

v | 80/17562 पावती Original/Duplicate
| Tuesday.August 06 .2024 नोंदणी क्र.:39म
| 10:09 AM Regn.:39M

पावती क्र.: 19595 दिनांक: 06/08/2024

गावाचे नाव: विरार

दस्तावेजाचा अनुक्रमांक: वसई2-17562-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणान्याचे नाव: श्री. रवींद्रपालसिंह मालमसिंह देवडा -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

मुळ दस्त परत दिले

एकूण:

रु. 30840.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
10:29 AM ह्या वेळेस मिळेल.

[Signature]
Sub/Registrar Vasai 2

वाजार मूल्य: रु.4398430 /-

मोवदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 315000/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

1) देयकाचा प्रकार: DHC रकम: रु.840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824068300632 दिनांक: 06/08/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006172449202425P दिनांक: 06/08/2024

वैकेचे नाव व पत्ता:

R.deora

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID वसई 2	2024080685 06 August 2024 8:57:17 AM
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2024 पालघर तालुका : वसई 2-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी Vasai-Virar Municipal Corporation सर्व्हे नंबर /न भू क्रमांक सर्व्हे नंबर#310
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 15900	निवासी सदनिका 52300 कार्यालय 60400 दुकाने 65900 औद्योगिक 60400 समाप्नाचे क्षेत्र मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उद्वाहन सुविधा -	84.1 चौ मीटर 1-आर सी सी नाही मिळकतीचा वापर- मिळकतीचे वय - मजला - निवासी सदनिका 0 TO 2वर्षे Ground Floor/Stilt Floor मिळकतीचा प्रकार बांधकामाचा प्रकार बांधीव Rs 299.20
Sale Type - Resale	First Sale Date - 15/07/2002 Sale/Resale of built up Property constructed after circular dt.02/01/2018
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.52300/-
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((52300-15900) * (100 / 100)) + 15900) = Rs.52300/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 52300 * 84.1 = Rs.4398430/-
Applicable Rules	= 3, 9, 18, 19
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + खुली वाळकनी + वीस मीटर बंदीस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदीस्त स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4398430 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4398430/- = ₹ त्रेंचाळीस लाख अठ्ठ्याणव हजार चार शेंतोस /-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

वसई क्र.-२		
904E2	9	88
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मी/आम्ही खाली करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक सरा. पुणे यांचे ३०.११.२०१३ रोजीचे परीपत्र वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजमधील सादर केलेल्या दस्तऐवजमधील मिळकत ही फसवणूकीद्वारे अथवा दुबार विक्री होत नाही. दस्तामधील लिहून देणार, कुळमुखत्यारधारक हे खरे असून त्याची मी/आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मालक/वारस/हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुळमुखत्यारधारक (P.A.Holder) लिहून देणार हयात आहे. व फक्त कुळमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे व कुळमुखत्यार धारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्ताबरोबर नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी अधिनियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी अधिनियम १९६१ चे नियम ४४ चे वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजमधील मिळकतीचे मालक कुळमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही याची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या/आमच्या दस्तऐवजामधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९८० चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहात याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार भविष्यात कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस मी/आम्ही पात्र राहणार आहे/आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

[Signature]
S. A. Maktar

लिहून घेणार

[Signature]
R. D. Dora



[Signature]

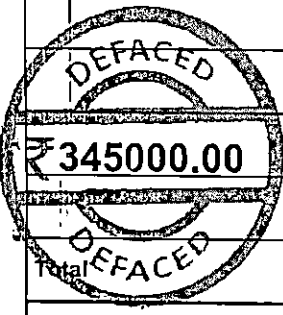


CHALLAN
MTR Form Number-6

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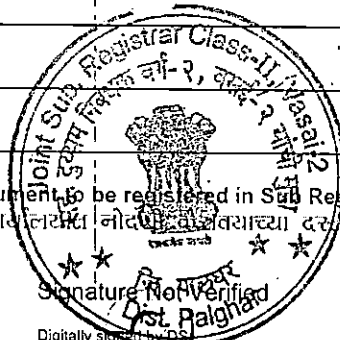


GRN	MH006172449202425P	BARCODE	Date		01/08/2024-17:54:33	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	EIXPD7222Q				
Office Name	VS12_VASAI NO 2 JOINT SUB REGISTRAR	Full Name	RAVINDRAPALSINGH MALAMSINGH DEORA				
Location	PALGHAR						
Year	2024-2025 One Time	Flat/Block No.	Survey No. 310 Hissa no. 3/A Village Virar New				
Account Head Details		Amount In Rs.	Premises/Building	Tapovan Chs Ltd			
0030046401	Stamp Duty	315000.00	Road/Street	M B Estate Virar West Tal : Vasai Dist Palghar			
0030063301	Registration Fee	30000.00	Area/Locality	virar			
			Town/City/District				
			PIN	4 0 1 3 0 3			
			Remarks (If Any)	PAN2=ABDPM9166B--SecondPartyName=ASHOK GIANCHAND MAKKAR-CA=4500000-Marketval=4500000			
			Amount In	Three Lakh Forty Five Thousand Rupees Only			
			Words				
Total		3,45,000.00					



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	10000502024080108149	3739010956033		
Cheque/DD No.		Bank Date	RBI Date	01/08/2024-17:55:23	03/08/2024		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	1015852 , 03/08/2024				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9689668651
सदर चालान केवल दुर्यम निबंधक कार्यालय में नोंदणी के लिये तैयार किया गया है। नोंदणी न करावयाच्या दस्तावेजांची सदर चालान लागू नाही।



Challan Defaced Details

Digitally signed by
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.08.06 11:00:33 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-80-17562	0003468785202425	06/08/2024-10:09:22	IGR134	30000.00
2	(IS)-80-17562	0003468785202425	06/08/2024-10:09:22	IGR134	315000.00
Total Defacement Amount					3,45,000.00

सुख प्रति से जांच गया.
Verified with Originals
मंत्रालय के पास से जांच किया गया.
FOR STATE BANK OF INDIA

Mansu
For State Bank of India



CHALLAN
MTR Form Number-6



GRN	MH006172449202425P	BARCODE	0030046401 Stamp Duty				Date	01/08/2024-17:54:33	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)	EIXPD7222Q						
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	RAVINDRAPALSINGH MALAMSINGH DEORA						
Location	PALGHAR										
Year	2024-2025 One Time			Flat/Block No.	Survey No. 310 Hissa no. 3/A Village Virar New						
Account Head Details				Amount In Rs.	Premises/Building	Tapovan Chs Ltd					
0030046401	Stamp Duty			315000.00	Road/Street	M B Estate Virar West Tal : Vasai Dist Palghar					
0030063301	Registration Fee			30000.00	Area/Locality	virar					
					Town/City/District						
					PIN	4	0	1	3	0	3
					Remarks (If Any)	PAN2=ABDPM9166B~SecondPartyName=ASHOK GIANCHAND MAKKAR-CA=4500000~Marketval=4500000					
					Amount In	Three Lakh Forty Five Thousand Rupees Only					
Total				3,45,000.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	10000502024080108149	3739010956033				
Cheque/DD No.				Bank Date	RBI Date	01/08/2024-17:55:23	Not Verified with RBI				
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9689668651

बसई क्र.-२	
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२०२४	



Print Date 01-08-2024 07:25:15

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2028	

AGREEMENT FOR RE-SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Virar on this 6th day of August 2024

BETWEEN

MR. ASHOK GIANCHAND MAKKAR, Age 73 years, Pan No. ABDPM9166B, Aadhaar No. 8516 9069 1656 & MRS. SHASHI ASHOK MAKKAR Age 67 years, Aadhaar No. 7243 6242 2066 both are residing at D/303, New Tapovan Complex Chs Ltd, M. B. Estate, Virar (West), Taluka Vasai, District Palghar, Pin – 401 303, hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns) of the FIRSTPART :-

A N D



MR. RAVINDRAPALSINGH MALAMSINGH DEORA, Age 25 years, Occupation Service, Pan No. EIXPD7222Q, Aadhaar No. 5749 9023 4746 & MR. VIRENDRAPAL MALAM SINGH Age 29 years, Occupation Service, Pan No. FNQPS3232C Aadhaar No. 7671 2162 5726 both are residing at A/202, Shripal Pride Co. Op. Housing Soc. Ltd, M.B Estate, Virar (W), Taluka Vasai, District Palghar, Pin – 401 303, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the SECOND PART :-

S.A. Makkar

1 x R. deora

2 x Singh

वसई क्र. - २		
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WHEREAS		

2

a) M/s. M. R. ASSOCIATES have constructed a Building known as "TAPOVAN COMPLEX ", on N.A. land bearing Survey No. 310 Hissa No. 3/A, admeasuring H.R 0-32-8 & Hissa No. 3/C admeasuring H.R 0-04-6 lying, being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

b) The City and Industrial Development Corporation of Maharashtra Ltd., has granted the Development Permission vide its letter bearing No. CIDCO/VVSR/BP-2686/W/1189, dated 19/10/2000.

c) The City and Industrial Development Corporation of Maharashtra Ltd., has granted the Occupancy Certificate vide its Order bearing No. CIDCO/VVSR/POC/BP-2686/W/1485, dated 30/09/2002.

d) By an Agreement for sale dated 15th July 2002 and registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. 2903/2002, dated 15/07/2002 M/s. M. R. ASSOCIATES have sold the Flat bearing No. 303, on the Third Floor, admeasuring 905 Square feet i.e. 84.10 Square meters (SuperBuilt up area), in 'D' wing, in the Building known as "TAPOVAN COMPLEX", constructed on the said land (hereinafter for brevity's sake collectively referred to as "The said Flat") to MR. ASHOK G. MAKKAR & MRS. SHASHI A. MAKKAR (hereinafter called "The Transferor"), at or for the price and upon the terms and condition therein contained and paid the full and final consideration thereof and took the vacant and peaceful possession of the said Flat.



Original
S. A. Makkar 1 R. Deora
 2 Singh

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e) The society of the Flat Purchaser/s is registered vide Registration No. TNA/(VSI)/HSG/(TC)/14306/2002-2003, dated 14/02/2003 known as "NEW TAPOVAN CO-OPERATIVE HOUSING SOCIETY LTD."

f) The Transferor is the bonafide member "NEW TAPOVAN CO-OPERATIVE HOUSING SOCIETY LTD.", a society duly registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/(VSI)/HSG/(TC)/14306/2002-2003, dated 14/02/2003 having its office at M.B Estate, Virar (West), Taluka Vasai, District Palghar, Pin – 401 303 and hereinafter for brevity's sake collectively referred to as "The said Society" and as such member the Transferor is entitled to Five (5) Shares of the said Society having Share Certificate No. 60 and of the face value of Rs.50/- each, bearing distinctive Nos. 296 to 300 (hereinafter for brevity's sake collectively referred to as "The said Shares").

g) In the premises the Transferor is legally entitled to the said Flat and the said shares together with benefits attached to it and that neither the Transferor herein personally or through any of her agent/s or constituted attorney has/have or had at any time or any other created or agreed to create any third party right, title interest or claim whatsoever in respect of the said Flat.

h) The Transferor is in the exclusive and absolute possession of the said Flat with the full lock and key control with the actual custody and dominion over the possession of the said Flat with the said shares and benefits and that the neither the Transferor has till date hereof at any time either agreed to induct or introduced any third party in use, occupation, possession and/or enjoyment of the said Flat or any part or portion whereof, in any way or any manner whatsoever.



S. A. Makkar

1 > Rdeora

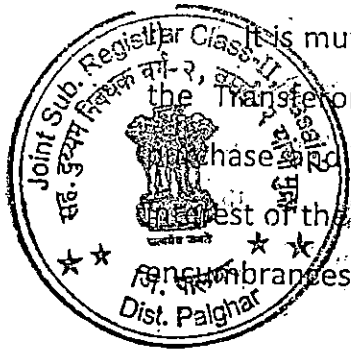
2 > Singh

वसई क्र. - २		
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i) That the title of the Transferor in respect of the said Flat with said shares and benefits is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances.

j) The Transferor herein has not been disqualified or rendered disentitled either at law quality or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no and there is no dispute field or pending or disposed off in respect of the said Flat or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the Transferor.

k) The Transferor has truly, honestly, bonafiedly and in good faith disclosed to the Transferee, all the material facts and circumstances in respect of the said Flat with said shares and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representation (or any misrepresentation to or concealment from the Transferee in bad faith) of anything whatsoever in that behalf and in any manner whatsoever.



It is mutually agreed by and between the parties hereto that the Transferor shall sell and transfer and the Transferee shall purchase and acquire the said Flat together with the shares and interest of the Transferor in the capital of the said Flat free from all encumbrances of whatsoever for the total consideration amount of

S.A. Makkal
R. Deora
Singh

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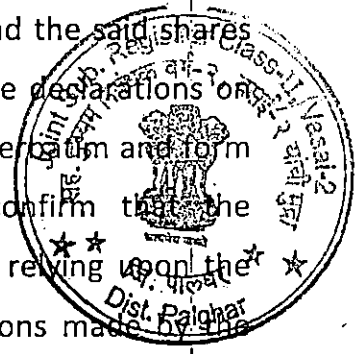
RS.45,00,000/- (RUPEES FOURTY FIVE LAKHS ONLY) payable to the Transferor with vacant and peaceful possession of the said Flat with said shares and said benefits with legal right to have and call for all relevant deeds, documents, papers and written them the Transferor and the concerned parties contemplated by law hereinafter in these present with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

m) The Transferor has informed the said society as under the By-laws to transfer the shares and interest in the capital/property of the Society and obtained the necessary permission from the Society to sell, transfer and assign the said Flat and the said shares to the Transferee.

n) Now the parties are desirous of executing this regular Agreement in respect of the said Flat in the said building on the said property with the said shares and said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulation & covenants in that behalf as hereinafter appearing:-

NOW, THEREFORE, THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1) The Transferor hereby declare and confirm that what is recited hereinabove in respect of the said Flat and the said shares shall be treated as representation and irrevocable declarations on his part as if the same are reproduced herein in verbatim and form part of this cause. The Transferor hereby confirm that the Transferee has agreed to purchase the said Flat relying upon the correctness of the declarations and representations made by the Transferor in these present.



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२) The transferor shall sell, transfer, assign, assure and the		

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Transferee shall purchase and acquire the said Flat bearing No. 303, on the Third Floor, admeasuring 905 Square feet i.e. 84.10 Square meters (Super Built up area); in 'D' wing, in the Building known as "TAPOVAN COMPLEX" and the Society known as " NEW TAPOVAN CO-OPERATIVE HOUSING SOCIETY LTD.", situate at S.No 310, Hissaa No. 3/A & Hissa No 3/C at Village- Virar, Taluka - Vasai, District- Palghar, Pin Code 401 303, situate on N.A. land bearing Surevey No 310 Hiss No. 3/A admeasuring H. R 0-32-8 & Hissa No. 3/C admeasuring H.R 0-04-6 , at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 and more particularly described in the Schedule hereunder written together with the shares and interest of the Transferor in the capital of the said Flat free from all encumbrances of whatsoever for the total consideration amount of RS.45,00,000/- (RUPEES FOURTY FIVE LAKHS ONLY).

3) The Transferee has paid to the Transferor a sum of RS.4,50,000/- (RUPEES FOUR LAKHS FIFTY THOUSAND ONLY) as and by way of part consideration money on or before the day of execution of this Agreement (the payment and receipt whereof the Transferor doth hereby admit and acknowledge and of and from the same and every part thereof do forever acquit, release and discharge the Transferee) and further the Transferee has agreed to pay the balance amount of RS.40,50,000/- (RUPEES FOURTY LAKHS FIFTY THOUSAND ONLY) within Forty Five (45) days from the date of execution of this Agreement.

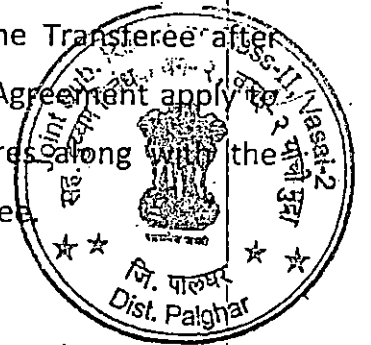
It is hereby agreed that in respect of any amount payable by the Transferee to the Transferor under or by virtue of this Agreement the Transferor shall have a first lien and charge on the said Flat so long as the same shall remain unpaid.



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- 5) On receiving the full consideration amount as aforesaid the Transferor shall immediately handover the vacant and peaceful possession of the said Flat and shall surrender all his rights, title and interest in respect of the said Flat and enjoy the said Flat together with the fittings, fixtures and others amenities attached thereof absolutely without any let or hindrance.
- 6) The Transferor shall deliver to the Transferee, the Original Agreement dated 15/07/2002 executed between the Transferor and M/s. M.R ASSOCIATES And Share Certificate, House Tax Receipt, Water Tax Receipt, Electricity Bills, Maintenance Receipt etc., and all other necessary documents/papers/receipts in respect of the said Flat.
- 7) The Transferor hereby agree and undertake to execute all further writings, deeds, papers, letters, transfer forms and all other documents/papers which may be required and necessary in connection with the said Flat in favour of the Transferee as and when required under the existing laws and/or rules.
- 8) The Transferor shall obtain No Objection Letter from the said Society inter alia to the effect that the society has no objection to the transfer of the said shares by the Transferor in favour of the Transferee and all incidental rights as such shareholder including transfer of the said Flat and allotment thereof to the name of the Transferee in the records of the said society. It shall be the sole obligation of the Transferor to obtain such no objection. Upon obtaining such letter from the said society, the Transferee after completion of the sale as provided under this Agreement apply to the said society for transfer of the said shares along with the required documents to the name of the Transferee.



(Signature)
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> R. Deora
& > Singh

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9) The Transferor hereby agree to pay all dues towards the Municipal Corporation Taxes, Electric and Water charges, Society Maintenance charges etc., in respect of the Flat for the period ending on the day previous to date of taking possession of the said Flat. The Transferor hereby agree and undertake to indemnify and keep indemnified the Transferee against payment of such charges for the said period.

10) The Transferee doth hereby covenant with the Transferor that he shall abide by the Rules and Regulation of the Bye-laws of the society on admission as the member thereof and that he agree and undertake to pay and discharges all calls, demands, contributions and dues which the said society may hereafter make in respect of the said Flat.

11) The Transferor declare that no person except herself, has any share, right, title or interest of whatsoever nature in the said Flat and further declare that she has not entered into any Agreement for sale, Agreement to lease or any other Agreement in respect of the said Flat or any part thereof and that no loans has been obtained by the Transferor by mortgaging the said Flat or any portion thereof.

12) The Transferee shall have no claim save and except in respect of the Flat hereby purchased by him, the common passages and the common amenities provided by the builders in the said building.

13) The Transferor hereby further covenant with the Transferee that the Transferor shall from time to time and at all times whenever called upon by the Transferee or his Advocate do and execute or cause to be done an executed all such acts deeds and things whatsoever for more perfectly securing the interest of the Transferee in the Flat agreed to be hereby sold unto and to the use of the



[Signature]
S.A. Makkar 17 R. deora
12 Singh

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Transferee as shall or may be reasonably required but at the cost of the Transferee.

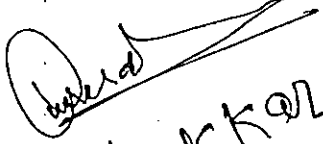
14) The Transferor shall also transfer in favour of the Transferee the amounts standing to her credit in the deposits, if any, or the sinking fund maintained by the said society and for that purpose, the Transferor shall sign and execute all necessary applications and other assurances as may be necessary or as may be determined or required by the said society.

15) The Transferee shall transfer the House Tax and Water Tax Receipts in the said Flat in her name and the Transferor shall sign all documents, papers etc., for the transfer of the said House Tax and Water Tax in the name of Transferee. The expenses to be incurred for the same shall be borne and paid by the Transferee only.

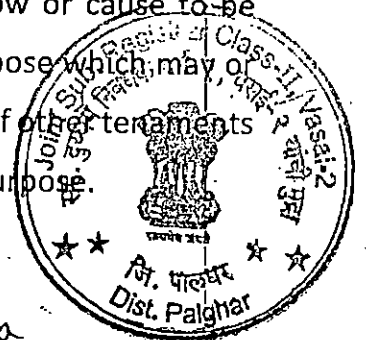
16) The Transferee shall transfer the Electric Meter in the said Flat in his name and the Transferor shall sign all documents, papers etc. for the transfer of the said Electric Meter in the names of Transferee. The expenses to be incurred for the same shall be borne and paid by the Transferee alone.

17) The Transferee hereby covenant to keep the walls sewers, pipes and appurtenances thereto belongings in good and tenantable condition so as to support the shelter and protect the parts of the said building.

18) The Transferee shall not use nor shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants of other tenements in the said building nor for any illegal or immoral purpose.


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19) The Transferee accept the construction and fittings etc., in respect of Flat to be satisfactory as on the execution of this Agreement and shall not call upon the Transferor to cause any additions, alteration or repairs to the Flat occupied by him nor shall hold the Transferor liable for any defects in the said construction.

20) Neither the Government nor any public authority has issued any order under Income Tax Act, Wealth Tax Act and Maharashtra Land Revenue Code or under any statute restraining the Transferor from selling or disposing of the said Flat or any part thereof in any manner whatsoever.

21) That the Transferor has not received any notice from the Municipal Corporation and/or Government and/or any other statutory body or authority for acquisition or requisition of the said Flat.

22) The Transferor hereby declare that she has full right and absolute authority to transfer the said Flat and the said shares to the Transferee and that she has not done or committed any act, deed or thing whereby the said shares or the said premises or her right, title and interest in the said society have become charged, encumbered or otherwise prejudicially effected in any manner whatsoever or whereby she has been in any way prevented from transferring or assigning her right, title and interest in the said society or in the said premises or in the said shares to the Transferee.

The Transferee shall be entitled to have and hold the possession, occupation and use of the said Flat and can hold the same for the unto and to the use and benefit of the Transferee, his heirs, successors and assigns forever, without any claims, charge, interest, demand or lien of the Transferor or any person on her



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x 2 Singh

behalf or who may claim through her or in trust from her subject to only on the part of the Transferee to pay all taxes, assessments, charges, dues and calls made by the society, Government or any other local authority or corporation from the date of taking possession in respect of the said Flat.

24) It is agreed between Transferor and Transferee that, the Donation / Premium payable to the society Shares and transfer Charges of the Society shall be borne and paid by both the parties in equal proportionate.

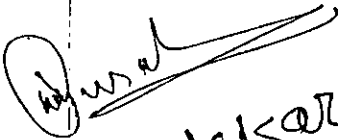
25) Save as otherwise provided hereinabove all out of pocket costs, charges and expenses of and incidental to this Agreement, Stamp Duty, Registration fee, Advocate fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the Transferee alone.

26) This Agreement is subject to the Provisions of Maharashtra Co-operative Societies Act 1960 with rules made thereunder and also the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and Transfer) Act 1963.

THE SCHEDULE ABOVE REFERRED TO

Flat No. 303, on the Third Floor, admeasuring 905 Square feet i.e. 84.10 Square metres (Super Built up area), in 'D' wing, in the Building known as "TAPOVAN COMPLEX" and the Society known as "NEW TAPOVAN CO-OPERATIVE HOUSING SOCIETY LTD." situate on N.A. land bearing S.No 310, Hisaa No. A & B/C at Village- Virar, Taluka - Vasai, District-Palghar, admeasuring H.R 0-32-8 & H.R 0-04-6 respectively at Village VIRAR, Taluka - Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 4 to 6 together with the Share Certificate No. 60 bearing distinctive Nos. 296 to 300 of the society.




S. A. Makkar

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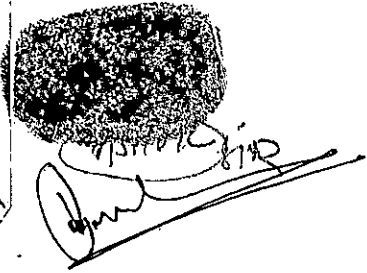
* 2 Singh

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IN WITNESSES WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE
DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the)
with in named "THE TRANSFEROR")
MR. ASHOK GIANCHAND MAKKAR)
MRS. SHASHI ASHOK MAKKAR)



in the presence of



1. Name : Rishabh A. Makkar

Address: D-303, New S. A. Makkar
Tapanan complex, M.B. Estate, Visar (W)
401303

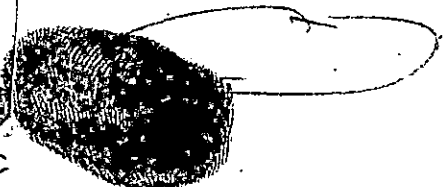
2. Name : Sandeep N. Nalwa

Address: M.B. Estate, Visar (W)

SIGNED AND DELIVERED by the)
with in named "THE TRANSFEREE")
MR. RAVINDRAPALSINGH)
MALAMSINGH DEORA &)
MR. VIRENDRAPAL MALAM SINGH)



Deora



in the presence of



1. *(Signature)*

2. *(Signature)*

RECEIVED the day and the year first)
 hereinabove written of and from the)
 within named Transferee the sum of)
 Rupees FOUR LAKHS FIFTY THOUSAND)
 only, as and by way of part consideration)
 money to be paid by him to me)



Rs.4,50,000/-
 =====

The said amount is paid as under :-

Sr.No.	Amount	UPI/ IMPS	Date
i.	Rs. 95,000/-	418701567169	05/07/2024
ii.	Rs. 3,000/-	455336168571	05/07/2024
iii.	Rs. 2,000/-	419668768444	14/07/2024
iv.	Rs.98,000/-	419677091578	14/07/2024
v.	Rs. 2,000/-	419610955379	14/07/2024
vi.	Rs.1,00,000/-	420521386419	23/07/2024
vii.	Rs. 1,00,000/-	420608908779	24/07/2024
Viii.	Rs. 50,000/-	420610419149	24/07/2024
Total	Rs. 4,50,000/-	Drawn on	

WITNESSES :-

1. *(Signature)*

2. *(Signature)*

I/WE, SAY I/ WE HAVE RECEIVED

(Signature)
 Ashok & Shashi
 S. A. Makkar

MR. ASHOK GIANCHAND MAKKAR
 MRS. SHASHI ASHOK MAKKAR

TRANSFEROR

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Online Document Search.....Department of Registration and Stamps

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30-07-2024

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

सूची क्र.2

दुय्यम निबंधक : वसई 2

दस्त क्रमांक : 2903/2002

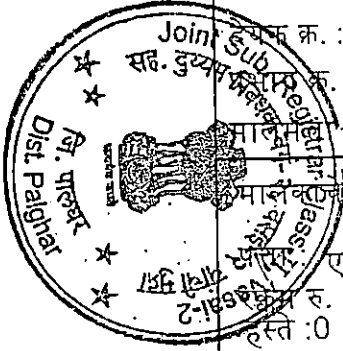
नोंदणी :

Regn:63m

गावाचे नाव : विरार (नगरपालिका हद्द)

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.634000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 630825
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे:नाव:इतर वर्णन :सदनिका क्रं डी 303 ,तिसरा मजला , तपोवन कॉम्प्लेक्स
(5) क्षेत्रफळ	84.11 चौमी बिल्ट अप
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास,प्रतिवादिचे पत्ता.	1): नाव:-मे एम आर असोसिएट्स तर्फेर् भागीदार श्री राजन महादेव पाटील.. -- वय:-??पत्ता:- एच ००१ ,विष्णु प्रसाद कॉम्प्लेक्स ,पी पी मार्ग ,विरारपिन कोड:-पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-श्री अशोक जी मक्कर -- वय:-??पत्ता:- सी ७ ,मर्चन्ट अपार्टमेंट ,एम बी इस्टेट ,विरार पिन कोड:-पॅन नं:- 3): नाव:-श्रीमती शशी अशोक मक्कर. -- वय:-??पत्ता:- सी ७ ,मर्चन्ट अपार्टमेंट ,एम बी इस्टेट ,विरार पिन कोड:-पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/07/2002
(10)दस्त नोंदणी केल्याचा दिनांक	15/07/2002
(11)अनुक्रमांक,खंड व पृष्ठ	2903/2002
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	23130
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	6340
(14)शेरा	-





पुस्तक क्र. : 278680

संदर्भ क्र. : 13

मालमत्ता क्र. : VR13/65/31

मालमत्ता / भोगवटदाराचे नाव : अशोक जी मकर//

एम वी इस्टेट तपोवन कॉम्प्लेक्स डी-३०३

क्र. : 3537

रक्कम : 0



वसई-विरार शहर महानगरपालिका
करांची पावती

नियम क्र. ७८(१), ८३(४), ८५, ८६(४) व ९६(४) पहा

पुस्तक क्र. : OL/24-25

संदर्भ क्र. : 240701188586364

मागणी नोंद वहीतील अनुक्रमांक : 3269

अक्षरी रुपये : तीन हजार पाचशे सदतीस मात्र मिळाले.

यांचेकडून सन 2024-25

वर्षाच्या पुढील करांवद्दल

करांचे नांव	मिळालेली रक्कम		
	थकबाकी (रु.)	चालू (रु.)	एकूण (रु.)
एकत्रित मालमत्ता कर	0	2171	2171
शिक्षण उपकर	0	434	434
रोजगार हमी उपकर	0	0	0
वृक्ष कर	0	72	72
अग्निशमन उपकर	0	50	50
विशेष स्वच्छता कर	0	180	180
शास्ती कर (अन. वांधकाम)	0	0	0
शास्ती कर (२%) ४१ अन्वये	0	0	0
उप. कर. /नो./व्या./वाँ./अ.ध. फी	0	695	695
इतर वसुली खर्च	0	0	0
अतिरिक्त जमा	0	0	0
एकूण	0	3602	3602
सूट		65	65
एकूण	0	3537	3537

दिनांक : 01/07/2024

कर संकलक / उपायुक्त
वसई-विरार शहर महानगरपालिका

2024	20	2
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This is a system generated receipt does not require any legal stamp.

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जापन जा-क्र. उपनि/वसई/बी-५/ तपोवन/ ही/ सन २००३ दिनांक ३०/०५/२००३ रोजी तपोवन को ऑपरेटिव्ह होटिंग सोसायटी लि. विराट (प) ता. वसई जि. ठाणे या संस्थेच्या नावात बदल करून त्या ऐवजी न्यु तपोवन को

ऑपरेटिव्ह होटिंग सोसायटी लि. विराट (प):
ता. वसई जि. ठाणे असे नांव ठरवण्यात
मंजुरी दिली आहे.

[Signature]
उपनिबंधक
३०/०५/०३

सहकारी संस्था वसई तालुका



सत्यमेव जयते
महाराष्ट्र शासन

:- नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : टी एन ए / (व्ही एस आय) / एच एन जी / [टीती] / १४३०६ / २००२-२००३,

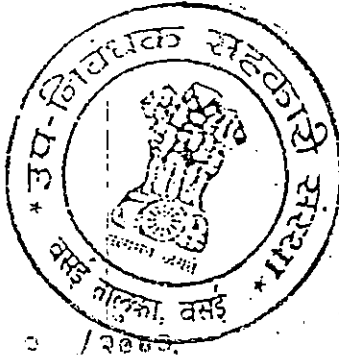
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

" तपोवन " को-ऑपरेटिव्ह होटिंग सोसायटी लि.
सर्वे नं. ३१९, हिस्ता नं. ३ अ वज ती, विराट,
तालुका- वसई, जिल्हा-ठाणे.

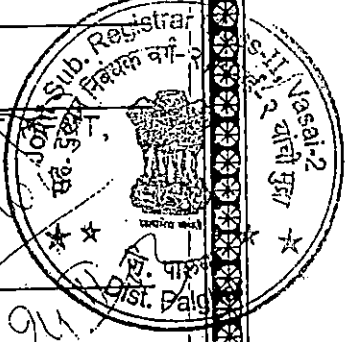
ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आली आहे.

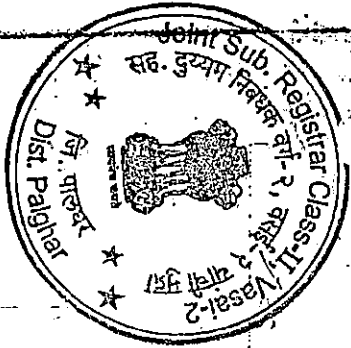
उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण " गृहनिर्माण संस्था, " संस्था असून उपवर्गीकरण " भाडेकरू सहभागोदारो गृहनिर्माण संस्था, " आहे.

कार्यालयीन मोहोर
वसई
दिनांक : २४ / ० / २००३

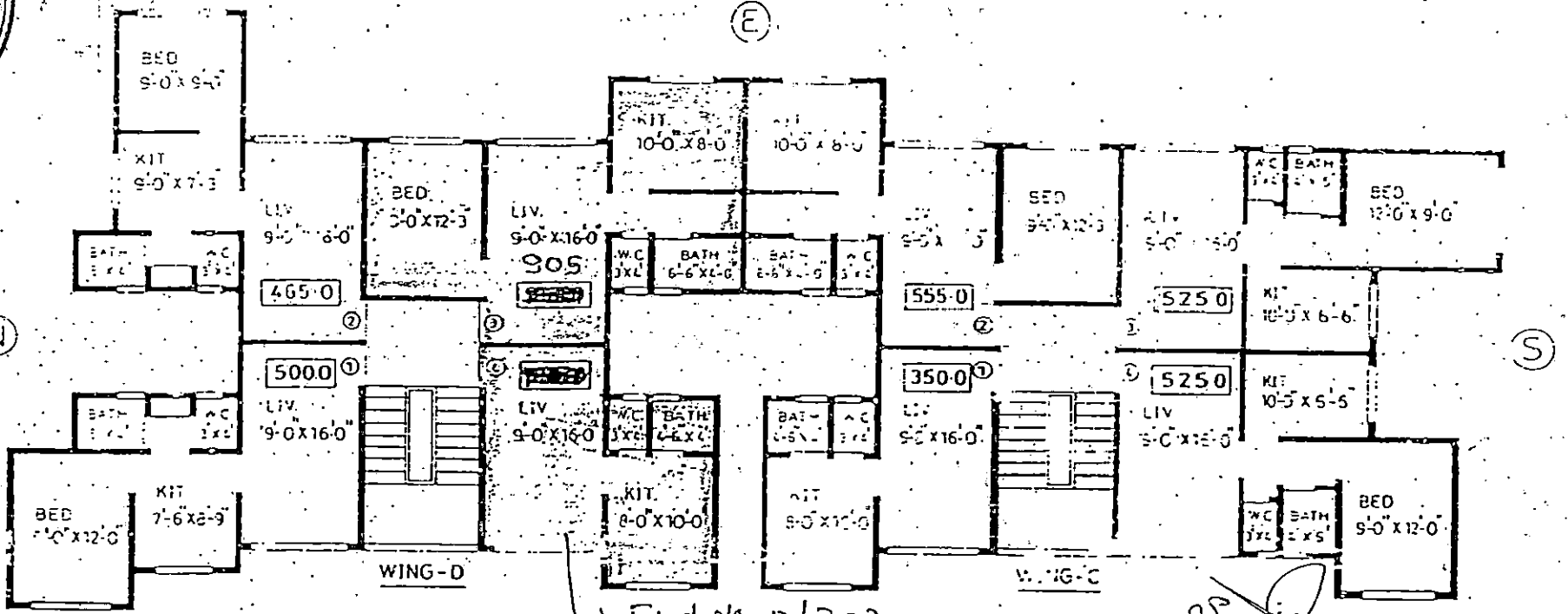


सही *[Signature]*
[राजेशा कुलकर्णी,]
उप निबंधक, सहकारी संस्था,
वसई तालुका, वसई.





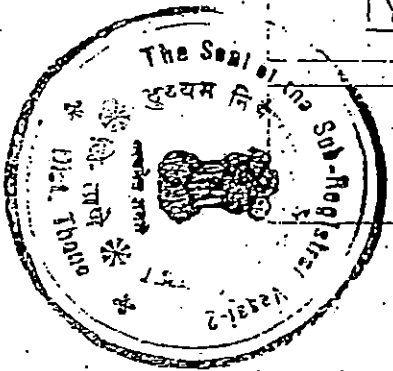
वर्ग क्र.-२	
२०२४	२२
	६४



TYPICAL FLOOR PLAN.

Flat No. D/303
 Mr. Ashok G. Malakar
 Mrs. Shashi A. Malakar

S.A. Malakar
(Signature)



PROPOSED RESIDENTIAL BLDG ON PLOT BEARING S NO-310 HANOBA SITUATED AT JIL-VIRAR, TAL - NASAI, DIST - THANE

ARCHITECT -
 ABHAY RAUT
 PUNJAB BAGH, PUNE

वर्ग क्र. २	
२२/३१	

वसई क्र. - २		
१०५६६	२०	६४
२०२४		

New Tapovan Co-operative Housing Society Ltd.

Regn. No. TNA / (VSI) / HSG / (TC) / 14306 / 2002 - 2003 Dated 14/2/2003
S. No. 310, Hissa No. 3A / 3C, Virar (W), Tal. Vasai, Dist. Thane - 401 303.

Certificate No. 60

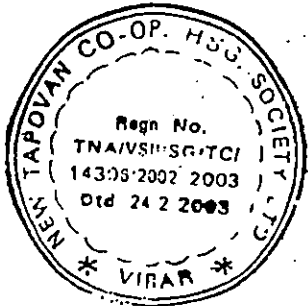
Authorised Share Capital Rs. 25,000/- divided into 500 Shares each of Rs. 50/- only.

Member's Register No. 60

This is to certify that Shri / Smt. Ashok Gyanchand Makkar

of Shop / Flat No. D-303 is the Registered Holder of 5 shares from No. 296 to 300 of Rs. 250/- (Rupees Two Hundred Fifty only) in TAPOVAN Co-op. Housing Society Ltd., Virar. Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty have been Paid.

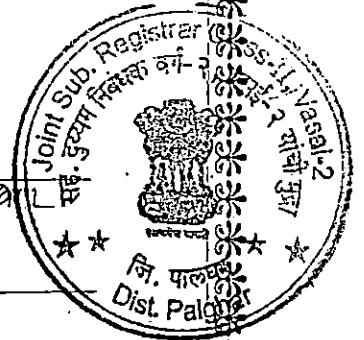
Given under the Common seal of the said Society at Virar this 12th day of November, 2004.



Chairman का. अशोक गणेश कुंभार

Hon. Secretary DePalwal

Hon. Treasurer DePalwal



वसई क्र.-२		
910482	28	88
२०२४		

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom Transferred	Share Regr. No. (New)
	Chairman	Hon. Secretary	Committee Members	
	Chairman	Hon. Secretary	Committee Members	
	Chairman	Hon. Secretary	Committee Members	
	Chairman	Hon. Secretary	Committee Members	
	Chairman	Hon. Secretary	Committee Members	
	Chairman	Hon. Secretary	Committee Members	

Chairman

Hon. Secretary

Committee Members



गुयेर 24/8
2024



वसई-विरार शहर महानगरपालिका



विभागीय कार्यालय विरार, प्रभाग समिती (ए)
मालमत्ता कराचे बिल

(महाराष्ट्र महानगरपालिका अधिनियमाच्या अनुसूची ड मधील प्रकरण ८, नियम ३९ व ४० अन्वये) सन : 2024-25

देयक दिनांक: 01/04/2024

विल क्रमांक: 278680

जुना मालमत्ता क्र: 0

वॉर्ड क्र.: 13

मालमत्ता क्र.: VR13/65/31

करयोग्य मूल्य: 7236

अनु क्र.: 3,269

नोंदणी वर्ष: 2002

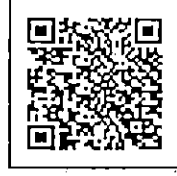
नाव: श्री/श्रीमती/कु अशोक जी मध्दर

पत्ता: तपोवन कॉम्प्लेक्स डी-३०३, एम वी इस्टेट, विरार - 401303

कराचे नाव	मागील थकवाकी	चाहू मागणी	एकूण
एकत्रीत मालमत्ता कर	0.00	2171.00	2,171.00
शिक्षण कर	0.00	434.00	434.00
रोजगार हमी कर	0.00	0.00	0.00
वृक्ष कर	0.00	72.00	72.00
उपभोक्ता कर	0.00	695.00	695.00
अग्निशमन कर	0.00	50.00	50.00
शेथ सफाई कर	0.00	180.00	180.00
शास्ती कर (अन. बांधकाम)	0.00	0.00	0.00
शास्ती कर (२%) ४१ अन्वये	0.00	0.00	0.00
मोठ्या निवासी जागेवरील कर	0.00	0.00	0.00
वॉट फी	0.00	0.00	0.00
अनादर धनादेश फी	0.00	0.00	0.00
इतर	0.00	0.00	0.00
एकूण विल रक्कम			3602.00
एकूण जमा रक्कम			
समायोजित रक्कम			
उर्वरित एकूण जमा			
एकूण देय रक्कम			3602

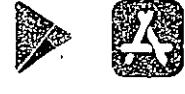
मागिल भरणा	
दिनांक	रु.
30/12/2023	7958

ऑनलाईन कर भरणा



वेबसाईट द्वारे कर भरण्यासाठी QR CODE स्कॅन करा

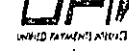
मोबाईल ऍप द्वारे कर भरण्यासाठी



V Click - Vasai Virar Municipal Corporation

ह्या ऍपचा उपयोग करा

UPI द्वारे कर भरण्यासाठी



सूचना 1) 30 जुन पर्यंत पूर्ण कर भरल्यास एकत्रीत मालमत्ता करावर 5% सूट	3493
सूचना 2) 1 जुलै ते 31 जुलै पर्यंत पूर्ण कर भरल्यास एकत्रीत मालमत्ता करावर 3% सूट	3537
५ वर्षा करीता एकूण देय रक्कम	18010
विशेष सूट :- सूचना क्र. ए नुसार 31 ऑगस्ट पर्यंत भरल्यास एकत्रीत मालमत्ता करावर 15% सूट	16382

ONLINE PAYMENT (ऑनलाईन पेमेंट) Website www.vcmc.in येथे करू शकता

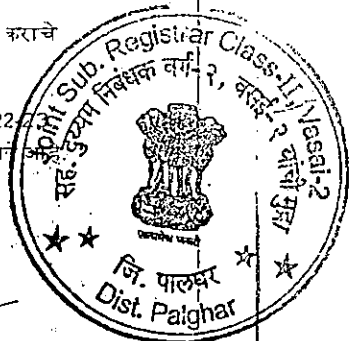
विशेष सूचना :-

- महाराष्ट्र महानगरपालिका अधिनियम कलम 99 नुसार मा. सर्वसाधारण रूपा क्र. 27, दिनांक 20/02/2020 अन्वये मालमत्ता कराचे 2020-2021 या वर्षापासून सुधारित देयक काढण्यात आले आहे.
- नगर विकास विभाग शासन निर्णय क्र स्वमअ - 2017/प्र.क्र.126/नवि - 14, दि. 11 जुलै 2019 नुसार, जा. क्र. प. क्र. 1878/2022 दि. 20/03/2023 अन्वये उपभोक्ता शुल्क निश्चित करून मासमत्ता कराचे 2022-2023 या वर्षापासून सुधारित देयक काढण्यात आले आहे.

(कर भरण्यासंबंधी अधिक सूचना विलाचे मागील वाजूस उपलब्ध आहेत.)

[Signature]

उपायुक्त
वसई-विरार शहर महानगरपालिका



जून पर्यंत भरणा केल्यास ५ % व १ जुलै ते ३१ जुलै पर्यंत भरणा केल्यास ३% एकत्रीत मालमत्ता करात रिबेट (सूट) देण्यात येईल

वसई क्र. - २
 904E2 2E 88
 २०२४



बीज पुरवठा देयक
 BILL OF SUPPLY FOR THE MONTH OF - जुन-2024

File No : 3-259/400-M
 CB 6.1.14

BILL NO.(GGN): 00002478264503

ग्राहक क्रमांक : 001521223860 मोबाईल/ईमेल : 93xxx0x38

SHRI ASHOK G. MAKKAR
 D/303 TAPOVAN COMPLEXRAMMANDIR ROAD M.B.ESTATE VIRAR WEST 401303

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 21-06-2024
 देयक रक्कम रु 6280.00

देय दिनांक : 11-07-2024
 या तारखे नंतर : 6360.00
 भरल्यास

Scan this QR Code with BHIM App for
 UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार
 लागू असलेली तत्पर देयक भरणा सुट किंवा विलंब
 आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
 1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम
 व कार्यपध्दती महावितरणच्या संकेत स्थळ
www.mahadiscom.in > ConsumerPortal
 > CGRF यावर उपलब्ध आहे.

प्राईम व्हेधी उपलब्ध आहेत



पुरवठा दिनांक : 22-11-2002
 मंजूर भार : 0.60 KW
 सुरक्षा ठेव जमा (रु) : 4194.63
 चालु रिडिंग दिनांक : 16-06-2024
 मागील रिडिंग दिनांक : 16-05-2024

बिलिंग युनिट : 4464/VIRAR WEST S/DN./VIRAR O&M
 दर संकेत ** : 90/LT | Res 1-Phase
 पोल क्रमांक :
 पी. सी./चक्रमार्ग-क्रम/डि.टी.सी. : 5/11/0207/8888/4464021
 मिटर क्रमांक : 07640020472
 रिडिंग युप : P5

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
27772	27335	1.00	437	0	437

Meter Status: Normal
 Bill Period: 1.03/

महत्वाचे

संगत रिडिंग एकाच दिवसासाठी घेतली व्हावी व प्रत्येक विलंबासाठी 10 रुपयांचा मो-
 गल दंड विलंबासाठी विलंबा, नोंदणी करण्यासाठी :-
MHDS@mahadiscom.in / www.mahadiscom.in/gogreen.php (GGN नंबर
 सुमारे 10 दिवसांसाठी, निवारण करणाऱ्या बाजूला श्रद्धा कोषाच्या पर्ये उपलब्ध आहे.)

पुरवठा देयकाचा रिडिंग साधारणतः 16-07-2024 रोजी तारखेला होईल.

सुरक्षा ठेव भरण्याबाबतची माहिती असाव्यास पुरवठा करिता तक्रार करू
www.mahadiscom.in/ConsumerPortal/QuickAccess वेब पोर्टल व्हा.

पुरवठा देयकाचा पत्ता billings@mahadiscom.in विसरल्यास किंवा
 कोणत्याही प्रकारचा तक्रार किंवा तक्रार घेण्याबाबतची माहिती घ्यावी किंवा
 कोणत्याही प्रकारचा तक्रार किंवा तक्रार घेण्याबाबतची माहिती घ्यावी किंवा
billings@mahadiscom.in वर संपर्क करा.

दिनांक	युनिट	एकूण वापर
जून-2024	416	416
एप्रिल-2024	310	310
मार्च-2024	163	163
फेब्रुवारी-2024	163	163
जानेवारी-2024	180	180
डिसेंबर-2023	195	195
नोव्हेंबर-2023	293	293
ऑक्टोबर-2023
सप्टेंबर-2023	231	231
ऑगस्ट-2023	184	184
जुलै-2023	211	211
बीज डायर		
जून - 2023		288
जून - 2024		437

विशेष संदेश
 महावितरणला झोपत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीची रिवकॅराची. इतरांसिद्धित पावती रिवकारू नये.
 गैरसोय जाऊण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

SAFFRON SPECIALITY PAPERS PVT. LTD.
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संज्ञा	विलंब	क्रमांक	दर	मरल्यास	दिनांक	रक्कम
संज्ञा	विलंब	क्रमांक	दर	मरल्यास	दिनांक	रक्कम
संज्ञा	विलंब	क्रमांक	दर	मरल्यास	दिनांक	रक्कम



This Electricity Bill neither reflects a title not is to be used as a proof of ownership of any Property or Premises

वसई क्र.-२		
१०५६२	२६	४४
२०२४		

वसई

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

शिका कार्यालय कॉम्प्लेक्स, दूरार मजला, वसई (पु.) जि. ठाणे ४०१ २१० दूरधनी : (११२) - ३३४४८८ / ३३४४८९ फॅक्स : ३३४४८६ (एत.टी.डी. ०२५०)

दर्भ क्र.: CIDCO/VVSR/POC/BP-2686/W/1485

दिनांक: २०/०९/२००२

To,
M/s. Gopal Sumeet & Co. Through
P.A. Holder M/s. M.R. Associates,
H-001, Vishnu Prasad Complex,
P.P. Road, Virar(W), Tal. Vasai,
Dist. Thane.

Sub: Grant of Part Occupancy Certificate for the Residential Building for Wings C & D on land bearing S.No. 310, H.No. 3-A, Village Virar, Taluka Vasai, Dist. Thane.

- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/BP-2686/W/1189, dated 19/10/2000.
 - 2) N.A. order No. REV/DESK/II/NAP/IV/SR/265, dated 17/06/1982, from the Collector, Thane.
 - 3) Part Occupancy Certificate No. CIDCO/VVSR/POC/BP-2686/W/178, dated 30/07/2001.
 - 4) Water receipt No. 007241, dated 28/1/2002 from the Virar Municipal Council for potable water supply.
 - 5) Development completion certificate dated 27/12/2001 from the Architect.
 - 6) Structural Stability certificate from your Structural Engineer vide letter dated 27/05/2001.
 - 7) Plumbing certificates dated 6/06/2001.
 - 8) Your Architect's letters dated 27/12/2001.

Sir,

Please find enclosed herewith the necessary Occupancy Certificate for residential building Wings C & D on land bearing S.No. 310, H.No. 3-A, Village Virar, Taluka Vasai, Dist. Thane, alongwith a bill showing

you are required to submit revised DLR map showing the roads, R.G. amenity plan, DFR, road reservation, building constructed at site, as you will also have to submit necessary mutations in 1:500 extracts showing these components before approaching for the provisional O.C.C./G.C.C. of the last building.

Yours faithfully,

(S.D. Vankar)

EXECUTIVE ENGINEER (RP & JV)



वसई क्र.-२		
१०५६२	३०	८४
२०२४		

CIDCO
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

CIDCO/VVSR/POC/BP-2686/W/2488

Date: 25-10-2002

To,
 M/s. Gopal Sumeet & Co. through
 P.A. Holder M/s. M.R. Associates.
 H-001 Vishnu Prasad Complex,
 P.P. Road, Virar (W). Tal- Vasai.
 Dist. Thane.

Sub: Grant of Occupancy Certificate for the Residential Building for Wings- 'C & D' on land bearing S.No. 310, H.No. 3-A, Village Virar, Taluka Vasai, Dist.Thane.

- Ref: 1) Commencement Certificate No.CIDCO/VVSR/BP-2886/W/1189. dated 19/10/2000.
 2) N.A.order No.REV/DESK/II/NAP/IV/SR/265, dated 17/06/1982, from the Collector. Thane.
 3) Part Occupancy Certificate NO. CIDCO/VVSR/POC/BP-2686/W/378. dated 30/07/2001.
 4) Part Occupancy Certificate NO. CIDCO/VVSR/POC/BP-2686/W/1485. dated 30/01/2002.
 5) Amended plan approved vide letter. CIDCO/VVSR/BP2886/W/1503, dated 15/2/2002.
 6) Water receipt No. 009829, dated 25/9/2002 from the Virar Municipal Council for the potable water supply.
 7) Development completion certificate dated 20/8/2002 from the Architect.
 8) Structural Stability certificate from your Structural Engineer vide letter dated 22/08/2002.
 9) Plumbing certificates dated 6/08/2002.
 10) Your Architect's letters dated 20/08/2002.

Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building Wings-'C & D' on land bearing S.No.310,H.No.3-A, Village Virar, Tal. Vasai, Dist. Thane, alongwith as built drawings.

Yours faithfully,

EXECUTIVE ENGINEER (BP & V)

Encl.: a/a.

Copy to:

- 1) Shri Abhay Raut, Architect's
 G-3, Anuradha, Thakur-Pakhadi,
 Eksar Road, Borivali,
 Mumbai- 400 091.
 2) The Chief Officer,

REGD. OFFICE : 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6850 0900 • Fax : 00-91-22-2202 2503
 HEAD OFFICE : CIDCO Bhamburda, CBD-Belapur, Navi Mumbai 400 614. Phone : 6391 8100 • Fax : 00-91-22-8391 8166



वसई क्र.-२		
904E2	39	88
२०२४		

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

CIDCO/VVSR/POC/BP-2686/W/ 2488

Date: 25-10-2000

OCCUPANCY CERTIFICATE

I hereby certify that the development Building (Tapovan Complex) for Wings- 'C & D' (3 + 4) with built up area 566.98 sq.m. on land bearing S.No.310. H.No. 3-A, Village Virar, Taluka Vasai. Dist. Thane, completed under the supervision of Shri Abhay Raut, Architect's (License/ Registration No. CA/86/9927) and has been inspected on 05/07/2002 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-2886/W/1189, dated 19/10/2000 & Amended plan approved vide letter. CIDCO/VVSR/BP2886/W/1503, dated 15/2/2002 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

1. No physical possession to the residents shall be handed over by the applicant developers/owners unless power supply and potable water is made available in the flat.
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 infrastructure 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, channelization of water courses and culverts, if any.

REGD. OFFICE : 'Nirmai', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 86500900 • Fax : 008122-22022509
 HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 63910100 • Fax : 008122-63918130



वसई क्र.-२		
90462	32	88
२०२४		

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Amra Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No.

Date: 25-10-2002

-: 2 :-

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
6. This certificate of occupancy is issued only in respect of flats 16 Flats, contained in One No. of Residential Building, Wings- 'C & D' (Third & fourth floor) only.
7. Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned here with for your record.

J. Pradnya
EXECUTIVE ENGINEER (BP & VV)

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6850 0900 • Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Shavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 6391 8100 • Fax : 00-91-22-6391 8136



2028
 20/12/2028

हरित औद्योगिक विकास महामंडळ (नवरोड) मर्यादित

CIDCO/VSR/BH-2408/W/1134

दिनांक

पत्र क्र -
 1000
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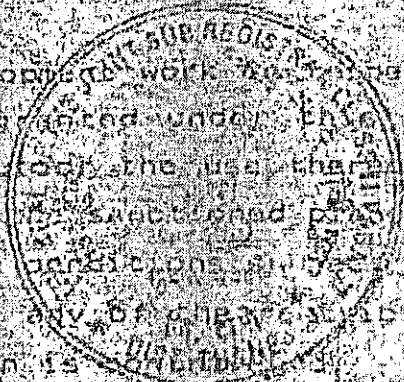
COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXVII of 1966) to M/s. Gopal Sunnet & Co. Through M/s. M.H. Associates on land bearing S. No. 310, H.No. S-A, Village Virat, Taluka Vasai, Dist. Thane, as per the approved plans and subject to the following conditions for the development work of proposed Residential Building.

- (i) No. of buildings : ONE
- (ii) Total Built-up Area : 2034.12 Sq.m.

This certificate is liable to be revoked by the Corporation if

- (a) The development work for which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans;
- (b) Any of the conditions subject to which the same is granted or any of the new conditions imposed by the Corporation is contravened.



The Managing Director, CIDCO is satisfied that the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 45 of the Maharashtra Regional and Town Planning Act, 1966.



वसई क्र. - २		
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२०२४		

हर व औद्योगिक विकास महामंडळ (महाराष्ट्र)

वसई

मसुदा

शहर व...

- The applicant shall :-
- a) Give notice to the Corporation immediately after starting the development work in the land upon referred.
 - b) Give notice to the Corporation on completion upto the fifth level & 15 days before the commencing of the further work.
 - c) Give written notice to the Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Corporation.
 - e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to CIDCO the development charges as indicated in appendix 'A' alongwith interest @ 18% p.a. on the balance amount of the said charges at the rate of interest as mentioned in CIDCO's bye laws or applicable. The applicant shall pay to CIDCO the development charges as agreed in the application submitted on 29/03/2000.
 - g) Install 'Display Board' on the conspicuous place on site indicating :-
 - 1) Name and address of the owner/developer, architect and contractor.
 - 2) S.No./ITS No./ward No./Village name alongwith description of its boundaries.

Contd



9452
2028

SR.NO	BPNO	OWNER	ARCHITECT	SURV. HIS.	VILLAGE	DT. OF OC	TOTPL AR	TOTB ARE	USER	NO_TENA	NO_BLDG
791	BP2067	ASHOK MEHTA / MANIK	SHAH GATTANI	S.NO.413 H.NO.363	BOLINJ	06-Jul-01	10730	1364.57	RESC	36	1
792	BP1799	SUDHIR-M. RAUT	SAMEER DESAI	S.NO.95/1,97A/15	VIRAR	10-Jul-01	6777	169.32	RESI	1	1
793	BP0259	SUBHASH AGARWAL	SHREE CONSULTANTS	S.NO.134,135	SOPARA	12-Jul-01	708	707.41	RESI	18	1
794	BP2138	R.K. WADHWAN	SHAH & GATTANI	S.NO.195(146),204(168)	ACHOLE	12-Jul-01	3550	660.15	RESI	20	1
795	BP2487	BHIMA S. BAGGA	M/S EN-CON	S.NO.23 PLOT NO.54	NAVGHAR	16-Jul-01	334	281.03	RESI	12	1
796	BP1759	SWASTIK LAND DEVELOPERS	SANAT MEHTA ASSOCIATES	PLOT NO.28,29	MORE	20-Jul-01	3374	771.84	RESC	14	1
797	BP1804	BINAL KORADIA	J.P. MEHTA ASSOCIATES	S.NO.40/1A,42	GOKHIVARE	20-Jul-01	12760	3121.71	INDU	35	?
798	BP2083	JAYESH DOSHI	M/S EN-CON	S.NO.196 H.NO.1A	BOLINJ	20-Jul-01	3987.27	1521.53	RESC	46	1
799	BP2192	APOLLO & ASSOCIATES	AJAY WADE	S.NO.122/ P-4	ACHOLE	25-Jul-01	782	664.7	RESI	27	1
800	BP2686	GOPAL SUMEET & CO.	ABHAY RAUT	S.NO.310 H.NO.3A	VIRAR	30-Jul-01	3202.41	2034.12	RESI	55	2
801	BP1492	S.G. NAIK	SANAT MEHTA ASSOCIATES	S.NO.119	TULINJ	31-Jul-01	1755.376	1042.64	RESC	26	1
802	BP2067	ASHOK MEHTA	SHAH & GATTANI	S.NO.413 H.NO.1, S.NO.3693 H.NO.1	BOLINJ	02-Aug-01	10730	524.29	RESI	16	1
803	BP2813	SMT.MAMATA SHAH	M/S PRITHVI	S.NO.104 PLOT NO.4 H.NO.1	DHOVALI	02-Aug-01	992.28	632.48	INDU	1	1
804	BP0989	SANJAY PATEL	M/S ENCON	S.NO.277 H.NO.6/1 S.NO.278	VIRAR	03-Aug-01	4255.5	1035.68	RESI	32	1
805	BP0362	L.N. AGARWAL	SHAH & GATTANI	S.NO.164 TYPE A,B	BOLINJ	06-Aug-01	0	1214.85	RESI	36	?
806	BP2164	TRUST BUILDERS	SHAH & GATTANI	S.NO.813 H.NO.2/2	VIRAR	06-Aug-01	1517.55	772.1	RESI	24	1
807	BP2211	ARUN S. MANE	POWLE & HATODE ASSOCIATES	S.NO.287 H.NO.106	NILEMORE	06-Aug-01	1087.81	923.88	RESI	28	1
808	BP2384	R.M. PATEL	R.V. SHIRKE	S.NO.32 PLOT NO.2	VIRAR	06-Aug-01	397.5	300.12	RESI	9	1
809	BP1631	M/S VISHNU	SHAH & GATTANI	S.NO.317 H.NO.10,11	VIRAR	08-Aug-01	1890	551.47	RESI	16	1
810	ZCC20	R.K. WADHWAN	SHAH & GATTANI	S.NO.269 H.NO.2	ACHOLE	08-Aug-01	1168.46	1148.44	RESI	16	1
811	BP1973	SANTIGO A LOPES	M/S EN-CON	S.NO.360 P	BOLINJ	10-Aug-01	9860	801.52	RESI	16	1
812	BP1562	SUSHANT DALVI	AJAY WADE	S.NO.274/3,4	ACHOLE	12-Aug-01	1010	573.2	RESI	16	1
813	BP1403	HEMANT CHOUDHARY	S.R. DESAI	S.NO.253 P	VIRAR	14-Aug-01	3770	3238.43	RESI	16	1
814	BP2523	KUNDAN J. BHATT	M/S EN-CON	S.NO.303 H.NO.5A,B	VIRAR	14-Aug-01	2920	380.39	RESI	4	?
815	BP2350	RAVI TENDOLKAR	ABHAY RAUT	S.NO.310/1	VIRAR	16-Aug-01	3515	2855.95	RESC	30	2
816	BP1340	D.D. PATIL	ABHAY RAUT	S.NO.230/1,367,229/7	VIRAR	20-Aug-01	2460	0	RESI	32	1
817	BP2138	R.K. WADHWAN	SHAH & GATTANI	S.NO.195(146)	ACHOLE	20-Aug-01	8550	660.15	RESI	40	?
818	BP1451	RAVINDRA PATIL	ABHAY RAUT	S.NO.9/3,4,5	AGASHI	23-Aug-01	6380	2100.64	RESI	20	?





06/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 17562/2024

नोंदणी :

Regn:63m

गावाचे नाव : विरार

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	4500000
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4398430
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: गांव मौजे विरार,तालुका वसई,जिल्हा पालघर सर्वे नंबर 310,हिस्ता नंबर 3/ए,3/सी या मिळकतीवरील विल्डींगचे नाव तपोवन कॉम्प्लेक्स,सोसायटीचे नाव न्यु तपोवन को.ऑप.हो.सो.ली. या इमारतीतील डी विंग मधील तिस-या मजल्यावरील सदनिका नंबर 303,क्षेत्र 905 चौ.फुट म्हणजेच 84.10 चौ.मी.(सुपर विल्डअप),विभाग 2((Survey Number : सर्वे नंबर 310, हिस्ता नंबर 3/ए, 3/सी ;))
(5) क्षेत्रफळ	1) 84.10 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:-श्री. अशोक जी .मकर - वय:-73; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: डी/303, न्यु तपोवन कॉम्प्लेक्स को.ऑप.हो.सो.ली., एम वी इस्टेट, विरार पश्चिम, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:- ABDPM9166B 2): नाव:-श्रीमती शशी अशोक मकर - वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: डी/303, न्यु तपोवन कॉम्प्लेक्स को.ऑप.हो.सो.ली., एम वी इस्टेट, विरार पश्चिम, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:- JJEPM1454E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. रवींद्रपालसिंह मालमसिंह देवडा - वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए/202, थिपाल प्राईड को.ऑप.हो.सो.ली., एम वी इस्टेट, विरार पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:- EIXPD7222Q 2): नाव:-श्री. विरेंद्रपाल मालम सिंह - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए/202, थिपाल प्राईड को.ऑप.हो.सो.ली., एम वी इस्टेट, विरार पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:- FNQPS3232C
(9) दस्तऐवज करून दिल्याचा दिनांक	06/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	06/08/2024
(11) अनुक्रमांक,खंड व पृष्ठ	17562/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.