATION
 Virar (East), Pin. No. 401 305, Dist. Palghar.

वसई - ३
 क्र. १००५८/२०२०
 ६३१०७

DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESI./COM. BLDG. ON PROPERTY BEARING S.NO. 256, H.NO:3 & 8.
 H.NO.257.(pt) S.NO.18 H.NO.1&2 OF VILL.-Gokhiyare. TAL.-VASAI, DIST.-PALGHAR
 NAME OF APPLICANT. Mr. USMAN H. KASMANI (owner and P.A.Holder)

SIGNATURE OF APPLICANT

SIGNATURE OF ARCHITECT

G. NO. 11
 DATE 02/09/2020
 JOB NO: 300
 VP.-0416
 SCALE AS SHOWN
 DRAWN BY
 CHECKED BY S.R.KASHID

ARCHITECTS

Shyam R. kashid



Shree Consultants
 ARCHITECTS
 ENGINEERS INTERIORS SURVEYORS

B/203.AKANKSHA TOWER,NR.RLY.STN,NALLASOPARA(E)

