

Receipt (pavti)

533/13307

Tuesday, August 06, 2024

1:49 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13740 दिनांक: 06/08/2024

गावाचे नाव: निळेमोरे

दस्तऐवजाचा अनुक्रमांक: वसई4-13307-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: दिनेश कुमार छोटेलाल

नोंदणी फी

रु. 27750.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 29150.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

2:08 PM ह्या वेळेस मिळेल.

Joint S R Vasai-4

सह. दुय्यम निबंधक वर्ग-२

वसई क्र. ४

वाजार मूल्य: रु. 1716000 /-

मोवदला रु. 2770750/-

भरलेले मुद्रांक शुल्क : रु. 194000/-

1) देयकाचा प्रकार: eChallan रकम: रु. 27750/-

ईडी/धनादेश/पि ऑर्डर क्रमांक: MH006352865202425E दिनांक: 06/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1400/-

ईडी/धनादेश/पि ऑर्डर क्रमांक: 0824065204783 दिनांक: 06/08/2024

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दिनेश कुमार

[1]

वसई-४
दस्त क्र. 93300/2024
७ / ७०

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Nallasopara, Taluka : Vasai, District : Palghar on this 6th day of August, 2024.

BETWEEN

M/S. OM SAI DEVELOPERS, a Partnership Firm, registered under Indian Partnership Act, 1932 through its Partner SHRI. HANSRAJ PUROHIT, having its Regd. office at Shop No. 12, Sai Heritage, Opp. Poonam Pallazo, Yashwant Gaurav Complex, Nallasopara (West), Vasai, District: Palghar, 401203. hereinafter referred to as the "PROMOTERS" (which expression unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner, their or his assigns) of the **FIRST PART**;

AND

1] MR. DINESH KUMAR CHHOTELAL, Age 43 years,
2] SUNITA KORI, Age 35 years, both adults, Indian Inhabitant, residing at:- Room No. 72, Lokseva Samiti, Near National Medical Store, Indira Nagar, Malad (East), Mumbai - 400097, hereinafter called "The ALLOTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors administrators and assigns) of **SECOND PART**;

Hansraj

दिनेश कुमार



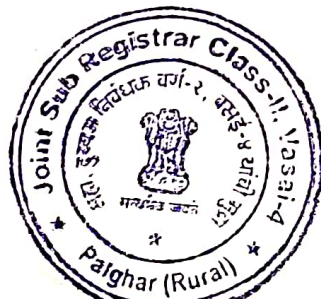
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[2]

दस्त क्र. 93300 / २०२४

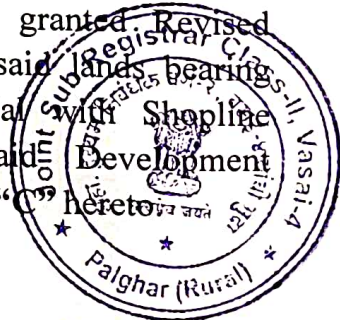
WHEREAS :- ७००

1. By virtue of registered Deed of Conveyance dated 15/07/2010, registered vide Document No.10682/2010, registered at the office of Sub Registrar at Vasai – II, executed by Mr.Mukund keshav Naik and others have Sold, conveyed and transferred to Mr.Rohan Jayendra Thakur, the land bearing Survey No.240, Area admeasuring HRP 0-43-5,assessment at Rs.2.94, lying being and situated at revenue village Nilemore, Tal.Vasai, Dist.Palghar and within the Vasai Virar City Municipal Corpaoration (herein after referred to as “ the Said Land”) (which is describe in the Schedule “A” hereunder written). The Assignors are own, posses and entitled to the said land.
2. M/s.Viva Swastik Developers have purchased the said land in the name of Mr.Rohan Jayendra Thakur, for the sake of convenience or business and have compensated or facilitated relinquishment and/or settlement of all obligations subsisting thereupon in the name of Mr.Rohan Thakur being one of the partner of M/s.Viva Swastik Developers and have accordingly.
3. obtained and retained unto themselves unfettered rights, title and interest thereon and hence hold complete ownership, possessed and all other residual entitlements thereon presently and in future in the lands/plot stated hereinabove. The Developers confirm having seen, inspected and accepted the title of the said entire land.
4. That then Planning Authority for Vasai Virar Sub Region namely City and Industrial Development Corporation (CIDCO) vide its Letter bearing No. CIDCO/VVSR/BP/NANOC-361/W/5753 dated 01/02/2010 granted No Objection Certificate for Non Agriculture use of the Said Land.
5. The District Collector, Thane vide its Order bearing No.REV/D-1/T-9/NAP/SR - 72/2010, dated 15/06/2010 granted permission for Non Agriculture use of the Said Land is annexed and marked as Annexure “A” hereto.



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6. That Vasai Virar City Municipal Corporation (VVCMC) vide its Commencement Certificate No.VVCMC/TP/CC/VP-0321/695, Dated -22/07/2011 has granted development permissions in respect of above said lands bearing Survey No.240, for construction of Residential with Shopline buildings more particularly described in said Development Permissions.
7. By an Development Agreement Dated – 29/06/2012, bearing registration No.6475/2012 entered into between M/s.Viva Swastik Developers, (therein called “Assignor/s”) of the First part and M/s.Om Sai Developers, (therein called “Developers”) of the Second part, hereinafter called “The Builders” & 1.Mr.Rohan Jayendra Thakur, 2.Mr.Deepak Harishchandra Thakur, 3) Mr.Nitin Narayan Patil (therein called “Confirming Party”) of the Third Part, the said M/s. Viva Swastik Developers have granted the development rights in the respect of the Building/s No.3, Wing A & B, consisting of proposed FSI admeasuring 41678.00 Sq.feet Built Up (Which is inclusive of staircase, lobby, balcony, opla, passages, cupboard, etc.) to be constructed over small part of the said land bearing survey No.240, area HRP 0-43-5, assessment Rs.2.49, lying, being and situated at revenue village Nilemore, Tal.Vasai, Dist.Palghar, to M/s.Om Sai Developers on the terms and conditions mentioned in the said Agreement is annexed and marked as **Annexure “B”** hereto.
8. Further the Vasai Virar City Municipal Corporation (VVCMC) vide its Revised Development Permission No. VVCMC/TP/RDP/VP-0321/243/2019-2020, Dated – 13/12/2019 has granted Revised Development permissions in respect of above said lands bearing Survey No.240, for construction of Residential with Shopline buildings more particularly described in said Development Permissions.
9. Further the Vasai Virar City Municipal Corporation (VVCMC) vide its Revised Development Permission No. VVCMC/TP/CC/VP-0321/473/2021-2022, Dated – 22/09/2021 has granted Revised Development permissions in respect of above said lands bearing Survey No.240, for construction of Residential with Shopline buildings more particularly described in said Development Permissions is annexed and marked as **Annexure “C”** hereto.



Hansraj

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दस्ता क्र 93900/२०२४
३३ / ५०

49. GOVERNING LAW:

This Agreement and rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Palghar District, and the Courts of Law in Palghar District will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

50. LEGAL ADVICE:

The Allottee/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the said Building and has/have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has/have entered into this Agreement and further agrees not to raise any objection in regard to the same.

51. PLACE OF EXECUTION:

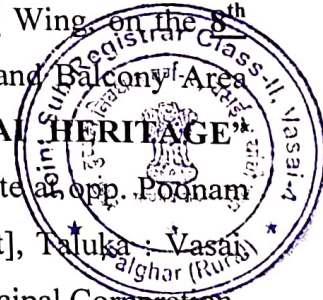
The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoters' Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee/s, in after the Agreement is duly executed by the Allottee/s and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub- Registrar. Hence this Agreement shall be deemed to have been executed at.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that pieces or parcels of Non-Agriculture lands bearing Survey No.240, admeasuring 4350 Sq.Mts. lying, being and situate at Village Nilemore, Taluka : Vasai, District : Palghar within limits of Vasai Virar City Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece & parcel of the Flat No. **801**, in the "A" Wing, on the 8th Floor, admeasuring **Carpet Area 25.72** Square meters and **Balcony Area 2.47** Square Meters, in the building known as "**SAI HERITAGE**" **Building No.3**, Wing – A & B, Village Nilemore, Situate at opp. Poonam Pallazo, Yashwant Gaurav Complex, Nallasopara [West], Taluka : Vasai, District : Palghar, within limits of Vasai Virar City Municipal Corporation.



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30 IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and seal to this agreement on the day and the year first hereinabove written.

SIGNED, SEAL AND DELIVERED)

By within named "THE PROMOTERS")

M/S. OM SAI DEVELOPERS)

Through it's Partner)

SHRI. HANSRAJ PUROHIT)

In the Presence of.....)



Hansraj Purohit

- 1.
- 2.

SIGNED AND DELIVERED)

by within named "THE ALLOTTEE/S")

1] MR. DINESH KUMAR CHHOTELAL)



Dinesh Kumar

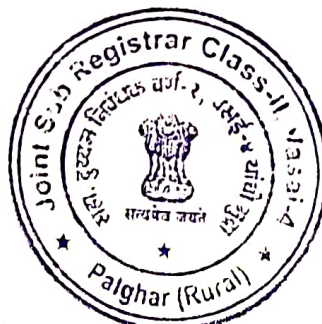
2] SUNITA KORI)

In the Presence of.....)

- 1.
- 2.



Sunita Kori



[29]

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दस्ता क्र 93304/2024
BY / 00

RECEIPT

RECEIVED the day and the year first hereinabove written of and from the within named ALLOTTEE/S, the sum of Rs.1,40,750/- (Rupees One Lakh Forty Thousand Seven Hundred Fifty Only) by way of part payment towards total consideration of the Said Flat.

Details of Payment:-

<u>DATE</u>	<u>MODE OF PAYMENT</u>	<u>AMOUNT</u>	<u>BANK NAME</u>
05-08-2024	NEFT	1,40,750/-	Indian Bank
TOTAL			

WITNESSES: -

1. *[Signature]*

2. *[Signature]*

I/WE SAY RECEIVED

[Signature]

PROMOTERS.



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दस्त क्र. 93300/२०२४

BE/100



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: SAI HERITAGE Plot Bearing / CTS / Survey / Final Plot No.: 240 at Vasai-Virar City (M Corp), Vasai, Palghar, 401203* registered with the regulatory authority vide project registration certificate bearing No P99000011867 of

1. **Om Sai Developers** having its registered office / principal place of business at *Tehsil: Vasai, District: Palghar, Pin: 401203.*

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

◦ 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

◦ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 up to **31/05/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

◦ 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

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

Dated: 29/06/2022

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 29-06-2022 18:24:44
Maharashtra Real Estate Regulatory Authority



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



वसई-४

दस्ता क्र. 93300/२०२४

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

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/RDP/VP-0321/473/2021-22-

Date: 22/09/2021

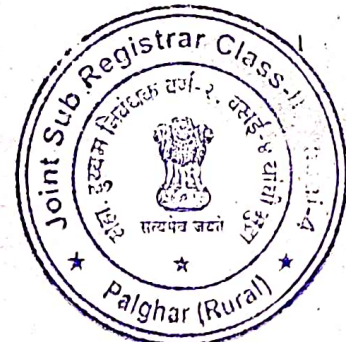
To,

- 1) Shri. Rohan Jayendra Thakur,
Thakur Niwas, Datta Mandir Road,
Virar (W),
Tal - Vasai, Dist- Palghar
- 2) M/s Ajay Wade & Associates,
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal. Vasai, DIST : Palghar.

Sub: Revised Development Permission for proposed Residential with Shopline building on land bearing S. No.240 of Village: Nilemore, Tal-Vasai, Dist-Palghar.

- Ref: -
- 1) Commencement Certificate No.VVCMC/TP/CC/VP-0321/695/2011-12
Dated:22/07/2011.
 - 2) Revised Development Permission No.VVCMC/TP/RDP/VP-0321/243/2019-20
Dated:13/12/2019.
 - 3) Your Registered Engineer's letter dated 24/05/2021

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 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, 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, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, 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 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 MRTTP Act 1966. The details of permission are as under:



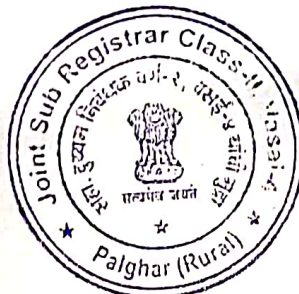
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दस्त क्र. 93300/२०२४
VVCMC/TP/RDP/VP-0321/190/73/2021-22

Date: 22/09/2021

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter Commencement Certificate No. VVCMC/TP/CC/VP-0321/695/2011-12 Dated: 22/07/2011 are binding on you.

The details of the layout is given below:-

1	Name of Assessee owner / P.A. Holder	:	Shri. Rohan Jayendra Thakur
2	Location	:	S. No. 240 of Village: Nilemore
3	Land use (Predominant)	:	Residential with Shopline building
4	Area of plot (minimum area of a,b,c, to be considered)	:	
	a) As per Ownership Document (7/12, CTS extract	:	4350.00 Sqmt
	b) As Per Measurement Sheet	:	4661.73 Sqmt.
	c) As Per Site	:	4350.00 Sqmt.
5	Deduction For	:	
	a) Area under Canal	:	1992.63 sqmt
	b) Encroachment Area	:	0.00 sqmt.
	Total (a to c)	:	1992.63 sqmt.
6	Net Plot Area	:	2357.37 Sqmt.
7	Amenity Space	:	
	a) Required	:	0.00 sqmt.
	b) Proposed	:	0.00 sqmt.
8	Net Plot Area	:	2357.37 sqmt.
9	Recreational Open Space	:	
	a) Required - 10% of 3(Earlier Approved)	:	235.74 sqmt.
	b) proposed	:	623.84 sqmt.
10	Internal Road Area	:	-
11	Plotable Area	:	-
12	Built-up Area with Reference to basic F.S.I. As per front Road width (Sr. No. 6 x 1.1)	:	2593.11 sqmt.
13	Addition of F.S.I. on payment of premium	:	-
	a) Maximum Permissible Premium F.S.I. - Based On Road Width/TOD Zone Sr. No. 3c x 0.50	:	2523.00 Sq.mt.
	b) Proposed F.S.I. on Payment of Premium	:	42.00 Sqmt.
14	In-Situ F.S.I./TDR Loading	:	
	a) Permissible TDR Area (Sr. No. 3c x 0.65)	:	2827.50 sqmt.
	b) Proposed TDR Area (DRC No. 104)	:	602.84 sqmt.
	c) In Situ Area Against D.P. Road & P.G. (2.10 x sr. no. 5c)	:	-



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



वसई-४
दस्त क्र. ७३३०७/२०२४
४६१.००

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

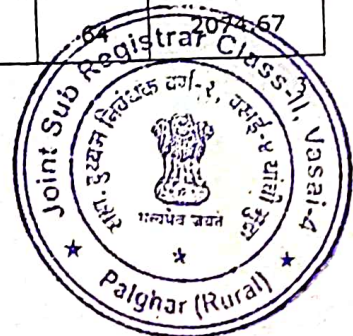
जायक क्र. : व.वि.रा.म.
दिनांक :

VVCMC/TP/RDP/VP-0321/473/2021-22	Date: 22 /09/2021
d) In Situ Area Against Amenity Space If Handed Over [2.0 or 1.85 x sr. no. 4(b)] and/or c]	:
e) Total In-Situ DR/TDR Loading Proposed [14(b)+(c)]	602.84 sqmt.
15 Total Entitlement of FSI In the proposal	:
a) [12+13(a) or 14(b) or 15] whichever is applicable	3237.95 sqmt.
b) Earlier approved Built Up Area	2953.44 sqmt.
c) Balance Potential F.S.I. of the plot	284.51 sqmt.
d) Permissible Ancillary Area FSI Upto 80% for Commercial	0.00 sqmt.
e) Permissible Ancillary Area FSI Upto 60% for Residential (Cx60%)	170.70 sqmt.
f) Proposed Ancillary Area F.S.I. upto 60% With Payment of Charges	:
g) Total additional potential FSI of the plot (c+e)	455.21 sqmt
h) Total entitlement (b+g)	3408.65 sqmt.
16 Maximum utilization limit of F.S.I. (Building Potential) Permissible as per Road Width {As per regulation no. 6.1 or 6.2 or 6.3 6.4 As applicable} x 1.6 or 1.8}	2.25
17 Total BUA In Proposal (excluding area)	2953.44 sqmt
a) Existing Built up area	454.67 sqmt.
b) Proposed Built up area (As per 'P-Line')	3408.11 sq.mt.
c) Total (a+b)	:

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

Please find enclosed herewith the approved Residential with Shopline building on land bearing S. No.240 of Village: Nilemore, Tal-Vasai, Dist-Palghar. as per the following details:-

Sr. No.	Bldg No./ Wings	Predominant Building	No. of Floors	No. of Shops	No. of flats	P-line Area (in sq. mt.)
1	1 Wing A	Residential With Shopline	Gr/Stilt+11	6	43	1333.44
2	1 Wing B	Residential With Shopline	Gr/Stilt+11	11		



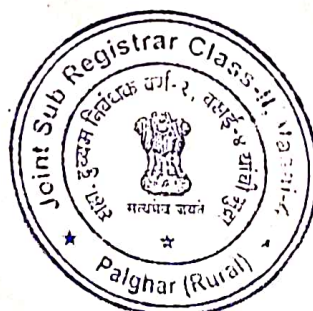
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Date: 22/09/2021

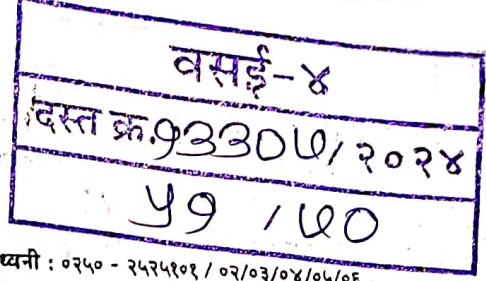
वसत-४/२०२१/४२३/२०२१-२२

The revised plan duly approved here with supersedes all the earlier approved plans of the conditions of Commencement Certificate granted vide this office letter No. VVCMC/TP/CC/VP-0321/695/2011-12 Dated: 22/07/2011 stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained 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 Regulations-2020).
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 10) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.



कार्यालय, विरार
विरार (पूर्व),
ज. पालघर - ४०१ ३०५.



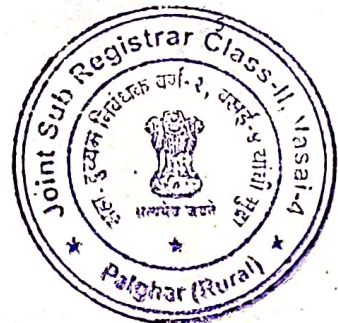
दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.शा.म.
दिनांक :

VVCMC/TP/RDP/VP-0321/478/2021-22

Date: 22/09/2021

- 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 after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 21) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.



वसई-४
दस्त क्र. 93300/२०२४
VVCMC/TP/RDP/VP/0321/473/2021-22 92 00

Date: 22/09/2021

- 22) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 23) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 24) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 25) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, 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.



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



वसई-४
दस्त क्र. १३३०५/२०२४
५३ १००

दूरध्वनी : ०२५० - २५२५३०१ / ०२/०३/०६/०७/०८
फॅक्स : ०२५० - २५२५३०३
ई-मेल : vasaivirarcorporation@yahoo.com

जाबक क्र. : व.वि.शा.म.
दिनांक :

VVCMC/TP/RDP/VP-0321/479/2021-22

Date: 22/09/2021

- 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 Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 30) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai 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.



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

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

dal
Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.



वसई-४
दस्ता क्र. 93300/२०२४
५४ ७०

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



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

जायक क्र.: व.वि.श.म.
दिनांक :

Dated 16/02/2024

VVCMC/TP/OC/VP-0321/210/2023-24
To,

- 1) Mr. Rohan Thakur through POA Holder
M/s. Om Sai Developers,
Shop No. 17 Sai Heritage Opp Poonam Pallazo
Yashwant Gurav Complex, Nilemore, Nallasopara(W)
Tal- Vasai, Dist - Palghar.
- 2) M/s Ajay Wade & Associates,
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal. Vasai, DIST : Palghar.

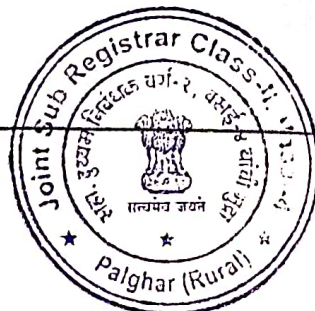
Sub:- Grant of Occupancy Certificate for Residential With Shopline Building no. 1 Wing A & B (Gr+ Stilt + 11pt floor) on land bearing S.No.240 Village Nilemore, Taluka: Vasai, Dist: Palghar.

- Ref: 1) Commencement Certificate granted vide letter No. VVCMC/TP/CC/VP-0321/695/2011-12 Dated.22/07/2011.
- 2) Revised Development Permission latter No.VVCMC/TP/RDP/VP-0321/243/2019-20 Dated.13/12/2019.
 - 3) Revised Development Permission latter No.VVCMC/TP/RDP/VP-0321/243/2019-20 Dated.13/12/2019.
 - 4) Development completion Certificate dated.02/08/2023 from the Licensed Engineer.
 - 5) Structural stability certificate from your Structural Engineer vide letter dated 02/08/2023.
 - 6) Plumbing certificate dated. 30/03/2023.
 - 7) Receipt No.2281 dated 18/10/2023 for potable water supply from Vasai Virar City Municipal Corporation.
 - 8) Rain water Harvesting letter dated. 23/06/2023
 - 9) NOC from Tree Plantation Department of VVCMC dated.08/09/2023.
 - 11) Report from Composting Consultant dated 30/03/2023.
 - 12) Lift NOC from lift Inspector dated 2507/2023.
 - 13) NOC from Chief Fire Officer Dated 29/09/2023.
 - 14) Licensed Engineer's letter dated.22/07/2019.



Sir / Madam,

Please find enclosed herewith the necessary Occupancy Certificate Residential With Shopline Building no. 1 Wing A & B (Gr+ Stilt + 11pt floor) on land bearing S.No.240 Village Nilemore, Taluka: Vasai, Dist: Palghar. Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) may be occupied on the conditions mentioned in enclosure.



वसई-४
दस्त क्र. 93300/2024
५५ / ७०

VVCMC/TP/OC/VP-0321/210/2023-24

Dated 16/02/2024

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

A set of certified completion plans is returned herewith.



Sd/-
Commissioner
Vasal Virar City Municipal Corporation

Encl.: a.a.

- c.c. to:
1. Asst. Commissioner,
Vasal-Virar city Municipal Corporation.
Ward office
 2. DMC,
Property Tax Department,
Vasal Virar City Municipal Corporation.
 3. DMC,
Tree Department,
Vasal-Virar city Municipal Corporation.

Certified that the ion is
issued by Commissioner Vasal, Virar.

[Signature]
Deputy Director,
VVCMC, Virar.



वसई-४
दस्त क्र. 93300/2024
५६ / ७०

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



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

जावक क्र.: व.वि.श.म.
दिनांक :

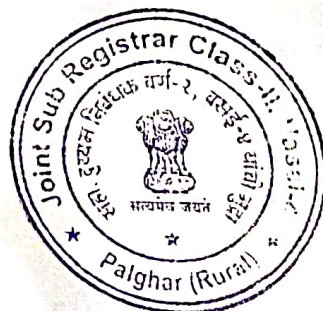
Dated 16/02/2024

VVCMC/TP/OC/VP-0321/210/2023-24

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential with shophline Building no. 1 Wing A & B with Built Up area 3408.11 sq.m S.No.240 Village Nilemore Taluka: Vasal, Dist: Palghar Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) and has been inspected on 15/02/2024 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement certificate was issued by Commencement Certificate granted vide letter No. VVCMC/TP/CC/VP-0321/695/2011-12 Dated.22/07/2011, Revised Development Permission letter No.VVCMC/TP/RDP/VP-0321/ 243/2019-20 Dated.13/12/2019, Revised Development Permission letter No.VVCMC/TP/RDP/VP-0321/ 243/2019-20 Dated.13/12/2019. . issued by the VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary Infrastructural facilities on site and also the Improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) This certificate of occupancy is issued in respect of 6 Shops, 43 Flats With BUA area 1333.44 sq.mt. Constructed in Building No. 1 Wing A & 11 Shops, 64 Flats With BUA area 2074.67 sq.mt. Constructed in Building No. 1 Wing B only.
- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

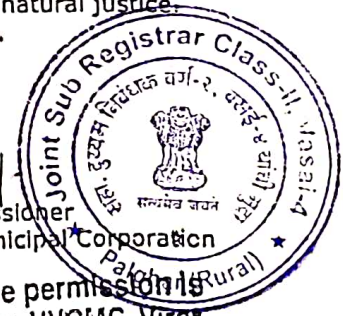


वसई-४
वस्त क्र 93300/२०२४
५० / ५०

VVCMC/TP/OC/VP-0321/210/2023-24

Dated 16/02/2024

- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats/shop/gala.
- 9) You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.
- 11) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.
- 13) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
- 14) The applicant has to submit property tax assessment application to property tax department within one month, if not the said order stands cancelled without giving opportunity to be heard.
- 15) You shall obtain Legal remark form Legal Advisor Within one month from the date of issue, if not the said order stands cancelled without giving opportunity to be heard.
- 16) Any breach of above conditions will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice. One set of completion plan duly certified is returned herewith.



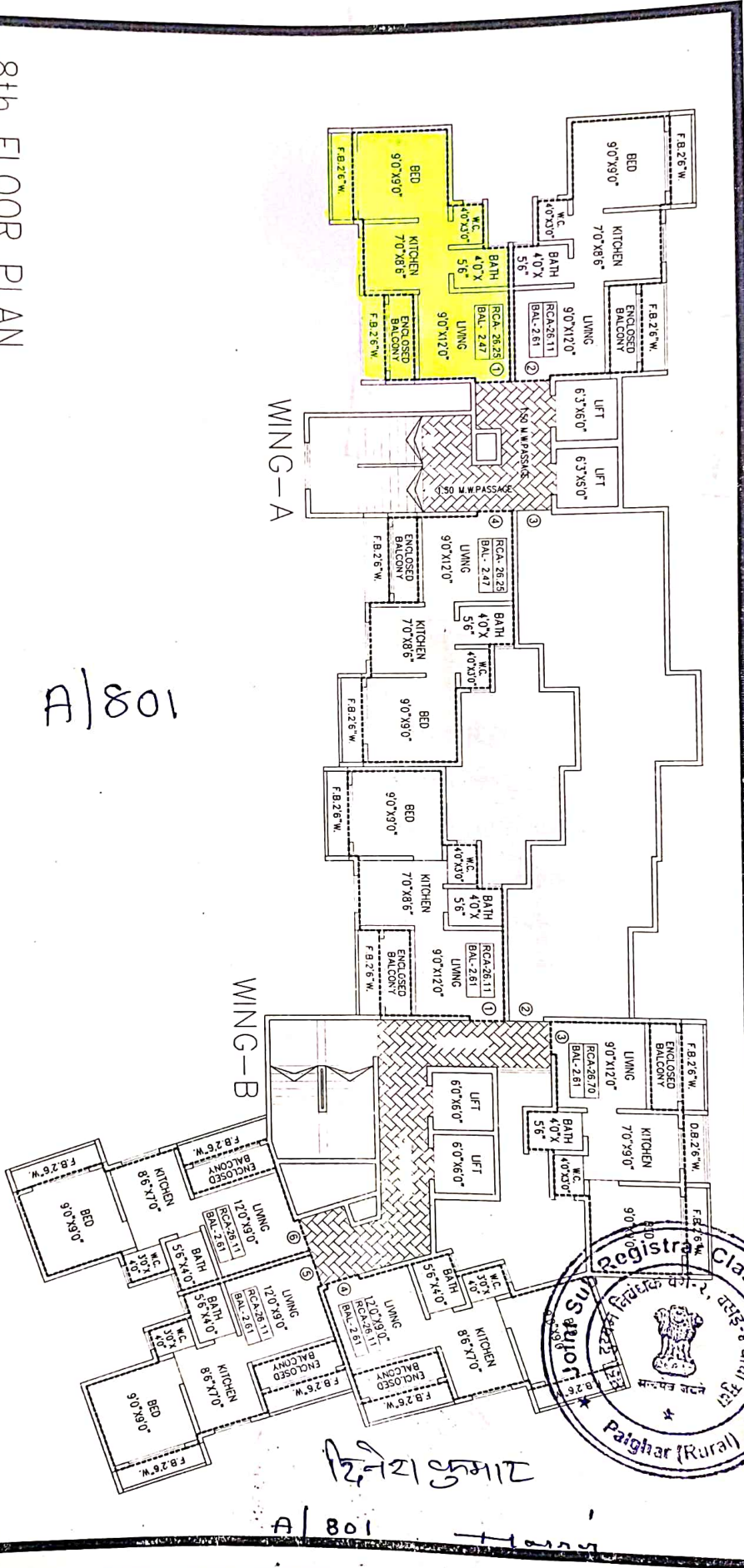
Commissioner
Vasai Virar City Municipal Corporation

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

Deputy Director,
VVCMC, Virar.

वसई-४
 दस्ता क्र. 93 BDU/२०२४
 E3 / 100

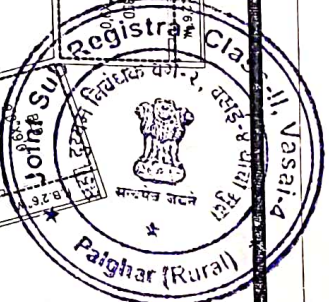
8th FLOOR PLAN



A/801

WING-A

WING-B



दिनेश कुमार

A/801

अनिता

BUILDERS & DEVELOPERS

OM SAI DEVELOPER

YASHAWANT GAURAV COMPLEX,
 S.NO.240, VILLAGE-NILEMORE
 NALLASOPARA-(W), DIST.-THANE

"SAI HERITAGE"

PROPOSED RESIDENTIAL BUILDING ON PLOT
 BEARING S.NO.-240, AT VILLAGE :-NILEMORE
 TAL.:-VASAI, DIST.:-THANE

NORTH



ARCHITECTS :-



Ajay Wade & Associates
 Architects, Engineers & Surveyors.

A/6, 1ST FLOOR, 'SAI TOWER'
 Opp. ROYAL SHOPPING CENTRE
 AMABADI ROAD, VASAI (West)
 PHONE NO.-0250- 2335504

सूची क्र.2

दुस्यम निबंधक : मह.पु.नि.वसई 4

दस्त क्रमांक : 13307/2024

नोंदणी :

Regn:63m

गावाचे नाव : निळेमोरे

दिवाचा प्रकार	करारनामा
दला	2770750
दागभाव(भाडेपट्टयाच्या पट्टाकार आकारणी देणे की पट्टेदार ने दागभाव)	1716000
दागभाव,पोट्टिन्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन :मदनिका नं: 801,ए विंग, माळा नं: आठवा मजला, इमारतीचे नाव: साई हेरीटेज,विल्डींग नं. 3, इतर माहिती: मदनिकेचे कारपेट क्षेत्र 25.72 चौ.मी. + 2.47 वाल्कनी क्षेत्र,गाव मौजे निळेमोरे,विभाग क्र. 10.((Survey Number : 240 ;))
दफळ	1) 31.00 चौ.मीटर
कारणी किंवा जुडी देण्यात असेल तेव्हा.	
दागभाव करून देणा-या/निहून ठेवणा-या दागचे नाव किंवा दिवाणी न्यायालयाचा दाग किंवा आदेश अमल्यास,प्रतिवादिचे दागपत्ता.	1): नाव:-मे. ओम साई डेव्हलपर्स तर्फे भागीदार हंसराज पुणेहित - वय:-; पत्ता:-प्लॉट नं: ऑफिस - दुकान नं. 12, माळा नं: -, इमारतीचे नाव: साई हेरीटेज , ब्लॉक नं: -, रोड नं: पुनम प्लाझा ममोर, यशवंत गौरव कॉम्प्लेक्स, नालासोपारा पश्चिम, तालुका वसई, जिल्हा पालघर , महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AACFO4245K
दागभाव करून घेणा-या पक्षकाराचे व किंवा दाग न्यायालयाचा हुकुमनामा किंवा आदेश दाग,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश कुमार छोटेलाल वय:-43; पत्ता:-प्लॉट नं: रुम नं. 72, माळा नं: -, इमारतीचे नाव: लोकसेवा ममीनी , ब्लॉक नं: -, रोड नं: नॅशनल मेडीकल स्टोअर जवळ, इंदीरा नगर, मालाड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-CKIPK6965Q 2): नाव:-सुनिता कोरी वय:-35; पत्ता:-प्लॉट नं: रुम नं. 72, माळा नं: -, इमारतीचे नाव: लोकसेवा ममीनी , ब्लॉक नं: -, रोड नं: नॅशनल मेडीकल स्टोअर जवळ, इंदीरा नगर, मालाड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-CPZPK9843P
दागभाव करून दिल्याचा दिनांक	06/08/2024
दला नोंदणी केल्याचा दिनांक	06/08/2024
दस्तावेजांक,खंड व पृष्ठ	13307/2024
दागभावाप्रमाणे मुद्रांक शुल्क	194000
दागभावाप्रमाणे नोंदणी शुल्क	27750

सह. दुस्यम निबंधक वर्ग- २
वसई क्र. ४

नामाठी विचारात घेतलेला तपशील:-

शुल्क आकारनामा निवडलेला अनुच्छेद :-

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