



04/07/2024

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. वमई 3

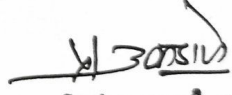
दम्न क्रमांक : 13428/2024

नोंदणी :

Regn.63m

## गावाचे नाव : आचोळे

(1) विलेखाचा प्रकार	कगारनामा
(2) मोवदला	4990000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नसुद करावे)	4851000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: गाव चौजे, आचोळे, सर्वे नं. 19(30), 20(31), हिस्सा नं. 2, सर्वे नं. 21(32), सर्वे नं. 57(364), हिस्सा नं. 6/4, मदनिका क्र. 707, मातवा सजला, वी विंग, वीणा मरस्वती ए वी सी विंग कॉ ऑप हौ सो ली, नवीन वसई नालामोपारा लिंक रोड, आचोळे गाव, तालुका वसई, जिल्हा पालघर मदनिका क्षेत्रफळ 68.78 चौ.मी बिल्ट अप( ( Survey Number : S.NO.19(30), S.NO. 20(31) H.NO.2, S.NO. 21(32), S.NO. 57(364) H.NO. 6/4 ; ) )
(5) क्षेत्रफळ	1) 68.78 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:-नयना हितेश दुधात वय:-38; पत्ता:-प्लॉट नं: वी/707, माळा नं:-, इमारतीचे नाव: वीणा मरस्वती ए वी सी विंग कॉ ऑप हौ सो ली, ब्लॉक नं: नवीन वसई नालामोपारा लिंक रोड, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-BGMPD1471P 2): नाव:-हितेश जयंतीलाल दुधात वय:-46; पत्ता:-प्लॉट नं: वी/707, माळा नं:-, इमारतीचे नाव: वीणा मरस्वती ए वी सी विंग कॉ ऑप हौ सो ली, ब्लॉक नं: नवीन वसई नालामोपारा लिंक रोड, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-BGJPD7597M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अल्पेश जयंतीलाल पांचाळ वय:-46; पत्ता:-प्लॉट नं: वी-002, माळा नं:-, इमारतीचे नाव: दैविक कॉ ऑप हौ सो ली, ब्लॉक नं: एव्हरशार्इन सिटी, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-APNPP2161B 2): नाव:-अल्फा अल्पेश पांचाळ वय:-45; पत्ता:-प्लॉट नं: वी-002, माळा नं:-, इमारतीचे नाव: दैविक कॉ ऑप हौ सो ली, ब्लॉक नं: एव्हरशार्इन सिटी, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AQNPP7203P
(9) दस्तऐवज करून दिल्याचा दिनांक	04/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	04/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13428/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	349300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

  
 सह. दुय्यम निबंधक वर्ग-३  
 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.

350/13428

पावती

Original/Duplicate

Thursday, July 04, 2024

नोंदणी क्र.: 39म

11:36 AM

Regn.: 39M

पावती क्र.: 14269 दिनांक: 04/07/2024

गावाचे नाव: आचोळे

दस्तऐवजाचा अनुक्रमांक: वसई-13428-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अल्पेश जयंतीलाल पांचाळ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण:

रु. 30660.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:55 AM ह्या वेळेस मिळेल.

सह. मुख्य निबंधक वर्ग-३

बाजार मूल्य: रु. 4851000 /-

मोबदला रु. 4990000/-

भरलेले मुद्रांक शुल्क : रु. 349300/-

वसई क्र. ३

1) देयकाचा प्रकार: DHC रकम: रु. 660/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724049600632 दिनांक: 04/07/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004619965202425E दिनांक: 04/07/2024

बँकेचे नाव व पत्ता:

दस्तावेज-३
दस्तावेज क्र. 9302 / 2024
6 133

1977

VILLAGE : ACHOLE  
FLAT NO. : 707 in B" wing  
AREA IN BUILT UP : 68.78 Sq. Mtrs.  
AGREEMENT VALUE : Rs.49,90,000/-  
GOVT.VALUE : Rs.48,51,000/-  
STAMP DUTY : Rs.3,49,300/-  
REGISTRATION FEES : Rs.30,000/-

### AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 4<sup>th</sup> day of July 2024 between **MRS. NAYNA HITESH DUDHAT** (Pan No.BGMPD1471P) aged 38 years, AND **MR. HITESH JAYANTILAL DUDHAT** (Pan No.BGJPD7597M) aged 46 years, both adults, Indian Inhabitants, having address at Flat No. B-707, Seventh Floor, Veena Saraswati A B C Wing Co-operative Housing Society Ltd., New Vasai Nallasopara Link Road, Vasai (East), Taluka Vasai, Dist. Thane-401208, hereinafter called '**THE TRANSFERORS**' (which expression shall unless repugnant to the context and meaning thereof include their heirs, administrators, executors and assigns etc.) of the **FIRST PART**:

AP-1

Panchay

Nayna Hitesh Dudhat

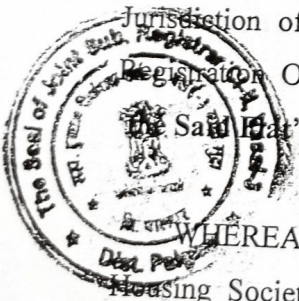
Dudhat

वसति सं. 9382 / 2028
433

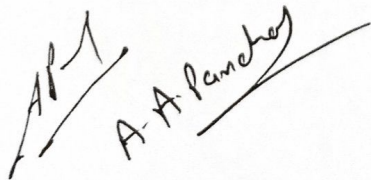
AND

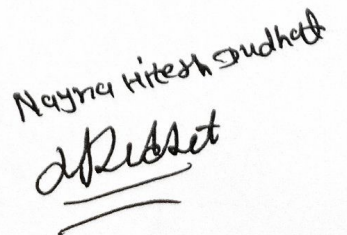
MR. ALPESH JAYANTILAL PANCHAL (Pan No.APNPP2161B) aged 46 years, AND MRS. ALPA ALPESH PANCHAL (Pan No.AQNPP7203P) aged 45 years, both adults, Indian Inhabitant, having address at Flat No.B-002, Ground Floor, Daiwik Co-operative Housing Society Ltd., Evershine City, Vasai-East, Taluka Vasai, Dist-Palghar-401208 hereinafter called 'THE TRANSFEREES' (which expression shall unless repugnant to the context and meaning thereof include their heirs, executors, administrators, and assigns) of the **SECOND PART**:

WHEREAS THE TRANSFERORS have been admitted as a member of Veena Saraswati A B C Wing Co-operative Housing Society Ltd, situated at Village Achole, Taluka Vasai, Dist-Palghar, and WHEREAS THE TRANSFERORS acquired the rights, title and interest in respect of Flat No. 707, admeasuring 617 Sq. Ft. (Carpet) equivalent to 740.4 Sq. Ft. (Built Up) area, on Seventh Floor, in B" wing, Building known as "VEENA SARASWATI A B C WING Co-operative Housing Society Ltd., New Vasai Nallasopara Link Road, situated at Revenue Village ACHOLE, on land bearing Survey No. No.19 (30), S. No.20 (31) H.No.2, S. No.21 (32), S. No.57 (364) H.No.6/4, Taluka Vasai, Dist-Palghar-401208, within the Jurisdiction of Vasai-Virar Mahanagarपालिका in the limit of Sub-Registration Office Vasai, Dist-Palghar, (hereinafter referred to as 'The Said Flat' for brevity's sake).



WHEREAS the Veena Saraswati A B C Wing Co-operative Housing Society Ltd., has been registered under Registration No. TNA(VSI)/HSG/TC/20612/2008-2009 on dated 17/02/2009 under Maharashtra Co-operative Societies Act 1960, (hereinafter referred to as "the said Society")

  
A. A. Panchal

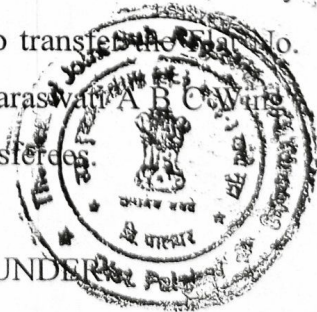
  
Nayana Hitesh Dandekar

वसई-३
दस्तावेज क्र. 9382/2028
2133

WHEREAS by an Agreement For Sale dated 13/05/2013 duly registered within limit of Sub-Registrar office Vasai-4, Taluka Vasai, District-Palghar, vide registration No. Vasai-4-2671-2013 dated on 14/05/2013 the present transferor has purchased and acquired said flat from MR. VISHAL JAYENDRA JHAVERI

WHEREAS by an Agreement For Sale dated 17/04/2007 duly registered within limit of Sub-Registrar office Vasai-3, Taluka Vasai, District-Palghar, vide registration No. Photo-4323-2007 dated on 21/04/2007 MR. VISHAL JAYENDRA JHAVERI had purchased and acquired said flat from M/S. NIKUNJ DEVELOPERS, having its office at VEENA SARASWATI, Vasai-Nallasopara Link Road, Near Vasant Nagri, Nallasopara (East), Dist Thane, therein referred to as 'THE PROMOTERS'

AND WHEREAS the Transferor herein has agreed to sell, transfer all the right, title and interest along with share certificate No. 59 of five shares of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs.250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. From 291 to 295 (both inclusive) in member's register folio No. 59 issued by the said Society in respect of the said flat and the Transferees herein have agreed to purchase and acquire the said flat on 'OWNERSHIP BASIS' and WHEREAS the Hon. Secretary/ Chairman/ Treasurer/ Managing Committee of the Society have agreed to at request of the Transferor to transfer the flat No. 707, in B Wing, Building known as "Veena Saraswati ABC Co-op Co-operative Housing Society Ltd, to the Transferees.



NOW THIS INDENTURE WITNESSES AS UNDER

AP-1  
A.A. Pandey

Nayna Hitesh Dhadke  
J. Pandey

वसई-३
दस्तावेज क्र. 93824/2028
95733

## SCHEDULE OF THE PROPERTY

Flat No. 707, admeasuring 617 Sq. Ft. (Carpet) equivalent to 740.4 Sq. Ft. (Built Up) area, on Seventh Floor, in B" wing, Building known as "VEENA SARASWATI A B C WING Co-operative Housing Society Ltd., New Vasai Nallasopara Link Road, situated at Revenue Village ACHOLE, on land bearing Survey No. No.19 (30), S. No.20 (31) H.No.2, S. No.21 (32), S. No.57 (364) H.No.6/4, Taluka Vasai, Dist-Palghar-401208 within the Jurisdiction of Vasai- Virar Shahar Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist-Palghar.

AA  
A.A. Panchay

Neeyan Hirbegh Dudhet  
Neeyan Hirbegh Dudhet



मुख्य कार्यालय, विरार

विरार (पूर्व),

ना. वसई, जि. पालघर - ४०१ ३०१

वसई-३

दस्त क्र. 9382/2022

20/33



दूरध्वनी : ०२५०-२५२५१०२/०२/०३/०४/०५/०६

फॅक्स : ०२५० २५२५१०७

ई-मेल : vasairvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/OC/VP-0743/64/2022-23

Dt.30/06/2022

To,

1) Mr. Haresh Sanghavi Partner of  
M/s. Nikunj Developers,  
P.A. Holder of Shri. R.K. Wadhawan  
Nikunj Signature.  
Manav Mandir, Ambadi Road,  
Vasai (West)  
Taluka : Vasai, Dist: Palghar

2) Mr. Divyesh Shah, Architect.  
103, Lucky Palace, Station Road,  
Vasai (W), Taluka : Vasai,  
Dist: Palghar

Sub: Grant of Occupancy Certificate for Residential with Shopline Buildings Type B & B (Wing A & B) (Stilt/Gr+7), Residential with Shopline Buildings Type B & F (Wing C & D) (Stilt/Gr+7), Residential Buildings Type B & E (Wing G & H) (Stilt/Gr+7), Residential Buildings Type B & E (Wing E & F) (Stilt/Gr+7), Residential Buildings Type D & B (Wing I & J) (Stilt/Gr+7), Residential Buildings Type E (Wing K) (Stilt/Gr+7) on S.No.1(1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: palghar. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No. 1, 2, 3, 4 of Village Achole, S.No. 101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal.: Vasai, Dist.: Palghar, S. No. 254, H. No. 3, 7/1, 7/2 of Village Achole, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1, of Village Gokhivare, Tal. Vasai, Dist.: Palghar

Ref: 1) N.A. order No. REV/D-1/T-9/NAP/SR-22/2004 Dat 08/03/2004 from the Collector.



वसई-३
दस्तावेज क्र. १३३३ / २०२४
२९ १३३

WVCMC/TP/OC/VP-0743/64 | 2022-23

Dt. 30/06/2022

- 2) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991.
- 3) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/2020 dated 25/08/1992.
- 4) Commencement Certificate No. CIDCO/VVSR/BP-1037/ZCC-20/I/3649 dated 18/07/1994.
- 5) Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/4382 dated 12/05/1995.
- 6) This office Amended letter dated 03/07/2002,15/05/2008, 16/04/2009,13/07/2009,17/07/2009,20/04/2010,07/07/2010, 15/10/2011,31/03/2012,22/05/2012,11/07/2012,22/02/2013,10/07/2013,09/01/2014,
- 7) Commencement Certificate No. WVCMC/TP/CC/VP-0743/2568 /2014-15 Dated: 22/09/2014
- 8) Revised Development Permission No.WVCMC/TP/RDP/VP-0743/065/2015-16 dated:02/06/2015.
- 9) Revised Development Permission No. WVCMC/ TP / RDP/VP-0743/104/2021-22 Dat: 07/05/2021.
- 10) Revised Development Permission No. WVCMC/ TP / RDP/VP-0743/810/2021-22 Dat: 05/01/2022.
- 11) Development completion certificate dt 16/07/2017 from the Registered Architect.
- 12) Structural stability certificate from your Structural Engineer vide letter dated 26/05/2022.
- 13) Plumbing certificate dated 20/03/2017.
- 14) Receipt No.21908 Dt.06/04/2017 from Vasai Virar City Municipal Corporation for potable water supply
- 15) Letter from Rain Water Harvesting Consultant Dt.12/10/2015.
- 16) NOC from Chief Fire Officer dated 26/11/2020.
- 17) NOC from Lift Inspector Dated 06/06/2015, 13/09/2015, 03/10/2015.
- 18) Final NOC from Tree Department Dated 10/10/2016
- 19) Report from Composting Consultant Dtd.24/10/2019
- 20) Your Architect's letter dated 01/06/2022.



Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential with Shopline Buildings Type B & B (Wing A & B) (Stilt/Gr+7), Residential with Shopline Buildings Type B & F (Wing C & D) (Stilt/Gr+7), Residential Buildings Type B & E (Wing G & H) (Stilt/Gr+7), Residential Buildings Type B & E (Wing E & F) (Stilt/Gr+7), Residential Buildings Type D & B (Wing I & J) (Stilt/Gr+7), Residential Buildings Type E (Wing K) (Stilt/Gr+7) on S.No.1(1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8).





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



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

जाचक क्र. : व.वि.श.म.  
दिनांक :

वसई-३
दस्त क्र. 93824/2028
22133

Dt. 30/06/2022

WCMC/TP/OC/VP-0743/6A/2022-23  
10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14),  
19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15),  
62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23),  
119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192),  
239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198),  
246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202),  
254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220),  
265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211),  
273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24  
Gathan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of  
Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101,  
102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village  
Manickpur, Taluka Vasai, Dist: palghar. Survey Nos. mentioned above are old  
S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation  
entries submitted in this office. New S.No. 1, 2, 3, 4 of Village Achole, S.No.  
101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of  
Village Gokhivare, Tal.: Vasai, Dist.: Thane. S. No. 254, H. No. 3, 6, 7/1, 7/2,  
13, 14, 15 & 16 of Village Achole, S. No. 128, H. No. 6, S. No. 106, H. No. 8,  
S. No. 110, H. No. 8/1, of Village Gokhivare, Tal. Vasai, Dist.: Palghar along  
with as built drawings completed under the supervision of Mr. Divyesh Shah  
Architect (License/Registration No.CA/81/6322) may be occupied on the  
conditions mentioned in enclosure.

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.

A set of certified completion plans is returned herewith.



547  
Commissioner  
Vasai Virar City Municipal Corporation

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

Certified that the above permission is  
Issued by Commissioner VCMC, Virar

Deputy Director,  
VCMC, Virar.



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दस्त क्र. 93822 / 2022
23/33

VVCMC/TP/OC/VP-0743/64 | 2022-23

Dt. 30/06/2022

**OCCUPANCY CERTIFICATE**

I hereby certify that the development for Residential with Shopline Buildings Type B & B (Wing A & B) (Stilt/Gr+7) with Built Up area 2202.66 Sq.m, Residential with Shopline Buildings Type B & F (Wing C & D) (Stilt/Gr+7) with Built Up area 3359.57 Sq.m, Residential Buildings Type B & E (Wing G & H) (Stilt/Gr+7) with Built Up area 2757.28 Sq.m, Residential Buildings Type B & E (Wing E & F) (Stilt/Gr+7) with Built Up area 2757.28 Sq.m, Residential Buildings Type D & B (Wing I & J) (Stilt/Gr+7) with Built Up area 3295.98 Sq.m, Residential Buildings Type E (Wing K) (Stilt/Gr+7) with Built Up area 1668.84 Sq.m on S.No.1(1), 2(2), 3(3), 4(4), 5(5), 7(215), 8(216), 9(8), 10(7), 11(409), 12(6), 13(9), 14(10), 15(11), 16(12), 17(13), 18(14), 19(30), 20(31), 21(32), 25(36), 57(364), 58(382), 59(29), 60(16), 61(15), 62(28), 63(27), 64(18), 65(17), 67(19), 68(26), 69(24), 70(25), 114(23), 119(22), 230(183), 231(193), 232(194), 234(188), 237(191), 238(192), 239(208), 240(196), 241(195), 242(394), 243(197), 244(410), 245(198), 246(199), 247(200), 248(414), 249(205), 251(413), 252(201), 253(202), 254(357), 257(377), 258(378), 259(222B), 260(222A), 261(221), 262(220), 265(217), 266(203), 267(204), 268(395), 269(206), 270(207), 272(211), 273(212), 274(213), 275(214), 276(209), 278(355) and Pardi No.9, 11 & 24 Gaothan plots, S. No. 57(364), H. No. 3,6/1, S. No. 59(29), H. No. 1/3 of Village Achole, S.No. 97, 105 & 106 of Village Gokhivare, S.No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 157 of Village Manickpur, Taluka Vasai, Dist: Thane. Survey Nos. mentioned above are old S.Nos. as per the revenue records. Now as per 7/12 extracts & mutation entries submitted in this office. New S.No. 1, 2, 3, 4 of Village Achole, S.No. 101, 103, 104, 106, 107 of Village Manickpur, S.No.97B, 105B, 106B of Village Gokhivare, Tal.: Vasai, Dist.: Thane. S. No. 254, H. No. 3, 6, 7/1, 7/2, 13, 14, 15 & 16 of Village Achole, S. No. 128, H. No. 6, S. No. 106, H. No. 8, S. No. 110, H. No. 8/1, of Village Gokhivare, Tal. Vasai, Dist.: Palghar is completed under the supervision of Mr. Divyesh Shah Architect (License/Registration No.CA/81/6322) and has been inspected on 16/07/2017 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in N.A. order No. REV/D-1/T-9/NAP/SR-22/2004 Dat 08/03/2004 from the Collector, Commencement certificate No. CIDCO/VVSR/CC/ZCC-20/E/826 dated 06/09/1991, Commencement Certificate No. CIDCO/VVSR/CC/ZCC-20/E/2020 dated 25/08/1992, Commencement Certificate No. CIDCO/VVSR/BP-1037/ZCC-20/I/3649 dated 18/07/1994, Commencement Certificate No. CIDCO/VVSR/CC/ ZCC-20/E/4382 dated 12/05/1995, This office Amended letter dated 03/07/2002, 15/05/2008, 16/04/2009, 13/07/2009, 17/07/2009, 20/04/2010, 07/07/2010, 15/10/2011, 31/03/2012, 22/05/2012, 11/07/2012, 22/02/2013, 10/07/2013, 09/01/2014, Commencement Certificate No. VVCMC/TP/CC/VP-0743/2568 /2014-15 Dated: 22/09/2014, Revised Development Permission No. VVCMC/TP/RDP/VP-0743/065/2015-16 dated: 02/06/2015, Revised Development Permission No. VVCMC/ TP /RDP/VP-0743/104/2021-22 Dat: 07/05/2021 & Revised Development



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



दूरध्वनी : ०२५०-२५२५२०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५२०७  
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

दस्तावेज-३
दस्तावेज क्र. १३४५/२०२४
२२/३३

VVCMC/TP/DC/VP-0743/64/2022-23

Dt. 30/06/2022

Permission No. VVCMC/ TP / RDP/VP-0743/810/2021-22 Dat: 05/01/2022.  
Issued by the CIDCO & VVCMC permitted to be occupied subject to the following conditions :-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Garages and also mosquito proof treatment certificate and certificate about tree 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, channelisation of water courses and culverts, if any.
- 3) Not with standing 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 provision of this sanction. Vasai 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) The Vasai 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.
- 5) This certificate of occupancy is issued only in respect of 55 flats and 12 Shops constructed in Residential with Shopline Buildings Type BB Wing A & B (Stilt/Gr+7), 75 flats and 8 Shops constructed in Residential with Shopline Buildings Type BF Wing C & D (Stilt/Gr+7), 60 flats constructed in Residential Buildings Type BE Wing G & H (Stilt/Gr+7), 60 flats constructed in Residential Buildings Type BE Wing E & F (Stilt/Gr+7), 77 flats constructed in Residential Buildings Type D & B (Wing I & J) (Stilt/Gr+7), 31 flats constructed in Residential Buildings Type E Wing K (Stilt/Gr+7).
- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.



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- 7) 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.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) 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.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) 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 Vasai Virar Sub region affecting for your layout.
- 12) 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.
- 13) 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.
- 14) As per the noting in file the buildings in this proposal do not fall in pocket P-8 to P-13 hence does not attract the provisions of Environment Clearance.

One set of completion plan duly certified is returned herewith.



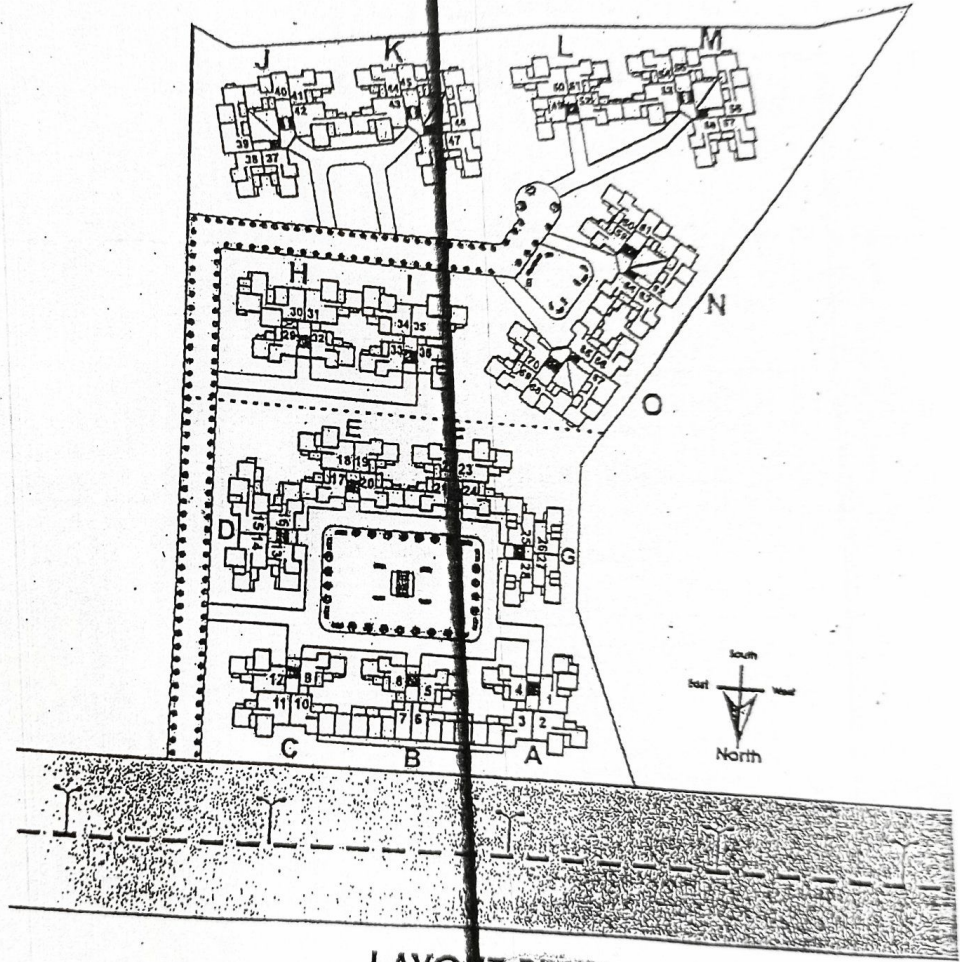
30/6  
Commissioner  
Vasai Virar City Municipal Corporation



खसई - ३  
दस्ता क्र. १३०८८/२०२४  
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# Veena Saraswati

खसई - ४  
दस्ता क्र. २६१०९/२०२३  
२८/१३५



## LAYOUT PLAN

PURCHASER'S SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROMOTER'S SIGNATURE  
FOR M/s. NIKUNJ DEVELOPERS



# Veena Saraswati

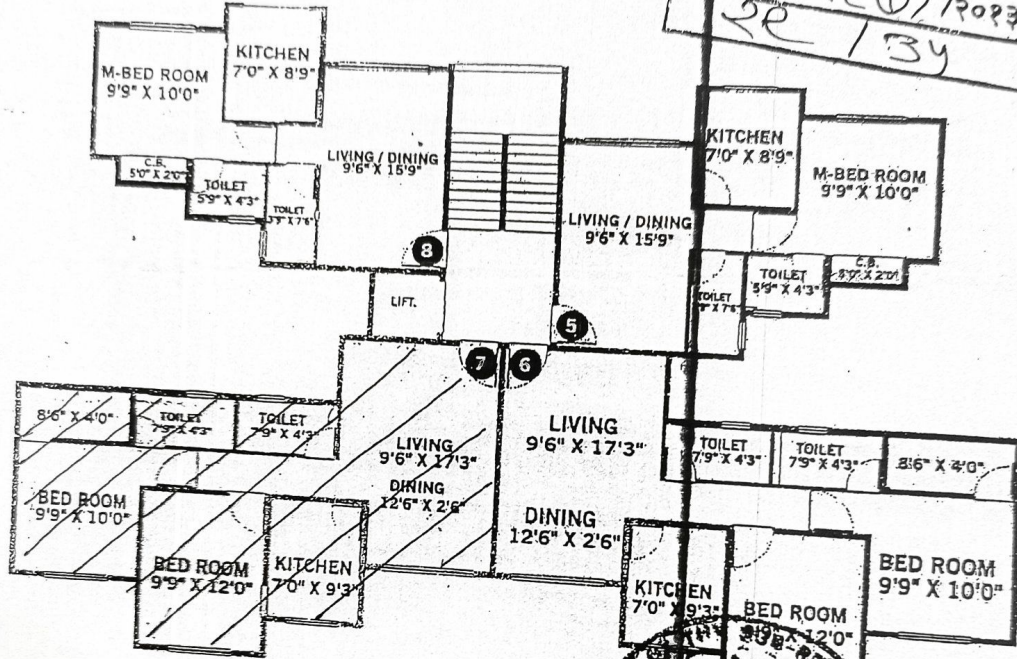
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 २८३३

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 दस्त क्र. १३२५/२०२०  
 ७३/८९

## WING - B

वसई - ४  
 वसई क्र. २६०९/२०२३  
 २६/३५

7-



TYPICAL FLOOR PLAN



FLAT No. : 707  
 WING : B  
 FLOOR : 7

PURCHASER'S SIGNATURE  
*[Signature]*

PROMOTER'S SIGNATURE  
 FOR M/s. NIKUNJ DEVELOPERS  
*[Signature]*

PARTNER

