

Sale Agreement

Receipt (pavli)

350/10743

Friday, May 31, 2024

10:54 AM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 11415

दिनांक: 31/05/2024

गावाचे नाव: नवभर

दस्तावेजाचा अनुक्रमांक: घसाइ3-10743-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: डॉक्टर हर्षद साबला - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1200.00

पुण्याची संख्या: 60

एकूण:

₹. 31200.00

शापणाम मूळ दस्त, थॉयनेल प्रिंट, मूची-२ अंदाजे
11:13 AM ह्या वेळेस मिळेल.


Sub Registrar Vasai 3

बाजार मूल्य: ₹. 6439000/-

मोबदला ₹. 11000000/-

भरलेले मुद्रांक शुल्क: ₹. 770000/-

डुय्यम निबंधक वर्ग-२
वसई क्र. ३

1) देयकाचा प्रकार: DHC रकम: ₹. 1200/-

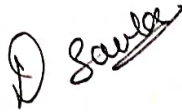
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524313501770 दिनांक: 31/05/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002844261202425E दिनांक: 31/05/2024

वँकेचे नाव व पत्ता:



वसई-३
दस्त क्र. १०७४३ / २०२४
१ / ६०

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२४

१. दस्ताचा प्रकार : कवा रत्ना म अनुच्छेद क्रमांक २५(६)
२. तालुका : वसई ३. गावाचे नांव : जवई
४. नगरमुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक : २१ Plot NO ३२, ३३
५. मूल्य दरविभाग (झोन) : ४ उपविभाग _____
६. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक / ५९२००५
७. दस्तात नमूद केल्या मिळकतीचे क्षेत्रफळ : ४९.३३ कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.
८. कारपार्किंग : १ starts parking गच्ची : _____ पोटमाळा : _____
९. मजला क्रमांक : चौदावा उदवाहन सुविधा :- आहे / नाही
१०. बांधकाम वर्षे : _____ घसारा : _____
११. बांधकामाचा प्रकार :- आरआरसी / इतर प्रकार / अर्धे प्रकार / कच्चे
१२. बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क्र. : _____ ज्यान्वये दिलेली घट / वाढ
१३. निर्धारित केलेले बाजारमूल्य :- ६५३९,०००/-
१४. दस्तामध्ये दर्शविलेला मोबदला :- १,१०,००,०००/-
१५. देय मुद्रांक शुल्क : ७७०,०००/- १६. भरलेले मुद्रांक शुल्क : ७,७०,०००/-
१७. देय नोंदणी फी : ३००००/-

६२५५,००० + १८५,००० (car parking) = ६४३९,०००/-

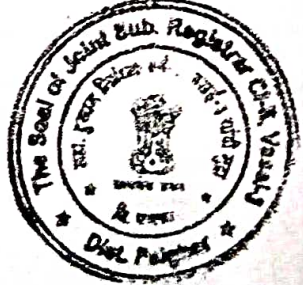
लिपीक

४२०५५५
सह दुय्यम निबंधक



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		31 May 2024, 10:13:16 AM	
Valuation ID	20240531468	वसई	
मूल्यांकनाचे वर्ष	2024		
जिल्हा	पालघर		
मूल्य विभाग	तालुका वसई		
उप मूल्य विभाग	4. रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी		
क्षेत्राचे मीटर	Vasai-Virar Municipal Corporation	सर्व्हे नंबर नं. ३ क्रमांक	सर्व्हे नंबर 21
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	कार्यालय	दुकाने
	निवासी सदनिका	68200	93500
	59200		64000
बांधीव क्षेत्राची माहिती	98.263 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकाम क्षेत्र (Built Up)	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे
बांधकामाचे वर्गीकरण	आहे	मजला -	11th to 20th Floor
उद्दवाहन सुविधा -			
मिळकतीचा प्रकार - बांधीव			
बांधकामाचा दर - Rs 26620/-			
कार्पेट क्षेत्र - 89.33 चौ मीटर			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs 63640/-		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर * घसा-यानुसार टक्केवारी) - खुल्या जमिनीचा दर)		
	= ((63640-16600) * (100 / 100) - 6600)		
	= Rs 63640/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 63640 * 98.263		
	= Rs 6253457.32/-		
B) बंदिस्त वाहन तळाचे क्षेत्र	12.5 चौ मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * (59200 * 25/100)		
	= Rs 185000/-		
Applicable Rules	= 3, 9, 18, 19, 15		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य - रस्त्या मध्ये मूल्य (खुली बाल्कनी) - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भागीदारी दुसरा जागेचे मूल्य + बंदिस्त बाल्कनी - स्वययंचलित वाहनतळ		
	= A + B - C + D + E + F + G + H + I + J		
	= 6253457.32 + 0 + 0 + 0 + 185000 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs. 6438457/-		
	= ₹ चौसष्ट लाख अडतीस हजार चार शो सत्तायत्न /-		

वसई-३
दल क्र. 70083/2024
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CHALLAN
MTR Form Number-6

वसई-३
वसत क्र. १०७४३/२०२४
३१९०

SRN	MH002844261202425E	BARCODE	[Barcode]		Date	31/05/2024-09:53:03	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	VSI3_VASAI NO 3 JOINT SUB-REGISTRAR			Full Name	SHREE MAHASHRAMAN REALTORS			
Location	PALGHAR			Flat/Block No.	FLAT NO.1401, ASHOKA HEAVENS			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	NAVGHAR			
0030046401	Stamp Duty	770000.00		Area/Locality	VASAI ROAD			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 1 2 0 2			
				Remarks (If Any)	SecondPartyName=DOLLAR HARSHAD SAVLA-			
				Amount In	Eight Lakh Rupees Only			
Total			8,00,000.00	Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332024053111628	2871522286			
Cheque/DD No.		Bank Date	RBI Date	31/05/2024-09:54:46	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.
सदर चलन केवल दुरयम जिबधक कार्यालयात नोदणी करवयाच्या दस्तासाठी लागू आहे. नोदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

Moolie No. : 8446198924



वसई-३
दस्त क्र. १०७४३/२०२४
७ / ६०



Maharashtra Real Estate Regulatory Authority
Registration No. P99000052843

Agreement for Sale

This **AGREEMENT FOR SALE** made at Vasai on this 31 day of MAY in the Christian Year **Two Thousand and Twenty Four**.

BETWEEN

M/s. **SHREE MAHASHRAMAN REALTORS**, a Partnership Firm, having its PAN No. **AEKFS2590H**, through its partners **Mr. MAHAVIR MANGILAL KOTHARI**, having office address at: **Shop No.32, Gopal Building, Ambadi Road, Vasai Road West, District Palghar, Maharashtra 401202**, hereinafter for brevity sake referred to as the "**The Pro-noters/s**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heir/s, executor/s, administrator/s and assign/s **Party of the One Part**

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स्टॉक एजेंट साईल
Page 1

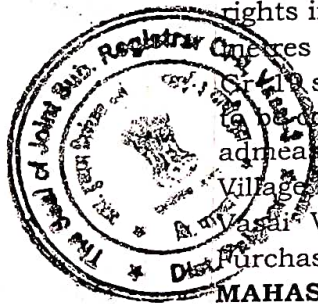
दस्तावेज क्र. 70575
L 100

AND

Mrs. DOLLAR HARSHAD SAVLA, aged about 46 years
Mr. HARSHAD LALJI SAVLA, aged about 51 years,
Both having address at 203, NEW SIMA CHS, SAMTA NAGAR, 60
FEET ROAD, VASAI ROAD WEST, PALGHAR, MAHARASHTRA,
401202, which expression shall, unless contrary to the context or
meaning thereof, mean and include his/her/their heirs and legal
representatives) OF THE OTHER PART;

WHEREAS :

1. WHEREAS "CHITRA BHAVAN CO-OPERATIVE HOUSING SOCIETY LTD, a society are the owner of land bearing Survey No. 21, Plot no.32, 33, Area admeasuring 752.52 Square Meters, situate at lying and being at Village Navghar, Taluka - Vasai, District - Palghar, within the limits of Vasai Virar City Municipal Corporation, (hereinafter referred to as the "said property").
2. The owner had made an application to the Office of District Collector of Thane for conversion of Agricultural land into Non-Agricultural land and accordingly authorities have issued Non-Agricultural permission for land bearing Survey No. 184, vide its order bearing No. REV/D.I.NAP.VIII.SR-556/1985, dated 06/02/1985.
3. The Vasai Virar City Municipal Corporation have issued Development Permission for construction of Residential and Commercial Building i.e. comprising Stilt+ Gr+18 pt storey Building vide its order bearing No. VVCMC/TP/CC/VP-6879/582/2022-2023, dated 31.03.2023.
4. The Vasai Virar City Municipal Corporation have issued Revised Development Permission for construction of Residential and Commercial Building i.e. comprising Stilt+Gr+19 storey Building vide its order bearing No. VVCMC/TP/RDP/VP-6879/419/2023-2024, dated 07.03.2024.
5. Then, the Developers i.e. M/s. SHREE MAHASHRAMAN REALTORS had approached to the society i.e. CHITRA BHAVAN CO-OPERATIVE HOUSING SOCIETY LTD, and have agreed to grant the Redevelopment rights in respect of the Buildings on FSI admeasuring 3985.29 Square Meters (Built up area), pertaining to the Building comprising Stilt+ Gr+19 storey Building, in the Building known as "ASHOKA HEAVENS" constructed on land bearing Survey No. 21, plot no.32,33 , Area admeasuring 752.52 Square Meters, situate at lying and being at Village Navghar, Taluka - Vasai, District- Palghar , within the limits of Vasai Virar City Municipal Corporation to and in favour of the Purchasers/ Developers/ Promoters i.e. M/s. SHREE MAHASHRAMAN REALTORS through its partners Mr. MAHAVIR MANGILAL KOTHARI and Mr. KANHEYALAL POONAMCHAND



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PROMOTER SIGN

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श्री मंगल कोठारी

Page 2

महाराष्ट्र
पालघर जिल्हा
न्याय मंडळ

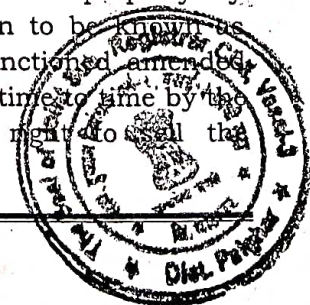
यसई-३

वसई क्र. 90673 / 2024

९ - ६०

KOTHARI a partnership firm, by and under a Registered Agreement for Redevelopment dated 06.03.2023 and registered in the office of the Sub-Registrar of Assurance at Vasai No. 3, under Sr. No. 8894/2023, dated 25.04.2023, in the said buildings, on the terms and conditions stipulated therein.

6. By a Registered Power of Attorney, dated 06.03.2023 and registered in the office of the Sub-Registrar of Assurance at Vasai No. 3, under Sr. No. VSI-3- 8895/2023, dated 25.04.2023, executed by and between CHITRA BHAVAN CO-OPERATIVE HOUSING SOCIETY LTD, herein referred to as the Owners/Society and M/s. SHREE MAHASHRAMAN REALTORS through its partner **Mr. MAHAVIR MANGILAL KOTHARI**, herein referred to as the Developers, in the Building known as "ASHOKA HEAVENS" to be constructed on land bearing Survey No. 21, plot no.32,33 , Area admeasuring 752.52 Square Meters, situate at lying and being at Village Navghar, Taluka - Vasai, District - Palghar, within the limits of Vasai Virar City Municipal Corporation
7. By virtue of the afore stated Deeds, documents, writings, Agreements, POA"s, the Promoters are entitled to develop the said property (hereinafter collectively referred to as the said property") in accordance with the sanctioned plans as may be approved by the Addl. Collector Thane.
8. The Promoters have entered into a standard agreement with Architects & Interior Designers, registered with the Council of Architects and the said Agreement is as per the prescribed format prescribed by the Council of Architect and the Promoters have also appointed RCC specialist and Structural Engineer **M/s. FRAMIC** for preparation of the structural designs and drawings of the buildings upon the Promoters accepting the professional supervision of the Architects and the Structural Engineers till the completion of the buildings. The structural designs prepared by the said Structural Engineers is earthquake resistant and an authenticated copy whereof is annexed hereto.
9. AND WHEREAS by virtue of the above cited agreements, power of attorneys, deeds, the Promoters have sole and exclusive right to sell the apartments in the said buildings to be constructed by the Promoters on the said property and to enter into agreement/s with the Allottee/s of the Flats/Shops to receive the sale consideration thereof. The Promoters are also entitled to develop the said property by constructing an exclusive Building/Project thereon to be known as "**ASHOKA HEAVENS**" in accordance with the sanctioned amended plans and the revised plans to be sanctioned from time to time by the Corporation and have also sole and exclusive right to sell the



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 दस क्र. १०७३/२०२४
 ११, १००

for any further documents of title of the said property and Promoters right of development.

18. AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed.
19. AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters 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.
20. AND WHEREAS the authenticated copies of plans and specifications of the apartments agreed to be purchased by the Allottee as sanctioned and approved by the local authority have been annexed and marked as Annexure ;
21. AND WHEREAS the Promoters have 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 Occupation Certificate of the said Building/s.
22. 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 Promoters while developing the said property and the said building/s 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.
23. AND WHEREAS the Promoters have accordingly commenced construction of the said building/s in accordance with the said proposed plans.
24. AND WHEREAS the Allottee has applied to the Promoters for allotment of **Flat No.1401 on the 14th floor**, situated in the Building to be known as "**ASHOKA HEAVENS**", being constructed on the said project.
25. AND WHEREAS the Rera carpet area of the said Flat is **89.33 square meter** and "**Rera Carpet area**" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat, exclusive use of the Allottee or verandah area and exclusive use of the terrace area appurtenant to the said Flat for exclusive use of the



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

वसई-३
All that piece or parcel of N.A. Land bearing Survey No. 21, plot no.32,33 ,
दस्ता क्र. 90/1973
Area admeasuring 752.52 Square Meters, situate at lying and being at Village
22 Navghar, Taluka - Vasai, District - Palghar, within the limits of Vasai Virar
City Municipal Corporation.

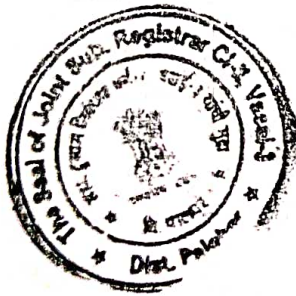
FIRST SCHEDULE ABOVE REFERRED TO

THE SECOND SCHEDULE REFERRED HEREIN ABOVE

All that piece or parcel of non-agricultural land bearing FSI admeasuring 3985.29 Square metres (Built up area), pertaining to the comprising Stilt+Gr+19 storey Building, and in the Building known as "ASHOKA HEAVENS" to be constructed on land bearing Survey No. 21, plot no.32,33 , Area admeasuring 752.52 Square Meters, situate at lying and being at Village Navghar, Taluka - Vasai, District - Palghar, within the limits of Vasai Virar City Municipal Corporation.

THE THIRD SCHEDULE REFERRED HEREIN ABOVE

All that premises bearing Flat bearing No. 1401 on the 14th Floor, in the Building to be known as "ASHOKA HEAVENS", having Rera carpet area admeasuring 89.33 Square Meters on constructed on the land more particularly described in First Schedule herein above written.



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D. Sawla
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वसई-३
दस्ता क्र. १००४३ / २०२४
३० / १०

SIGNED AND DELIVERED
By the within named Promoters
M/s. SHREE MAHASHRAMAN REALTORS
Through its partner



Mr. MAHAVIR MANGILAL KOTHARI

Mangilal

In the presence of

- 1.
- 2.



SIGNED AND DELIVERED
By the within named Allottee/ s

Mrs. DOLLAR HARSHAD SAVLA

D Savla



Mr. HARSHAD LALJI SAVLA

Harshad Lalji Savla

In the presence of

- 1.
- 2.



Mangilal

PROMOTER SIGN

ALLOTTEE SIGN

मुख्य कार्यालय, विरार
विरार (पूर्व),
बसई, जि. पालघर - ४०१ ३०५.



वसई-३
प्लॉट नं. १०७४३/२०२४
३३ / ६०

दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasaivirarcorporation@yahoo.com

जायक क्र. : च.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-6879/419/2022-23

To,

1. Mr. Mahavir M. Kothari Partner Of,
M/s. Shree Mahashraman Realtors & P.A.,
Holder of Chitra Bhavan C.H.S. Ltd.
S/32, Gopal Building, Ambadi Road,
Vasal (W), Tal: Vasal,
DIST: PALGHAR
2. M/s. Shree Consultants
B-203, Akanksha Tower,
Near Railway Station,
Nallasopara (E), Taluka-Vasal,
DIST: PALGHAR

07/03/2024

Sub: Revised Development Permission for Proposed Residential & Commercial Building on land bearing S.No.21, Plot No.32, & Plot No.33 of Village: Navghar, Taluka Vasal, Dist Palghar.

Ref :

1. Commencement Certificate No.VVCMC/TP/CC/VP-6879/582/2022-23 Dated-31/03/2023.
2. Your Licensed Architect's letter Dated 31/03/2023.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasal-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under: The drawing shall be read with the layout plan approved along with this letter and Commencement Certificate No. VVCMC/TP/CC/VP-6879/582/2022-23 Dated 31/03/2023.

The details of the layout are as given below:

1	Name of Assesse owner / P.A. Holder	Mr. Mahavir M. Kothari Partner of M/s. Shree Mahashraman Realtors & P.A., Holder of Chitra Bhavan C.H.S. Ltd.
2	Location	Navghar
3	Land use (Predominant)	Residential & Commercial Building
4	Gross plot area (As per 7/12)	752.52
5	Net Plot Area	752.52



वसई-३

दस्ता क्र. 90083 / 2024

37 / 80

WCMC/TP/RDP/VP-6879/419/2023-24

07/03/2024

6	Built up Area with reference to basic F.S.I as per front road width (Sr. No. 5x Basic FSI)(752.52 X 1.10)	827.77 sq.mt.
7	Additional FSI on Payment of Premium	-----
	(a) Maximum Permissible Premium FSI- Based on Road Width/Tod Zone (752.52 / 0.50 = 376.26)	376.26 sq.mt.
	(b) Tenanted (Incentive FSI) (15 X-15 sq.mt= 225.00)	225.00 sq.mt.
8	In-Situ FSI/TDR Loading Maxi permissible (752.52x1.40 = 1053.52) DRC No:-270	1053.52 sq.mt.
9	Total Entitlement (9+10a+10b+11)	2482.55 sq.mt.
10	a) Basic Area Commercial (145.26/1.8%)	80.70 sq.mt.
	b) Ancillary Area FSI up to 80% with the payment of charges	64.56 sq.mt.
	c)Balance Area for Residential (2482.55 - 80.70)	2401.85 sq.mt.
	d) Ancillary Area FSI up to 60% with the payment of charges	1441.11 sq.mt.
	e)Total Entitlement with Ancillary Area (10a+10b+10c+10d)	3988.22 sq.mt.
11	Maximum Utilization limit of FSI (building potential) permissible as per road width (as per regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x1.6 or 1.8	3988.22 sq.mt.
12	Total Built-up Area in Proposal (Excluding Area at SR.NO.17B)	-----
	a) Proposed Built-up Area (As per 'P-Line)	3985.29 sq.mt.
	i) Basic	827.77 sq.mt.
	ii) Premium	376.26 sq.mt.
	iii) TDR	1052.54 sq.mt.
	iv) Tenanted (Incentive FSI)	224.15 sq.mt.
	v) Ancillary Area FSI Up to 80% with the payment of charge	64.56 sq.mt.
	vi) Ancillary Area FSI Up to 60% with the payment of charges	1440.01 sq.mt.
	vii)Proposed Built-up Area (As per 'P-Line) (a+b+c)	3985.29 sq.mt.

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).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential and Commercial Building on land bearing S.No.21, Plot No.32 & Plot No.33, of Vill. Navghar, Tal. Vasai, Dist. Palghar. as per the following Details: -

The Details of the Buildings is given below:

Sr. No.	Predominant Building	No. of Floors	No. of Office	No. of Flats	Built Up Area (in sq. mt.)
1.	Residential & Commercial Building	Stilt+Gr+ 19	01	32	3985.29



The proposed plan duly approved herewith supersedes all the earlier approved plans. The Commencement Certificate granted vide WCMC office letter No.

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

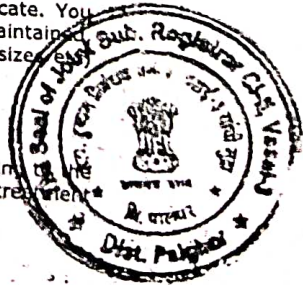


वसई-३
दस्तावेज क्र. १०७३ २०२४
३५ / १००

दुरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फैक्स : ०२५० - २५२५१०३
ई-मेल : vasavirarcorporation@yahoo.com
आयक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-6879/419/2023-24
VVCMC/TP/CC/VP-6879/582/2022-23 dated-31/03/2023 stands applicable to this approval of amended pans along with the following conditions. 07/03/2024

- 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) Not with standing anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You shall construct the compound wall./Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) 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.
- 8) 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.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained. Storm Water drainage systems, sewerage systems and water supply (tank size) before applying for Plinth Completion Certificate.
- 13) You shall construct cupboard if any, as per UDCPR Regulation.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not done.



रामेश-३
दस्ता नं. १०७४३/२०२४
३६/१०

VVCMC/TP/RDP/VP-6879/419/2023-24 07/03/2024
 is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.

- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) 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.
- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 21) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 22) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 23) 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, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands 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, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 24) You are responsible for complying with all conditions of N.A. order/sale permission/other permissions of other authorities including MOEF/CRZ/wetlands, TWLS 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. Vasai 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.
- 25) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, limb or loss of property.



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



धारा-३
दस्ता क्र १०७७३/२०२४
३० / ६०

दुरध्वनी : ०२५० - २५२५२२ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५२३
ई-मेल : vasaviacorporation@yanoo.com

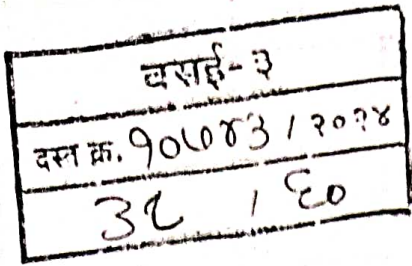
जावक क्र.: व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-6879/419/2023-24

०७/०३/२०२४

- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 27) 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.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 30) 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 recommendations of IIT Bombay and NEERI for flood management of Vasal Virar Sub region affecting for your layout.
- 31) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 32) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 33) You shall provide Grey Water recycling plant for said layout, if applicable.
- 34) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 35) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 36) Right to access agreement shall be submitted before Commencement of work failing to which this Commencement Certificate stands invalid.
- 37) You shall provide lighting resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
You shall dispose of the debris/Material generated by demolition of the existing structures to the appropriate locations as specified by VVCMC and shall submit the Geo tagged photos regarding the same before Commencement of work at site, failure to do so if not will compel us to impose fine as per the directive of Hon'ble High Court in FIL 3/2023.
- 39) You shall provide Grey Water recycling as per clause 13.4 of UDCPR failure to provide Grey Water recycling as per clause 13.4 of UDCPR will compel us to take necessary actions including refusal of Occupancy to the buildings.
- 40) As you shall provide STP as per MPCB letter dtd. 19/12/2023 if the Sewage generated is above 10 CMD, if the same is not provided Occupancy Certificate will not be issued to the buildings.





VVCMC/TP/RDP/VP-6879/419/2023-24

07/03/2024

- 41) You shall provide safety Grill for windows and other opening of habitable or non-habitable rooms and other rooms in non-Residential users also, in case of any mishap you shall face the Civil and Criminal cases arising out of this eventually.
- 42) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of said provisions Vasai Virar City Municipal Corporation is not responsible for such disputes.
- 43) The responsibilities of Architect, licensed Engineer and structure Engineer shall be as per C-2.3, C-3.3, C-4.3, C-8.3 of UDCPR if any of the responsibilities are violated the eventuality shall be faced by the concerned technical person accordingly.
- 44) All disputes related to flat owners and developers that may arise in future shall be taken care by the developer shall not hold VVCMC responsible for the same.
- 45) The pending Development charges, Premium charges & Labour Cess charges are to be deposited by the applicant to VVCMC on dues dates.
- 46) You shall submit Revised Fire NOC Before Commencement of additional Work above 18th floor or within 6 month which where is Earlier.
- 47) You shall submit Revised N.A Permission or N.A. Tax Receipt for Commercial use within One Month.
- 48) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 49) You shall be held responsible for any future disputes arising regarding the access road to the plot, if any disputes arises in future it is to be purely delt by you and VVCMC shall not be responsible for the same.
- 50) Any breach of above condition will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.
One set of completion plan duly certified is returned herewith.



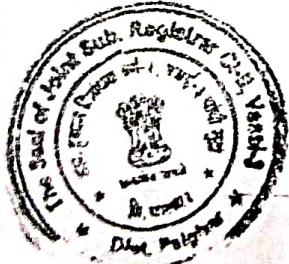
Encl.: a/a.
c.c. to:

1. Asst. Commissioner, UCD,
Vasai-Virar City Municipal Corporation.
Ward office

Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar,



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 8894/2023

नोंदणी :

Regn:63m

Note:-Generated Through eSearch Available, For original report please contact concern SRO office.

गावाचे नाव : नवघर

(1) विलेखाचा प्रकार	विकसनकरारनामा	वसई-३
(2) मोबदला	37164000	दस्त क्र 90023/2023
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	43648100	53 / 80
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ; इतर माहिती: मौजे नवघर येथील भूमापन क्र. 21, हिस्सा क्र. 32 व 33, क्षेत्र 752.52 चौ. मी. च्या बिनशेती भूखंड व त्यावरील स्थित तळ अधिक दोन मजली 15 सदनिकांची चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड ची ईमारत जमीन पुनर्विकास बाबत विकसन पत्र मेसर्स श्री महाश्रमन रिअल्टर्स यांना देण्यात येत आहे. ((Survey Number : 21, हिस्सा क्र. 32 व 33 ;))	
(5) क्षेत्रफळ	752.52 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:-- - रमा गजानन दाते (सदनिका क्र. जी/001 चे मालक) तर्फे कु. मु. भावेश शशिकांत राणे वय:-58 पत्ता:-प्लॉट नं: जी/001, माळा नं: तळमजला, इमारतीचे नाव: चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: नवघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-</p> <p>2): नाव:-- - प्रकाश पुनमचंद कोठारी (सदनिका जी/002 चे मालक)तर्फे कु. मु. भावेश शशिकांत राणे वय:-60 पत्ता:-प्लॉट नं: जी/002, माळा नं: तळमजला, इमारतीचे नाव: चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: नवघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-</p> <p>3): नाव:-- - लीला प्रकाश कोठारी (सदनिका क्र. जी/002 चे सहमालक)तर्फे कु. मु. भावेश शशिकांत राणे वय:-58 पत्ता:-प्लॉट नं: जी/002, माळा नं: तळमजला, इमारतीचे नाव: चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: नवघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-</p> <p>4): नाव:-- - सुप्रीता पराशरे(सदनिका क्र. जी/03 चे मालक)व चित्रा भवन को.ऑ.हौ.सो.लि.चे सचिव)तर्फे कु.मु. भावेश राणे वय:-56 पत्ता:-प्लॉट नं: जी/003, माळा नं: तळमजला, इमारतीचे नाव: चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: नवघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-</p> <p>5): नाव:-- - डोणोवन डिसोजा(सदनिका क्र. जी/04 चे मालक)व चित्रा भवन को.ऑ.हौ.सो.लि.चे खजिनदार)तर्फे कु.मु. भावेश राणे वय:-47 पत्ता:-प्लॉट नं: जी/004, माळा नं: तळमजला, इमारतीचे नाव: चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: नवघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-</p> <p>6): नाव:-- - मिशेल डोनोवन डिसोजा (सदनिका क्र. जी/004 व एस005 चे मालक)तर्फे कु. मु. भावेश शशिकांत राणे वय:-44 पत्ता:-प्लॉट नं: जी/004 व एस005, माळा नं: -, इमारतीचे नाव: चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: नवघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-</p> <p>7): नाव:-- - सास्वती डे (सदनिका क्र. जी/005 चे मालक) तर्फे कु. मु. भावेश शशिकांत राणे वय:-45 पत्ता:-प्लॉट नं: जी/005, माळा नं: तळमजला, इमारतीचे नाव: चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: नवघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-</p> <p>8): नाव:-- - डोयल डे (सदनिका क्र. जी/005 चे सहमालक)तर्फे कु. मु. भावेश शशिकांत राणे वय:-19 पत्ता:-प्लॉट नं: जी/005, माळा नं: तळमजला, इमारतीचे नाव: चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: नवघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-</p> <p>9): नाव:-- - टी. वी. अरविदाक्षण नायर (सदनिका क्र. एफ/001 चे मालक)तर्फे कु. मु. भावेश शशिकांत राणे वय:-75 पत्ता:-प्लॉट नं: एफ/001, माळा नं: पहिला मजला, इमारतीचे नाव: चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: नवघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-</p> <p>10): नाव:-- - सुलोचना ए. नायर (सदनिका क्र. एफ/001 चे सहमालक)तर्फे कु. मु. भावेश शशिकांत राणे वय:-74 पत्ता:-प्लॉट नं: एफ/001, माळा नं: पहिला मजला, इमारतीचे नाव: चित्रा भवन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: नवघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-</p> <p>11): नाव:-- - विल्सन मुथु (सदनिका क्र. एफ/02 चे मालक)व चित्रा भवन को.ऑ.हौ.सो.लि.चे अध्यक्ष)तर्फे कु.मु. भावेश राणे वय:-59 पत्ता:-प्लॉट नं: एफ/002, माळा नं: पहिला मजला, इमारतीचे</p>	





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वसई क्र. १०७४३/२०२४
५० / १०

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 : P99000052843

Project: **ASHOKA HEAVENS** , Plot Bearing / CTS / Survey / Final Plot No.: **S NO 21 PLOT NO 32 33** at Vasai-Virar City (M Corp), Vasai, Palghar, 401202;

1. **Shree Mahashraman Realtors** having its registered office / principal place of business at Tehsil: **Vasai**, District: **Palghar**, Pin: **401202**.
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 (l) 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 **05/10/2023** and ending with **31/12/2025** 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.



Dated: 05/10/2023

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 05-10-2023 15:23:31

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



गावाचे नाव : नवघर

वेळीचा प्रकार	करारनामा
वदना	11000000
वाजारभाव(भाडेपट्ट्याच्या निवडपट्ट्याकरिता आकारणी देतो की पट्टेदार ने करावे)	6439000
भू-मापन,पोट्टिस्मा व घटकक्रमांक(अमल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिका इतर वर्णन :सदनिका नं: फ्लॉट नं.1401, माळा नं: चौदावा मजला, इमारतीचे नाव: अशोका हेवन्स, ब्लॉक नं: गाव नवघर, रोड नं: वसई रोड पश्चिम, इतर गाहिती: 1 स्टॅक पार्किंग((Survey Number : 21, plot no.32,33 ;))
क्षेत्रफळ	1) 89.33 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तावेज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा सनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव पना.	1): नाव:-म.श्री महाश्रमन रिअल्टर्स तर्फे भागीदार महावीर मांगीलाल कोठारी वय:- पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: दुकान नं. 32, गोपाल विल्डिंग, अंबाडी रोड, वसई रोड पश्चिम, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AEKFS2590H
दस्तावेज करून घेणा-या पक्षकाराचे व किंवा वाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉलर हर्षद सावला - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 203,न्यु मिमा मीण्चणस ,समता नगर,60 फीट रोड,वसई रोड प, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AZUPS4593B 2): नाव:-हर्षद लालजी सावला - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -. ब्लॉक नं: 203,न्यु मिमा मीण्चणस ,समता नगर,60 फीट रोड,वसई रोड प, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AEQPS2774B
9) दस्तावेज करून दिल्याचा दिनांक	31/05/2024
10)दस्ता नोंदणी केल्याचा दिनांक	31/05/2024
11)अनुक्रमांक,खंड व पृष्ठ	10743/2024
12)वाजारभावाप्रमाणे मुद्रांक शुल्क	770000
13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
14)शेरा	

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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