

जय श्री

२

150/8293

पावती

Original/Duplicate

Monday, June 03, 2019

नोंदणी क्र.: 39म

1:25 PM

Regn.: 39M

पावती क्र.: 8967 दिनांक: 03/06/2019

गावाचे नाव: सोपारा
दस्तऐवजाचा अनुक्रमांक: वसई3-8293-2019
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: निलेश अंकुश परब --

नोंदणी फी रु. 14000.00

दस्त हाताळणी फी रु. 840.00

पृष्ठांची संख्या: 42

एकूण: रु. 14840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:52 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

बाजार मूल्य: रु. 1400000/-

मोबदला रु. 1400000/-

भरलेले मुद्रांक शुल्क: रु. 84000/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

- 1) देयकाचा प्रकार: eChallan रक्कम: रु. 14000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002227350201920E दिनांक: 03/06/2019
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 840/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0306201903583 दिनांक: 03/06/2019
बँकेचे नाव व पत्ता:

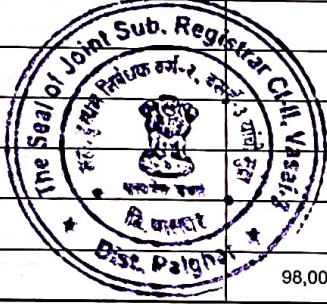
Harab



CHALLAN
MTR Form Number-

दस्तावेज - ३
दस्तावेज क्र. १२०३/२०१९
११२२

SRN	MH002227350201920E	BARCODE					Date	03/06/2019-12:37:43		Form ID	25.2			
Department	Inspector General Of Registration					Payer Details								
Type of Payment	Stamp Duty Registration Fee					TAX ID (If Any)								
						PAN No.(If Applicable)	APXPP8893E							
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR					Full Name	NILESH ANKUSH PARAB							
Location	PALGHAR					Flat/Block No.	FLAT NO 105 B WING JAY HERITAGE							
Year	2019-2020 One Time					Premises/Building								
Account Head Details			Amount In Rs.			Road/Street	SOPARA							
330046401 Stamp Duty			84000.00			Area/Locality	NALLASOPARA							
330063301 Registration Fee			14000.00			Town/City/District								
						PIN			4	0	1	2	0	3
Remarks (If Any)						PAN2=GNHPS1099R--SecondPartyName=JAY BUILDERS AND DEVELOPERS~								
Total			98,000.00			Amount In Words	Ninety Eight Thousand Rupees Only							
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK								
Cheque-DD Details						Bank CIN	Ref. No.	69103332019060311635		217566352				
Cheque/DD No.						Bank Date	RBI Date	03/06/2019-12:39:10		Not Verified with RBI				
Name of Bank						Bank-Branch		IDBI BANK						
Name of Branch						Scroll No. , Date		Not Verified with Scroll						



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9970446380
दर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू
ही.

2.
3.

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महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१९

दस्ता क्र. 1203 12029

312

दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक 25B
सादरकर्त्याचे नांव : निलेश अंकुश परब
तालुका : वसई 4. गावाचे नांव : झोपारा
नगरमुमापन क्रमांक/सर्व्हे क्र./अंतिम मुखंड क्रमांक : 37
मूल्य दरविभाग (झोन) : 3 उपविभाग 389001
मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औदयागिक /
दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 35.98 कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.
कारपार्किंग : _____ गच्ची : _____ पोटमाळा : _____

1. मजला क्रमांक : _____ उदवाहन सुविधा :- आहे / नाही
1. बांधकाम वर्षे : _____ घसारा : _____
2. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
3. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : _____ ज्यान्वये दिलेली घट / वाढ
1. निर्धारित केलेले बाजारमूल्य :- 14,00,000/-
5. दस्तामध्ये दर्शविलेला मोबदला :- 14,00,000/-
3. देय मुद्रांक शुल्क : 84,000/- 18. भरलेले मुद्रांक शुल्क : 84,000/-
7. देय नोंदणी फी : 14,000/-

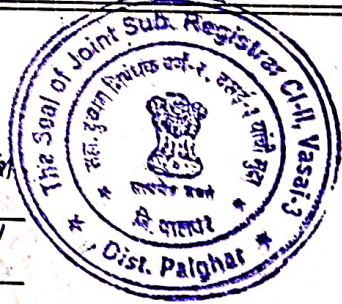
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रपिक

सह दुय्यम निबंधक

प्रतिज्ञा / घोषणापत्र

- 1/आम्ही
- 1) श्री/श्रीमती. निलेश अंकुश परब
 - 2) श्री/श्रीमती. ज्योती निलेश परब
 - 3) श्री/श्रीमती. _____



सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली ही यापुर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, जज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - 1906 मधील सणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी बाबदारी माझी/आमचीच राहिल याची मी/आम्ही हमी देतो.

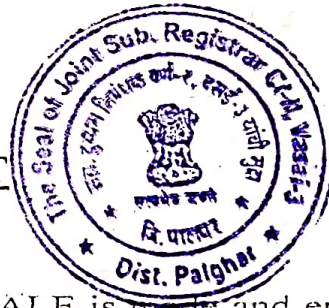
खरेदी घेणार (Purchaser)

1. Atarab
2. Yalta
3. _____

(1)

पन्ना - ३
दस्तावेज क्र. 12031 2019
4/12

AGREEMENT

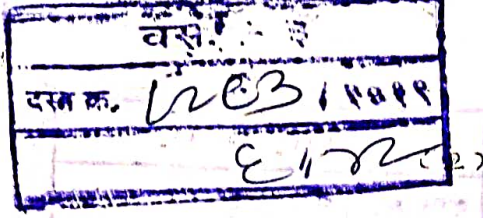


THIS ARTICLE OF AGREEMENT FOR SALE is made and entered in to at VIRAR on this 3rd day of June, in the Christian year Two Thousand Nineteen BETWEEN M/S. JAY BUILDERS & DEVELOPERS, a Proprietor firm, through its Proprietor Shri. RAJENDRA SATYANARAYAN SAHU having its office at:- Shop No. 9, Jay Heritage, Opp. Priyanka C.H.S., Patankar Park, Nallasopara (W), Taluka Vasai, District Palghar, hereinafter called "THE BUILDER", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the title being of the said firm, their heirs, survivor or survivors) of the **FIRST PART**;

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Atarab

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MR. NILESH ANKUSH PARAB Age- 36

MRS JYOTI NILESH PARAB Age - 31

Residing at House No-204, At-Po-Masure Deolwad
Masure Malwan Sindhudurg, Maharashtra 41

hereinafter called "THE FLAT/SHOP PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof to be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS :-

a) Mr. Suresh Poonamchand Jain (hereinafter referred to as the said owner for brevity's sake) are absolutely seized and possessed of or otherwise well and sufficient entitled to all those pieces or parcels of the non agricultural land or ground situate at Village Sopara, Taluka Vasai, District Palghar, Survey No. 37 Hissa No. 1, Plot No. 16, admeasuring H.R. 1386 Sq.mtrs, assessed at R. 368.68 paise and plot no. 17, admeasuring H.R. 1350 Sq. mtrs, assessed at R. 359.10 paise, more particularly described in the first scheduled hereunder written, (hereinafter referred to as "the said property") for the sake of brevity.

b) Commencement Certificate to the Planning Authority for construction of a Residential with Shop on the larger land which was duly sanctioned by the Planning Authority. Commencement Certificate No. VVCMC/TP/CC/VE/31284/036 dated 28/03/2014 by Vasai Virar Municipal Corporation.



c) The said land has been convert into N.A. by the office of Collector, Thane, vide its order bearing No. MEHUSAL/K-1/T-9/NAP/SR-264/87, dated 28/11/1988.

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दस्तावेज क्र: 1203/2019
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- d) The said Mr. Suresh Poonamchand Jain has for the consideration set out therein, agreed to granted Development rights of the said land to M/S. Jay Builders & Developers, vide Development Agreement Dated 24/08/2014 and have also executed General Power Of Attorney in Favour of M/S. Jay Builders & Developers.
- e) The aforesaid Owners had given peaceful vacate possession of the said land to the Builders herein to construct the building thereon.
- f) The builders have engaged the service to M/S. EN-CON registered with the council of Architect and as a Structural Engine for preparation of the structural drawing of the building/s and the building/s and the builder accepts the processional supervision of the Architect and Structural Engineer till the completion of the building/s.
- g) The flat purchaser/s demanded inspection of documents from the Builders have given the same to the flat Purchaser/s of all the documents of tile relating to the said land, the Developers agreement and the plans, designs and specifications prepared by the builders, Architect M/S. EN-CON and of such other document as specified under Maharashtra Ownership Flats (Regulation of the Promotion of Constructions, Sale, Management and Transfer) Act, 1963 (hereinafter for the sake of brevity it may be referred as "The Said Act") and the rules made there under such specification has been duly given to and taken by the Purchaser/s, the Purchaser/s have also satisfied himself/herself/themselves about the same.
- h) The Builders have supplied to Purchaser/s such of the documents as are mentioned in the Rule 4 of Maharashtra Ownership Flats, Rules 1963 as demanded by the Purchaser/s.



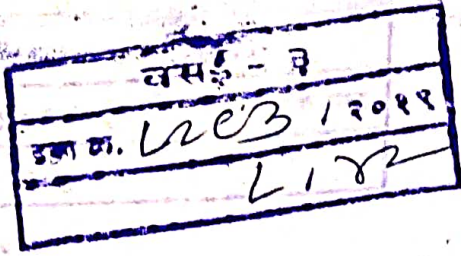
NOW THIS AGREEMENT BETWEEN PARTIES AND IT IS AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

- 1) The Builders shall construct the said plot of land more particularly described in the Schedule 'A' herein under written in accordance with the concerned local authority and which have been seen and approved by the Flat Purchaser/s with only such variations and modifications as concerned local authority/s / Government to be made in them or any of them.

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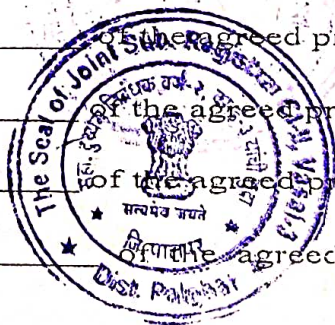
2) The Flat purchaser/s hereby agrees to purchase from the builder and Builder hereby agrees to sell to the flat Purchaser/s one Flat bearing no. 105 of Built Up/saleable admeasuring 35.98 square feet i.e. 35.98 square meters Built Up/saleable area, (which is inclusive of the area of balconies), on floor in B Wing as shown in the floor plan in the complex known as "JAY HERITAGE" (hereinafter referred to as "The Said Flat") for the price of Rs. 14,00,000/- (RUPEES Fourteen Lakh only)

including the price of the common area and facilities appurtenant to the premises, the nature, the extent and description of the common facilities which are more particularly described in the Schedule 'B' hereunder.

3) The said consideration of Rs. 14,00,000/- (Rupees Fourteen Lakh only) shall payable in the following manner:-

- a) 51,000/- of the agreed price on booking of the flat/shop.
- b) _____ of the agreed price on the completion of plinth.
- c) _____ of the agreed price on the completion of 1st slab.
- d) _____ of the agreed price on the completion of 2nd slab.
- e) _____ of the agreed price on the completion of 3rd slab.
- f) _____ of the agreed price on the completion of 4th slab.
- g) _____ of the agreed price on the completion of 5th slab.
- h) _____ of the agreed price on the completion of 6th slab.
- i) _____ of the agreed price on the completion of 7th slab.
- j) _____ of the agreed price on the completion of 8th slab.
- k) _____ of the agreed price on the completion of bricks work.
- l) _____ of the agreed price on the completion of plaster.
- m) _____ of the agreed price on the completion of flooring.
- n) 13,49,000/- of the agreed price on the completion of said flat.

4) The Builder hereby agrees to observe perform and comply with all the terms, conditions and stipulation and restriction, if any, which may have been imposed by the concerned local authority at the time of



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sanctioning the said plans or thereafter and shall, before handing over possession of the flat Purchaser/s obtained from the concerned local body occupation and/or completion certificate in respect of the said flat.

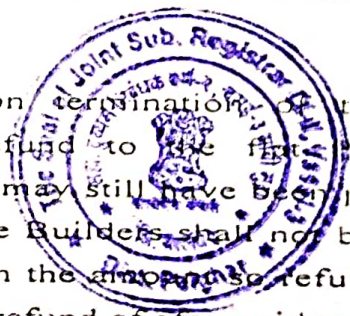
5) The Builder hereby declared that the floor space index available in respect of the said land is _____ square meters only and that no part of the said floor space index has been utilized by the Builder elsewhere for any purpose whatsoever.

6) The flat Purchaser/s agrees to pay the builders interest at 18% p.a. on all the amount which will become due and payable by the flat Purchaser/s to the Builders under the terms and conditions of this agreement from the date of said amount is payable by the flat Purchaser/s to the Builders.

7) On the flat Purchaser/s committing default in payment on due date of any amount due and payable by the flat Purchaser/s to the Builders under the Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoing) and on the flat Purchaser/s committing breach of any of the terms and conditions herein contained, the Builders shall be entitled to terminate this agreement in their own opinion.

PROVIDED always that the power of termination herein before contained shall not be exercised by the Builder unless and until the Builders shall have given to the flat Purchaser/s 15 days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches within a reasonable time after the giving of such notice.

PROVIDED further that upon termination of this agreement aforesaid, the Builders shall refund to the flat Purchaser/s the installment of sale price of which may still have been paid by the flat Purchaser/s to the builders, but the Builders shall not be liable to pay the flat Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount.



8) The fixture, fitting and amenities to be provided by the Builders in the said flat and the said building are those that are set out in the agreement.

9) The Builders shall give possession of the premises to the flat Purchaser/s on or before _____, if the Builders fails or neglects to give possession of the flat Purchaser/s on account of reasons beyond their control and of their agents as per the provision of section

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दिनांक. 12/03/2019
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29) The Purchaser/s hereby agrees that in the event of any amount by way of premium or the security deposit is payable to the Municipal Corporation or the State Government or CIDCO or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax payable of a similar nature becoming payable by the same shall be paid by the Purchaser/s to the builders in proportion to the area of the said premises and in determining such amount, the discretion of the builders shall be conclusive and binding upon the builder.

30) The Purchaser/s shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the builders under this agreement.

31) This agreement shall always be subject other provision of Maharashtra Co-operative Societies Act, 1960 with rules made there under also the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, sale, Management and Transfer) Act, 1963.

SCHEDULE 'A' ABOVE REFERRED TO :-

ALL THAT Piece and parcel of N. A. land bearing survey No. 37, Hissa No. 1, Plot No. 16, admeasuring H.R.1386 Sq.mtrs, assessed at Rs. 368.68 paise and Plot no.17, admeasuring H.R. 1350 Sq.mtrs, assessed at Rs. 359.10 paise lying being and situate at Village Sopara, Taluka Vasai, District Palghar with the area of Sub-Registrar of Assurance at Vasai.



SCHEDULE 'B' ABOVE REFERRED TO :-

Flat/~~shop~~ Bearing No. 105 of Built Up/saleable admeasuring square feet i.e. 35.98 square meters Built Up/saleable area, (which is inclusive of the area of balconies), on 1st floor in B wing as shown in the floor plan in the complex know as "JAY HERITAGE", constructed of N. A. land bearing survey No. 37, Hissa No. 1, Plot No. 16, admeasuring H.R.1386 Sq.mtrs, assessed at Rs. 368.68 paise and Plot no.17, admeasuring H.R. 1350 Sq.mtrs, assessed at Rs. 359.10 paise, lying being and situate at Village Sopara, Taluka Vasai, District Palghar with the area of Sub-Registrar of Assurance at Vasai.

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Atorub Agar

REG. NO. WB 12099
9/1/22

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IN WITNESSES WHEREOF THE PARTIES HERETO
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS THE DAY AND THE YEAR FIRST HEREIN A
WRITTEN.

SIGNED AND DELIVERED by the
Within named "THE BUILDER"
M/S. JAY BUILDERS & DEVELOPERS

A Proprietorship Firm,
Mr. RAJENDRA SATYANARAYAN SAHU



In the presence of _____

1. Nubho

2. [Signature]

SIGNED AND DELIVERED by the
Within named "THE PURCHASER/S"

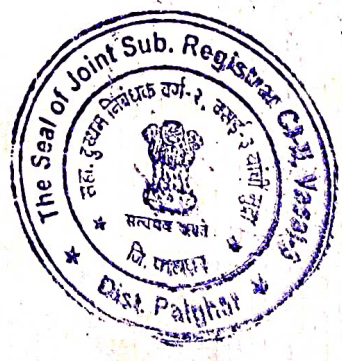
Mr. NILESH ANKUSH PARAB
Mrs./Ms. JYOTI NILESH PARAB



In the presence of _____

1. Nparab

2. [Signature]



मुख्य कार्यालय, विहार
 विहार (पूर्व),
 सा. सोपरा, जि. दादरा, वि. २०१ २००,



खसरा - ५
 खसरा क्र. 123/2014
 33/02
 दिनांक : 28/03/2014
 पत्ता : ...
 ई-मेल : ...
 फोन : ...
 वेब : ...

WCMC/TP/CCNP-3128/0357/2013-14

28/03/2014

To,
 Shri. Rajendra S. Sahu
 Shop No. 04, Jay Apartment,
 Patankar Park, Nallasopara (W),
 Tal- Vasai,
DIST-PALGHAR

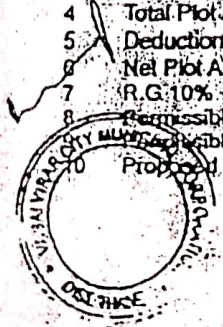
Sub: Commencement Certificate for proposed Residential With Shopline Building on land bearing S. No: 37, Plot No. 16/17, Village : Sopara, Taluka: Vasai, Dist: Palghar.

- Ref: 1) NOC for N.A. Permission granted by CIDCO vide letter No. CIDCO/VSR/NAP/BP/SR-264/87 dtd. 26/11/1988.
 2) N.A Order No.
 3) TILR M.R.No.170/98 dtd. 19/11/1998 for measurement.
 4) Your Architect's letter dated 24/12/2013.

Sir / Madam,
 Development Permission is hereby granted for the proposed Residential With Shopline Type Building in under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Rajendra S. Sahu

The conditions mentioned in the letter No. WCMC/TP/CCNP-3128/0357..... dated .../03/2014 are binding on you. The details of the layout is given below:-

- | | | |
|----|----------------------------------|--------------------------------------|
| 1 | Name of assess owner/P.A. Holder | : Shri. Rajendra S. Sahu |
| 2 | Location | : Sopara |
| 3 | Land Use (predominant) | : Residential With Shopline Building |
| 4 | Total Plot Area | : 6258.03 sq.mt |
| 5 | Deduction | : - |
| 6 | Net Plot Area | : 6258.03 sq.mt |
| 7 | R.G:10% | : 625.80 sq.mt |
| 8 | Permissible FSI | : 1.00 |
| 9 | Permissible B.U.A. | : 6258.03 sq.mt |
| 10 | Proposed B.U.A. | : 6258.03 sq.mt |



[Handwritten signature]



वसई - व
 प्रस. क्र. WCB/२०१९
 ३४/२२

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



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२/१३/१४/१५/१६/१७/१८/१९/२०/२१/२२/२३/२४/२५/२६/२७/२८/२९/३०/३१/३२/३३/३४/३५/३६/३७/३८/३९/४०/४१/४२/४३/४४/४५/४६/४७/४८/४९/५०/५१/५२/५३/५४/५५/५६/५७/५८/५९/६०/६१/६२/६३/६४/६५/६६/६७/६८/६९/७०/७१/७२/७३/७४/७५/७६/७७/७८/७९/८०/८१/८२/८३/८४/८५/८६/८७/८८/८९/९०/९१/९२/९३/९४/९५/९६/९७/९८/९९/१००/१०१/१०२/१०३/१०४/१०५/१०६/१०७/१०८/१०९/११०/१११/११२/११३/११४/११५/११६/११७/११८/११९/१२०/१२१/१२२/१२३/१२४/१२५/१२६/१२७/१२८/१२९/१३०/१३१/१३२/१३३/१३४/१३५/१३६/१३७/१३८/१३९/१४०/१४१/१४२/१४३/१४४/१४५/१४६/१४७/१४८/१४९/१५०/१५१/१५२/१५३/१५४/१५५/१५६/१५७/१५८/१५९/१६०/१६१/१६२/१६३/१६४/१६५/१६६/१६७/१६८/१६९/१७०/१७१/१७२/१७३/१७४/१७५/१७६/१७७/१७८/१७९/१८०/१८१/१८२/१८३/१८४/१८५/१८६/१८७/१८८/१८९/१९०/१९१/१९२/१९३/१९४/१९५/१९६/१९७/१९८/१९९/२००/२०१/२०२/२०३/२०४/२०५/२०६/२०७/२०८/२०९/२१०/२११/२१२/२१३/२१४/२१५/२१६/२१७/२१८/२१९/२२०/२२१/२२२/२२३/२२४/२२५/२२६/२२७/२२८/२२९/२३०/२३१/२३२/२३३/२३४/२३५/२३६/२३७/२३८/२३९/२४०/२४१/२४२/२४३/२४४/२४५/२४६/२४७/२४८/२४९/२५०/२५१/२५२/२५३/२५४/२५५/२५६/२५७/२५८/२५९/२६०/२६१/२६२/२६३/२६४/२६५/२६६/२६७/२६८/२६९/२७०/२७१/२७२/२७३/२७४/२७५/२७६/२७७/२७८/२७९/२८०/२८१/२८२/२८३/२८४/२८५/२८६/२८७/२८८/२८९/२९०/२९१/२९२/२९३/२९४/२९५/२९६/२९७/२९८/२९९/३००/३०१/३०२/३०३/३०४/३०५/३०६/३०७/३०८/३०९/३१०/३११/३१२/३१३/३१४/३१५/३१६/३१७/३१८/३१९/३२०/३२१/३२२/३२३/३२४/३२५/३२६/३२७/३२८/३२९/३३०/३३१/३३२/३३३/३३४/३३५/३३६/३३७/३३८/३३९/३४०/३४१/३४२/३४३/३४४/३४५/३४६/३४७/३४८/३४९/३५०/३५१/३५२/३५३/३५४/३५५/३५६/३५७/३५८/३५९/३६०/३६१/३६२/३६३/३६४/३६५/३६६/३६७/३६८/३६९/३७०/३७१/३७२/३७३/३७४/३७५/३७६/३७७/३७८/३७९/३८०/३८१/३८२/३८३/३८४/३८५/३८६/३८७/३८८/३८९/३९०/३९१/३९२/३९३/३९४/३९५/३९६/३९७/३९८/३९९/४००/४०१/४०२/४०३/४०४/४०५/४०६/४०७/४०८/४०९/४१०/४११/४१२/४१३/४१४/४१५/४१६/४१७/४१८/४१९/४२०/४२१/४२२/४२३/४२४/४२५/४२६/४२७/४२८/४२९/४३०/४३१/४३२/४३३/४३४/४३५/४३६/४३७/४३८/४३९/४४०/४४१/४४२/४४३/४४४/४४५/४४६/४४७/४४८/४४९/४५०/४५१/४५२/४५३/४५४/४५५/४५६/४५७/४५८/४५९/४६०/४६१/४६२/४६३/४६४/४६५/४६६/४६७/४६८/४६९/४७०/४७१/४७२/४७३/४७४/४७५/४७६/४७७/४७८/४७९/४८०/४८१/४८२/४८३/४८४/४८५/४८६/४८७/४८८/४८९/४९०/४९१/४९२/४९३/४९४/४९५/४९६/४९७/४९८/४९९/५००/५०१/५०२/५०३/५०४/५०५/५०६/५०७/५०८/५०९/५१०/५११/५१२/५१३/५१४/५१५/५१६/५१७/५१८/५१९/५२०/५२१/५२२/५२३/५२४/५२५/५२६/५२७/५२८/५२९/५३०/५३१/५३२/५३३/५३४/५३५/५३६/५३७/५३८/५३९/५४०/५४१/५४२/५४३/५४४/५४५/५४६/५४७/५४८/५४९/५५०/५५१/५५२/५५३/५५४/५५५/५५६/५५७/५५८/५५९/५६०/५६१/५६२/५६३/५६४/५६५/५६६/५६७/५६८/५६९/५७०/५७१/५७२/५७३/५७४/५७५/५७६/५७७/५७८/५७९/५८०/५८१/५८२/५८३/५८४/५८५/५८६/५८७/५८८/५८९/५९०/५९१/५९२/५९३/५९४/५९५/५९६/५९७/५९८/५९९/६००/६०१/६०२/६०३/६०४/६०५/६०६/६०७/६०८/६०९/६१०/६११/६१२/६१३/६१४/६१५/६१६/६१७/६१८/६१९/६२०/६२१/६२२/६२३/६२४/६२५/६२६/६२७/६२८/६२९/६३०/६३१/६३२/६३३/६३४/६३५/६३६/६३७/६३८/६३९/६४०/६४१/६४२/६४३/६४४/६४५/६४६/६४७/६४८/६४९/६५०/६५१/६५२/६५३/६५४/६५५/६५६/६५७/६५८/६५९/६६०/६६१/६६२/६६३/६६४/६६५/६६६/६६७/६६८/६६९/६७०/६७१/६७२/६७३/६७४/६७५/६७६/६७७/६७८/६७९/६८०/६८१/६८२/६८३/६८४/६८५/६८६/६८७/६८८/६८९/६९०/६९१/६९२/६९३/६९४/६९५/६९६/६९७/६९८/६९९/७००/७०१/७०२/७०३/७०४/७०५/७०६/७०७/७०८/७०९/७१०/७११/७१२/७१३/७१४/७१५/७१६/७१७/७१८/७१९/७२०/७२१/७२२/७२३/७२४/७२५/७२६/७२७/७२८/७२९/७३०/७३१/७३२/७३३/७३४/७३५/७३६/७३७/७३८/७३९/७४०/७४१/७४२/७४३/७४४/७४५/७४६/७४७/७४८/७४९/७५०/७५१/७५२/७५३/७५४/७५५/७५६/७५७/७५८/७५९/७६०/७६१/७६२/७६३/७६४/७६५/७६६/७६७/७६८/७६९/७७०/७७१/७७२/७७३/७७४/७७५/७७६/७७७/७७८/७७९/७८०/७८१/७८२/७८३/७८४/७८५/७८६/७८७/७८८/७८९/७९०/७९१/७९२/७९३/७९४/७९५/७९६/७९७/७९८/७९९/८००/८०१/८०२/८०३/८०४/८०५/८०६/८०७/८०८/८०९/८१०/८११/८१२/८१३/८१४/८१५/८१६/८१७/८१८/८१९/८२०/८२१/८२२/८२३/८२४/८२५/८२६/८२७/८२८/८२९/८३०/८३१/८३२/८३३/८३४/८३५/८३६/८३७/८३८/८३९/८४०/८४१/८४२/८४३/८४४/८४५/८४६/८४७/८४८/८४९/८५०/८५१/८५२/८५३/८५४/८५५/८५६/८५७/८५८/८५९/८६०/८६१/८६२/८६३/८६४/८६५/८६६/८६७/८६८/८६९/८७०/८७१/८७२/८७३/८७४/८७५/८७६/८७७/८७८/८७९/८८०/८८१/८८२/८८३/८८४/८८५/८८६/८८७/८८८/८८९/८९०/८९१/८९२/८९३/८९४/८९५/८९६/८९७/८९८/८९९/९००/९०१/९०२/९०३/९०४/९०५/९०६/९०७/९०८/९०९/९१०/९११/९१२/९१३/९१४/९१५/९१६/९१७/९१८/९१९/९२०/९२१/९२२/९२३/९२४/९२५/९२६/९२७/९२८/९२९/९३०/९३१/९३२/९३३/९३४/९३५/९३६/९३७/९३८/९३९/९४०/९४१/९४२/९४३/९४४/९४५/९४६/९४७/९४८/९४९/९५०/९५१/९५२/९५३/९५४/९५५/९५६/९५७/९५८/९५९/९६०/९६१/९६२/९६३/९६४/९६५/९६६/९६७/९६८/९६९/९७०/९७१/९७२/९७३/९७४/९७५/९७६/९७७/९७८/९७९/९८०/९८१/९८२/९८३/९८४/९८५/९८६/९८७/९८८/९८९/९९०/९९१/९९२/९९३/९९४/९९५/९९६/९९७/९९८/९९९/१०००

ना.क्र. : व.वि.रा.प./न.र./
 दिनांक :

VCMC/TP/CCNP-3128/0367/2013-14

२-४/०३/२०१४

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).

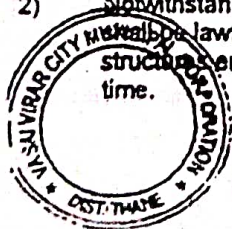
The amount of Rs. 253000/- (Rupees Two Lakhs Fifty Three Thousand Only) deposited vide Challan No. 474252 dated 12/02/2014 with Vasai Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control 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.

Please find enclosed herewith the approved Development Permission of layout for the proposed Industrial Gala Type Building on land bearing S No:37, Plot No. 16/17 Village : Sopara Taluka: Vasai Dist: Palghar.

as per following details:

Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Flats	No. of Gallas	Built Up Area (in sq. mt.)
1.	Residential with Shopline	1	Grd + 5 pt.	152	12	6258.03

- The Occupancy Certificate for the building will be issued only after provision of potable water is made available to each occupant.
- Notwithstanding anything contained in the commencement certificate condition it shall be lawful for the planning authority to direct the removal or alteration of any structure erected or use contrary to the provisions of this grant within the specific time.



(Handwritten signature)

दस्तावेज - 3
दस्तावेज नं. 139/182

मुख्य कार्यालय, विरार
विरार (पूर्व),
जा. पालघर, जि. ठाणे, वि. ४०१ १०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०५/०६/०७/०८
फॅक्स : ०२५०-२५२५१००
ई-मेल : vasai@vrcorporation@yahoo.com

जा.क. : व.वि.रा.प./न.र./
दिनांक :

WCMC/TP/CCNP-3128/0367/2013-14

23/03/2014

- 3) 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 compartment of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of non-bio degradable & bio-degradable waste respectively.
- 4) The Municipal Corporation reserves the rights 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 details 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 shall develop the site as per Engineering Report before applying for Occupancy Certificate.
- 8) You are responsible for the disputes that may arise due to title/ access matter. WCMC is not responsible for any such disputes.

Yours faithfully,

Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation



Encl.: a/a

c.c. to:

1. The Collector,
Office of the Collector, Palghar.
2. The Tahasildar
Office of the Tahasildar, Vasai.
3. Dy. Municipal Commissioner
Vasai-Virar City Municipal Corporation.
4. Asst. Commissioner, UCD,
Vasai-Virar City Municipal Corporation.
Ward office.....
5. M/s. EN-CON
G.7,3, *D* Wing, Sethi Palace,
Ambadi Road, Vasai Road (W),
Tal: Vasai, Dist : Palghar





PROPOSAL & PROPERTY
 PROJECT: RESIDENTIAL & COMMERCIAL BUILDING ON PLOT NO. 15
 EXTENSION OF ROAD AT VEDAGE NALLSOPARA TALKHANA, WALI DISTRICT

CURRENCY AND OF AREA

GENUINELY HAVE SURVEYED THE PLOT UNDER REFERENCE ON 17/11/2017 & THAT THE DIMENSIONS OF THE SITE & OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT IS SQ.MTS. & TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP, P.S. RECORD, ETC.

(Handwritten Signature)

SIGNATURE OF ARCHITECT

STAMP OF DATE OF RECEIPT OF PLAN

Approved as amended in subject to the
 Conditions of Approval in this Office Letter
 No. VAO/OT/11/16/2017 dated 15/11/2017
 DATE OF RECEIPT OF PLAN
 Deputy Director (Town Planning)
 Local Area Municipal Corporation
 VAO/OT/11/16/2017

THIS PLAN SHALL NOT BE CONSIDERED
 AS A PROOF OF OBEYANCE FOR ANY
 DISPUTES ANY COURT OF LAW



The amended plan shall be submitted
 herewith in accordance of the
 applicable rules

NAME OF OWNER

NAME & SIGNATURE OF OWNER

SHRUTI RAJENDRA SATYANARAYAN SAHLE

DRAWN BY: [Signature]

SCALE: 1:1000 NORTH



EN-COM

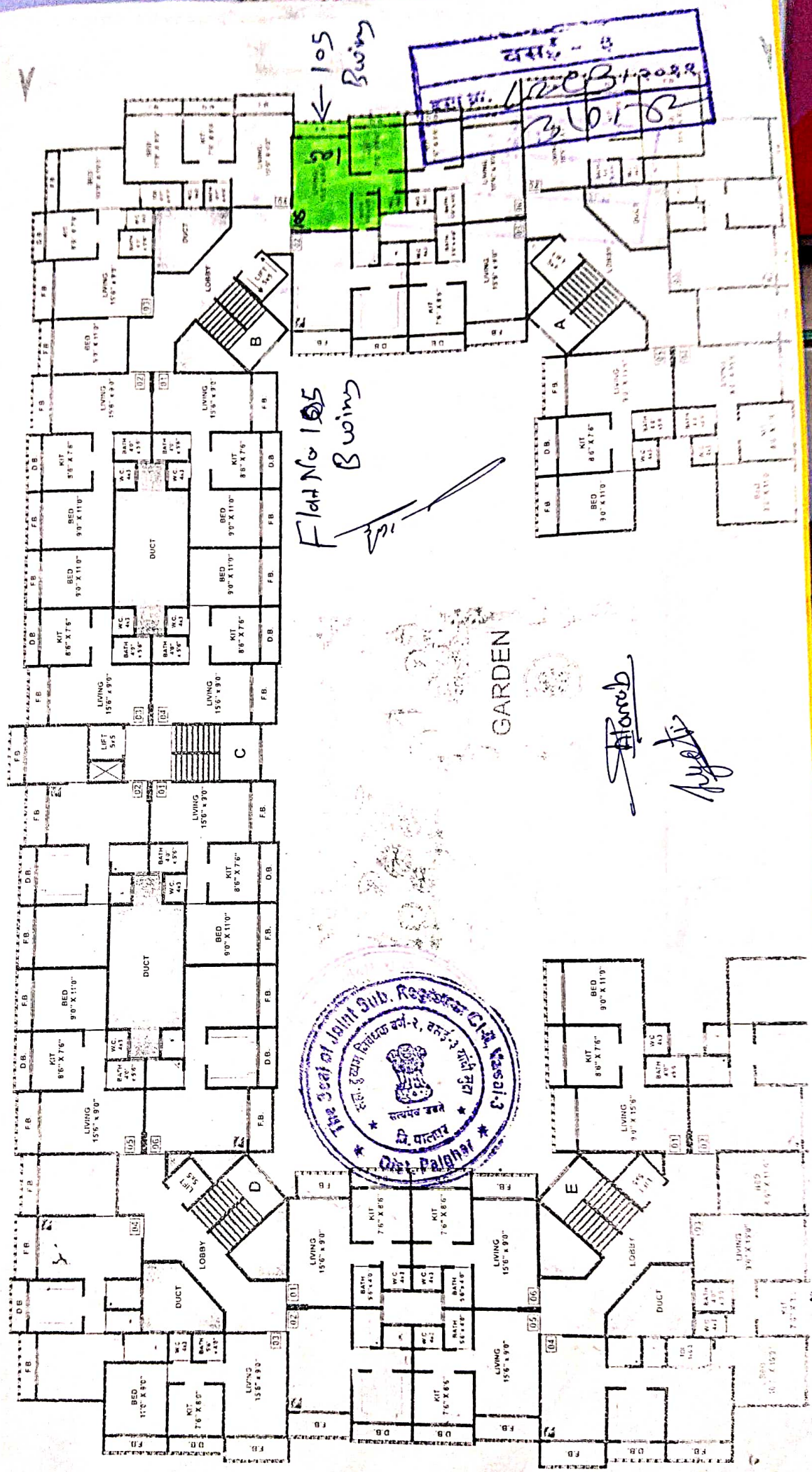


ARCHITECTURAL CONSULTANTS
 PUNE

MUNICIPAL CORPORATION

(Handwritten Signature)

REPRODUCTION



105 Bwings

वसति - 3
प्लान No. 1203/2022
3/10/22

Flat No 105 Bwings

GARDEN



Handwritten signature

Handwritten signature



03/06/2019

गृही क्र.2

दुय्यम निबंधक : सह दु.नि.वर्स 3

वर्ग क्रमांक : 8293/2019

नोंदणी :

Regn 63m

पात्राचे नाव : शीवांग

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1400000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :मदनिका नं: 105,बी विंग, माळा नं: पहिला मजला, इमारतीचे नाव: जय हेरिटेज, रोड नं: सोपारा, इतर माहिती: विभाग क्र. 3((Survey Number : 37 ; HISSA NUMBER : 1,PLOT NO. 16, 17 ;))
(5) क्षेत्रफळ	1) 35.98 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:-मे. जय बिल्डर्स ऍन्ड डेव्हलपर्स तर्फे प्रोप्रायटर राजेंद्र सत्यनारायण साहु - - वय:-35; पत्ता:-प्लॉट नं: दुकान नं. 9, माळा नं:-, इमारतीचे नाव: जय हेरिटेज, प्रियंका को- ऑप. ही. सो. समोर, ब्लॉक नं:-, रोड नं: पाटणकर पार्क, नालासोपारा प, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-GNHPS1099R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-निलेश अंकुश परब - - वय:-36; पत्ता:-प्लॉट नं: हाऊस नं. 204, माळा नं: -, इमारतीचे नाव: पोस्ट मसुरे, देऊळवाडा, ब्लॉक नं:-, रोड नं: मसुरे मालवण, सिंधुदुर्ग, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416608 पॅन नं:-APXPP8893E 2): नाव:-ज्योती निलेश परब - - वय:-31; पत्ता:-प्लॉट नं: हाऊस नं. 204, माळा नं:-, इमारतीचे नाव: पोस्ट मसुरे, देऊळवाडा, ब्लॉक नं:-, रोड नं: मसुरे मालवण, सिंधुदुर्ग, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416608 पॅन नं:-CHJPS5431B
(9) दस्तऐवज करून दिल्याचा दिनांक	03/06/2019
(10) दस्त नोंदणी केल्याचा दिनांक	03/06/2019
(11) अनुक्रमांक, खंड व पृष्ठ	8293/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	84000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14000
(14) शेरा	

सह. दुय्यम निबंधक वर्ग- २
वर्स 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.

वर्ष - ३
 प्र.सं. 1203/2029
 30/12

विवाह नोंदणीचे प्रमाणपत्र

नमुना "ड"

(पहा कलम ६ (१) आणि नियम ५)

प्रमाणित करण्यात येते की, पतीचे नांव जिलेश अंकुश

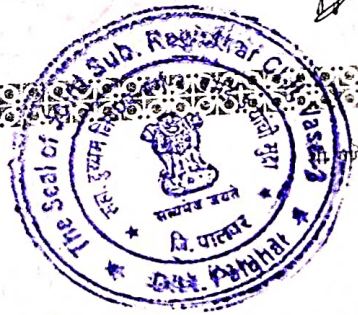
पत्नीचे नांव राहणार सु.पो. देवु न्यास आणि पत्नीचे
रा.म.स.स.व.प. जि. सिव्हेरुर्ग
राहणार कठिला कव्हडूर डिग्री
सिव्हेरु रोड अगातिकाव्हडूर पोश्चो
 चांच्या विवाह दिनांक २९/३/२०२९ रोजी प्रदिव रामचंद्र
रा.म.स.स.व.प. देवु न्यास, रा.म.स.स.व.प. यांचे घर (ठिकाणी)

येथे विधीसंपन्न झाला. त्याची महाराष्ट्र विवाह मंडळाचे विनियमन आणि विवाह नोंदणी विधेयक, १९९८ अन्वये ठेवण्यात आलेल्या नोंदवहीच्या खंड क्रमांक — अनुक्रमांक १७ वर दिनांक २९/०६/२०२९ रोजी माझ्याकडून नोंदणी करण्यात आली आहे.



जा. नं. ग्राम. 303/96
 ग्रामपंचायत कार्यालय महुरे-सांगोडे
 दिनांक: २९/०६/२०२९

निबंधक
 निबंधक
 जन्म-मृत्यू-वधुवत मृत्यू-विवाह नोंदणी अधिकारी
 जन्म, मृत्यू विवाह
 ग्राम पंचायत मंत्रालय, सांगोडे, ता. महुरे
 ग्रामपंचायत



प्रमाणित करण्यात आलेली १४२२३८१५५५

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



दुरध्वनी ०२२०० २५२५१०१/०२/०३/०४/०५/०६
फॅक्स ०२२०० २५२५१०९
ई-मेल vassivirarcorporation@yahoo.com

जा.क्र. प वि ३ म / ११ /
दिनांक

VVCMC/TP/CC/VP-3128/१६/२०१४-२०

22/07/2019

PART OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential Building known as Jay Heritage B, C, and D Wing, on land bearing S. No. 37, Hissa No. 1, Plot No. 16/17 of Village – Sopara, Taluka – Vasai, Dist. – Palghar completed under the supervision of M/s. ENCON CONSULTANT, Architect (License / Registration No. CA/82/3622) and has been inspected on 08/01/2019 and I declared the Development has been carried out in accordance with Regulation and the Conditions stipulated in the Commencement Certificate No. VVCMC/TP/CC/VP-3128/0367/2013-14 dated 28/03/2014.

1. No physical possession to the residents shall be handed over by the applicants developers/owners 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.
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 arrangements for storm water disposal by putting pump rooms etc., electric arrangements and improvements, 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 Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the

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