

79 12383

पावती

Original/Duplicate

Tuesday, November 23, 2021

नोंदणी क्र.: 39म

5:15 PM

Regn.: 39M

पावती क्र.: 14817 दिनांक: 23/11/2021

गावाचे नाव: चुळणे

दस्तऐवजाचा अनुक्रमांक: वसई-12383-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: श्रीमती शिवानी जमवाल . .

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1300.00

पृष्ठांची संख्या: 65

एकूण:

₹. 31300.00

आपणाम मूक दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:34 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 1

पुस्तक दुय्यम नियंत्रक, वसई-३
वर्ग - २

वाजार मुल्य: ₹. 3008000/-

मोवदला ₹. 6000000/-

भरलेले मुद्रांक शुल्क : ₹. 360000/-

1) देयकाचा प्रकार: By Cash रकम: ₹ 1300/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009088660202122E दिनांक: 23/11/2021

वैकेचे नाव व पत्ता:

DELIVERED

पुस्तक नं.	११३३	१	६६
१			

जिल्हा अंकाचे अखेरचा नंबर - ११३३

पुस्तक प्रकार : मराठी भाषा अक्षरवली

पुस्तक लेखक/नाम : बाबासाहेब आंबेडकर

पुस्तक लेखक/संस्था : आर.सी.सी.

पुस्तक संस्था/संस्था नं. : १३३

पुस्तक दरविभाग (ऑन) : १३३ इतर भाग : १३३

पुस्तक प्रकार :- पुस्तक लेखक/लेखिका/संस्था/कायदा/ऑन/विक्रय/...

पुस्तक लेखक/लेखिका/संस्था/कायदा/ऑन/विक्रय/...

पुस्तक लेखक/लेखिका/संस्था/कायदा/ऑन/विक्रय/...

पुस्तक लेखक/लेखिका/संस्था/कायदा/ऑन/विक्रय/...

पुस्तक लेखक/लेखिका/संस्था/कायदा/ऑन/विक्रय/...

पुस्तक लेखक/लेखिका/संस्था/कायदा/ऑन/विक्रय/...

पुस्तक लेखक/लेखिका/संस्था/कायदा/ऑन/विक्रय/...

पुस्तक लेखक/लेखिका/संस्था/कायदा/ऑन/विक्रय/...

पुस्तक लेखक/लेखिका/संस्था/कायदा/ऑन/विक्रय/...

पुस्तक लेखक/लेखिका/संस्था/कायदा/ऑन/विक्रय/...

पुस्तक दुय्यम निबंधक वसई-१

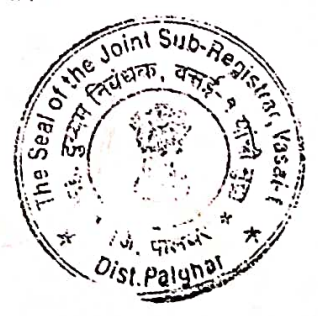
- प्रतिज्ञा/घोषणापत्र
- १) श्री/श्रीमती - प्रियांका - अम्बाल
 - २) श्री/श्रीमती - वीपक - अम्बाल
 - ३) श्री/श्रीमती - पुरुषोत्तम - अम्बाल

मध्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी किंवा कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजालीत नाही. यांची नोंदणी कायदा- १९०८ मधील असणाऱ्या शोध (search) तरतुदीनुसार या मिळकतीचा आहतसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. या बाबत सुद्धा अंमलबंदी करून घेतलेली आहे. या मिळकती वावत काही वाद उत्पन्न झाल्यास त्याची तबंदी जमावली जाईल याची राहिल याची नोंद/आम्ही हमा देतो.

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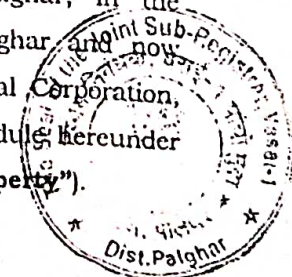
	22303	8	88
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AGREEMENT

THIS AGREEMENT made and entered into at Vasai on this 23rd day of November 2021, BETWEEN : M/s. **AMEYA SQUARES**, a partnership firm, having its office at Ameya Woods, Behind Sirvi House Bunglow, Kaul Heritage City, Bhabola Naka, Vasai (West), Taluka Vasai, District Palghar, hereinafter referred to as "PROMOTER" (which expression unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART AND Mrs. **SHIVANI JAMWAL**, & Mr. **DEEPAK A. JAMWAL**, Mrs. **PUSHPA DEVI JAMWAL**, having address at H/7, Room No 02, Garden View Chs Ltd, Sector 8, Khanda Colony, New Panvel West, Panvel, Raigarh - 410206; hereinafter referred to as "ALLOTEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the OTHER PART.

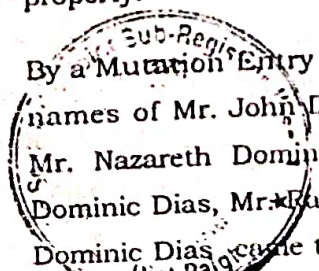
WHEREAS:

1. Mr. Johnmerry Francis Baptist and Irin Jojep Baptist are the owners of land bearing Survey No.78, Hissa No.3, admeasuring 1170 sq. meters, situate, lying and being at Village Chulne, Taluka Vasai, District Palghar, in the Registration District and Sub-District of Palghar, and now within the limits of the Vasai Virar Municipal Corporation, more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Said Property").



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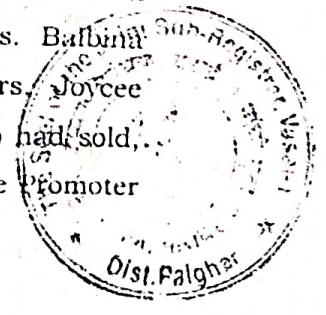
2. By a Deed of Conveyance, dated 26th June, 1971, Mr. Johnmerry Francis Baptist and Irin Jojep Baptist had sold, transferred and conveyed the said property to Mr. Dumming Jaku Dias for the consideration mentioned therein.
3. Mr. Dominic alias Dumming Jaku Dias died intestate on 7th April, 1977 leaving behind his widow by name Mrs. Isprasbai Dominic Dias, six sons namely Mr. John Dominic Dias, Mr. Joseph Dominic Dias, Mr. Nazareth Dominic Dias, Mr. Patrick Dias (since deceased), Mr. Xavier Dominic Dias, Mr. Raymond Dominic Dias, a daughter by name Ms. Catherine Dominic Dias as his heirs and legal representatives entitled to the estate of the deceased including the said property.
4. By a Mutation Entry No. 1234, dated 2nd March, 1985, the names of Mrs. Isprasbai Dominic Dias, Mr. John Dominic Dias, Mr. Joseph Dominic Dias, Mr. Nazareth Dominic Dias, Mr. Patrick Dias, Mr. Xavier Dominic Dias, Mr. Raymond Dominic Dias and Ms. Catherine Dominic Dias came to be recorded in the 7/12 extract of the said property as the heirs of late Mr. Dominic alias Dumming Jaku Dias.
5. Mrs. Isprasbai Dominic Dias died intestate on 3rd February, 1986 leaving behind her six sons namely Mr. John Dominic Dias, Mr. Joseph Dominic Dias, Mr. Nazareth Dominic Dias, Mr. Patrick Dias (since deceased), Mr. Xavier Dominic Dias, Mr. Raymond Dominic Dias, a daughter by name Ms. Catherine Dominic Dias as her heirs and legal representatives entitled to the undivided share of the deceased in the said property.
6. By a Mutation Entry No. 2330, dated 1st March, 2008, the names of Mr. John Dominic Dias, Mr. Joseph Dominic Dias, Mr. Nazareth Dominic Dias, Mr. Patrick Dias, Mr. Xavier Dominic Dias, Mr. Raymond Dominic Dias and Ms. Catherine Dominic Dias came to be recorded in the 7/12 extract of the said property as the heirs of late Mrs. Isprasbai Dominic Dias.



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7. Mr. Patrick Dominic Dias died intestate on 2nd August, 2003 leaving behind his six brothers namely Mr. John Dominic Dias, Mr. Joseph Dominic Dias, Mr. Nazareth Dominic Dias, Mr. Patrick Dias (since deceased), Mr. Xavier Dominic Dias, Mr. Raymond Dominic Dias, a sister by name Ms. Catherine Dominic Dias as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.
8. By a Mutation Entry No. 2331, dated 1st September, 2008, the names of Mr. John Dominic Dias, Mr. Joseph Dominic Dias, Mr. Nazareth Dominic Dias, Mr. Xavier Dominic Dias, Mr. Raymond Dominic Dias and Ms. Catherine Dominic Dias came to be recorded in the 7/12 extract of the said property.
9. By a registered Deed of Conveyance, dated 29th December, 2007, Mr. Xavier Dominic Dias for self and constitute attorney of Mr. John Dominic Dias, Mr. Joseph Dominic Dias, Mr. Nazareth Dominic Dias, Mr. Raymond Dominic Dias and Ms. Catherine Dominic Dias had sold, transferred and conveyed the said property to Mrs. Balbina Thomas Sirvel, Mr. Xavier Thomas Sirvel, Mrs. Joyce Jerome Rumao and Mr. Jerome Sylvester Rumao for the consideration mentioned therein.
10. By a Mutation Entry No. 2792, dated 2nd September, 2013, the names of Mrs. Balbina Thomas Sirvel, Mr. Xavier Thomas Sirvel, Mrs. Joyce Jerome Rumao and Mr. Jerome Sylvester Rumao came to be recorded in the 7/12 extract of the said property as the owners thereof.
11. By a Deed of Conveyance, dated 8th November, 2013 registered in the office of the Sub Registrar of Assurance at Vasai under Sr. No. Vasai-1/12297/2013, Mrs. Balbina Thomas Sirvel, Mr. Xavier Thomas Sirvel, Mrs. Joyce Jerome Rumao and Mr. Jerome Sylvester Rumao had sold, transferred and conveyed the said property to the promoter herein for the consideration mentioned therein.



22302	085

12. By a Mutation Entry No. 2870, dated 18th April, 2015, the name of the Promoter came to be recorded in the 7/12 extract of the said property as the owner thereof. Hereto annexed and marked as **Annexure-A** is the photo copy of 7/12 extract of the said property.

13. Shri Ankush Pralhadh Kothmire in the capacity of owner of the said property had obtained following permissions and sanctions from the authorities concerned for developing the said property by constructing building thereon.

i. Non-Agriculture Permission Order No.Revenue/K-1/T-1/NAP/Chulne-Vasai/SR-11/2014, dated 31st January, 2015 granted by the Collector of Palghar pertaining to the said property. Hereto annexed and marked as **Annexure-B** is the photo copy of the order granted by the Collector of Palghar.

ii. Plan of the building sanctioned by the Vasai Virar Municipal Corporation under V.P. No.VVCMC/TP/NANOC/5452/1956/2014-15, dated 24th July, 2014. Hereto annexed and marked as **Annexure-C** is the photo copy of sanctioned plan issued by the Vasai Virar Municipal Corporation.

iii. Commencement Certificate No. VVCMC/TP/C.C./5452/4183/2014-15, dated 19th March, 2015 issued by the Vasai Virar Municipal Corporation. Hereto annexed and marked as **Annexure-D** is the photo copy of commencement certificate issued by the Vasai Virar Municipal Corporation.

iv. Plinth Completion Certificate No. VVCMC/TP/PCC/VP-5452/73/2015-16, dated 30th July, 2015 issued by the Vasai Virar Municipal Corporation. Hereto annexed and marked as **Annexure-E** is the photo copy of



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commencement certificate issued by the Vasai Virar Municipal Corporation.

14. By a Triaparty Agreement, dated 12th July, 2016 registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-II/4180/2016, Shri Pravin Madukhar Raut with the consent and confirmation of Shri Anil Waman Wesavkar and Shri Vinod R. Panchal had granted the development rights of the building admeasuring 670 sq. meters out of the total F.S.I. admeasuring 16512.89 sq. meters granted by the Vasai Virar Municipal Corporation vide Development Right Certificate No. 86, dated 6th June, 2015 in the form of TDR/DRC to the Promoter herein at the price and on the terms and conditions stipulated therein.
15. Title Clearance Certificate, dated 4th April, 2016 issued by the Advocate of the Promoter certifying that title to the said property is clear, marketable and free from all encumbrances. Hereto annexed and marked as **Annexure-F** is the photo copy of Title Clearance Certificate, dated 4th April, 2016.
16. The Promoter hereby represent that save and except the permissions and sanctions granted by the authorities concerned as mentioned in the foregoing recitals of these presents, no any permissions or sanctions required by the Promoter to proceed with the construction of the said building in the layout of the said property as per the plan approved by the Vasai Virar Municipal Corporation.
17. The Promoter hereby represent that the said property is in its exclusive physical possession as the developer thereof.
18. The Promoter is entitled and enjoyed upon to construct the said building in the layout of the said property as per the plan sanctioned and approved by the Vasai Virar Municipal Corporation.



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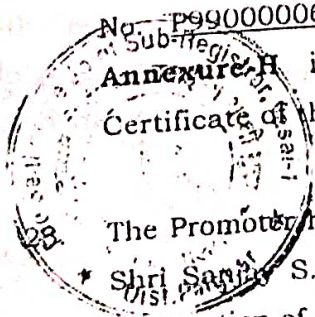
19. Based upon the permissions and sanctions granted by the authorities concerned as referred in the foregoing recitals, the Promoter has undertaken the work of construction of the said building known as 'Ameya Woods' consisting of ground + Four Upper Floors, admeasuring 931.01 sq. meters on the said property, more particularly described in the Schedule hereunder written (hereinafter referred to as the "**Said Building**") for the sake of brevity and convenience) together with right to load additional F.S.I. on the said building by availing TDR/DRC to that effect.

20. The Allottee has offered a Flat No. 004, admeasuring 47.31 on the Ground floor of the building known as 'Ameya Woods' to be constructed in the layout of the said property, more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "**Said Flat**") for the sake of brevity and convenience).

21. The Promoter has entered into a standard agreement with an Architect by name Shri Sanjay Narang, proprietor of M/s. En Con registered with the Council of Architects and same is as per the agreement prescribed by the Council of Architects. Hereto annexed and marked as **Annexure-G** is the photo copy of Architect Certificate.

22. The Promoter has registered the said building under the provisions of Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017 with the Real Estate Regulatory Authority at Mumbai under Registration No. P99000006892, Hereto annexed and marked as **Annexure-H** is the photo copy of the Registration Certificate of the said building.

The Promoter has appointed a structural Engineer by name Shri Sanjay S. Narang, proprietor of M/s. En Con for the preparation of the structural design and drawings of the said building and the Promoter accepts the professional



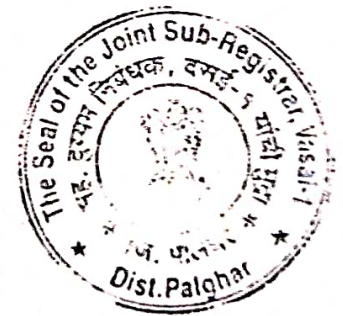
	923-3	38	82
8	2008		

THE FIRST SCHEDULE ABOVE REFERRED TO

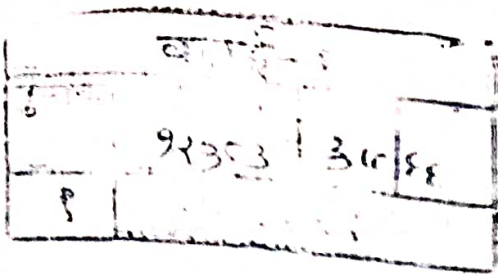
Building known as 'Ameya Woods' standing in the layout of land bearing Survey No.78, Hissa No.3, admeasuring 1170 sq. meters, situate, lying and being at Village Chulne, Taluka Vasai, District Palghar, in the Registration District and Sub-District of Palghar and now within the limits of the Vasai Virar Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No.004, admeasuring 47.31 on the Ground floor of the building known as 'Ameya Woods' to be constructed in the layout of the property described in the First Schedule hereinabove written.



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SIGNED, SEALED AND DELIVERED

by the with named "PROMOTER"

M/s. AMEYA SQUARES,

Through its one of the partners

MR. GOPAL G. THAKKAR,

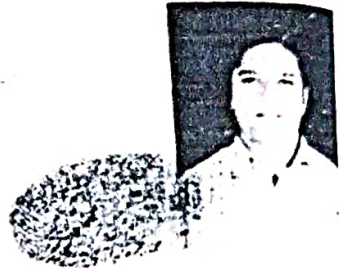
in the presence of _____

1. Name Ketta Punad

Signature [Signature]

2. Name Mishank Meel

Signature [Signature]



SIGNED, SEALED AND DELIVERED

by the with named "ALLOTTEE"

1) Mrs. SHIVANI JAMWAL,

2) Mr. DEEPAK A. JAMWAL,

3) Mrs. PUSHPA DEVI JAMWAL ,

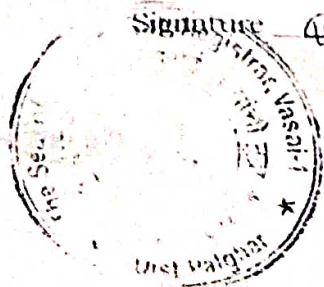
in the presence of _____

1. Name Ketta Punad

Signature [Signature]

2. Name Mishank Meel

Signature [Signature]



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



पुस्तक क्र.	पृष्ठ क्र.	पृष्ठ सं.	पृष्ठ सं.
	१२३४३	१०	६६
दिनांक	२०१९		
पंजीकृत			
ई पंजी			

पत्रांक क्र. व वि. प्र. सं.
दिनांक

VVCMC/TP/RDP/VP-5452/11C/2019-20

Mr. Ankush Praniad Kothmire Partner of M/s. Anvea Squares
Anvea Squares, Office No.1
Gokul, Anvea Township,
New Heritage City, Bhamburda Wada,
Vasai, Tal. Vasai
DIST. PALGHAR

Rev. Assessment Order

SUB : Revised Development Permission for the proposed Residential Building on land bearing S No. 78 H.No.3 of Village: Chulne, Taluka Vasai, Dist Palghar

Ref : 1) Your Registered Engineer's letter dated 12/10/2017 & 21/05/2019

Sir Madam,
Find enclosed Assessment order issued herewith as per Sec 124(E) of MR & TP Act 1966.
Name of Assessee owner / P.A. Holder

Location	Mr. Ankush Praniad Kothmire Partner of M/s. Anvea Squares, Chulne
Land Use (Predominant)	Residential bldg
Area of Plot (As Per 7/12)	1170.00 sq.mt
Area under Encroachment	48.05 sq.mt
Area under Hospital Reservation	158.63 sq.mt
Balance Plot Area	963.32 sq.mt
Buildable Plot Area	963.32 sq.mt
Permissible FSI	1.00
Permissible Built Up area	963.32 sq.mt
Max. Permissible BUA by loading DR/TDR	2311.97 sq.mt
(963.32 - 963.32 X 1.40)	85.41 sq.mt
Add TDR from DRC no. S6	1048.73 sq.mt
Total Permissible BUA (S+12)	1046.84 sq.mt
Proposed Built-Up-Area	
Area for Assessment	

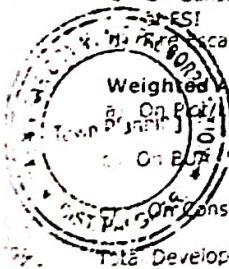
On Plot/Land area	Residential	963.32	Sq.m	x	100.00
On BUA	Residential	931.01	Sq.m.	x	250.00
On Construction Area Free of FSI		269.47	Sq.m	x	250.00
On escape area		83.93	Sq.m	x	250.00

Weighted Average of Open land value as per ASR 2018-19 = Rs. 16,700.00

On Plot/Land area	86.20	Sq.m.	x	83.50	Rs. 16,700.00 x 0.10 = Rs. 14,100.00
On TDR Purchased	115.83	Sq.m	x	334.00	Rs. 16,700.00 x 2.00% = Rs. 11,000.00
On BUA	10.34	Sq.m	x	334.00	Rs. 16,700.00 x 2.00% = Rs. 11,000.00
On Construction Area Free of FSI					
Total Development Charges					

10 Less Development Charges Paid V-10
a) Receipt No.311812 Dated 11/03/2015
b) Receipt No.763699 dated 06/05/2019

11 Balance development charges to be paid



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23/09/2019

VLCMC/TP/RDP/VP-5452/110/2019-70

- 2. Basis Components given free FS1
- a) Area Under E.A. Contn.
- x) Area Under Pocket terrain
- 3. Basis Under E.A. Contn.
- a) Area Under F.R.D.B

104.06	750
75.97	450
16.37	750
148.90	208*50

Rs. 16,700.00 * 25% * 50%

- Premium Paid Vide
- a) Receipt No. 311813 dated 11/03/2015
- b) Receipt No. S19825 dated 06/09/2019

- Charges to be paid
- a) Development Charges

1264.41	Sqm	} 2000.00 x 1%
126.17	Sqm	

- Charges Paid Vide
- a) Receipt No. 311815 dated 11/03/2015
- b) Receipt No. S19826 dated 06/09/2019

- Charges to be paid
- a) Infrastructure improvement charges
- b) TDR area

86.20 Sqm * 24200.00 x 5%

- less Infrastructure improvement charges
- a) Receipt No. 763700 dated 06/09/2019

Basis Infrastructure improvement Charges to be paid for balance payable amount, installment facility is hereby granted for balance payable amount. Installment facility is hereby granted for balance payable amount. The Schedule of payment is given below.

SCHEDULE OF PAYMENT

Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for fire Charges (In Rs.)	Due Date of Payment	Interest Rs
-----Nil-----					

Project Consultant

Project Consultant
G.P. & S. P. & S. P. & S. P.



Dy. Director of Town Plan
Vasai-Virar City Municipal Corp.



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



9202 7218
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फॉर्म
इ-फॉर्म
संयोजक
दिनांक

VVCMC/TP/RDP/VP-5452 111/2015

To,
Mr. Ankush Pralhad Kothare Partner
Ameya Squares
Ameya Squares Office No. 10
Saraswati Township
Kadal Heritage City, Bhamburda Naka,
Vasai (W), Tal. Vasai
DIST: PALGHAR.

Revised Development Permission for proposed Residential Building on land bearing S. No. 7S, H.No.3 of Village: Chulne, Taluka Vasai, Dist Palghar.

1. Commencement Certificate vide letter no. VVCMC/TP/CC/VP-5452 111/2015 dtd. 19/03/2015.
2. Your Registered Engineer's letter dated. 12/10/2018 & 21/05/2019

WH

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 dtd. 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, 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 Vasai Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed as Planning Authority of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patlipada, Mumbhade, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Dohi, Khard, Anand, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb. notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages Vasai Virar is functioning as per MPTP Act 1966. The details of permission are as under



The drawing shall be read with the layout plan approved along with the conditions mentioned in the letter No. VVCMC/TP/CC/VP-5452 111/2015 dtd. 19/03/2015. The details of the layout is given below.

1. Name of Assessee owner / P.A. Holder Mr. Ankush Pralhad Kothare Partner Ameya Squares
2. Location Chulne



3	22352	Y3	EE
8			

4	Area of Plot (As Per 7/12)	1171.00
5	Area under Encroachment	48.00
6	Area under Hospital Reservation	158.00
7	Balance Plot Area	963.32
8	Buildable Plot Area	963.32
9	Permissible FSI	2.25
10	Permissible Built Up area	2167.47
11	Max. Permissible BUA by loading DR TDR (963.32 - 963.32 X 1.40)	2311.65
12	Add. TDR from DRC no. 86	88.40
13	Total Permissible BUA	2400.05
14	Proposed Built-Up-Area	1046.84

The commencement certificate shall remain valid for a period of one year from the date of its issue (As per Section 48 of the MP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs 34900/- (Rupees Thirty Four Thousand Nine Hundred only) deposited vide Receipt No. 311814 dated. 11/03/2015, with Vasai Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building laws, Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Building on land bearing S. No. 78, H.No.3 of Village, Chane...

The details of the Buildings is given below:

Sr. No.	Predominant Building	No of Bldg	No. of Floors	No. of flats	Built Up Area (in sq. mt.)
1	Residential bldg	1	Stilt/Gr. +4	24	1046.84 sq. mt.

The revised plan duly approved herewith supersedes all the earlier approved plans/conditions of Commencement Certificate granted vide VVCMC office letter VVCMC/TP/CC/VP-5452/4183/2014-15 dtd. 19/03/2015. Stands applicable to the approval of amended plans along with the following conditions:

1. This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained from the planning authority distinctively for each building.

2. The occupancy Certificate for the buildings will be issued only after provision of water is made available to each occupant.

3. Notwithstanding anything contained in the commencement certificate conditions, the planning authority shall be entitled to the planning authority to direct the removal or alteration of a building.



मुख्य कार्यालय
ना. वसई, जि.

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



वसई - ३
पुस्तक
१७३ ३ १५
१७/३/१५

ई-मेल : vasai@vasai.org

नायक क. व. वि. श. म.
दिनांक

VVCMC/TP/RDP/VP-5452/111/2019-20

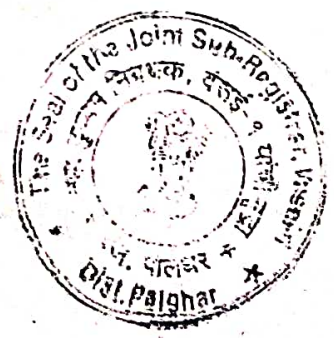
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be followed in your proposal from time to time as instructed by this office as per Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching for grant of Occupancy Certificate.
- 22) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive management plan by reviewing current development plan and past studies. Applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of the Sub region affecting for your layout.
- 23) You shall provide temporary toilet Blocks at site for labours/ workers for ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.

Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

(Issued as per approved by the Commissioner)

- c.c. to:
1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office H
 2. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Taluka Vasai, Dist: Palghar.



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



दफ्तरी :
फोन :
ई.मेल :

नामक क्र.	५५५२
विभाग
पुरांक	२१३-३
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Dt. 01/01/2021

VVCMC/TP/OC/VP-5452/13/2020-21

To,
Mr. Ankush P. Kotmire Partner of
M/s. Ameya Squares,
Ameya Squares, office No.17,
Galaxy Agarwal Township,
Kaul Heritage City, Bhabola Naka,
Vasai (W), Tal-Vasai,
Dist-Palghar.

Sub: Grant of Occupancy Certificate for Residential Building (Gr+Stilt+4) as per As Built plans on land bearing S.No.78, H.No.3 of Village- Chulne, Taluka- Vasai, Dist -Palghar.

Ref:

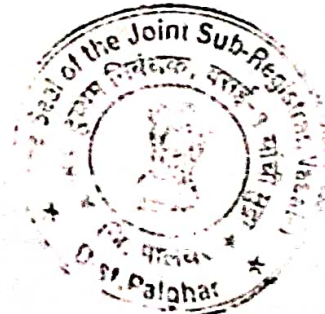
- 1) Commencement Certificate No. VVCMC/TP/CC/VP-5452/4183/2014-15 Dated 19/03/2015.
- 2) Revised Commencement Certificate No. VVCMC/TP/RDP/VP-5452/111/2019-20 Dated 23/09/2019.
- 3) Development Completion Certificate dt 04/12/2020 from the Licensed Surveyor.
- 4) Structural stability certificate from Structural Engineer vide letter dated 04/12/2020.
- 5) Plumbing certificate dated 04/12/2020.
- 6) Receipt No.661 Dtd. 20/03/2015 & No.7091 Dtd.22/12/2020 from Vasai Virar City Municipal Corporation for potable water supply.
- 7) Report from Composting Consultant Dtd. 07/12/2020.
- 8) NOC from Lift Inspector dtd.31/05/2019.
- 9) Letter From Rain Water Harvesting Consultant Dt. 08/05/2019.
- 10) NOC from Tree Plantation Department of VVCMC Dtd.30/12/2020
- 11) Your Registered Engineer's letter dated 08/12/2020.



Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building (Gr+Stilt+4) as per As Built plans on land bearing S.No.78, H.No.3 of Village- Chulne, Taluka- Vasai, Dist -Palghar along with as built drawings.

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



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VVCMC/TP/OC/NP-5452/13/2020-21

DI. 01/01/2021

: 2 :

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



AdV
Commissioner,
Vasai Virar City Municipal Corporation

Encl.: a.a.

c.c. to:

1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office
2. M/s. En-Con Project & Architectural Consultants
G-7/8, Wing -D, Sethi Palace
Ambadi Road, Vasai (W), Tal.Vasai
DIST: Palghar.

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

[Signature]
Deputy Director,
VVCMC, Virar.



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



दूरधनी : ०२०५० २२२२२२
फॅक्स : ०२०५० २२२२२२
ई-मेल : १०२०५०२२२२२२@vvcmc.gov.in

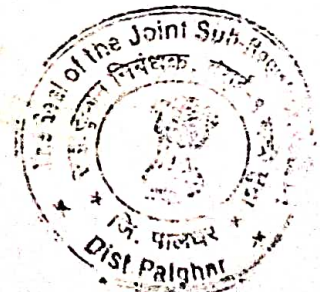
दिनांक	२२/३/१५
पुस्तक	२२३-३/१५
१	२०२२

VVCMC/TP/OC/VP-5452/13/2020-21

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential Building(Gr+Stilt+4) as per As Built plans with Built up area 1046.84 sq.m on land bearing S.No.73, H.No.3 of Village- Chulne, Taluka- Vasai, Dist -Palghar, completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) and has been inspected on Dt.15/12/2020 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in Commencement Certificate No.VVCMC/TP/CC/VP-5452/4183/2014-15 Dated 19/03/2015, Revised Commencement Certificate No. VVCMC/TP/RDP/VP-5452/ 111/2019-20 Dated 23/09/2019 issued by the 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/Galas 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) 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 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 the 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 24 Flats constructed in Residential Building(Gr+Stilt+4).



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VVCMC/TP/OC/VP-5452/13/2020-21


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- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 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 / Shops/ Gallas.
- 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) 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 if applicable.
- 12) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 13) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

One set of completion plan duly certified is returned herewith.

set
Commissioner
Vasai Virar City Municipal Corporation

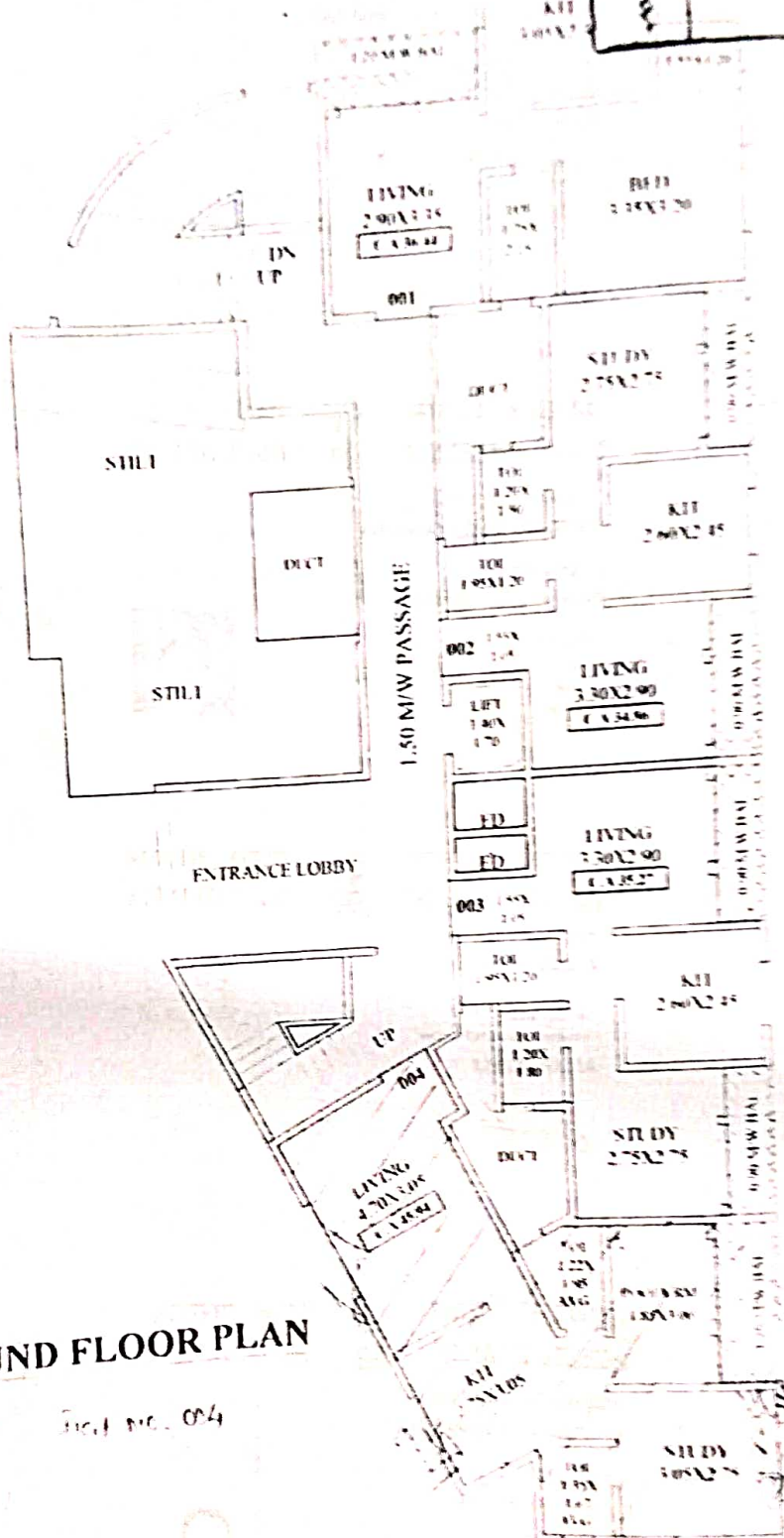
Certified that the above permission is
issued by Commissioner VVCMC, Virar.


Deputy Director,
VVCMC, Virar.



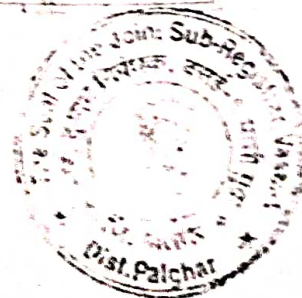
Carpet Area Plan As per RERA including internal wall, excluding balconies for Residents
at Vill Chaitan, Lal Vasoi, Dist. Palghar

पुस्तक	30	50
923	3	50
8	3	50



GROUND FLOOR PLAN

Fig. No. 004



सूची क्र.2

द्वयम निबंधन दृ.नि. वनट 1

द्वयम क्रमांक 12383/2021

गोदणी

Regn 63m

गावाचे नाव : चुळणे

1) अन्वयनाचा प्रकार
2) अन्वयनाचा क्रमांक
3) अन्वयनाचा प्रकार (भाडेपट्ट्याच्या
अन्वयनाच्या आवागणी देतो की पट्टेदार
अन्वयनाचा)

4) अन्वयनाचा, गोदणीचा व
अन्वयनाचा (अन्वयनाचा)

5) अन्वयनाचा

6) अन्वयनाचा किंवा जुडी देण्याचा अन्वयनाचा

7) अन्वयनाचा किंवा देणा-या/निवृत्त देणा-या
अन्वयनाचे नाव किंवा दिवाणी न्यायालयाचा
अन्वयनाचा किंवा आदेश अन्वयनाचा, प्रतिवादिचे
नाव व पत्ता

8) अन्वयनाचा किंवा देणा-या पक्षकागचे व किंवा
दिवाणी न्यायालयाचा अन्वयनाचा किंवा आदेश
अन्वयनाचा, प्रतिवादिचे नाव व पत्ता

9) अन्वयनाचा किंवा देणा-या पक्षकागचे व किंवा

10) अन्वयनाचा किंवा देणा-या पक्षकागचे व किंवा

11) अन्वयनाचा किंवा देणा-या पक्षकागचे व किंवा

12) अन्वयनाचा किंवा देणा-या पक्षकागचे व किंवा

13) अन्वयनाचा किंवा देणा-या पक्षकागचे व किंवा

14) अन्वयनाचा

व.ग.नामा

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1) पानिकेचे नाव:पालधर इतर वर्णन : इतर माहिती: विभाग क्र. 5,गाव मीत्रे चुळणे येथील मळे नं. 78,दिग्ग
नं. 3 या मिळकती वर बांधलेली इमारतीचा वर्णन मदतिका क्र 004,तळ मजला,(थंब 47.31 चौ मी
कारपेट),अमेया बुडम,चुळणे,वमई प. ता. वमई,त्रि.पालधर. ((Survey Number : 78 : HISSA
NUMBER : 3 :))

1) 47.31 चौ.मीटर

1): नाव:-मे. अमेया स्केर्स तर्फे भागीदार श्री गोपाल जि. ठळर .. वय:-37; पत्ता:-प्लॉट नं. .. माळा नं
इमारतीचे नाव: अमेया बुडम.. ब्लॉक नं: .. गोड नं: चुळणे, वमई प. ता. वमई, त्रि.पालधर.. महागट्ट, राईगार: (ः)
कोड:-401202 पॅन नं:-AAYFA2058E

1): नाव:-धीमती शिवानी जमवाल .. वय:-34; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: गाईन झु को
ओप हा सोमा.नी., ब्लॉक नं: एच / 7, रूम नं. 02., गोड नं: सेक्टर 8, खांडा कोलोनी, न्यु पनवेल वेन्ड, गावगड
महागट्ट, राईगार: (ः). पिन कोड:-410206 पॅन नं:-AQVPJ2215P

2): नाव:-श्री दीपक ए. जमवाल .. वय:-38; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: गाईन झु को
हा सोमा.नी., ब्लॉक नं: एच / 7, रूम नं. 02., गोड नं: सेक्टर 8, खांडा कोलोनी, न्यु पनवेल वेन्ड, गावगड
महागट्ट, राईगार: (ः). पिन कोड:-410206 पॅन नं:-AMXPJ2391J

3): नाव:-धीमती पुण्या देवी जमवाल .. वय:-71; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: गाईन झु को
ओप हा सोमा.नी., ब्लॉक नं: एच / 7, रूम नं. 02., गोड नं: सेक्टर 8, खांडा कोलोनी, न्यु पनवेल वेन्ड, गावगड
महागट्ट, राईगार: (ः). पिन कोड:-410206 पॅन नं:-ALDPJ5836H

23/11/2021

23/11/2021

12383/2021

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अन्वयनाचा विभाग घेतलेला तपशील:-

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