

Receipt (pavti)

350/10340

Friday, May 19, 2023

9:37 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10902 दिनांक: 19/05/2023

गावाचे नाव: डोंगरे

दस्तऐवजाचा अनुक्रमांक: वसई3-10340-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: राकेश मोनशा मलिक -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3200.00

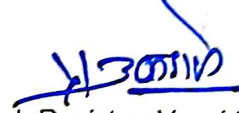
पृष्ठांची संख्या: 160

एकूण:

रु. 33200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:55 AM ह्या वेळेस मिळेल.


Sub Registrar Vasai 3
सह. दुय्यम निबंधक वर्ग-३
वसई क्र. ३

वाजार मुल्य: रु.3307000 /-

मोवदला रु.3450000/-

भरलेले मुद्रांक शुल्क : रु. 241600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1905202300363 दिनांक: 19/05/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1905202300351 दिनांक: 19/05/2023

वँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002012478202324S दिनांक: 19/05/2023

वँकेचे नाव व पत्ता:

वसई-३
दस्त क्र. १०३४०/२०२३
५१९६०

६-६५५
६५०४३ ७९५५५

Rakesh

Virar

Mudhan

Santosh

AGREEMENT FOR SALE

Agreement for Sale made at Virar this 16th day of May, in the year Two Thousand and Twenty Three.

BETWEEN

Messrs. Evershine Developers, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 215, Veena Beena Shopping Centre, Second Floor, Guru Nanak Road, Bandra (West), Mumbai-400050 hereinafter referred to as "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include business or partners from time to time of the said Firm and the heirs, executors and administrators of its last surviving partner) of the **One Part**;



AND

Mr. Rakesh Monsha Malik and Mrs. Shivani Monsha Malik, Indian Inhabitant having their address at **Room no. 215, Umiya Co-op. HSG Society, Near Datt Mandir, M. B. Estate Virar West-401305** hereinafter referred to as the "**Allottee/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns, of the **Other Part**.

The Promoter and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "**Party**", and collectively referred as "**Parties**".

Rakesh

Virar 1

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WHEREAS: ५५ ११३
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(i). ~~Emigma~~ Emigma Constructions Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 702, Natraj, Junction of

M. V. Road, Western Express Highway, Andheri (East) Mumbai - 400069

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(hereinafter referred to as the "Predecessor-in-title"), and since amalgamated with Keystone Realtors Private Limited prior to the

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amalgamation/merger vide order dated 7th November, 2014 passed by the Hon'ble High Court, Bombay in the Company Scheme Petition No. 403 of

2014 along with Company Summons For direction No. 437 of 2014, a company incorporated under the Companies Act, 1956, and existing under

the Companies Act, 2013, having its registered office at 702, Natraj, Junction of M. V. Road, Western Express Highway, Andheri (East) Mumbai

400 069 (hereinafter referred to as "Keystone") and the Promoter were jointly seized and possessed of, or otherwise well and sufficiently entitled,

as tenants in common, in equal one-half shares, to all the contiguous pieces or parcels of freehold non-agricultural land, recently allocated New

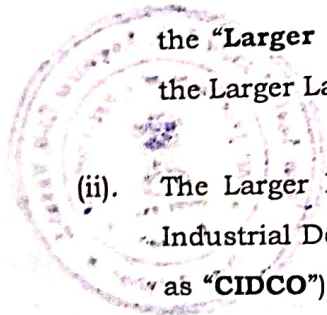
Survey Nos. 5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, 5/6, 5/7 and 5/8 admeasuring approximately 8,79,581 square meters situated at Village

Dongare (Dongar Pada) also known as Village Narangi, within the Registration of Sub-District of Vasai, District Thane, more particularly

described in the **First Schedule** hereunder written and shown surrounded by **red coloured** boundary line on the sanctioned Lay-out Plan hereto

annexed and marked **Annexure 'A'** (hereinafter collectively referred to as the "**Larger Land**"). Photocopies of the 7/12 extracts issued in respect of

the Larger Land is annexed hereto and marked **Annexure 'B'**;



(ii). The Larger Lands were originally within the jurisdiction of the City and Industrial Development Corporation of Maharashtra (hereinafter referred to

as "**CIDCO**"), and since 2009 they have come under the jurisdiction of the Vasai-Virar City Municipal Corporation (hereinafter referred to as the

"**VVCMC**").



(iii). Certain portions of the Larger Land are reserved/earmarked under the approved Development Plan of the VVCMC, i.e., for D.P. Roads and D.P.

Reservations for Play Grounds, Schools, Colleges, Recreation Ground, ATCs, Market, Parking Areas, Channels, etc. as shown on the Plan hereto

annexed. The aforesaid reserved portions (excluding the D. P. Roads) are

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(hereinafter collectively referred to as the "Amenity Plots"). The Amenity Plots are shown/reflected on the plan annexed hereto at **Annexure 'A'**;

(iv). Pursuant to a group housing scheme jointly evolved by Keystone and the Promoter for development of the Larger Land, a lay-out plan and building proposals were submitted to CIDCO, through their architects. In pursuance thereof, CIDCO issued its Commencement Certificate bearing no. CIDCO/VVSR/CC/BP-3519/W/2615, dated 2nd December 2005. Thereafter CIDCO approved the plan in respect of the development of the Larger Lands vide its Approval bearing no. CIDCO/VVSR/CC/BP-3519/Layout/W/151, dated 29th January 2008 and issued 282 (two hundred and eighty-two) commencement certificates in respect thereof (hereinafter collectively referred to as the "2005/2008 Sanctioned Lay-out & Approvals");

(v). Under the 2005/2008 Sanctioned Lay-out & Approvals, various development plan roads, footpaths lighting, street lights, footpath lights, drainage, sewerage, storm, water mains, tree plantation, recreational grounds, play grounds were earmarked and required to be developed and provided upon the Larger Land (hereinafter referred to as the "Infrastructure");

(vi). Environmental Clearance Certificate/Approval bearing no. 21-544/2006-1A-III, dated 18th March 2007 was issued in respect of the Larger Land and the development thereof, by the Government of India, Ministry of Environment and Forests. (Hereinafter referred to as the "Environmental Clearance").

(vii). For the smooth and orderly development thereof, the Larger Land was notionally sub-divided into fifteen (15) or more avenues which avenues were further sub-divided from time to time (initially by the Predecessor in title and the Promoter, and subsequently by Keystone and the Promoter) whereby there are now approximately twenty-two (22) or more avenues identified and earmarked upon the Larger Land (hereinafter referred to as the "Aggregate Avenues"). Some of the avenues, including Avenue 'I' which have been sub-divided into sub-avenues;

(viii). Pursuant to an agreement arrived at by and between the Promoter and Keystone's predecessor-in-title, that is Enigma Constructions Private Limited, the Promoter by and under the Deed of Conveyance dated 20th

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March, 2009
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made by and between the Promoter of the One Part and Enigma Constructions Private Limited of the Other Part, duly registered with the Sub-registrar of Assurances at Vasai under Serial No. 1995 of 2009 (hereinafter referred to as the "Deed of Conveyance") conveyed to

Enigma Constructions Private Limited, one-half undivided share in the Larger Land for the consideration and upon the terms and conditions accepted and contained therein. By and under the Joint Venture Agreement dated 20th March 2009, made by and between the Promoter of the One Part

and Enigma Constructions Private Limited of the Other Part, registered with the Office of the Sub-Registrar of Assurances at Virar vide Serial no. Vasai 2/1996/2009 dated 21st March 2009 (hereinafter referred to as the "Joint Venture Agreement"), the Promoter and Enigma Constructions Private

Limited agreed to jointly develop the Larger Land, *inter alia*, with a view to: (a) setting up a residential-cum-commercial Complex known as "Global City" upon the Aggregate Avenues, in a phase-wise manner (hereinafter referred to as the "Complex"), in terms of the 2005/2008 Sanctioned Lay-

out & Approvals, and further revised lay-out, approvals and permissions to be sanctioned and issued from time to time, including those that are hereinafter recited and selling flats, shops and other premises on ownership

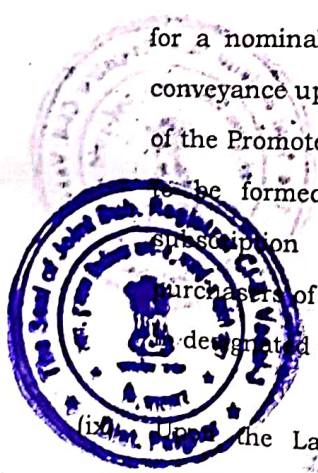
basis then under the Maharashtra Ownership Flats Act, 1963, and now the Real Estate (Development And Regulation) Act, 2016, (b) apportionment in equal shares of all sale proceeds from sale of flats and other premises and

other dealings with portions of the Larger Land by grant of development rights to third parties, (c) forming co-operative societies of purchasers of flats and other premises in the building and executing leases in perpetuity for a nominal rent in favour of each such societies, (d) transferring by

conveyance upon the completion of the entire project the reversionary rights of the Promoter and Enigma Constructions Private Limited to an apex body to be formed, *inter alia* of co-operative societies, and (e) to collect

subscription fee and contributions towards the Corpus Fund from purchasers of flats at stipulated rates therein and to deposit such amounts in designated accounts of the joint venture;

the Larger Land coming within the jurisdiction of VVCMC as successor of CIDCO, as the planning authority in respect thereof, the Predecessor-in-title and the Promoter jointly prepared and submitted, to the



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VVCMC, revised building proposals in respect of the development of the Larger Property/Complex, through their architect, and the VVCMC issued further Commencement Certificate bearing no. VVCMC/TP/ AM/VP-0453/084/2011-12, dated 13th September, 2011, as modified by the Commencement Certificate bearing no. VVCMC/TP/AM/VP-0453/296/2011-12, dated 31st March, 2012 (hereinafter collectively referred to as the "2011/2012 Revised Lay-out & Approvals"). Subsequently, separate commencement certificates were issued by the VVCMC on an avenue-wise basis, pursuant to which the 2005/2008 Sanctioned Lay-out & Approvals and the 2011/2012 Revised Lay-out & Approvals have been modified and amended, from time to time, to the extent of such amendments to lay-outs of the specific avenues;

- (x). By and under the Order dated 7th November 2014, passed in Company Petition Nos. 403 to 411 in the Hon'ble Bombay High Court, the Predecessor-in-title was duly amalgamated with Keystone, whereby all assets, properties, liabilities and obligations of the Predecessor-in-title including its one-half undivided share, right, title and interest in the Larger Land vested absolutely and exclusively in Keystone in the manner as stated therein;
- (xi). The herein before recited Environmental Certificate, duly validated subsequently, the commencement certificates and the other approvals obtained till date are hereinafter collectively referred to as the "Approvals, Sanctions and Permissions";
- (xii). The entire Larger Land bears one Survey Number and has not been and will not be subdivided and consequently, a transferable and assignable lease in perpetuity at a nominal annual lease rent of Re.1/- (Rupee One Only) per annum will be executed by the Promoter of the portions of the Avenue described in the Second Schedule hereunder and the conveyance will be executed by the Promoter of the residential building/s constructed thereon with appurtenant area/s around each such residential building not less than 6 meters in width in favour of each Co-operative Housing Societies formed of purchasers of flats, shops and other premises in such residential building under the Maharashtra Co-operative Societies Act, 1960.



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THE THIRD SCHEDULE ABOVE REFERED TO:

(Description of the Apartment)

All that the proposed residential apartment bearing flat no. **1308** admeasuring approximately **33.81** square meters Carpet Area (as per RERA)*, that is, approximately **363.93** square feet Carpet Area (RERA)*, on **13th** floor, of the Building no. **21, Type RS11A**, Avenue "I-1" in the Project known as "**Evershine Amavi 303 Phase-1**" situated at Global City, Village Dongre, Virar (W), Dist-Palghar being developed on a portion of the Project land, more particularly described in the Second Schedule hereinbefore written.

Enclosed balcony area attached to the Apartment is approximately **2.89** square meters, that is, approximately **31.11** square feet;

Utility/open balcony area attached to the Apartment is approximately **-Nil-** square meters, that is, approximately **-Nil-** square feet;

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IN WITNESS WHEREOF the parties hereto have hereunto hereof set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

by the within named "Promoter"

M/S. EVERSINE DEVELOPERS

Through its Partner/s

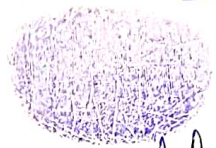
1) Mr. Lachmandas Bhawandas Ludhani

through his Constitute Attorney

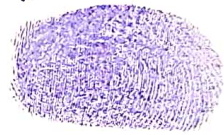
Mr. Bharatkumar Bhawandas Ludhani

2) Mr. Santosh Rajkumar Ludhani

Lachmandas



Santosh



SIGNED SEALED AND DELIVERED

by the within named "Allottee/s"

Mr. Rakesh Monsha Malik

Rakesh



Mrs. Shivani Monsha Malik

शिवानी माली



In the presence of

Witness:

1) N. H. Purohit *NHP*

2) Sumi Pawan *SP*



वसई-३ Payment Receipt

Sr. No.	Particulars	Cheque/DD/ Payorder/RTGS/ NEFT/Bank Card Transfer payment Date	Cheque/DD/ Payorder No./ RTGS/ NEFT/ Bank Card payment No.	Bank Name/Branch Payment details	Amt in Rs
1	Part payment towards flat consideration	31.03.2022	UPI-209068942000 (PP)	Indian Bank, Virar (W)	10,892/-
2	Part payment towards flat consideration	29.06.2022	724798 (PP)	Indian Bank, Virar (W)	1,61,609/-
3	Part payment towards flat consideration	27.07.2022	724802 (PP)	Indian Bank, Virar (W)	71,782/-
4	Part payment towards flat consideration	24.08.2022	724803 (PP)	Indian Bank, Virar (W)	1,72,501/-
5	Part payment towards flat consideration	13.12.2022	000004 (PP)	Kotak Mahindra Bank, Viva Collage Road, Virar (W)	1,00,000/-
6	Part payment towards flat consideration	02.01.2023	978866 (PP)	Indian Bank, Virar (W)	1,72,501/-
7	Part payment towards flat consideration	15.05.2023	UPI-313536855385 (PP)	Kotak Mahindra Bank, Viva Collage Road, Virar (W)	715/-
Total					6,90,000/-

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ANNEXURE-I

PAYMENT SCHEDULE

The Purchase Price of Rs. 34,50,000/- (Rupees Thirty Four Lakh Fifty Thousand Only) payable by the Allottee/s in installments against the following milestones:

Sr.no.	Time For Payment	Amounts
1	Earnest Money/On Booking Rs. 10,892/-	3,45,000/-
	Part payment towards flat consideration Rs.3,34,108/- on or before 10.05.2022	
2	Part payment towards flat consideration on or before 10.05.2022	3,45,000/-
3	On Occupation Certificate Rs.26,91,000/-	27,60,000/-
	On Date of Possession Rs. 69,000/-	
4	All Interest Will be Calculated on Actual for delay Period of the above payments	
	Total	Rs. 34,50,000/-

Palket

विभागीय अधिकारी



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ANNEXURE 'L'



Date: 29/07/2022

To,
Evershine Developers
Mumbai

Dear Sir,

Ref: Financial facility ("Facility") granted to you by Bajaj Housing Finance Limited ("BHFL") on the terms and conditions mentioned in our Sanction Letter, Loan Agreement, and other documents in respect of the Facility ("Facility Documents"). Capitalised / defined terms used but not defined herein shall have the same meaning as assigned under the Facility Documents.

Sub: NOC for sale of below mentioned mortgaged unit in "Evershine Amavi 303", Virar ("Project").

This is with respect to the captioned subject and your request letter dated 20/07/2022 ("Request Letter") for our no-objection for sale (as per below details) of the below mentioned mortgaged units in the Project.

Sl. No.	Customer name	Wing	Flat No.	Area (sq. ft.)	Sale Value (Rs)	Received Amount (Rs)	Balance to be received (Rs)	Financed by
1	Rakesh Monsha Mallik / Shivanl Monsha Mallik	21	1308	435.30	34,50,000	1,72,501	31,97,009	Not yet decided

Relying on your representations and undertakings contained in the Facility Documents and the Request Letter and subject to below mentioned conditions, we give our in-principle no-objection for sale of the above mentioned mortgaged units in the Project.

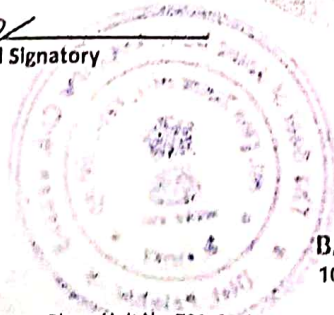
- All Receivables in respect of the above-mentioned unit/s shall be deposited only in the below detailed escrow account:
Account No.: 50200054739622
Name of the Account: Escrow Evershine Amavi 303 Phase 1 Coll Ac
Bank: HDFC Bank Ltd
Branch: 15th Road, Gabbana House, Khar West, Mumbai- 400052
IFS Code: HDFC0000490

This in-principle no-objection is restricted for transaction of sale only of the aforesaid unit and strictly subject to conditions mentioned herein and shall be without prejudice to our rights under the Facility Documents.

That it is pertinent to mention here that the deposition of the receivables/ payment in the mentioned Escrow account is the pre-condition of the "Facility" and if you fail to honour the same, this NOC shall be deemed to be revoked with immediate effect and also all the transactions based on the said NOC be construed as null & void.

Thanking you,
Yours faithfully,
For: Bajaj Housing Finance Limited


Authorised Signatory



BAJAJ HOUSING FINANCE LIMITED
100% SUBSIDIARY OF BAJAJ FINANCE LIMITED

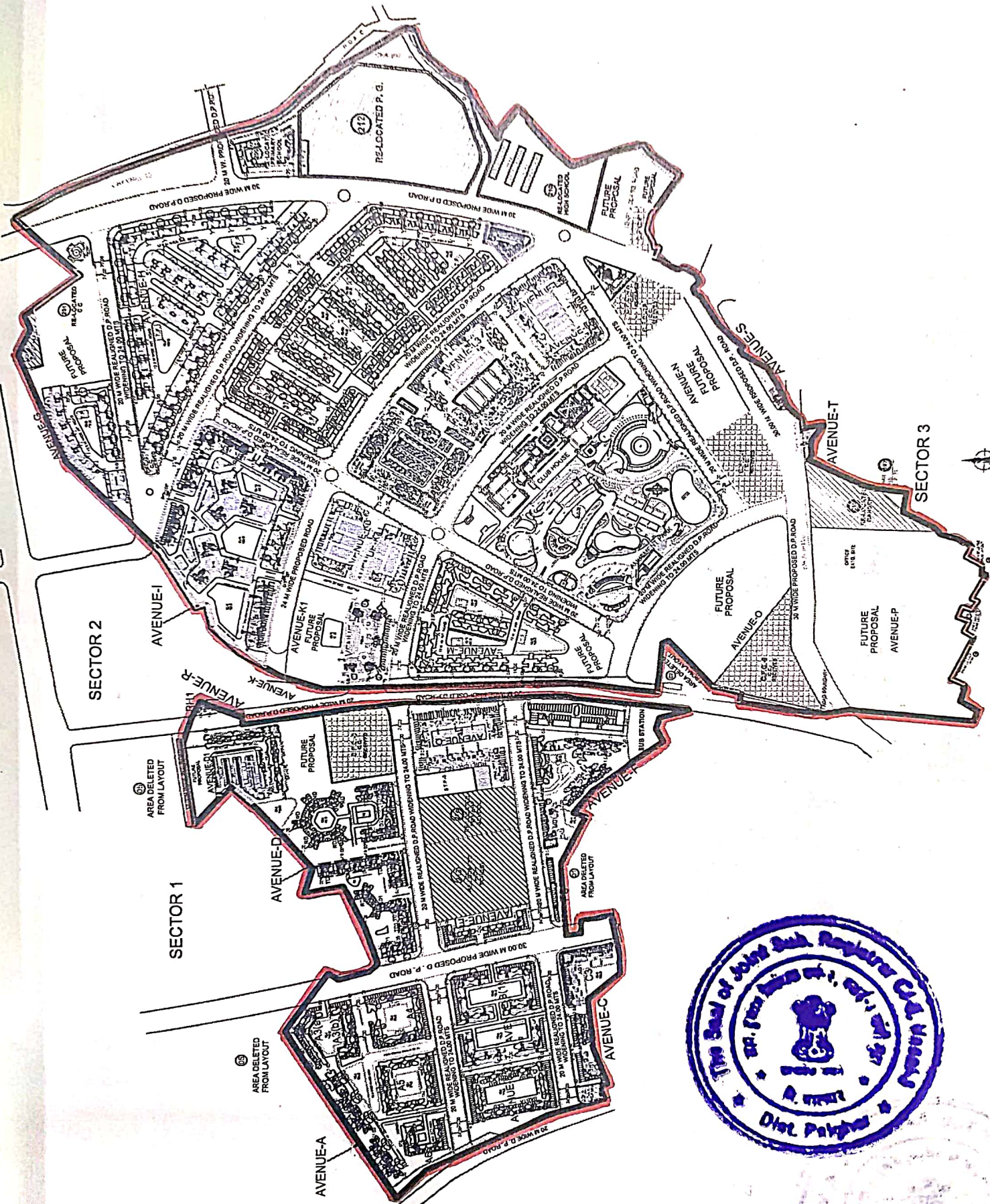
7th Floor, Sumer Plaza, Unit No. 701, Sankasth Pada Welfare Society, Marol,
400075, Mumbai East,

Corporate Office: Gabbana IT Park, B2 Building, 5th Floor, Kumar City, Kalyani Nagar,
Pune-411004
Registered Office: Bajaj Housing Finance Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035
Website: www.bajajhousingfinance.in



Tel: +91 20 71878060
Corporate ID No.:
U65910PN2008PLC132228

www.bajajfinserv.in



LAYOUT PLAN
SCALE 1:250



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"ANNEXURE-E-2"

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६

फॅक्स : ०२५०-२५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : च.वि.श.म.

दिनांक :

24/05/2022

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



VVCMC/TP/RDP/VP-0453/37/2022/23

To,

- 1) M/s. Evershine Developers
215, Veena Beena Shopping Centre
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.
- 2) Mr. Divyesh Shah, Architect.
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai,
Dist: Palghar

Sub: Revised Development Permission for proposed Residential with shophline Buildings Type -YI(1A) 10,11, Type- YI(1A) 13, Type- TI(1A) 14,15,16, Type- YI (1A), 17,18 & Residential buildings Type- YI(1B) 19, 20,RSI1-21,23,25,26, & Podium -1,2 in, (Old Avenue I) New Avenue 'I-1' & CFC-9 building on land bearing old S.No.5,5B,5D,5F,5G & New S.No. 5/1, 5/2,5/3, 5/4, /5A, 5/5B,5/5C,5/5D, 5/5E, 5/6, 5/7, 5/8 of Village: Dongre, Tal : Vasai, Dist :Palghar

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617
Dated. 02/12/2005.
- 2) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/Layout/W/151
Dated. 29/01/2008.
- 3) Revised Development Permission granted vide letter no. Dt. 15/06/2009,
08/10/2009 & 07/07/2010.
- 4) Revised Development Permission granted vide letter no. VVCMC/TP/AM/
VP-0453/010/2011-12 dated 10/05/2011.
- 5) Revised Development Permission granted vide letter no. VVCMC/TP/AM/
VP-0453/084/2011-12 dated 13/09/2011.
- 6) Revised Development Permission granted vide letter no. VVCMC/TP/AM/
VP-0453/296/2011-12 dated 31/03/2012.
- 7) Revised Development Permission granted vide letter no. VVCMC/TP/AM/
VP-0453/071/2012-13 dated 13/06/2012.
- 8) Revised Development Permission granted vide letter no. VVCMC/TP/AM/
VP-0453/073/2012-13 dated 13/06/2012.
- 9) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/
VP-0453/0229/2012-13 dated 14/03/2013.
- 10) Revised Development Permission granted vide letter no. VVCMC/TP/RDP
VP.0453/0279/2013-14. Dated 28/10/2013
- 11) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/
VP.0453/077/2014-15. Dated 02/07/2014



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24/05/2022

VVCMC/TP/RDP/VP-0453/37/2022-23

- 12) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/2758/2014-15. Dated 09/10/2014
- 13) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/0276/2014-15. Dated 17/01/2015
- 14) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/262/2015-16. Dated 07/11/2015
- 15) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/028/2017-18. Dated 20/05/2017
- 16) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/091/2017-18. Dated 13/10/2017
- 17) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/025/2018-19. Dated 14/05/2018
- 18) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/081/2018-19. Dated 16/07/2018
- 19) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/150/2018-19. Dated 05/11/2018
- 20) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/246/2018-19. Dated 20/02/2019
- 21) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/59/2019-20. Dated 31/07/2019
- 22) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/221/2020-21. Dated 02/03/2021.
- 23) Your Architects letter dated. 25/08/2021 & 12/10/2021



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 Vasai-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, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified

बसई-३

दस्त क्र. 90380/2023

EB, 9E0

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

24/05/2022

VVCMC/TP/RDP/VP-0453/37/2822/23

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 conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3519/W/2617. Dated. 2/12/2005 & CIDCO/VVSR/CC/BP-3519/Layout/W/151, Dated. 29/01/2008.

The detail of the Layout are given below

1	Name of assesses/ Owner	M/s. Evershine - Developers
2	Location	Dongre
3	Land Used (Predominant)	Residential with shopline / Residential Building, CFC, Podium
4	Area of Plot (Minimum area of a,b,c to be considered)	
	a	As per ownership document (7/12, CTS extract) 878781.01 Sq.mt.
	b	As per measurement sheet 878781.01 Sq.mt.
	c	as per site 878781.01 Sq.mt.
5	Deduction for	
	a	Area under D.P Road 126654.40 Sq.mt.
	b	Area D.P Reservation 84795.31 Sq.mt.
	c	Total (a+b) 211449.71 Sq.mt.
6	Balance area of plot (1a-2)	667331.30 Sq.mt.
7	Amenity Space (if applicable)	
	a	Required-5% of CFC (approved) 33366.57 Sq.mt.
8	Net Plot Area	633964.74 Sq.mt.
9	Recreational Open space (If applicable) of 3	
	a	Required 15% R.G 100099.70 Sq.mt.
	b	Proposed R.G 100099.70 Sq.mt.
10	Built up area with reference to Basic F.S.I. as per front road width (Sr.No.8x1.1)	697361.21 Sq.mt.
11	Addition of FSI on payment of premium	
	a	Maxlimum permissible premium FSI 459290.51 Sq.mt.



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	b	Proposed premium FSI based on road width	
12		Maximum permissible TDR- FSI - based on road width	1230293.41 Sq.mt.
	a	In Situ Area Against DP road	94990.00 Sq.mt.
	b	TDR /DR utilized In proposal	94990.80 Sq.mt.
13		Additional FSI under Chapter 7	
	a	Total entitlement Of proposal (7+8b+9c) or 10 whichever is applicable	792352.01 Sq.mt.
14	b	Existing Built-up area	688361.01 Sq.mt.
	c	Balance potential area	103991.00 Sq.mt.
	d	Ancillary FSI up to 60% or 80% on payment of charges	62394.60 Sq.mt.
	e	Total Permissible p-line area	166385.60 Sq.mt.
15		Total Built up area in proposal	
	a	Existing Approved area	715836.64 Sq.mt.
	b	Proposed P-line area	4937.71 Sq.mt.
	c	Total Built up Area of Proposal	720774.35 Sq.mt.
16		Inclusive Housing (20%)	
	a	Required Area	6005.98 Sq.mt.
	b	Proposed	0.00
	c	Balance Area to be Proposed Area	6005.98 Sq.mt.



Please find enclosed herewith the approved Revised Development Permission for proposed Residential with shopline Buildings Type -YI(1A) 10,11, Type- YI(1A)-13, Type- TI(1A) 14,15,16, Type- YI (1A), 17,18 & Residential buildings Type- YI(1B) 19, 20,RSI1-21,23,25,26, & Podium -1,2,(Old Avenue I) in New Avenue 'I-1' & CFC-9 building on land bearing old S.No.5,5B,5D,5F,5G & New S.No. 5/1, 5/2,5/3, 5/4, /5A, 5/5B,5/5C,5/5D, 5/5E, 5/6,5/7,5/8 of Village: Dongre, Tal : Vasai, Dist :Palghar

The details of buildings is given below:

AREA SUMMARY

Sr. No	Predominant Use	Bldg. Type	No. of Floors	No of Wing	No of Flats	No. of shop	Approved BUA (in sq.mt)	Proposed "p"line Area (in sq.mt)
1	Residential /shopline	YI 1A - 10,11	Stilt/Gr+14	2	108	13	6276.62	142.68
2	Residential /shopline	YI 1A-13	Stilt/Gr+14	1	54	6	3141.33	72.85



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विरार (पूर्व),
क. वसई, जि. पालघर - ४०१ ३०५.



VCMC/TP/RDP/VP-0453/3772022-23

वसई-३
दस्त क्र. १०३७०१२०२३
२५.१६०

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

जावक क्र. : व.वि.श.म.
दिनांक :

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3	Residential /shopline	TI 1A-14,15,16	Stilt/Gr+14	3	162	14	5548.20	4433.80
4	Residential /shopline	YI 1A-17,18	Stilt/Gr+14	2	108	13	6276.62	142.68
5	Residential	YI 1B-19	Stilt/Gr+14	1	56	---	3116.43	72.85
6	Residential	YI 1B-20	Stilt/Gr+14	1	56	---	3116.43	72.85
				10	544	46	27475.63	4937.71

Sr. No	Predominant Use	Bldg. Type	No. of Floors	No of Bldg.	No of Flats	Approved BUA per bldg (in sq.mt.)	Total Approved BUA Area (in sq.mt)
1	Residential	RSI1-21,23,25,26,	Stilt+14	4	440	4201.86.	16807.44

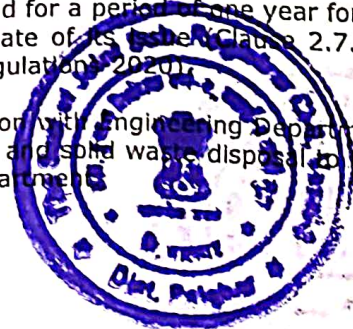
Sr. No	Predominant Use	Bldg. Type	No. of Floors	No of BLDG	No of shops	No. of Office	Approved BUA Area (in sq.mt)
1	Commercial	CFC-9	Gr+2pt	1	130	25	9543.93

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VVSR/CC/BP-3519/Layout/W/151 Dated. 29/01/2008.

Conditions applicable to this approval of amended plans along with the following conditions.

This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.

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



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दस्त क्र. १०३००/२०२३
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- 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 sizes etc) 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 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



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



वसई-३
दस्त क्र. १०३४०/२०२३
२०/१९०

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

जावक क्र. : व.वि.श.म.
दिनांक :

24/05/2022

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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 subsoll 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.



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दस्त क्र. १०३४० / २०२३
२६१९०

VVCMC/TP/RDP/VP-0453/37/2022-23

24/05/2022

- 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, injury or loss of property
 - 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.
- 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 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.
 - 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.



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बसई-३
दस्त क्र. १०३४० / २०२३
२२/१२/२०

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



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

VVCMC/TP/RDP/VP-0453/37/2022-23

जावक क्र. : व.वि.श.म.
दिनांक :

24/05/2022

- 33) You should provide lightening resistant system and produce the Certificate from Licensed agency for each building at the time of Occupancy Certificate.
- 34) Renewal of consent to establish shall be submitted within 90 days.
- 35) Revised Tree NOC for Additional Area shall be submitted within 90 days of Avenue-I1.
- 36) The MHADA Built-up area shall be proposed in next revised development permission of proposal.

(Issued as per approved by the Commissioner)



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.



"ANNEXURE-E-3"

मुख्यसई कार्यालय, विरार
दस्त क्र 90380 विरार (अई) 3
900,9ED



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

जायक क्र. : च.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-0453/54/2019-20

31/07/2019

To,
M/s Evershine Developers,
215 Veena Beena Shopping Centre,
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

Sub: Revised Development permission for Residential with shopline building Type TI2-7 (Gr+14th), Type TI1-8 & TI1-9 (St/Gr+14th), Type YI1A-10& YI1A-11 (St/Gr+14pt), Type YI2A-12 (St/Gr+14th), Type YI1A-13 (st/Gr+14pt), Type TI1A-14&TI1A-15 (St/Gr+14th) & Type TI1A-16 (Ground Only) , Type YI1A-17&YI1A-18 (St/Gr+14pt) on land bearing New S.No.5, 5B, 5D, 5E, 5G of Village; Dongre, Tal: Vasal, Dist: Palghar.

- Ref:**
- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated. 02/12/2005.
 - 2) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/Layout/W/151 Dated. 29/01/2008.
 - 3) Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010.
 - 4) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
 - 5) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/084/2011-12 dated 13/09/2011.
 - 6) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.
 - 7) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.
 - 8) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/073/2012-13 dated 13/06/2012.
 - 9) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013.
 - 10) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/0279/2013-14. Dated 28/10/2013
 - 11) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/077/2014-15. Dated 02/07/2014
 - 12) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/2758/2014-15. Dated 09/10/2014
 - 13) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/0276/2014-15. Dated 17/01/2015
 - 14) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/262/2015-16. Dated 07/11/2015
 - 15) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/028/2017-18. Dated 20/05/2017
 - 16) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/091/2017-18. Dated 13/10/2017
 - 17) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/025/2018-19. Dated 14/05/2018
 - 18) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/081/2018-19. Dated 16/07/2018
 - 19) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/150/2018-19. Dated 05/11/2018
 - 20) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/246/2018-19. Dated 20/02/2019



वसई-३
दस्त क्र. १०३४०/२०२३
१०१,१९०

VVCMC/TP/RDP/VP-0453/59/2019-20

31/07/2019

- 20) Competant Authority Order of VVCMC as per MRTP Act. Dated 02/06/2012.
21) Your Architects letter dated. 08/05/2019

Sir / Madam,

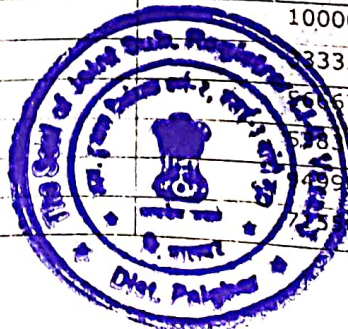
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS In pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided 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 and 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-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, 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 Municipal Corporation/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 conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3519/W/2617. Dated. 2/12/2005 & CIDCO/VVSR/CC/BP-3519/Layout/W/151, Dated. 29/01/2008.

The detail of the Layout are given below

1	Name of assessee/ Owner	M/s Evershine Developers
2	Location	Dongre
3	Land Used (Predominant)	Residential / Residential with shipline C.F.C- Building
4	Area of plot (As per 7/12 extract)	879581.01 Sq.m
5	Area deleted from layout S.No 1A(467) H.No. 1-1-9(p)	800.00 Sq.m
6	Balance plot area	878781.01 Sq.m
7	Less proposed 20mt & 30mt D.P Road (127052.07-397.67)	126654.40 Sq.m
8	Less D.P reservation	85448.83Sq.m
9	Total area (7+8)	212103.23 Sq.m
10	Net plot area (6-9)	666677.78 Sq.m
11	R.G 15% of 10 (Net plot area)	100001.67 Sq.m
12	5% C.F.C. of 10 (Net plot area)	3333.89 Sq.m
13	Bulldable area 85 % OF (10)	5676.11 Sq.m
14	Add 9.5% Land pooling area (13)	314.23 Sq.m
15	Add. 75% D.P. Road area	6490.80 Sqm
15	Permissible builtup area	7001.14 Sq.m



मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.

वसई-३

दस्त क्र. 90380/२०२३

902 VVMSR/CC/BP/RDP/VP-0453/59/2019-20



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

31/07/2019

15	Previously approved area	715430.57 Sq.m
18	Total Builtup area Proposed	715426.77 Sq.m
20	Balance area	74.37 Sq.m

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs. 10580016/- (Rupees One Crore Five Lakh Eighty Thousand Sixteen only) deposited vide Challan No. 4025 Dated 02/12/2005, Challan No. 14613 Dated 21/01/2008, Challan No. 20613 Dated 11/06/2009, Challan No. 23574 Dated 07/10/2009, Challan No. 27527 Dated 07/07/2010 with CIDCO & Receipt No. 91454 Dated 07/05/2011, Receipt No. 150528 & 150529 Dated 23/08/2011, Receipt No. 227974 Dated 30/05/2012, Receipt No. 600082 Dt.28/09/2017 & Receipt No.763588 Dt.29/07/2019 with VVCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development permission for Residential with shopline building Type TI2-7 (Gr+14th), Type TI1-8 & TI1-9 (St/Gr+14th), Type YI1A-10&YI1A-11 (St/Gr+14pt), Type YI2A-12 (St/Gr+14th), Type YI1A-13 (st/Gr+14pt), Type TI1A-14&TI1A-15 (St/Gr+14th) & Type TI1A-16 (Ground Only), Type YI1A-17& YI1A-18 (St/Gr+14pt) on land bearing New S.No.5, 5B, 5D, 5F, 5G of Village: Dongre, Tal: Vasai, Dist: Palghar

The details of buildings is given below:

AREA SUMMARY (NOW AMENDED)

AVENUE - I

Sr No	Predominant Use	Bldg. Type	No. of Floors	No of Bldg.	No of Wing	No of Flats	No. of shop	Total B.U.A. (in sq.m.)
1	Residential /shopline	TI2-7	Gr+14	1	1	54	09	2964.34
2	Residential /shopline	TI1-8,9	Stilt/Gr+14	1	2	108	09	5617.88
3	Residential /shopline	YI1-A 10&11	Stilt/Gr+14	1	2	106	13	6276.62
4	Residential /shopline	YI2A-12	Stilt/Gr+14	1	1	53	06	3206.38
5	Residential /shopline	YI1A-13	Stilt/Gr+14	1	1	54	10	3141.33
6	Residential /shopline	TI1A-14,15, 16	Stilt/Gr+14& 16 Ground floor only	1	3	104	14	5548.20
7	Residential /shopline	YI1A-17,18	Stilt/Gr+14	1	2	106	13	6276.62

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No.CIDCO/VVSR/CC/BP-3519/Layout/W/151 Dated. 29/01/2008.

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.



वसई-३

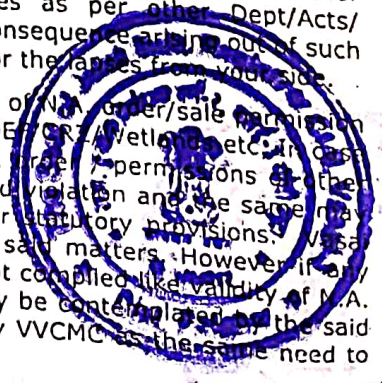
दस्त क्र. १०३४० / २०२३

१३, १६०

VVCMC/TP/RDP/VP-0453/59/2019-20

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- 2) The Occupancy Certificate for the buildings will be Issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 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 have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 7) You 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.
- 8) You shall construct the compound wall / Retaining as per site condition which will be designed and supervise by certified structural Engineer before Plinth Completion Certificate.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) 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.
You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/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 consequences arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 14) You are responsible for complying with all conditions of N.A order/sale permission / other permissions of other authorities including MOEF, CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order/sale permission of the 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. The same need to be ensured by Concerned Authority.



मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५

वसई-३

दस्ता क्र. १०३४० / २०२३

१० VCCMC/TP/RDP/VP-0453/59/2019-20



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasaiVirarCorporation@yahoo.com

जायक क्र. : च.वि.श.म.
दिनांक :

31/07/2019

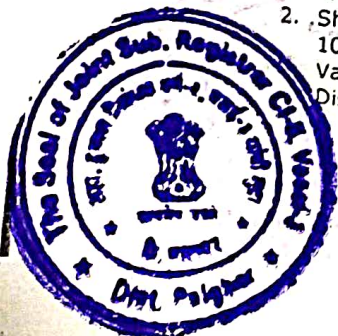
- 15) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
If applicable
- 16) 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 VVCCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 17) 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 sizes etc) before applying for Plinth Completion Certificate.
- 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 19) 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.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to occupancy certificate.
- 21) 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 VVCCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) VVCCMC 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 all recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting the layout.
- 23) 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.
(Issued as per approved by the Commissioner)

Yours faithfully,

Dy. Director of Town Planning (I/C)
Vasai Virar City Municipal Corporation

C.C.. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office --- 'A'---
2. Shri. Divyesh Shah, Architect,
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai,
Dist: Palghar.



"ANNEXURE-E-4"

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



वसई-३
दस्त क्र. १०३४० / २०२३
१०५, १६०

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

VVCMC/TP/RDP/VP-0453/81/2018-17

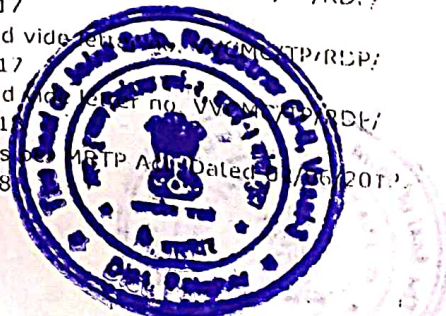
जाचक क्र. : स.वि.श.म.
दिनांक :

16/07/2018

To,
M/s. Eve.shine Developers
215, Veena Beena Shopping Centre
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

Sub: Revised Layout Plan & Revised Development permission for Residential with shopline buildings Type TI1-6, 8, 9, TI2-7, YI1A-10, 11, 13, 17, 18, YI12A-12, TI1A-14, 15 & Residential Buildings Type YI1B- 19, 20, & RSIIA-21, 22, 23, 24, 25, 26 in Avenue I & Residential buildings type 1A (Wing A&C), Type 1B (Wing B), Type 1A (Wing D), Commercial building & Podium Parking in Avenue D1 on land bearing New S.No.5, 5B, 5D, 5F, 5G of Village: Dongre, Tal : Vasal, Dist : Palghar

- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated. 02/12/2005.
 - 2) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/Layout/W/15; Dated. 29/01/2008.
 - 3) Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010.
 - 4) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
 - 5) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/084/2011-12 dated 13/09/2011.
 - 6) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.
 - 7) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.
 - 8) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/073/2012-13 dated 13/06/2012.
 - 9) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013.
 - 10) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/0279/2013-14. Dated 28/10/2013
 - 11) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/077/2014-15. Dated 02/07/2014
 - 12) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/2758/2014-15. Dated 09/10/2014
 - 13) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/0276/2014-15. Dated 17/01/2015
 - 14) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/262/2015-16. Dated 07/11/2015
 - 15) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/028/2017-18. Dated 20/05/2017
 - 16) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/091/2017-18. Dated 13/10/2017
 - 17) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/025/2018-19. Dated 14/05/2018
 - 18) Competant Authority Order of VVCMC as per VVCMC/TP/AD/VP-0453/025/2018-19 Dated 05/06/2018
 - 19) Your Architects letter dated 20/02/2018



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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२
फॅक्स : ०२५० - २५२५१०७
ई-मेल : va.salvirarcorporation@yahoo.com

जाचक क्र. : व.वि.श.म.
दिनांक :

16/07/2018

वसई-३
दस्त क्र. २०३४०/२०२३
१०६/१९६

VVCMC/TP/RDP/VP-0453/81/2018-19

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 and 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014. Govt. entrusted 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, Pali, Tiwari, 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 Municipal Corporation/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:

mtt

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated. 2/12/2005 & CIDCO/VVSR/CC/BP-3519/Layout/W/151, Dated. 29/01/2008.

The detail of the Layout are given below

1	Name of assessee/ Owner	M/s Evershine Developers
2	Location	Dongre
3	Land Used (Predominant)	Residential / Residential with shoplines
4	Area of plot (As per 7/12 extract)	879581.01 Sq.m
5	Area deleted from layout S.No 1A(467) H.No. 1-1-9(p)	800.00 Sq.m
6	Balance plot area	878781.01 Sq.m
7	Less proposed 20mt & 30mt D.P Road (127052.07-397.67)	126654.40 Sq.m
8	Less D.P reservation	85448.83 Sq.m
9	Total area (7+8)	212103.23 Sq.m
10	Net plot area (6-9)	666677.78 Sq.m
11	R. 15% of 10 (Net plot area)	100001.67 Sq.m
12	5% C.F.C. of 10 (Net plot area)	33333.89 Sq.m
13	Buildable area 85 % OF (10)	566676.11 Sq.m
14	Add 9.5% Land pooling area (13)	53834.23 Sq.m
15	Add. 75% D.P. Road area	94990.80 Sq.m
15	Permissible builtup area	715501.14 Sq.m
15	Previously approved area	628873.73 Sq.m
18	Now proposed builtup area	85744.63 Sq.m
19	Total builtup area proposed	714618.36 Sq.m
20	Balance area	882.78 Sq.m



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 MRTP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs. 10573466/- (Rupees One Crore Five Lakh Seventy Three Thousand Four Hundred Sixty Six Only) deposited vide Challan No. 4025 Dated 02/12/2005 & Challan No. 14613 Dated 21/01/2008, Challan No. 20613 Dated 11/06/2009, Challan No.



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



वसई-३
रस्ता क्र. १०३४०/२०२३
१००, १६०

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

जायक क्र. : व.वि.शा.म.

दिनांक : 16/07/2018

VVCMC/TP/RDP/VP-0453/81/2018-17

23574 Dated 07/10/2009, Challan No. 27527 Dated 07/07/2010 with CIDCO & Receipt No. 91454 Dated 07/05/2011, Receipt No. 150528 & 150529 Dated 23/08/2011, Receipt No. 227974 Dated 30/05/2012 & Receipt No. 600082 Dt. 28/09/2017 with VVCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

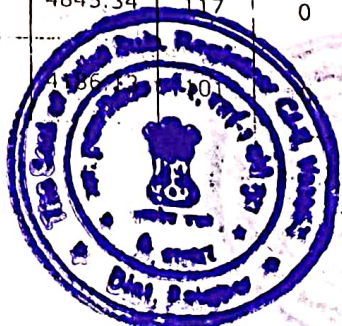
Please find enclosed herewith the approved Revised Development permission for Residential with shopline buildings Type TI1-6, 8, 9, TI2-7, YI1A-10, 11, 13, 17, 18, YI1A-12, TI1A-14, 15 & Residential Buildings Type YI1B- 19, 20, & RSI1A-21, 22, 23, 24, 25, 26 In Avenue I & Residential buildings Type 1A (Wing A&C), Type 1B (Wing B), Type 1A (WingD) & Commercial Building & Podium Parking in Avenue D1 on land bearing New S.No.5,5B,5D,5F,5G of Village: Dongre, Tal : Vasai, Dist : Palghar
The details of buildings is given below:

AVENUE I (NOW AMENDED)								
Sr No	Predominant Use	Bldg. Type	No. of Floors	No of Bld g.	BUA per Bldg.	No of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1	Residential/ with Shopline (Now Amended)	TI1-6,8,9	Stilt/Gr+14	3	2813.22	162	12	8439.64
2	Residential/ with Shopline (Now Amended)	TI2-7	Stilt/Gr+14	1	2965.18	54	14	2965.12
3	Residential/ with Shopline (Now Amended)	YI-1A, 10,11,13, 17,18	Stilt/Gr+14	5	3141.33	265	30	15706.65
4	Residential/ with Shopline (Now Amended)	YI-2A,12	Stilt/Gr+14	1	3204.91	54	8	3204.91
5	Residential/ with Shopline (Now Amended)	TI-1A, 14,15	Stilt/Gr+14	2	2766.01	106	8	5532.92
6	Residential (Now Amended)	YI-1B, 19,20	Stilt/Gr+14	2	3116.43	110	0	6232.86
7	Residential (Now Amended)	RSI-1A 21,22,23, 24,25,26	Stilt+14	6	4201.86	660	0	25211.16

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AVENUE D1 (NOW AMENDED)								
Sr No	Predominant Use	Bldg. Type	No. of Floors	No of Bld g.	BUA per Bldg.	No of Flats	No. of Shops	Total B.U.A. (in sq.m.)
1	Residential (Now Amended)	1A(wing A)	Gr+12	1	4186.13	101	0	4186.13
2	Residential (Now Amended)	1B (wing B)	Gr+14	1	4845.34	117	0	4845.34
3	Residential (Now Amended)	1A(wing C)	Gr+12	1	4186.13	101	0	4186.13



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



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६/०७
फॅक्स : ०२५० - २५२५१०७
ई-मेल: vasaivirarcorporation@yahoo.com

जायक क्र. : व.वि.श.म.
दिनांक : 16/07/2018

वसई-३
दस्त क्र. १०३४०/२०२३
१०६/१४०

	Residential (Now Amended)	1A(wing D)	Gr+14	1	4841.72	117	0	4841.72
5	Commercial (Now Amended)		Gr+1 (part)	1	392.87	0	2	392.87

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide Commencement Certificate No.CIDCO/VVSR/CC/BP-3519/Layout/W/151 Dated. 29/01/2008.Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010. Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP 0453/010/2011-12 dated 10/05/2011.Revised Development Permission granted vide letter no. VVCMC/TP/AMVP-0453/084/2011-12 dated 13/09/2011.Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/073/2012-13 dated 13/06/2012. Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013.Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/0279/2013-14. Dated 28/10/2013,Revised Development Permission granted vide letter no. VVCMC/TP/RDP/ VP.0453/077/2014-15. Dated 02/07/2014,Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/2758/2014-15. Dated 09/10/2014 Revised Development Permission granted vide letter no. VVCMC/TP/RDP/ VP.0453 /0276 / 2014-15. Dated 17/01/2015. Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/262/2015-16. Dated 07/11/2015, Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/028/2017-18. Dated 20/05/2017,Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/091/2017-18. Dated 13/10/2017, Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP.0453/025/2018-19. Dated 14/05/2018. Stands applicable to this approval of amended plans along with the following conditions:

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- 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 MRTPT Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions. of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 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 have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 7) You 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.



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



वसई-३
दस्ता क्र १०३४०/२०२३
१०८/१६०

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

जायका क्र. : व.वि.श.ग.
दिनांक :

16/07/2018

VVCMC/TP/RDP/VP-0453/81/20/18-19

- 8) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) 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.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/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.
- 14) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands 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.
- 15) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018. If applicable.
- 16) 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, injury or loss of property.
- 17) 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 to Road/ access



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



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

नामक क्र. : व.वि.श.ग.

दिनांक :

16/07/2018

वसई-३
दस्त क्र. १०३४०/३०३३
११०/१९८०

WVCMC/TP/RDP/VP-0453/31/2018-17

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 sizes etc) before applying for Plinth Completion Certificate.

- 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 19) 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.
- 20) 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.
- 21) 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.

Yours faithfully,

[Handwritten Signature]

(Issued as per approved by the Commissioner)

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

C.C. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward officeA.....
2. Shri. Divyesh Shah, Architect.
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai,
Dist: Palghar.



Annexure-F

घसई-३
दस्ता क्र. ०३४०/२०२३
१११, १६०



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 :
P99000024780

Project: **EVERSHINE AMAVI 303 PHASE 1**, Plot Bearing / CTS / Survey / Final Plot No.: part of Avenue I-1 being pt of larger layout bearing New Survey no.5 5B 5D 5F 5G of village Dongare at Dongare, Palghar, Palghar, 401303;

1. Evershine Developers having its registered office / principal place of business at Tehsil: Andhori, District: Mumbai Suburban, Pin: 400050.

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 (1) 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 05/03/2020 and ending with 30/12/2023 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 steps against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature and
Digitally Signed by
Dr. Vasanti Premchand Prabhoo
(Secretary, MahaRERA)
Date: 08-09-2021 23:26:38

Dated: 08/09/2021
Place: Mumbai

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

Annexure-F

बसई-३
दस्त क्र. १०३४०/२०२३
११२/१९६०



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 :
P99000024860
Project: **EVERSHINE AMAVI 303 PHASE 2, Plot Bearing / CTS / Survey / Final Plot No.: Part of Avenue I-1, being pt of larger layout bearing New Survey No 5,5B,5D,5F,5G of Village Dongare at Dongare, Palghar, Palghar, 401303,**

1. Evershine Developers having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai Suburban, Pin: 400050.

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

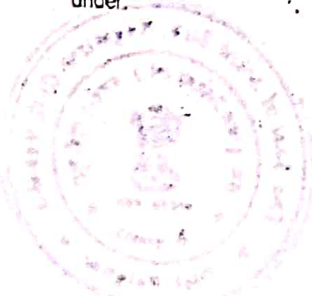
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 09/03/2020 and ending with 30/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 23:25:11

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

Annexure-F

घसई-३
दस्त क्र. १०३४०/२०२३
११३,१६०



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

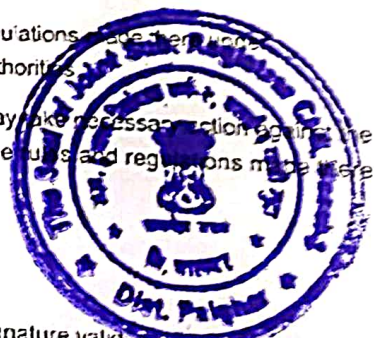
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : p99000024753

Project: **EVERSHINE AMAVI 303 PHASE 3**, Plot Bearing / CTS / Survey / Final Plot No.: Part of Avenue I-1, Being pt of Larger Layout bearing New Survey No 5,5B,5D,5F,5G of Village Dongareat Dongare, Palghar, Palghar, 401303:

1. Evershine Developers having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai Suburban, Pin: 400050.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 02/03/2020 and ending with 30/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date 08-09-2021 15:23:22

Dated: 08/09/2021
Place: Mumbai

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

EVERSHINE AMAVI 303 PHASE-1
GLOBAL CITY - VIRAR (W)

"ANNEXURE-G"

FLAT NO: 1308
FLOOR: 13th
BLDG NO: 21

PURCHASER'S SIGNATURE

[Handwritten Signature]

PROMOTER'S SIGNATURE
DEVELOPER NAME

FOR EVERSHINE DEVELOPERS

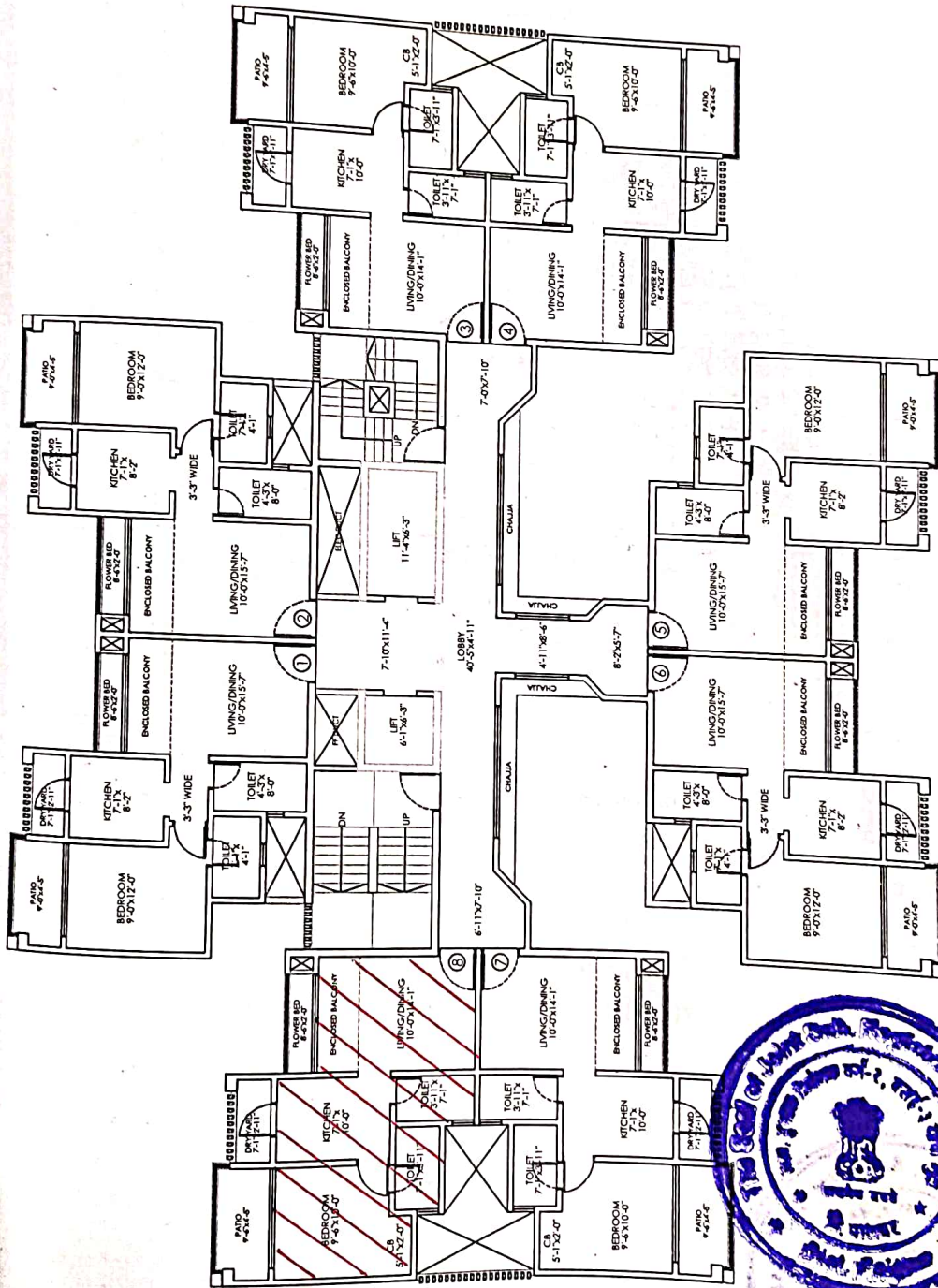
[Handwritten Signature]

PARTNER

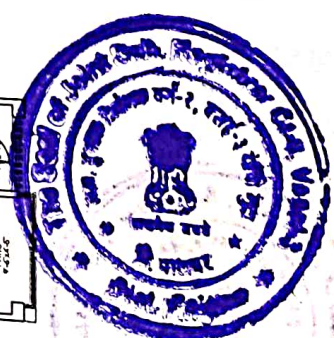
[Handwritten Signature]

PARTNER

वसई-३
दस्ता क्र. 90380/2023
9981960



TYPE RS1A
TYPICAL FLOOR PLAN
(3RD, 5TH, 7TH, 9TH, 11TH & 13TH)





19/05/2023

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. वसई 3

दस्त क्रमांक : 10340/2023

नोंदणी :

Regn:63m

गावाचे नाव : डोंगरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3450000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3307000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मोजे डोंगरे, सर्वे नं-5/5/ए, 5/5/बी, 5/5/सी, 5/5/डी, 5/5/द, 5/6, 5/7 आणि 5/8, सदनिका क्र-1308, तेरावा मजला, बिल्डिंग नं.21, अवेन्यू आय-1, एव्हरशाइन अमावी 303 फेस -1, ग्लोबल सिटी, गाव-डोंगरे, विरार पश्चिम, तालुका-वसई, जिल्हा-पालघर, सदनिका क्षेत्र. 33.81 चौ.मी (कार्पेट). बाल्कनी 2.89 चौ.मी ((Survey Number : 5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, 5/6, 5/7 & 5/8 ;))
(5) क्षेत्रफळ	1) 33.81 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स एव्हरशाइन डेव्हलपर्स तर्फे भागीदार लचमनदास भवनदास लुधानी तर्फे कु. मु. भरतकुमार भवनदास लुधानी तर्फे कु. मु. विजय पुरसवानी - वय:-37; पत्ता:- प्लॉट नं: ऑफिस नं. -215, माळा नं: -, इमारतीचे नाव: विना बीना शॉपिंग सेंटर, ब्लॉक नं: गुरु नानक रोड , रोड नं: बांद्रा पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AABFE6729P 2): नाव:- मेसर्स एव्हरशाइन डेव्हलपर्स तर्फे भागीदार संतोष राजकुमार लुधानी तर्फे कु. मु. विजय पुरसवानी - वय:-37; पत्ता:- प्लॉट नं: ऑफिस नं. -215, माळा नं: -, इमारतीचे नाव: विना बीना शॉपिंग सेंटर, ब्लॉक नं: गुरु नानक रोड , रोड नं: बांद्रा पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AABFE6729P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राकेश मोनशा मलिक - वय:-26; पत्ता:- प्लॉट नं: रूम नं 215, माळा नं: -, इमारतीचे नाव: उमिया को ऑप होऊ सो ली , ब्लॉक नं: एम बी इस्टेट, रोड नं: विरार पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ERQPM0034R 2): नाव:- शिवानी मोनशा मलिक - वय:-43; पत्ता:- प्लॉट नं: रूम नं 215, माळा नं: -, इमारतीचे नाव: उमिया को ऑप होऊ सो ली, ब्लॉक नं: एम बी इस्टेट, रोड नं: विरार पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-BRYPM8447D
(9) दस्तऐवज करून दिल्याचा दिनांक	16/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	19/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	10340/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	241600
(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.