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Wednesday, June 17, 2015
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पत्राची
Original/Duplicate
पत्राची क्र.: 399
Regn.: 39M

पत्राची क्र.: 8048 पत्रिका: 17/06/2015

पत्राचे नाव: गौरीची
स्वातंत्र्यसैन्यां संघटना: पत्रा: 5882-2015
स्वातंत्र्यसैन्यां संघटना: कायदा
गौरी स्वतंत्र्यसैन्यां नाव: श्री गौरी स्वतंत्र्यसैन्यां संघटना

गौरीची ची
पत्रा हस्ताक्षर ची
पत्राची संख्या: 89

रक्कम: ₹. 31780.00

गौरी स्वतंत्र्यसैन्यां संघटना: पत्रा: 5882-2015
4:08 PM बी.बी.बी.बी.बी.

पत्राची संख्या: ₹. 4217800/-
पत्राची संख्या: ₹. 253100/-

गौरी स्वतंत्र्यसैन्यां संघटना: पत्रा: 5882-2015
पत्राची संख्या: ₹. 4217800/-
पत्राची संख्या: ₹. 253100/-

- 1) स्वतंत्र्यसैन्यां संघटना: पत्रा: 5882-2015
स्वातंत्र्यसैन्यां संघटना: पत्रा: 5882-2015
स्वातंत्र्यसैन्यां संघटना: पत्रा: 5882-2015
- 2) स्वतंत्र्यसैन्यां संघटना: पत्रा: 5882-2015
स्वातंत्र्यसैन्यां संघटना: पत्रा: 5882-2015
स्वातंत्र्यसैन्यां संघटना: पत्रा: 5882-2015

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गौरी स्वतंत्र्यसैन्यां संघटना, पत्रा: 5882-2015
पत्रा - 2

सूचकांक	वर्ष	पृष्ठ सं.
१	२०१५	५८८२

दीर्घगानध / शोधपत्र

मी/आन्ही कामील लही करणार मा नोंदणी म्हादिकरीयक व मुद्रांक नियंत्रक, म. र. पुणे यांचे दि. १०.१.२०१३ रोजीचे परिपत्रक वाचून असे मांचित करतो की, नोंदणीसाठी मादर केंद्राचा दस्तऐवजामधील मिळकत वि कायपणूकाद्वारे सधवा दुबार किती होत नाही. याचा आन्ही अधिकृत शोध करताना आहे दस्तावीत किती देणार / कुलमुबल्यारदारक हे बरे असून याची आन्ही स्वतः चाचि करून या दस्तानोवत दोन प्रत्यक्ष ओळखणारे दस्तान्वाकरीमारी घेऊन आता आहे.

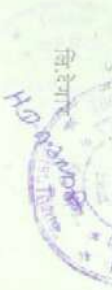
मादर नोंदणीचा दस्तऐवज निपादित करताना नोंदणी मंत्रिकेद्वारा आनञ्जा जवावदारीत मी/आन्ही दस्तावील मिळकतीचे मालक / धारक हुंनर/कळबवार दिनांतवधीत व्यक्ती याची मालकी (Title) वसेक मिळकतीचे मातळाने नेमून दिलेल्या कुलमुबल्यारधारक (P. A. Holder) किडून देणार हे सात आहेत व उक्त कुलमुबल्यारदारक अथवा म्हादिकरीयत आहेत व ते आजपावती रद्द झालेले नाही याची नों / आन्ही जाणी देत जाहोत. तसेच सदरची मिळकत शासन नावकीची नाही व मिळकतीत दलर हक्क, कर्ब, बंधन, विकसन वांत, शासन वांच व कुलमुबल्यारधारणी केंद्रित अथवा रोज्य अर्धीन राहून आन्ही आनञ्जा आधिक व्यक्तीद्वारा पुन करून दस्तऐवज सादीद्वारा समक्ष निपादित झालेला आहे.

या दस्तानोवत नोंदणी प्रक्रियेमध्ये कोडपयात आलेले पुरक कायदारा हे बरे आहेत व मिळकतीचा हस्तांतरण वाजत कोणत्याही मा. न्यायालय/शासकीय कार्यालययाचा मनाई नाही तसेच म्हादिकरीय नियम १९९१ चे नियम ४४ नुसार दगित होत नाही याची मी / आन्ही याची देत आहेत.

नोंदणी नियम १९९१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या नियमांतुसार दस्तऐवजवचामधोत मिळकतीचे मासक / कुलमुबल्यारधारक याची मासकी व दस्तऐवजवाची ईथला दयासक्ष हे नोंदणी अधिकारी याची जबाबदारी नाही. याची आन्ही पुन पणे दायीत आहे.

स्थानर मिळकतीविषयी साध्या होत असलेकी फलवणूकवनामदिकर/कीवनगत म त्या अनुसंगाने पोलीस स्थानमधे दाखल होत असलेले गुन्हे हे नास्ना दस्तऐवजातील मिळकतीविषयी होत नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/ आन्ही घोषणाभव / शपथपत्र किडून देत आहेत. भविष्यात मी/आन्ही नोंदणीपयात आलेल्या व्यक्तीद्वारात जावशातुसार मुदक गुल्ल किंवा नोंदणी की कमी जावती/हुडावेती असल्यान शयवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोनत्याही प्रकारचा कयदेशीर प्रय उदपचलयात त्यास मी/आन्ही व दस्तऐवजातील सर्व मिळकत व ओळख देणारे उवावदार रद्दपार आहेत. याची आन्ही पुन कल्पना आहे.

त्यामुळे मी/आन्ही नोंदणी प्रकीयामधे कोनत्याही प्रकारचे गुन्हे घडयारे कुल्य केलीत नाही. वर आन्हीच्या दस्तऐवजात कोनतेही गुनचे पडलाना मी/आन्ही नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार खरीप दल साहित १९६० मधील नपुद असलेल्या ७ धर्वाच्या किंसेस गुन्हे गुनचे दगित होत याची मला/आन्हीचा पुनपणे जाणीत आहे. त्यामुळे हे घोषणास घेवनास मला/आन्हीचा पुनपणे कोडस आहेत.



(Signature)
सि. देणार



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CHALLAN
MTR Form Number-5

137750	247731	2018	2
2018	2018	2018	2

GRN	04-01964597201515E	BARCODE	[Barcode]		Date	17/06/2015-13:47:51	Form ID	25.2
Department	receptor Director Of Registration	Type of Payment	Non-Judicial Certificate-Direct Payment	TAX ID (if Any)	Payer Details			
Office Name	Sale of Non Judicial Stamp JDR Part of Date	Office No.	JIS-1, VISA NO 1 SUB REC 579A2	PAN No. (if Applicable)	PAN No. (if Applicable)			
Location	THANE	Fee Name	NON JUDICIAL	Fee No.	NON JUDICIAL			
Year	2015-2016 Pre Term	Fee Book No.	11000	Survey No.	SURVEY NO 22 34			
Account Head Details	Account Head Details	Amount in Rs.	203100.00	Prems/Bldg	PREMISES/BUILDING			
00300401	Sale of Non-Judicial Stamp	Fund/Trust		Area/locality	AREA 11 H SQ FT			
		Town/City/State		Survey No.	SATVAJI			
		PSN		PSN	4 0 1 2 0 8			
		Remarks (if Any)	PANZ-FMHUS NNDOK INFRASTRUCTURES-C					
			As					
Total	253100.00	Amount in Words	Two Lakh Fifty Three Thousand One Hundred Rupees 00/100					
Payment Details	ESI BANK	FOR USE IN RECEIVING BANK						
Check/DD Details	Check/DD Details	Bank CIN	REC No.	691033321	5017	1577	5299A21	
Checked By		Date	17/06/2015-13:47:51					
Name of Bank	ESI BANK	Branch	ESI BANK					
Name of Branch		Secd Hq.	Dist	Not Verified with Serial				

Handwritten signature or mark.



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13	14	15	16

CHALLAN
VTR Form Number 6

GRN	INDC/9425020/15182	BARC CODE	[Barcode]			Date	17/06/2015	Form ID	1244 E2
Department	Inspector General of Registration		TAXID (If Any)			Payee Details			
Type of Payment	Registration Fees		PAN No. (if Applicable)						
Office Name	VSI, VISA RD 1, BLS RESISTOR		Full Name			MR MANOJ JACOB BUDHA			
Location	THANE		Flat/Block No.			SURVEY NO 2334			
Year	2015-2016 One Time		Premises/Bldg						
Account Head Details	Amount in Rs.		Road/Street			ARERA 114 SQ FT			
0000003001	Amount of Tax		Amenity			SATTVALI			
			Township/District			PIN			
						4 0 1 2 0 0			
Remarks (if Any)									
PAN#-PANMS NANDA INFRASTRUCTURES-Q									
As									
Total	32000.00		Amount in Words			Thirty Thousand Rupees Only			
Payment Details	ICBI BANK		FOR USE IN RECEIVING BANK						
Chq/D/D No.	Chq/D/D Details		Bank C/N		REF No.		693933320/066171949/6288768		
Name of Bank			Date		17/06/2015-12:15:25				
Name of Branch			Bank-Branch		ICBI BANK				
Mobile No. / Net Address			Send No. / Data		N/A/Verbal w/rt Send				



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सूचना सं. १	सूचना सं. २	सूचना सं. ३
५००२	५	०८

PERMANENT ACCOUNT NUMBER
AABPB2960R

NAME
MANOJ BUDHIA

Father's Name
JAGDISH PRASAD BUDHIA

DATE OF BIRTH
22-12-1982

Signature
Director of Income Tax (Systems)

INDEX	
Village	SATVALI
Taluka	VASAI
Survey No.	S. No. 23 H. No. 2 & S. No. 24 H. No. 1 & 2 & 3
Unit No.	101, FIRST FLOOR, SAATVIK
Area of Unit	1114 SQ. FT. (BUILT UP)
Agreement Value	Rs. 42,17,600/-
Market Value	Rs. 42,17,600/-
Stamp Duty	Rs. 2,53,100/-
Vendor Name	M/s NANDA INFRASTRUCTURES
Purchaser Name	Mr. MANOJ JAGDISH BUDHIA
Vendor Pan No.	AHFNG311Q
Purchaser Pan No.	AABPB2960R
Registration office	Vasai - I
Building Name	SQUARE INDUSTRIAL PARK BUILDING NO. 1 "SAATVIK"

AGREEMENT FOR SALE

This Articles of Agreement made and entered at Vasai this 17th day of June the year **2015** BETWEEN **M/s NANDA INFRASTRUCTURES**, Address at : Gala No.1A, Bldg - 3, S. No. 23/24, Tungreshwar Phata, Satvali, Vasai (East), Trane - 401 208. hereinafter referred to as "**THE BUILDERS**" (which expressions shall unless it be repugnant to the context or meaning thereof demand to mean and include his respective heirs, executors, the administrators and assigns) of the **ONE PART**.





क्र. ३	२०२५	२०२५	२०२५
२०२५	२०२५	२०२५	२०२५

AND

पत्रांक - २	दिनांक - २
पत्रांक - ५८२	दिनांक - ५८२
२०२५	

Mr. MANOJ JAGDISH BUDHIA, having address at: 303, Silver Oak/Rahela Willows, Akurli Road, Near Mahindra Gate No. 4, Lokhandwala, Kandivli (E) - 400101, hereinafter referred as "THE PURCHASER" (which expressions shall unless it be repugnant to the context or meaning thereof demand to mean and include his respective heirs, executors, the administrators and assigns) of the **OTHER PART**.

WHEREAS

a) 1) Smt. Laxmibai Shantaram Hinga, 2) Smt. Bisturi Keshav Panbhara, legal heirs of the late Mr. Mangya Nago Mokalashi, was the original owner of the land bearing 1) Survey No. 24, Hissa No. 1, Area admeasuring (H. R.) 0-20-2, plus Potkharaba 0-14-2, Total (H. R.) 0-34-4, Assessment (R.P.) 3-65 &. 2) Survey No. 24, Hissa No. 2, Area Admeasuring (H. R.) 0-72-3, Assessment (R. P) 7-60, Total 1-06-7 (H. R.) Cut of which 0-98-8 (H. R.) of Village - Sativali, Taluka - Vasai, within the limits of Vasai Sub - Registrar (hereinafter call the "SAID PROPERTY" and more particularly described in the first Schedule hereunder written.

b) And Whereas 1) Smt. Laxmibai Shantaram Hinga, 2) Smt. Bisturi Keshav Panbhara, legal heirs of the late Mr. Mangya Nago Mokalashi, belongs to scheduled tribe (S.T.) (Adivasi Community) has agreed to sell the "SAID PROPERTY" to 1) Mr. Sudhakar Dewarkanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, and Whereas the said property was subject to provision of u/s 35 & 36A of the M.L.R. Code 1966 as well as u/s 43 of the B.T. & A.L.

Act therefore 1) Mr. Sudhakar Dewarkanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, had obtained the necessary permission from the Government Authority viz Order No. Adivali of the

- K - 148 / L - 9, Revenue & Forest Division, on date 02/04/2003



पृष्ठ सं- २		
पृष्ठ सं- २	२	२
पृष्ठ सं- २	२	२

and Order No. Masha/Office-4/T-9/Tenancy/CR - 207/08, Konkarn Division, on dated 12/05/2008 and Order No. Masha/Office-4/T-9/Kulvahivat/SR - 208, Collector Office of Thane, on dated 13/01/2009 and had executed conveyance deed of the said property dated 07/03/2009 vide registration no. 2078/2009. And accordingly 1) Mr. Sudhakar Dwarakanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, herein have become absolute owner of the "SAID PROPERTY".

c) And Whereas Mr. Ankush Pralhad Kotmire has Purchased "SAID PROPERTY" from 1) Mr. Sudhakar Dwarakanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, vide conveyance deed Regn No. 2079-2009 dated 15/05/2009 and since from the date of Conveyance Mr. Ankush Pralhad Kotmire is in use, occupation, enjoyment and possession of the said Lands being absolute owner of the "SAID PROPERTY".

d) And Whereas the Builder herein has purchased the said property from 1) Mr. Ankush Pralhad Kotmire, vide Conveyance Deed Registration No. 06716/2010 dated 30/04/2010 and accordingly has become owner of the "SAID PROPERTY".

e) 1) Smt. Jaxmabai Shantaram Hingra, 2) Smt. Bisturi Keshav Pandhara legal heirs of the late Mr. Mangya Nago Mokalashi, was the original owner of the Land bearing 1) Survey No. 24, Hissa No.1, Area admeasuring (H. R.) 0-20-2, plus Polkharaba 0-14-2, Total (H. R.) 0-34-4, Assessment (R.F) 3-65 & 2) Survey No.24, Hissa No.2, Area Admeasuring (H. R.) 0-72-3, Assessment (R. P) 7-60, Total 1-06-7 (H. R.) Out of which 0-98-8 (H. R) of Village - Satvalli, Taluka - Vasai, within the limits of Vasai Sub - Registrar's Office call the "SAID PROPERTY" and more particulars described in the first Schedule hereunder written



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पत्रांक	2445-2
दिनांक	25/12/11
पृष्ठ	1/2
श्रेणी	2024

f) And whereas as per the record of VASAI VIKAR CITY MUNICIPAL CORPORATION [VVCMC] the "SAID property is in under Industrial Zone. Hereunder called "The Planning Authority" Therefore the said planning Authority has given Commencement Certificate to the Said Builder vide Order No. VVCMC/TP/CC/VP-0401/1776/2011-12 dated 09/11/2011.

g) And whereas the said Planning Authority has Sanctioned/ Permitted to the said Builder to Built 5 Industrial Buildings i.e. Bldg. No. 1 (Plot A) (G+1 Upper Floor) area admeasuring 2206.95 sq. Mts., Bldg no. 2 (Plot A) (G+1 Upper Floor) area admeasuring 2184.46 Sq. Mts., Bldg. No. 1 (Plot B) (G+1 Upper Floor) area admeasuring 2371.95 sq. Mts., Bldg no. 2 (Plot B) (G+1 Upper Floor) area admeasuring 1800.26 Sq. Mts., Bldg. No. 1 (Plot C) (G+2 Upper Floors) area admeasuring 2067.16 sq. Mts., altogether F.S.I. 10990.27 Sq Mts. to the said Builder vide its order No. VVCMC/TP/CC/VP - 0401/1776/2011-12 dated 09/11/2011 & on 13/09/2014 the planning authority has sanctioned revised development permission for 5 Industrial Buildings i.e. Bldg. No. 1 (old sanctioned name (Plot A - Bldg 1) (G+2 Upper Floor) area admeasuring 2446.66 sq. Mts., Bldg no. 2 (old sanctioned name (Plot A - Bldg 2)) (G+2 Upper Floor) area admeasuring 2424.17 Sq. Mts., Bldg. No. 3 (old sanctioned name (Plot B - Bldg 1)) (G+2 Upper Floor) area admeasuring 2629.04 sq. Mts., Bldg no. 4 (old sanctioned name (Plot B - Bldg 2) (G+2 Upper Floor) area admeasuring 2013.38 Sq. Mts., Bldg. No. 5 (old sanctioned name (Plot C - Bldg 1) (G+2 Upper Floors) area admeasuring 2067.16 sq. Mts., altogether F.S.I. 11580.41 Sq Mts. to the said Builder vide its order No. VVCMC/TP/CC/VP-0401/0162/2014-15

h) And whereas in pursuance to the Conveyance Deed dated 4th March 2010 the said property was transferred to the said owner on 30/04/2010 Vide Registration. No. 65716/2010 the last owner



पत्रांक-१		पत्रांक-१	
पत्रांक	पत्रांक	पत्रांक	पत्रांक
51	8	9	10
2024			

therein handed over and put the Builders herein vacant and peaceful possession of the said property and the Builders on the said property and the Builders herein has absolute right to Construct the said Buildings on the "SAID PROPERTY" as per sanctioned plan and to sale the Industrial Units on ownership basis and of enter the agreement for sale and to receive consideration from the prospective purchaser/s and appropriate the same as the builders herein deems fit and proper.

i) In the premises of aforesaid the Builders are absolutely seized and possessed of or otherwise well and sufficiently entitled to the Property.

j) The Builder herein has appointed Sanjay S. Nareng EN-CON as their Architects and Structural Engineers for the purpose of preparation of plans, supervision of the construction of the Buildings and looking after Structural designs and building plans as per approved by the planning Authority.

k) The purchaser/s has taken inspection of the documents and plans herein before recited and has acquainted and condition and convenient there in contained and also other documents such as Layout Scheme referred to herein and plans, designs and the specifications of the said Buildings proposed to be constructed and /or under construction.

l) The Builder has supplied to the purchaser/s such other documents in rule of the Maharashtra Ownerships Flat Rules 1963 (hereinafter called "The Said Rules") as demanded by the Purchaser. The Builders are entering into separate Agreement Similar lease agreement with such modification of verifications as may be necessary with various persons in respect of other industrial units.



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पुस्तक क्र. १	पृष्ठ क्र. १०५	पृष्ठ क्र. १०६	पृष्ठ क्र. १०७
१	२	३	४
		१९	२०

m) The Purchasers have agreed to acquire Industrial Unit bearing No. 101 On the First Floor, Admeasuring 1114 Sq. Ft., Built up/Carpet Area in the Building No.1 as "SAATVIK" to be

constructed on the said land more particularly described in the Schedule II hereunder written (hereinafter referred to as "THE SAID INDUSTRIAL UNIT" for a Total Consideration of Rs.42,17,600/- (Rupees Forty Two Lack Seventeen Thousand Six Hundred Only). The purchasers have agreed to purchase the said Industrial Unit with full notice and knowledge of the several facts on the terms and conditions hereinafter appearing. The Purchasers shall not be entitled to further investigate the title of the Builders to the said Land. The Purchasers have inspected the site of the said Building.

n) The purchasers prior to the execution of this agreement have paid to the Builders as sum of Rs.9,17,600/- (Rupees Nine Lack Seventeen Thousand Six Hundred Only). As Part Payment of the total consideration of Rs.42,17,600/- (Rupees Forty Two Lack Seventeen Thousand Six Hundred Only). (The payment and receipt thereof the Builders do hereby admit and acknowledge and the purchasers have agreed to pay to the Builders balance of the sale price in the manner herein after appearing).

(Signature)
(Name)



प्लान नं.-१	
प्लान नं. १२	१२
प्लान नं. १०	१०

FOR THIS PRESENT WITNESS AND IT IS HEREBY AGREED BY
AND BETWEEN THE PARTIES HERETO AS UNDER:

1) The Builders hereby agree to sell to the Purchasers and the Purchasers hereby agree to purchase from the Builders Industrial Unit bearing No. 101 on the First Floor, admeasuring 1114 Sq. Ft., Built up / Carpet area (which shall hereinafter be called the said Industrial Unit in the said building) in the building known as, Building No.1 as "SAATVIK" in and as per plans and specifications seen and approved by them and as per schedule III written hereunder. It is also agreed that the Builders may make such variations and modification therein as may be lawfully required to be done by Government, VVCMC, Gram Panchayat and Nagar Parishad of any other local authority after informing the Purchasers about the same. Such variations and modifications shall, however, not cause any prejudice to the Purchasers interest under this agreement.

2) The Purchasers hereby agree and the sellers hereby agree to sell the said Industrial unit in the said building for the total consideration of Rs.42,17,600/- (Rupees Forty Two Lakh Seventeen Thousand Six Hundred Only). The purchase price is inclusive of the proportionate price of common areas and facilities of the said building. The said purchasers have paid to the builders a sum of Rs.9,17,600/- (Rupees Nine Lakh Seventeen Thousand Six Hundred Only), as and by way of part payment (the receipt whereof the Builders do hereby accept and acknowledge). The balance of the said purchase price viz Rs.33,00,000/- (Rupees Thirty Three Lakh Only), shall be paid by the purchasers to the Builders in the following manner:-



i) 40% on or before execution of these agreement

ii) 20% on or before completion of Plinth

iii) 20% on or before completion of First Slab.

iv) 10% on or before completion of Second Slab.

v) 5% on or before completion of Brick work, plumbing & Plaster work.

3) 5% at the time of possession. The purchasers agree to pay all amounts payable under the terms and conditions of this agreement within 15 days of the date of Receipt of the Demand in writing. Time in this respect is the essence of the contract. The Builders will not be responsible for any delay in the completion of the building and possession of the Industrial Unit caused due to delay in payment on the part of the Purchasers.

4) The Builders agree to hand over the possession of the said Industrial Units to the Purchasers on or before ___ day of _____ 2015, subject however, to any act of god such as earthquake, flood or any other natural calamity, act of terror, war or any other cause beyond the control of the builders and subject to the payments of all the amounts due and payable by the purchasers under this agreement.

5) The Purchasers shall on or before delivery of possession of the said premises keep deposited with the builders the following further amounts:-

i) Rs. _____ /- Legal charges.

ii) Rs. _____ /- Share money, Entrance fee of the society.

iii) Rs. _____ /- Charges for Formation & Registration of the Society.

iv) Rs. _____ /- Deposit to Pay MSIB for (Rs. 5000/ST)

पुस्तक क्र. १	२०१५	१३	०८
पुस्तक क्र. २	२०१५	१३	०८



क्रमांक	२११६-१
१) पैसे	१६
२	२०१५

५) Rs. _____/- Advance towards Maintenance Charges (Six Months Advance) against Property Taxes, Electricity, Water & Maintenance Charges.

Total Rs. _____/-

6) The Builders shall utilize the sum of Rs. _____/- (as shown in clause 5 hereinabove) paid by the Purchasers to the Builders for meeting all legal costs, charges and expenses including reasonable professional fees of the Advocates of the Builders in connection with formation and registration of the Society, preparing its rules, regulations and bye laws and Deed of Conveyance, as the case may be. The accounts duly audited of all such expenditure incurred as stated in clause (5) hereinabove shall be furnished to the proposed society within 30 days of its registration and formation.

7) The Purchasers hereby agree that in case of any default in making the payment within the stipulated time the Purchasers shall be entitled to terminate this agreement by a 15 days' notice in writing and that they shall pay to the builders @ 24% p.a. on all the amount from due date till the date of payment. Likewise the Builders shall pay to the purchasers an amount equivalent to interest @ _____ % p.a. on the amounts paid by the purchasers to the builders in case there is delay in giving possession of the premises purchased by the purchasers on termination of this agreement at instances of the purchasers subject to the provisions of clause No.4 hereinabove.

8) The tenure of the said land is free hold.

9) The purchases shall at the time of registration of conveyance in respect of this said residential unit pay a sum towards the stamp duty and registration charges payable to the Government at the rates as applicable at the time of registration.



पत्र क्र.	पत्र क्र.	पत्र क्र.
१	२०११	२०११

10) The purchasers shall take possession of the Industrial units within 7 (seven) days of the Builders giving written notice to the Purchasers intimating that the said Unit is ready for use and occupation.

11) It is expressly agreed by the purchasers that right if the purchasers under this agreement is only restricted to the premises agreed to be acquired by the purchaser and builders shall be entitled or to construct the structure including additional floors as permitted by authority and also to develop the same. All such purchasers who may purchase the units at any time shall become members of the proposed Society.

12) On the Purchasers committing default in payments on due date of any amount due and payable by the Purchasers to the Builders under this Agreement (including their proportionate share of taxes levied by concerned local authority and other outgoings) and on the purchasers committing breach of any of the terms and conditions herein contained, the builders shall be entitled at their own option to terminate this Agreement PROVIDED ALWAYS THAT THE POWER of termination hereinafore contained shall not be exercised by Builders unless and until the Builders shall given to the Purchasers 15 (fifteen) days prior notice in writing of their intention to terminate this Agreement and of the specifying the breach or breaches of terms and conditions in respect of which such termination is intended in order to enable the Purchasers to rectify such breach or breaches within the stipulated time.

13) The purchasers along with other purchasers of Industrial Units in the building shall join in forming and registering a Society, to be known as **Building No. 1 as "SALVAGE"** and the Purchasers shall at the time of execution of this agreement assign



क्रमांक	२०१६-१
दिनांक	२०२१/१७/२०
पृष्ठ संख्या	१

advance and Purchasers shall not withhold the same for any reason whatsoever.

15) The Purchasers for themselves with intention to bring all persons into whatsoever hands the Industrial unit may come, do hereby covenant with Builders as follows:-

a) To maintain the Industrial units at their own cost in good tenurable repairs and condition from the date of possession of the Industrial units and shall not do or suffer to be done anything in or the building in which the industrial units are situated, staircase or any passage which may be against the rules, regulation or bye-laws of the concerned local or any other authority change / alter or matter addition in or to the building in which the Industrial units are situated and in the Industrial Units itself of any part thereof.

b) Not to store in the Industrial Units any goods which are hazardous, combustible or of dangerous nature or are heavy so as to damage the construction or structure, of the building in which the Industrial Units are situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or any other structure of the building in which the Industrial units are situated or to the Industrial units. In case of negligence or default on the part of the Purchasers they shall be liable to the consequences of such breach.

c) To carry, at their own cost, all internal repairs to the Industrial Units and maintain the Industrial Units in the good condition, state and order in which it was delivered by the Builders or their Joint Sub-Purchasers and shall not do or cause to be done anything in or



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प्लॉट क्षेत्र	२०३४
प्लॉट क्षेत्र	२०३४
प्लॉट क्षेत्र	२०३४

to the building in which the Industrial Units is situated in violation of the rules and regulations of the concerned local authority or other public authority and bye-laws of the proposed society. And in the event of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the Industrial Units or any part thereof, nor at any time make or cause to be made any addition or alteration or permanent nature, nor any alteration in the elevation and outside colour scheme of the building in which the Industrial units are situated and shall keep the portion, sewers, drains, pipes in the Industrial units and appurtenance thereto in good tenable repairs and conditions and in particular, so as to support, shelter and protect the other parts of the building in which the Industrial units are situate and shall not chisel or in any other manner do damage to columns, beams, walls, slabs or RCC, parapet wall or make other changes in the Industrial Units without the prior written permission of the Builders and/or the Society.

e) Not to do or permit to be done any act or thing which may render void or voidable any insurance or the said land and the building in which the Industrial Units is situated or any part thereof or whereby any increased insurance premium shall become payable in respect of the buildings.

f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit/ing same to be thrown from the said Unit in the compound or any portion of the said land and the building in which the Industrial Units are situated.



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क्रमांक	दिनांक	पृष्ठ संख्या
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- g) Pay to the Builders wherever demanded by the Builders then share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the Industrial Units is situated.
- h) The Purchasers shall not let, sublet, transfer, assign or part with the Purchaser's interest in or benefit of this agreement or part with the possession of the Industrial Units until all the dues payable by the Purchasers to the Builders under this agreement are fully paid up only if the Purchasers have not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchasers have intimated in writing to the Builders.
- i) The purchasers shall observe and comply with all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Industrial Units therein and for the said Industrial Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The purchasers shall also observe and perform all the stipulations and conditions lay down by the Society regarding the occupation and use of the Industrial Units in the building and shall pay and contribute regularly the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- j) Till a deed of conveyance of building in which Industrial Units are situated is executed the Purchaser's shall purchase, Builders and their surveyors and agents with their workmen and others at all reasonable times, to effect this and



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15	20	20	20
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upon the said land and buildings or any part thereof to view and examine the state and condition thereof

16) The Builders without effecting or prejudicing the rights or interest of the said purchase of the Industrial Units Under this agreement shall be at liberty to sell assign, and/or otherwise deal with their interest in the foresaid land and building and any part thereof.

17) If hereinafter any charges are levied by or payment required to be made any Government authorities or local body either on the building or otherwise the Purchasers on being called upon by the builder will pay to the Builders their share thereof at or before or after taking possession of the same Unit as may be required or demanded by the builders

18) The builders shall in respect of any amount liable to be paid by the Purchasers under the terms and conditions of this Agreement, have a first lien and charges on the said Industrial Units to be acquired by the purchasers till all the amounts due and payable by the purchasers under this agreement are paid to the builders and shall have no interest and or right of whatsoever nature and the purchases shall not let, sublet, sell, transfer, assign, convey, mortgage, charge or in any way encumber or deal with or dispose of or part with the possession of the said Industrial Units or any part thereof acquired under this Agreement nor shall assign, mortgage, charges or in any way encumber or deal with in any manner whatsoever their rights, benefits of this Agreement or any part thereof until they obtained

Consent in writing of the builders or the Co. op Society which may be formed in the case may be provided such consent shall not be refused by the Builders/Society without any Valid and justified



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क्रमांक	५५५	२०१५
दिनांक	२०१५	२९
पृष्ठ	२	२९

- 19) The Purchasers shall not be entitled to claim partition of their share in the said land and/or the said building and the said building and the same shall always remain undivided and indivisible.
- 20) The Purchasers hereby consent with the Builders to pay all the amount to be paid by the Purchasers and reserved under the Agreement and jeep the Builders indemnified against the said Covenant and conditions except so far as the same ought to be observed and performed by the Builders.
- 21) The Purchasers along with the other purchasers of Industrial Units in the building shall join in forming and registering the society to be known as "SAATVIK Co-operative Society Ltd." or other name as approved by registering authority and for this purpose also from time to time sign and execute any documents necessary for the formation and registration of the society.
- 22) The said Complex shall be always as "SQUARE INDUSTRIAL PARK" and the said Building shall be always as "SAATVIK" and these names shall not be changed at any reason whatsoever.
- 23) The Builders shall cause the original owner to transfer the said land described in schedule hereunder written with the Building to be constructed by the Builders along with other building on the said land to the Society.
- 24) In the event of the Society being formed and registered before sale and disposal of all the Industrial Units or before utilization of the full F.S.I. in the said BUILDING by the Builders, as aforesaid, the powers and authority of the society shall be subject to builders' right to utilize the full F.S.I. if any.



क्रमांक	४४५	२९	२०१५
दिनांक	२२	२९	०८

- 19) The Purchasers shall not be entitled to claim partition of their share in the said land and/or the said building and the said building and the same shall always remain undivided and indivisible.
- 20) The Purchasers hereby consent with the Builders to pay all the amount to be paid by the Purchasers and reserved under the Agreement and jeep the Builders indemnified against the said Covenant and conditions except so far as the same ought to be observed and performed by the Builders.
- 21) The Purchasers along with the other purchasers of Industrial Units in the building shall join in forming and registering the society to be known as "SAATVIK Co-operative Society Ltd." or other name as approved by registering authority and for this purpose also from time to time sign and execute any documents necessary for the formation and registration of the society.
- 22) The said Complex shall be always as "SQUARE INDUSTRIAL PARK" and the said Building shall be always as "SAATVIK" and these names shall not be changed at any reason whatsoever.
- 23) The Builders shall cause the original owner to transfer the said land described in schedule hereunder written with the Building to be constructed by the Builders along with other building on the said land to the Society.
- 24) In the event of the Society being formed and registered before sale and disposal of all the Industrial Units or before utilization of the full F.S.I. in the said BUILDING by the Builders, as aforesaid, the powers and authority of the society as subject to builders' right to utilize the full F.S.I. if any



पृष्ठ संख्या	२४१६-२
पृष्ठ संख्या	२२
पृष्ठ संख्या	२०१५

25] The Builders shall have rights to make additional structure in the said Building as may be permitted by Government and other competent authorities. Such additional structures will be the sole property of the Builders and the Builders shall be entitled to dispose-off such additional units constructed by them in any way they choose. The purchasers of the other Units shall however, be liable to become members of the proposed Society.

26] The Purchasers have no claim save and except in respect of the particular Industrial Units have hereby agreed to be acquired, open spaces, wall garden, parking place, still, lobbies, staircase, and terrace etc. will remain the property of the proposed Society. Terrace will belong to the terrace Units Purchasers.

27] The transfer deed and/or the Conveyance and all other documents shall be prepared by the Advocates and Solicitors of the Builders or their predecessors in title and shall contain the Covenants and conditions incorporated in this agreement with such reasonable modifications, alteration therein as the Builders or their predecessor in title deems fit and proper without adversely affecting the rights and interests of the Purchasers and the proposed Society under this Agreement.

28] Until the transfer as aforesaid, the Purchasers shall hold the said unit subject to the same obligations and conditions and provisions contained in the Agreement.

29] The Purchasers hereby agree that in the event of the amount by way of betterment charges or development tax or any other state tax, payment a similar nature paid by the Builders the same shall be reimbursed by the purchaser to the Builders in proportion of the areas of the Industrial Units.

30] Until such time the transfer is executed as aforesaid the purchasers agrees to abide by all the reasonable rules and



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पं. सं.	२०१५
पं. सं.	२०१५
पं. सं.	२०१५

regulations framed or to be framed be the Builders at any time and from to time and at all times generally to do all and every reasonable act that the Builders may call upon the purchasers to do in the interest of said property and the holders Industrial Units.

31) The Purchasers shall sign all papers and documents and do all other things that builders may think necessary and reasonable for carrying out the purpose of this Agreement from time to time.

32) The Costs, charges and expenses in connection with the stamp duty on conveyance, assignment to transfer Deed and registration charges of the same and of all the agreement, writing, transfer and all other documents required to be made and executed by the Builders as well as the reasonable professional costs payable by the Builders in preparing and approving all such documents shall be done and paid by the purchasers along.

33) The Purchasers shall also pay their proportionate share of insurance premium to keep the building in the said property insured against loss or damages by the fire and other foreseeable risks and to get any capital redemption policy in sum equivalent to total price of all Industrial Units in the said building on a company to be approved by the Builders in rebuilding or repairing the said building for keeping the said building in good conditions.

34) The Purchasers shall not at any time do or cause to be done or permitted to do any nuisance or annoyance in or upon the premises or anything which shall cause annoyance, inconvenience, hindrance or disturbance to the Holders of other Industrial Units and/or the property in the neighborhood.

35) The Builders shall get all the documents pertaining to the registration of the Society by the purchasers' simultaneous and executing of this Agreement.



पुस्तक क्रमांक	२२२५-१
पृष्ठ सं.	५६२
पृष्ठ सं.	२०८१
पृष्ठ सं.	२०८१

36) If the Builders are not able to give possession of the said Industrial Units owing to any unavoidable circumstance beyond the control of the Builders, the purchasers shall not be entitled to claim any damages and/or compensation of the nature whatsoever but shall be entitled to terminate this agreement and to receive back the money paid by them with 9% interest p.a. from the date of payment till the date of the refund. This provision is without prejudice to the rights of the respective parties.

37) The Purchasers agree that they shall not hold the Builders liable for the additions or improvements that they may be made in the additions or improvements that they may be made in the Original plans which improvements shall not materially affect the position or dimensions of the Industrial units agreed to be acquired by the purchaser and their other rights to common amenities.

38) The builders hereby covenant with the purchasers that subject if purchasers paying all monies and the due under this agreement and carrying out their obligations and covenants under this agreement, the purchasers shall peacefully hold and enjoy the said Industrial Units without any interruption by the Builder or any person lawfully claiming by through under or in trust for them.

39) In case security Deposit demanded by Government, Local body or Electricity Supplying Company or other authorities concerned before or after giving the water connection and/or electric connection to the proposed Building the same shall be paid by the Purchasers on proportion basis to be worked out by the Builders further in case the Authorities require meters to be fixed for individual Units or otherwise in this respect the charges for the same and for such connection shall be paid by the



[Signature]
20/10/2019

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अंश नं.	२०२२	२०२२	२०२२
अंश क्षेत्र	२०२२	२०२२	२०२२

Purchasers alone. The Purchasers shall pay their share of the Security Deposit, water bill, electric charges and meters within week of the demand being made by the Builders.

4)0) Any Delay, indulgence on the part of the parties to this Agreement in enforcing their respective rights under this agreement shall not be considered as waiver of such right or breach of any of the terms and conditions of these presents nor shall the same in any way prejudice to the right of the respective parties.

41) IT IS HEREBY AGREED that in case any additional F.S.I. is sanctioned for the said property before conveyance of the land in favor of the proposed Society, the Builders alone have right to utilize the said additional F.S.I. as per their choice & purchasers shall have no right to raise any objection and shall not raise any objection in future of whatsoever nature.

42) This Agreement shall always be subject to the provision contained in the Maharashtra Ownership Flat Act 1963 and The Maharashtra Ownership Rules 1964 framed there under or any other provision of law applicable from time to time.

43) The Purchasers agree and undertake to lodge this agreement for registration of Assurance Vassal and to admit execution thereof and give intimation thereof in writing with serial number and date to the Builder to admit the Execution thereof, and to take all necessary steps for getting the same registered in accordance with the provisions of law at their own costs and expenses. The builders will admit execution but shall not liable to bear and /or pay such fees, costs and or expenses or any part thereof.



क्रमांक	२०१५-१६	२३	२६
पृष्ठ सं.	२१	२३	२६
दिनांक	२०१५		

44) The Builders shall not be responsible for any repairs within the Industrial Units from the date of possessions of the said Industrial Units.

45) It is also agreed that the purchasers along with other owners of the Industrial Units shall pay the water charges as decided by the Builders and shall continue the water supply through water tankers till regular water connection is given to the said building.

46) All notice to be served on the parties as stipulated under this agreement shall be deemed to have served if sent to the other party by Registered post A/D and also under certificate of posting at their address mentioned in this agreement.

47) The Consideration amount mentioned herein above is purely on lump sum basis. No dispute whatever shall be raised at any time relating the said sale price and the aggregate area mentioned herein shall be used for determining the proportionate distribution amongst the various premises holders of any taxes, maintenance charges, expenses levied or to be levied / incurred or be incurred on the whole building and land as one only.

48) The Lump sum cost of purchases of these industrial units as agreed to be purchased by the Purchaser does not include sales tax, any other Government Tax, levies and same if determined to be payable on this transaction at any later stage by concerned authorities the same shall become payable on this transaction or at any later date by concerned authorities the same shall become payable by the Purchasers along with other Purchasers on demand at any time. Similarly any additional statutory levies imposed by Government which may affect this deal shall also be fully recovered by the builders from the Purchasers.



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क्रमांक	२०१९-१८
पृष्ठ सं.	५०२-२०२०
दिनांक	२०१९

49) If the purchasers shall neglect, omit or fail for any reason whatsoever to pay to the builders any amount due and payable by the purchasers under the terms and conditions of this agreement including those referred to herein above, whether before or after this Agreement, whether before or after occupation of the said Industrial Units within stipulated time therein provided or if the purchasers in any other way fail and neglect to perform and /or observe any of the stipulation on their part to the performed or to be observed herein contained the Builders shall be entitled to rescind this agreement and on such revocation by the Builders, the purchasers shall be liable for any loss sustained by the Builders due to such default on the part of the Purchasers. It is further expressly agreed that right to the parties to this Agreement shall be without prejudice to their other legal rights, remedies and claims whatsoever against each other.

50) It is agreed that in case of conflict between the terms and conditions set out in this agreement and the provisions of Maharashtra ownership Flats Act and the Rules framed there under, the provisions of the said Act and the Rules shall prevail.

R. Nimbkar



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THE SCHEDULE I ABOVE REFERRED TO:

ALL THAT the piece and parcel of Land bearing 1) Survey No. 24, Hisse No.1, Area admeasuring (H. R.) 0-20-2, plus Potkharaba 0-14-2, Total (H. R.) 0-34-4, Assessment (R.P) 3-65 & 2) Survey No.24, Hisse No.2, Area Admeasuring (H. R.) 0-72-3, Assessment (R. P) 7-60, Total 1-06-7 (H. R.) Out of which 0-98-8 (H. R) of Village - Sativali, Taluka - Vasai, within the limits of Sub - Registrar Vasai.

THE SCHEDULE II ABOVE REFERRED TO:

ALL THAT the piece and parcel of Land bearing Survey No. 23, Hisse No.2, Area admeasuring (H. R.) 1-54-0, plus Potkharaba 0-10-0, Total (H. R.) 1-64-0, Assessment (R.P) 2-44, Out of which 0-80-0 (H. R) of Village - Sativali, Taluka - Vasai, within the limits of Sub - Registrar Vasai.

THE SCHEDULE III ABOVE REFERRED TO:

ALL THAT Unit No. 101, Area Admeasuring 1114 Sq. Feet Built up / Carpet Area, on **First Floor**, in the **Building No.-1**, building known as "**SAATVIK**" situated at "**SQUARE INDUSTRIAL PARK**" Village - Sativali, Taluka & Panchayat Samit: - Vasai, Dist & Zillah Parishad - Thane, within the area of Sub Registrar Vasai. The copy of the sanctioned plan of the said Buildings is annexed herewith and also the said Unit is demarcated in the said sanctioned plan by **RED** Colour.

Mr. Ghandhi



पत्रांक-१	२०१५
दिनांक	२०१५
१	

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR
RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HERE IN
ABOVE FIRST WRITTEN.

SIGNED, SEALED & DELIVERED
Within named of "THE BUILDERS"
M/s. NANDA INFRASTRUCTURES
Through its' Partner
Mr. DEVI DEYAT NANDA

In the presence of



1. 
2. 





SIGNED, SEALED & DELIVERED
Within named "THE PURCHASER"
Mr. MANOJ JAGDISH BUDHIA

In the presence of

1. 
2. 







क्रमांक	२०१९-१
दिनांक	२५/११/१९
श्रेणी	५०२
विवरण	५०२१

RECEIPT

RECEIVED on or before the execution hereof, from within named Purchaser/s a sum of Rs. 9,17,600/- (Rupees Nine Lakh Seventeen Thousand Six Hundred Only) by Cheque No. 258369 Dated Drawn on IICI Bank being the amount of full & final payment paid by the Purchaser/s to the builders.

WITNESSES:-

1) 
 2) 

WE SAY RECEIVED,

M/s. NANDA INFRASTRUCTURES

Through its Partner
 Mr. Devji Deyat Randa

भारतीय रिजर्व बँक
भारतीय रिजर्व बँक
 Reserve Bank of India
 केंद्र - कोयंबटूर

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सीमांत - भारतीय रिजर्व बँक



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



पुस्तक क्र.	५८२	३९	२०१५
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गाव नमुना सात (अधिकार अभिलेख पत्रक)

(यापुढील अर्थी अधिकार कोटेशनसाठी संपूर्ण नोंदवण्या (पत्रक क्र. १९) अंतर्गत दिनांक १९/०७/१३)

दिनांक - २६/१२/१३

पत्रक नं. १

धन्यता नोंदवणे	धन्यता नोंदवणे	धन्यता नोंदवणे
२५	२५	२५

शेतीचे स्थानिक नाव	१. अरु	२. अरु
शेतीचा क्षेत्र	०.७८२	२५

चे. नं. (अनुसंधान माला संदर्भ)	०-७८२	२५
वा. नं. (अ)	-	-
वा. नं. (ब)	-	-
एकूण	०-७८२	२५

समानता	०-	२५
पुढील किंवा विशेष मातृका	०-	२५

गाव नमुना सात (शिल्लक तार घाट)

(नगरपालिका क्षेत्रातील अर्थी अधिकार कोटेशनसाठी संपूर्ण नोंदवण्या (पत्रक क्र. १९) अंतर्गत दिनांक १९/०७/१३)

अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र	अर्थी क्षेत्र
१	२	३	४	५	६	७	८	९	१०	११	१२	१३

६ DEC 2013



अधिकार कोटेशन अर्जा नमूदवणे माला संदर्भ: १९/०७/१३
 दिनांक - २६/१२/१३



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Date	22/11/2014
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Date	22/11/2014



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क्रमांक	१
दिनांक	२०/११/१४
पृष्ठ सं.	३०
पृष्ठ सं.	३०

पुस्तक क्र.	५८८२	३५	६६
१	२०१५		

गाव नमुना सात (अधिकार अभिलेख पत्रका)

(सहाय्य करीत असताना अधिकार अभिलेख सात नोंदवया (पत्रक क्र. २ व सुविधात क्र. १) नियम, १९७९ मधील नियम १, ५, ६ आणि ७)

गाव - दादरगिर्गा
तालुका - चवहिसर

पुस्तक क्र.	३५
पुस्तक क्रमांक	५८८२
पुस्तक क्रमांक	३५

नोदवण्याचे नाव
 (१) ५८८२ (३५) (५८८२-३५)
 (२) २०१५ (३५) (२०१५-३५)
 (३) २०१५ (३५) (२०१५-३५)

पुस्तक क्र.
 ५८८२

ए. अकर	१
अ. अकर	१
कुल	२

१. अकर १
 २. अकर १
 कुल २

एकर अधिकार - दुसरा

वे. क्र. (अधिकार क्षेत्र मधील)	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०
अधिकार क्षेत्र	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०
अधिकार क्षेत्र	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०

गाव नमुना सात (निकास कर वगैरे)

(सहाय्य करीत असताना अधिकार अभिलेख सात नोंदवया (पत्रक क्र. २ व सुविधात क्र. १) नियम, १९७९ मधील नियम १५)

वर्ष	२०१३	२०१४	२०१५	२०१६	२०१७	२०१८	२०१९	२०२०	२०२१	२०२२	२०२३	२०२४	२०२५	२०२६	२०२७	२०२८	२०२९	२०३०
अधिकार क्षेत्र	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८
अधिकार क्षेत्र	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८

6 DEC 2013

असताना अधिकार क्षेत्र नोंदवण्याचे पत्रक क्र. २ व सुविधात क्र. १
 6 DEC 2013
 Joint Sub-Div. Office, Chavhan, Dist. Thane.





A hand-drawn wavy line in blue ink, consisting of two connected curves, one above and one below a central horizontal axis.

ಇಲಾಖೆ		ಇಲಾಖೆ	
ಕ್ರ. ಸಂ.	38	ಕ್ರ. ಸಂ.	38
2014	RC		

(251)

संख्या - २	
दिनांक	५८०२
क्षेत्र सं.	310
१	२०१५

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र ग्रामीण अधिकार अधिनियम १९५६ अन्वये) (अधिकार प्राप्त करणे व सुविधा देणे)
 धारा १९५६ अन्वये अधिकार क्र. १, २, ३, ४ आणि ७)

गाव - **श्रीदाजीवाडी**
 तालुका - **जवई**

क्र. सं.	पुण्यात असलेल्या गावांचा वळखणी	पुण्यात वळखणी	पुण्यात वळखणी
२२	२०		

गावचे स्थानिक नाव	क. गा. प्र. सं.	पुण्या	क. गा. प्र. सं.
१- ५४ - ०	१- ५४ - ०	१- ५४ - ०	१- ५४ - ०
२- २० - ०	२- २० - ०	२- २० - ०	२- २० - ०

को. वा. (सामान्य वचन नसलेले)
 को. वा. (अ. सं.)
 को. वा. (क.)
 को. वा. (ख.)
 को. वा. (ग.)

गांव नमुना वार (विकाची नोंदवही)

(महाराष्ट्र ग्रामीण अधिकार अधिनियम १९५६ अन्वये) (अधिकार प्राप्त करणे व सुविधा देणे)

नाम	विकाखालील क्षेत्र						विकाखालील क्षेत्राबाहेर						विकाखालील क्षेत्राबाहेर
	१	२	३	४	५	६	७	८	९	१०	११	१२	
१													
२													

दिनांक: २०१३



६ DEC 2013

गाव नमुना वार (विकाची नोंदवही)



क्रमांक - १	वर्ग सं.	३८
१	३८२	३८

पत्र क्र.	२
दस्तावेज क्र.	५८२
पृष्ठ क्र.	३६
दिनांक	३०१५

गाव नमुना सात (अधिकार अधिलेख पत्रक)

(महाराष्ट्र नगरीय अधिकार अधिलेख अधिनियम १९७१ (तत्सम कालीन व सुविधित कालीन) अधिनियम १९७१ च्या तरतुदीनुसार दिनांक १९७१ साली)

गाव नमुना सात (अधिकार अधिलेख पत्रक)

क्र. नं. ()

पत्रक क्र. नं. २४	पत्रक क्र. नं. ३	पत्रक क्र. नं. १	पत्रक क्र. नं. २	पत्रक क्र. नं. ३	पत्रक क्र. नं. ४	पत्रक क्र. नं. ५	पत्रक क्र. नं. ६	पत्रक क्र. नं. ७	पत्रक क्र. नं. ८	पत्रक क्र. नं. ९	पत्रक क्र. नं. १०	पत्रक क्र. नं. ११	पत्रक क्र. नं. १२	पत्रक क्र. नं. १३	पत्रक क्र. नं. १४	पत्रक क्र. नं. १५	पत्रक क्र. नं. १६	पत्रक क्र. नं. १७	पत्रक क्र. नं. १८	पत्रक क्र. नं. १९	पत्रक क्र. नं. २०	
०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१

गाव नमुना सात (सिद्धांत नोंद पत्रक)

(महाराष्ट्र नगरीय अधिकार अधिलेख अधिनियम १९७१ (तत्सम कालीन व सुविधित कालीन) अधिनियम १९७१ च्या तरतुदीनुसार दिनांक १९७१ साली)

पत्रक क्र. नं. १	पत्रक क्र. नं. २	पत्रक क्र. नं. ३	पत्रक क्र. नं. ४	पत्रक क्र. नं. ५	पत्रक क्र. नं. ६	पत्रक क्र. नं. ७	पत्रक क्र. नं. ८	पत्रक क्र. नं. ९	पत्रक क्र. नं. १०	पत्रक क्र. नं. ११	पत्रक क्र. नं. १२	पत्रक क्र. नं. १३	पत्रक क्र. नं. १४	पत्रक क्र. नं. १५	पत्रक क्र. नं. १६	पत्रक क्र. नं. १७	पत्रक क्र. नं. १८	पत्रक क्र. नं. १९	पत्रक क्र. नं. २०
०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१	०-५२-१



5 MAY 2014

गाव नमुना सात (अधिकार अधिलेख पत्रक)



पत्रांक - १	
पत्रांक	५००२
दिनांक	१०/११

2084	2084	2084
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M. S. RODRIGUES, B. Com. LL.B.
Advocate.

Tel. 2330494

Office: "Kadal Kunj" 10/2nd Fl. Opp. Parzath Cinema, Vassal (M) pin 401 202

SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

REF.: Plot of Land, bearing S. No. 24 Hissa No. 2, Area admeasuring 0-72-3 (H. R), Assessment Rs. 7-60, and S. No. 24 Hissa No. 1, Area admeasuring 6-20-2 (H. R), Plus Potcharaba 0-14-2 (H. R), Total area admeasuring 0-34-4 (H. R), Assessment Rs. 3-65, lying being and situate at revenue Village - Satiwali, within the limits of Grampanchayat - Satiwali & Talathi Saja - Waliv, Taluka & Panchayat Samit - Vassal, Dist. & Zilla Parishad-Thane, within the jurisdiction of Sub-Registrar Assurance of Vassal, (hereinafter referred to as "the Said lands" for brevity's sake)

Owner M/s. Nanda Infrastructure, Through Its Partner
Mr. Devji Deyat Manda

THIS IS TO CERTIFY that I have taken Search in respect of the said lands in the office of Sub-Registrar Assurance of Vassal-I, II and III, for the period of 30 years i. e. from 1981 to 2010 and my findings are as follows:-

YEAR	REGULAR INDEX - II	PRINTED INDEX-II
1981	TORN	TORN



पुस्तक संख्या	वर्ष	वर्ष	वर्ष
5002	82	82	82
2000			

-2-

1982	TORN	TORN
1983	TORN	TORN
1984	TORN	TORN
1985	TORN	TORN
1986	TORN	TORN
1987	TORN	TORN
1988	TORN	TORN
1989	TORN	TORN
1990	TORN	TORN
1991	Sent for data Entry at Thane	
1992	TORN	TORN
1993	NIL	NIL
1994	TORN	TORN
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN

2001 Index-II books are mixed and kept for binding and are not ready.

2002 Index-II books are mixed and kept for binding and are not ready.

2003 Index-II books are mixed and kept for binding and are not ready.



पुस्तक-३	
पृष्ठ सं.	५२
?	३२
	२०१५

-3-

- 2004 Index-II books are mixed and kept for binding and are not ready.
- 2005 Index-II books are mixed and kept for binding and are not ready.
- 2006 Index-II books are mixed and kept for binding and are not ready.
- 2007 Index-II books are mixed and kept for binding and are not ready.
- 2008 Index-II books are mixed and kept for binding and are not ready.
- 2009 And whereas the said lands were originally belongs to one Mrs. Laxmibai Shantaram Hinga & 1 other. And whereas the said original owner got the said property U/s 32 G of the B. T. & A. L. Act, And whereas the said lands owner was belongs to schedule tribe therefore U/s 36 & 36 A of M. L. R. Code was also applicable to the said lands.

And whereas the said lands are in Industrial Zone as per the CIDCO'S development plan and the surrounding lands are developed therefore the original owners were unable to cultivate the said lands therefore they were agreed to sell the

..4..



पुस्तक	पृष्ठ सं.	दिनांक
१	५८२	२०१५

said lands to one Mr. Sudhakar Dwarakanath Kadam and other 1. Subject to obtaining necessary permission U/s 43 of the B. T. & A. L. Act, and from the Government of Maharashtra U/s. 36 & 36 A of the M. L. R. Code. And whereas Mr. Sudhakar Dwarakanath Kadam and other 1 had obtained said permissions from the concerned department and thereafter conveyance deed of the said lands had executed in favour of the Mr. Sudhakar Dwarakanath Kadam and other 1. And whereas the said Mr. Sudhakar Dwarakanath Kadam and other 1 has transferred the said lands vide conveyance deed dat 07/03/2009 in favour of Mr. Ankush Pralhad Kotmire and thereafter vide M. E. No. 1173 the said lands brought on his name on the 7/12 extract.

2010

And whereas the owner of the said lands that i. e. M/s. Nanda Infrastructure, through its Partner Mr. Devji Deyat Nanda has purchased the said lands on 30/04/2010 vide Conveyance Deed No. 6716/2010 from Mr. Ankush Pralhad Kotmire and accordingly M/s. Nanda Infrastructure has become absolute owner of the said lands.

In my opinion, the title to the said lands of the said, M/s. Nanda Infrastructure, through its Partner Mr. Devji Deyat Nanda is clear, marketable and free from all



क्रमांक	दिनांक	व्यक्ति
2	20/09/10	M/S

-5-

..5..

N. B. : This search report is subject to torn registers, unready records and books sent to Thane office for Computer feeding purpose.
 Having these entries there reveal no charge over the said lands.

Date: 21/09/2010

Place : Vashi.

M. S. Rodrigues

Advocate

M. S RODRIGUES

ADVOCATE

MASQUINA 218,
 OPP KASWADI CINEMA,
 WASHI RD. WASHI, Dist. Thane



पत्रांक	वसई-२		
पत्रां. क्र.	७१	७१	७१
१	२०१५		

M. S. RODRIGUES. B. Com LL.B.
 Advocate.

Tel. 2330494

Office: "Kapil Kunj" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 202

SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

REF.: Plot of Land, bearing S. No. 23, H. No. 2, Area admeasuring 1-54-0 (H. R.), Plus Polnharaba 0-10-0, Assessment (Rs. P) 2-44, out of the said land 0-89-0 (H.R.) lying being and Situated at Revenue Village -Setivai, within the limits of Vasai-Virar MahanagarPalike, Taluka. Vasai, Dist. Thane, within the jurisdiction of Sub-Registrar Assurance of Vasai, (hereinafter referred to as "the Said Land" for brevity's sake)

Owner: M/s. Nanda Infrastructure, Through Its Partner Mr. Devji Deyat Nanda

THIS IS TO CERTIFY that I have taken Search in respect of the said lands in the office of Sub-Registrar Assurance of- at Vasai 1 to 5, for the period of 60 years i. e. from 1952 to 2014 and my findings are as follows:-

YEAR	REGULAR	PRINTED
	INDEX - II	INDEX-II

1952 Jaital Sub-REGISTRY
 TORN



पत्रांक	५११५-५
दिनांक	४/११/६०
१	२०१५

M. S. RODRIGUES. B. Com. LL.B.
 Advocate.

Tel. 2330494

Office: "Kapil Kunj" 10/2nd Fl. Opp. Parvat Cinema, Vasai (W) pin 401 202

1953 The said land was originally belongs to one Dattatray Narayan Chendvankar on 7/10/1953 he had given statement to the Revenue department to divide the said land alongwith other lands on his other two brothers namely Rajaram & Pundalik and accordingly by RTS SRI/772 dt. 7/10/1953 M.E. No. 141 had been passed by revenue department.

1954 TORN TORN
 1955 TORN TORN
 1956 TORN TORN
 1957 TORN TORN
 1958 TORN TORN
 1959 TORN TORN
 1960 On 10th Dec 1960 one Mr. Dattatray N. Chendvankar who died therefore his legal heirs brought on record vide M.E. No. 229.

1961 TORN TORN
 1962 TORN TORN
 1963 TORN TORN
 1964 TORN TORN
 1965 TORN TORN
 1967 TORN TORN
 1968 TORN TORN



क्रमांक-१	५०१५
कॉल नं.	५८२
५८५	५८६

M. S. RODRIGUES.

B. Com. LL.B.

Tel. 2330494

Advocate.

Office: "Kapil Kant" 10/2nd Fl. Opp. Parvati Cinema, Vasal (M) pin 401 202

- 1969 TORN TORN
- 1970 TORN TORN
- 1971 TORN TORN
- 1972 M.E. No. 374 had been affected in respect of Enforcement Act and Indian coins Act.
- 1973 TORN TORN
- 1974 TORN TORN
- 1975 TORN TORN
- 1976 One of the Original land owner i.e. Rajaram Naryan Chendwanekar had obtained loan of Rs. 16,200/- from Gokhware Seva Saha Soc. Ltd. therefore the borrowing bank had created charged on the said land vide M.E. No. 407.

1977 As per M.E. No. 411 it shows that one of the Co-owner Rajaram Naryan Chendawanekar who had died on 29/11/1976 therefore vide M.E. No. 411 his legal heirs brought on records.

1978 TORN TORN

1979 M.E. No. 432 it shows that the one of the Co-owner the said land obtained loan from Gokhware Seva Saha Soc. Ltd. and said loan repaid by the borrower therefore the charge was deleted vide M. E. No. 432 dt. 22/02/1979.



पत्रांक	२०१५
दिनांक	२०१५

M. S. RODRIGUES. B. Com. LL.B.

Advocate.

Tel. 2330494

Office: X Kapil Kunj 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 202

As per M.E. No. 433 it shows that the one of the Co-owner of the said land Late Taramati Rajaram Chendvankar who died on 1/05/1978 therefore vide M.E. No. 433 her legal heirs brought on records.

One Yamuna Narayan Ardakar whose name entered on 7/12 extract but she had submitted written application to the revenue department to delete her name from the 7/12 accordingly vide M. E. No. 434 her name had been deleted from 7/12 extract.

1980	TORN	TORN
1981	TORN	TORN
1982	TORN	TORN
1983	TORN	TORN
1984	TORN	TORN
1985	TORN	TORN
1986	TORN	TORN
1987	TORN	TORN
1988	TORN	TORN
1989	TORN	TORN
1990	TORN	TORN
1991	TORN	TORN

Sent for data Entry at Tisra Joint Sub-Registrar, Vasai



पुस्तक	कृतांक.	श्री	श्री
३	२०१५	५०	५०

M. S. RODRIGUES,

Advocate

B. Com. LL.B.

Tel. 2333494

Office: "Kapli Kunj" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 202

1992	TORN	TORN
1993	NIL	NIL
1994	TORN	TORN
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN
2001	Index-II books are mixed and kept for binding and are not ready.	

2002
Index-II books are mixed and kept for binding and are not ready.

2003
As per M.E. No. 968 it shows that the said land was belongs to one of the Co-owner Gangadhar Rajaram Chendavankar who had died on 04/12/2002 therefore vide M.E. No. 968 his legal heirs brought on records.

2004
Index-II books are mixed and kept for binding and are not ready.

2005
Index-II books are mixed and kept for binding and are not ready.



दिनांक	दस्तावेज	पृष्ठ	पृष्ठ
?	BCC2	99	e

M. S. RODRIGUES, B. Com. LL.B.

Advocate.

Tel: 2330494

Office: "Kapil Kunj" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W), pin 401 202

2006 Index-II books are mixed and kept for binding and are not ready.

2007 As per M.E. No. 1109 it shows that the said land was belongs to one of the Co-owner Pundlik Narayan Chendavankar who had died on 24/07/2005 therefore vide M.E. No. 1109 his legal heirs brought on records.

2008 Index-II books are mixed and kept for binding and are not ready.

2009 Index-II books are mixed and kept for binding and are not ready.

2010 Index-II books are mixed and kept for binding and are not ready.

2011 Index-II books are mixed and kept for binding and are not ready.

2012 M/s. Nanda Infrastructure, through its Partner Mr. Deyji Deyat Nanda & others have purchased the said land vide Conveyance Deed dt. 20/12/2012 from Dhip Gangadhar Chaji, Sridhar & others through his constitues attorney Mr. S. S. Ghosh



क्रमांक	दिनांक	पृष्ठ संख्या
१२	२०१४	२

7

M. S. RODRIGUES,

B. Com. LL.B.

Tel. 2330494

Advocate.

Office: "Kashi Kany" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin- 401 202

Moreswar Acholkar & Hemantkumar Pundlik
Chenevankar And as per the said conveyance
deed M/s. Nanda Infrastructure, through its
Partner Mr. Deoji Deyat Nanda & others name
have been recorded on 7/12 extract vide M. E.
No. 1319.

2013 Index-II books are mixed and kept for
binding and are not ready.

2014 Index-II books are mixed and kept for
binding and are not ready.

In my opinion, the title to the said land of the said,
M/s. Nanda Infrastructure, through its Partner Mr. Deoji
Deyat Nanda is clear, marketable and free from all
encumbrances.

N. B. : This search report is subject to torn registers, unready
records and books sent to Thane office for Computer
feeding purpose.
Barring these entries there reveal no charge over the said
Lands.

Date: 29/09/2014

M. S. Rodrigues

Vasai

Advocate



M. S. Rodrigues
M. S. RODRIGUES
ADVOCATE
KASHI KANY 10/2
OPP. PARVATI CINEMA,
VASAI (W)-401202 (Dist: Thane)

3	2002	2003	2004
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पत्र संख्या, दिनांक
 दिनांक, पत्र संख्या



पता : अहमदनगर जिल्हा, अहमदनगर
 पत्ता : अहमदनगर
 ईमेल : vashir@msrdcorp.com

नाम : वशिष्ठ
 पत्ता :

WCMP/P/CC/VP-0401/ 11116

११/११/२०११

To,
 M/s. Nanda Infrastructure thru partner,
 Mr. Devji D. Nanda & M/s. Adil Realtors & Infrastructure thru partner, Mr. Sunil Acholkar,
 M/s. Nanda Infrastructure,
 Dhurnal Nagar, Wair, Vasai (E),
 Tal: Vasai,
DISTI, THANE.

Sub: **Commencement Certificate for proposed Industrial Buildings on land bearing S.No. 23, H.No.2(PB) S.No.24, H.No.1(PB), & S.No.24, H.No.1 of Village, Sattivall, Taluka Vasai, Dist Thane.**

- Ref:
1. TLR M.R. No. 948/05 dtd. 14/05/2007, M.R.No. 947/06 dtd. 14/05/2007 for measurement
 2. GSDA Certificate vde No. LGW-10-2010/CN/741/258/297/2011 dtd. 21/03/2011
 3. GSDA Certificate vde No. LGW-10-2010/CN/739/257/298/2011 dtd. 21/03/2011.
 4. Assurance letter from Vasa Virar City Municipal Corporation vide letter dated 28/11/2011.
 5. Your Registered Engineer's letter dated 01/04/2011.

Sir/ Madam,

Development Permission is hereby granted for the proposed Industrial Building under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Nanda Infrastructure thru partner, Mr. Devji D.Nanda & M/s. Adil Realtors & Infrastructure thru Partner, Mr. Sunil Acholkar.

It is conditions mentioned in the letter No WCMP/P/CC/VP-0401/..... dated 11/11/2011. The detail of the layout is given below:

Name of assess owner /P.A Holder	M/s. Nanda Infrastructure thru partner, Mr. Devji D.Nanda & M/s. Adil Realtors & Infrastructure thru Partner, Mr. Sunil Acholkar.
Location	Sattivall
Land use (predominant)	Industrial Buildings
Gross Plot Area (As per 7/12)	17870.00 sq.m



पत्र क्र. 5-2	2014
वसई शहर निका	DR CG

शहर निका, वसई शहर (पुणे), त. वा.पु. अ. नं. 10, व.स.पु. 100.



दफ्तरी : 404-4044/40/वसई/पुणे
 फोन : 404-4044
 ई-मेल : vasai@vasai.mncc.gov.in

WDMC/TP/CC/VP-3401/1176

11-
 09/11/2011

5	Less: Area under Encroachment	: 630.36 sq.m
6	Balance Plot Area	: 1723.64 sq.m
7	10% RG	: 172.36 sq.m
8	5% CFC	: 86.18 sq.m
9	Net Plot Area	: 1465.70 sq.m
10	Permissible FSI	: 0.75
11	Permissible Built Up Area	: 10992.27 sq.m
12	Proposed Built Up Area	: 10630.79 sq.m
13	No. of Buildings	: 5

The details of building as under:

Sr. No.	Predominant Building	Bldg. No./Plot	No. of Floors	No. of Gallies	of Built Up Area (In sq. mt.)
1.	Industrial Bldg.	1 (Plot A)	G+1 (pt)	21	2206.95 sq.m
2.	Industrial Bldg.	2 (Plot A)	G+1 (pt)	19	2184.46 sq.m
3.	Industrial Bldg.	1 (Plot B)	G+1 (pt)	21	2371.96 sq.m
4.	Industrial Bldg.	2 (Plot C)	G+1 (pt)	17	1800.26 sq.m
5.	Industrial Bldg.	1 (Plot C)	G+2 (pt)	19	2067.16 sq.m

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

The amount of Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand only) deposited vide Receipt No. 167026 dated 24/11/2011 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by this Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.



पुस्तक क्र. १	पुस्तक क्र. १५२५५९६
पुस्तक क्र. २	२०१५



पुस्तक क्र. १५२५५९६
पुस्तक क्र. २०१५

पुस्तक क्र. १५२५५९६
पुस्तक क्र. २०१५

पुस्तक क्र. १५२५५९६
पुस्तक क्र. २०१५

WOM/TF/CCMP-640/1176

09/11/2011

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Vasal-Virar City Municipal Corporation.

You shall develop the road to the satisfaction of Vasal-Virar City Municipal Corporation applying before PCC. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sites etc) before applying for PCC.

You shall construct cupbord if any, as per sanctioned E.C Regulations.

You shall submitted sanad and Chief Fire Officer NOC before applying for Occupancy Certificate.

Yours faithfully,



Dy. Director of Town Planning
Vasal Virar City Municipal Corporation

Encl.: a/a.
C.C. to:

1. M/s. Er-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasal (W)
Taluka Vasal,
Dist:-Thane.
2. Commissioner
Vasal Virar City Municipal Corporation.
3. Dy. Commissioner, CUC,
Vasal-Virar City Municipal Corporation.
Word-61
4. The Collector,
Office of the Collector, Thane.
5. The Tahasildar
Office of the Tahasildar - Vasal



बसई-१	वस्त क्र.	५८२	५१६
		२०११	

7



गुण मान्यता, निम्न
 फेर (अ),
 वा. वाई, नि. अ, नि. वा. अ.

दूरभाष : ०२२-२६६१०१०१
 मोबा : ०२२-२६६१०१०१
 ई-मेल : vasaitransaction@pko.com

दिनांक : ०९/११/२०११

12
 ०९/११/२०११

W/MC/T/CC/VP-0401/1175

16.
 M/s. Nanda Infrastructure thro' partner,
 Mr. Devji D.Nanda & M/s. Aadi Realtors & Infrastructure thro'
 Partner, Mr. Sunil Acholkar,
 M/s. Nanda Infrastructure,
 Dhumal Nagar, Wai, Vasai (E).
 Tal: Vasai,
 DIST: THANE.

ASSESSMENT ORDER NO

Sub: Development Permission for proposed Industrial Buildings on Land bearing S.No. 23, H.No 2/PT) S.No.24, H.No.1/PT) & S.No.24, H.No.2 of Village Sasivalli, Talaha Vasai, Dist Thane.

Ref : Your Registered Engineer's letter dated 01/04/2011.
 Sir/ Madam,

1) Name of Assessee owner/ P.A. Holder : M/s. Nanda Infrastructure thro' partner, Mr. Devji D.Nanda & M/s. Aadi Realtors & Infrastructure thro' Partner, Mr. Sunil Acholkar.

- 2) Location : Sasivalli
- 3) Land use (predominant) : Industrial Buildings
- 4) Gross Plot Area (as per 7/12) : 17870.00 sq.m.
- 5) Less: Area under Encroachment : 630.36 sq.m
- 6) Balance Plot Area : 17239.64 sq.m
- 7) Deductions for
 a) R.G. 10% : 1723.96 sq.m
 b) C.F.C 5% : 861.98 sq.m
- 8) Net Plot area : 14653.70 sq.m
- 9) Permissible F.S.I. : 0.75 sq.m
- 10) Total Permissible UA : 10990.27 sq.m
- 11) Balance UA : 10630.79 sq.m



2024-25
 BCC-2
 2024

ગુજરાત સરકાર, જિલ્લા
 સરકાર (વડોદરા)
 મ. વસા, જિ. વડોદરા, જી. પો. ૩૧૫.



સંખ્યા : વડો-૨૩૨૭૦-૨૭/૧૧/૨૦૧૧/૧૬
 તારીખ : ૨૬/૧૧/૨૦૧૧
 વેબ : www.vadodracorporation.com

શબ્દ : શુભચિત્ર
 કોષ :

VVCHC/PIOC/VN-0401/V715

d) On Build up Area : 10630.79 sqm x Rs. 375/- = Rs. 39,86,547.00
 e) On Construction area : 839.52 sqm x Rs. 375/- = Rs. 3,12,120.00
 Free SSI
 Total = Rs. 68,94,813.00

01/11/2011

13) Development Charges Paid Vide Receipt No 167023. = Rs. 69,85,800.00

14) Excess development charges to be paid = Rs. 94,697.00

15) Date of Assessment : 24/11/2011.

16) Premium components given free SSI :
 a) Area under Balcony : Nil = Rs. 3,55,904.00
 b) Area Under pocket Terr. : 2372.82 sqm x Rs. 150 = Rs. 3,55,924.00
 Total amount = Rs. 3,56,000.00

17) Premium paid vide Receipt No.167024 dtd.24/11/2011 = Rs. 3,56,000.00
 18) As requested by you vide letter for balance payable amount, installment facility is hereby granted. The balance amount will attract 18 % interest till the date of payment. The Schedule of Payment is given below:

SCHEDULE OF PAYMENT

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

Yours faithfully,



Dr. Director of Town Planning
 Vadodra City Municipal Corporation

c.c. to
 M/s. Eri-Con, Project Consultants,
 G-7/8, D-wing, Sethi Colera,
 Ambadi Road, Vesa, 'W'
 Tal: Vesa,
 Dist: Thane.



Page No.	2
Date	20/02/2024

FORM II
 BLOCK PLAN, MUT AREA DIMENSION AND CALCULATION, SET UP AREA CALC., CONST. AREA CALC., LOCATION PLAN,
 HOLDING AREA, DRYWALL & CALCULATION ETC.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT AREA REFERENCE WAS SURVEYED BY ME ON 12/2/2024 AND THE DIMENSIONS OF THE SITE ETC. OF THE PLOT STATED ON THE PLANS ARE AS MENTIONED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF SETTING UP / T.P. CONTROL RECORDS AND RECORDS BEFTL, CITY SURVEY RECORD.

Signature of Licensed Surveyor/Engineer
 Structural Engineer / Supervisor

STAMP OF SITE OF RECEIPT OF PLANS

Approved as amended in
 Subject to the conditions mentioned in
 this Office Letter No. W/2023/177 of 20/02/2024
 V.P. / S.F.A. / TITLE / DATE
 Dated 20/02/2024

Deputy Director Town Planning
 Mysalipatana City Municipal Corporation
 Mysalipatana, Tirupur



STAMP OF APPROVAL OF PLANS

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW

PROPOSED INDUSTRIAL BLDG. ON LAND BEARING S.NO.23,R.NO.2(P/T), S.NO.24, H.No.147, 2 OF VILLAGE SATVAL, TAL VASAI, DIST-TIRANE

Signature of Approver

Signature of Approver

WVA SANSI DISTRICT THE THEROOR PARTNER
 WVA DEVAI DEVAI SANSI
 WVA KARI DEVAI A PARTNER
 WVA SANSI M. S. PARTNER

DATE 11-02-2024

SHEET NO. 1

SCALE AS SHOWN

PREPARED BY DEVAI DEVAI

DATE 11-02-2024

EN-CON
 S. SANJAY S. NARAYAN
 REGISTERED ENGINEER
 (Reg.No.: W/MCHENG101)



10/11/2011
 2011
 2011

Vasai Virar City Municipal Corporation
 Vasai (E), Dist. Thane
 Maharashtra - 401 201



Vasai Virar City Municipal Corporation
 Vasai (E), Dist. Thane
 Maharashtra - 401 201

Vasai Virar City Municipal Corporation
 Vasai (E), Dist. Thane
 Maharashtra - 401 201

WCMC/TP/CC/VP-0401/ 11111

01/11/2011

To,
 M/s. Nanda Infrastructure thru' partner,
 Mr. Devji D. Nanda & M/s. Aadi Realtors & Infrastructure thru'
 Partner, Mr. Sunil Acholkar,
 M/s. Nanda Infrastructure,
 Dr. J. M. Nagar, Wairi, Vasai (E),
 Tal: Vasai,
DIST. THANE.

Sub: **Commencement Certificate for proposed Industrial Building No.1**
(Plot A) on land bearing S.No. 23, H.No.2(Pt): S.No.24, H.No.1(Pt)
& S.No.24, H.No.2 of Village Sakhyali, Taluka Vasai, Dist.Thane.

- Ref:
1. TLR M.R. No. 949/06 dtd. 14/05/2007, M.R.No. 947/06 dtd. 14/05/2007 for measurement.
 2. GSDA Certificate vide No. LGW-10-2010/CN/741/259/257/2011 dtd. 21/03/2011.
 3. GSDA Certificate vide No. LGW-10-2010/CN/739/257/298/2011 dtd. 21/03/2011.
 4. Assurance letter from Vasai Virar City Municipal Corporation vide letter dated 28/11/2011.
 5. Your Registered Engineer's letter dated 01/04/2011.



Development Permission is hereby granted for the proposed Industrial Building No.1 (Plot A) under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Nanda Infrastructure thru' partner, Mr. Devji D. Nanda & M/s. Aadi Realtors & Infrastructure thru' Partner, Mr. Sunil Acholkar, it is conditions mentioned in the letter No.WCMC/TP/CC/VP-0401/..... dated/11/2011. The detail of the layout is given below:

Sr. No.	Predominant Building	Bldg. No./Plot	No. of Floors	No. of Gabs	of Built Up Area (In sq. mt.)
1.	Industrial Bldg.	1 (Plot A)	G+1(Pt)	21	2206.95 sq.m

1) 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



क्र.सं.	दि.सं.	विवरण
१	२०११	१६०६

गुण संशोधन, विरार
 विरार (पुं),
 अ. सं. १, अ. १, विरार ४०६ १०५



दस्तावेज : १५०-१११६०६/१५११/१५/१५/१५
 फोन : ११०-१११६०६
 ई-मेल : vasai@vircorp.mirar.gov.in

आ. सं. : १११६०६
 दि.सं. :

WGN/CP/CCVP-040/ 1111

०१/११/२०११

पर Section 48 of MR & TP Act, 1966 and Cause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

- 2) The amount of Rs. 1.15,000/- (Rupees One Lakh Fifteen Thousand only) deposited vide Receipt No. 157026 dated 24/11/2011 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 3) 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 Vasai-Virar City Municipal Corporation.
- 4) You shall construct curboard if any, as per sanctioned D.C. Regulations.

Yours faithfully,



Dy. Director of Town Planning
 Vasai-Virar City Municipal Corporation.

C.C to
 M/s. En-Con, Project Consultants,
 G-7,8, D-wing Sechi Palace,
 Ambadi Road, Vasai (W)
 Taluka Vasai,
 Dist:-Thane.



पत्र क्र. १	२०१५
पत्र क्र. २	२०१५
पत्र क्र. ३	२०१५

PROFORMA II

CONTENTS OF SHEET
 G.F.L. LEVEL PLAN, BUILT UP AREA DIAGRAM & CALCULATION, TERRACE FLOOR PLAN, SCHEDULE OF ROOMS & FIN. W. UNIT
 & VENTILATION, ELEVATION, SECTION, PARKING AREA STATEMENT, LANDING UNLOADING AREA STATEMENT, ETC.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 4/5/2009 AND THE DIMENSIONS OF THE S. ETC. OF
 THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN
 THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY RECORDS

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved as amended in.....
 Subject to the conditions mentioned in
 this Office Letter No. YVCC/CT/2011/2
 Dated.....

THIS PLAN SHALL NOT BE CONSIDERED
 AS PROOF OF OWNERSHIP FOR ANY
 DISPUTES IN ANY COURT OF LAW

Signature of Licensed Surveyor/Engineer
 Structural Engineer / Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED INDUSTRIAL BLDGS. ON LAND BEARING S.NO. 23, H.NO. 21(1), S.NO. 24,
 H.NO. 1(P1), 2 OF VILLAGE SATVALI, TAL. VASAI, DIST-THANE.

NAME OF APPLICANT / OWNER

M/S. NARDA INFRASTRUCTURE THROUGH PARTNER
 DEVI DEVI NAYDA &

M/S. AASI BUILDERS & INFRASTRUCTURE THROUGH PARTNER
 M. BINIL M. KORIOLLA

SIGNATURE OF APPLICANT


JOB NO.
 VP-NO. 0401
 GPP PLNO-995A

DATE
 14-03-2011

SHEET NO.
 S2 OF 6

SCALE
 AS SHOWN

NORTH LINE

DRAWN BY
 DAISY

CHECKED BY



EN-COM
 Architectural & Structural Works
 Project Consultants

G 7/8 "D" WING, 3ETH FLOOR, AMBADI ROAD,
 VASAI ROAD (WEST), 4TH
 PHASE, MID. 2531K, 2530K REGISTERED ENGINEERS
 E-mail: encom@rediffmail.com, encom@rediffmail.com
 (REGD. NO. YVCC/ENR/001)



क्रमांक-२	प्लॉट नं.	ए२	२०१६
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श्री. देव प्रसाद, पार्टनर
 एम. नन्दा इन्फ्रास्ट्रक्चर प्रा. लि.



फोन : २२२-२२२२२२
 ईमेल : info@mcvtm.com

दि. : २२/०२/२०१२
 DL २२/०२/२०१२

To,
 M/s. Nanda Infrastructure thru Partner,
 Mr. Devji D. Nanda & M/s. Asdi Realtors & Infrastructure thru/
 Partner, Mr. Sunil Acholkar,
 M/s. Nanda Infrastructure,
 Dumas Nagar, Wafv, Vesal (E),
 Taluka-Vesal,
 DIST-THANE.

Sub: **Plinth Completion Certificate for proposed Industrial Building No.1 & 2 in Plot A, Building No.1 & 2 in Plot B & Building No.1 in Plot C on land bearing S.No. 23, H.No.2 (Pt.), S.No.24, H.No.1(Pt) & 2 of Village-Sativali, Taluka Vesal Dist.Thane.**

Ref:
 1) Commencement Certificate No.WCNC/TF/CCMP-0401/1776 Dated 09/12/2011
 2) Your Registered Engineer's letters dated 16/01/2012.

Sr/Madam,

This has reference to your intimation letter dated 16/01/2012 from your Registered Engineer's regarding completion of construction work upto Plinth level in Industrial Building No.1 & 2 in Plot A, Building No.1 & 2 in Plot B & Building No.1, in Plot C on land bearing S.No. 23, H.No.2 (Pt.), S.No.24, H.No.1(Pt) & 2 of Village-Sativali, Taluka Vesal Dist.Thane. I have to inform you that plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per sanctioned plan, subject to conditions of Commencement Certificate.

You are required 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.

Contd..... 2.



2	2012	2012
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गणेशदास, फारुख
 फारुख (फार्म),
 म. नं. १११, वार्ड, फारुख रोड, वासाल



पत्ता : अ. नं. १११, वार्ड, फारुख रोड, वासाल
 फोन : २२३३/२२३२
 ई-मेल : vasal@vasal.mn.gov.in

WCMC/TP/PCC/MP-0401/591/2011-12

दिनांक : २२/३/२०१२
 क्र. : २२३३/२०१२
 दि. : २२/०३/२०१२

Please note that if balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

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

You shall obtain mosquito proof treatment certificate from the concerned Public Health Department of this Municipal Corporation before applying for occupancy certificate.

You shall implement rain water harvesting scheme at site and Submit Photographs of same and inform for verification of the same before applying for final occupancy certificate.

Plantation of trees at site as per C.C. conditions to be certified by owner as well as engineer / architect before applying for final occupancy certificate.

Yours faithfully,

Deputy Director
 Town Planning
 Vraar City Municipal Corporation



Deputy Director
 Town Planning
 Vraar City Municipal Corporation

C.C. to:
 M/s. En-Con Project & Architectural Consultants
 G-7/8, Wing -D, Sathi Palace
 Ambhad Road, Vasal (W), Tal. Vasal
 DIST: THANE



Sl. No.	Particulars
1	Rs. 2,728,446.07
2	Rs. 4,342,653.75
3	Rs. 6,589,800.00
4	Rs. 476,481.00
5	Rs. 20,500.00
6	Rs. 7,486,781.00
7	Nil
8	Rs. 7,486,781.00

श्री. देवजी. ड. नन्दा
 श्री. देवजी. ड. नन्दा, फोर पार्टनर,
 म्. देवजी. ड. नन्दा, फोर पार्टनर,

WWW.MCTRIPUNYVAPRAJATI.DIGI/2014-15

दस्तावेज क्र. : २२२-२२२२२/२२२२२/२२२२२/२२२२२
 दिनांक : २२-२-२०२२
 ईमेल : vashivihar/corporation@vashivihar.com

व. नं. : २२२२२/२२२२२
 दिनांक : २२/१०/२०२२



To,
 M/s. Nanda Infrastructure thru Partner,
 Mr. Devji D. Nanda
 M/s. Nanda Infrastructure,
 Dhurva Nisgar, Vashi, Vashi (E),
 Tal: Vashi,
 DIST:PALGHAR

Reval Assessment Order

SUB -- Revised Development Permission for proposed Industrial Buildings on
 Land bearing S.No.23, H.No. 2(P), S.No. 24, H.No. 1(P), 2 & 3(P) of
 Village Sattivli, Tal-Vasal, Dist-Palghar.

Ref -- 1) Your Registered Engineer's letter dated 10/07/2014.

- Sr / Mahati
- 1 Name of Assessee owner / P.A. Holder : M/S. Nanda Infrastructure thru Partner,
Mr. Devji D. Nanda
 - 2 Location : Satvalli
 - 3 Land use (Pre-dominant) : Industrial Buildings
 - 4 Gross plot area : 18820.00 Sqm.
 - 5 Area Under Encroachment : 630.36 Sqm.
 - 6 Balance Plot Area : 18189.64 Sqm.
 - 7 R.G. @ 10% : 1818.96 Sqm.
 - 8 CFC @ 5% : 909.48 Sqm.
 - 9 Nec Plot Area : 15661.20 Sqm.
 - 10 Permissible F.S.I. : 0.75
 - 11 Permissible Built Up Area : 11555.90 Sqm.
 - 12 Proposed Built Up Area : 11580.41 Sqm.
 - 13 Area for Assessment : 1



14 Use : Industrial : 18189.64 Sq.m. x 350.00 = Rs. 2,728,446.07
 b) On BUA Industrial : 11580.4 Sq.m. x 375.00 = Rs. 4,342,653.75
 c) On Construction Area Free of FSI : 1107.52 Sq.m. x 375.00 = Rs. 415,320.00
 Total Development Charges : Rs. 7,486,419.75

15 Balance of Development Charges Paid vide
 a) Receipt No.167023 dated: 24/11/2011 : Rs. 6,589,800.00
 b) Adjusted from VP No.342 : Rs. 476,481.00
 c) Receipt No.266093 dated: 23/05/2014 : Rs. 20,500.00
 = Rs. 7,486,781.00
 = Nil
 = Nil



वसई-२
 राज.क.
 भू.क.
 ३ २०१५



मुख्यालय, वसई
 वसई (पश्चि.)
 म. नं. १०, ग. नं. १०१, १०५

दूरभाषी : ०२२-२५५१०५/०५/०५/०५/०५/०५
 फोन : २५५-२५५१०५
 ई-मेल : vasai@vasaivirar.mn.gov.in

म. नं. : ३३३१/२०१५
 दिनांक : २३/१२/२०१५

WASAI/VIRAR/NS-4001/0161/2014-15

a) Area under Staircase (Add:area) : 191.08 sq. m. = Rs. 95,540.00
 b) Area under Pocket/turf (Easement approved as per Ass. Order dtd. 09/12/2011) : 2372.84 sq. m. = Rs. 355,923.00
 Total = Rs. 451,463.00

18 Less : Premium Paid Vide
 a) Receipt No.167034 dated 24/11/2011 = Rs. 355,000.00
 b) Receipt No.266094 dated 23/09/2014 = Rs. 95,600.00
 Total paid = Rs. 451,600.00
 Nil

19 Balance Premium Charges to be paid
 20 Labour Charges
 c) On Contractor Area Free : 19687.93 Sq.m. x 13000/- x 1% = Rs. 1,522,351.60

21 Less :
 a) Labour Charges Paid vide Receipt No.272034 dated 01/08/2014 = Rs. 1,380,000.00
 b) Adjusted from YP No.0342 = Rs. 106,972.00
 c) Receipt No.268596 dated 29/09/2014 = Rs. 35,500.00
 Total paid = Rs. 1,522,972.00
 Nil

22 Balance Labour Charges to be paid
 23 As requested by you vide letter for balance payable amount, installment facility is hereby granted. The balance amount will attract 12% interest till the date of payment. The Schedule of payment is given below.

Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in Rs.)	Amount for Fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)

The Assessment order superseded order dated: 09/12/2011.



Yours Faithfully,
 Dy. Director of Town Planning
 Vasai-Virar Municipal Corporation

CC : Mr. E.M. Oon, Project Consultants,
 G-7/8, D-wing, Sethi Palace,
 Ambadi Road, Vasai (W)
 Vasai, Dist- Palghar.
 Taluka



Page No.	2
Date	12/12/2014

शुद्ध वास्तुशास्त्र, फ़ैदर
फ़ैदर (गुड),
वा. नं. 2, फ़ै. ग्रा. 1, फ़ै. नं. 200.

फ़ै. नं. : 12-12-2014
ग्रा. नं. : 200
ई-मेल : vasahil@erstite.com

वा. नं. : 12/12/2014
फ़ै. नं. : 200

12/12/2014

To,
M/S. Nanda Infrastructure thru, Partner,
Mr. Devji D. Nanda
M/s. Nanda Infrastructure,
Dhurna Nagar, Waiw, Vesali (E),
Dist-PALGHAR

Sub: Revised Development Permission for proposed Industrial Buildings on Land bearing S.No. 23, H.No. 2(P), S.No. 24, H.No. 1(P), 2 & 3(R) of Village Sathvalli, Tal-Vasal, Dist-Palghar.

- Ref: -
1. Commencement Certificate No. WCNC/TP/CCNP-0401/1776 dated 09/12/2011.
 2. Your Registered Engineer's letter dated 10/07/2014.

Sir / Madam,
Revised Development Permission is hereby granted for proposed Industrial Buildings in under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVI of 1966) to M/S. Nanda Infrastructure thru, Partner, Mr. Devji D. Nanda

The conditions mentioned in the letter No. WCNC/TP/CCNP-0401/1776 dated 09/12/2011. The details of the layout are as given below:

No.	Name of owner/P. A Holder	assess	M/S. Nanda Infrastructure thru, Partner, Mr. Devji D. Nanda Sathvalli
1	Name of		
2	Location		Industrial Buildings
3	Land use (predominant)		
4	Gross plot area (as per 7/12)	18820.00 sq.m	
5	Area Under Encroachment	630.36 sq.m	
6	Balance Plot Area	18189.64 sq.m	
7	R.G. @ 10%	1818.96 sq.m	
8	C.F.C. @ 5%	909.48 sq.m	
9	Net Plot Area	15461.20 sq.m	
10	Permissible F.S.I.	0.75	
11	Permissible Built Up Area	11595.90 sq.m	
12	Proposed Built Up Area	11580.41 sq.m	
13	No Of Buildings		5 Nos.



વચ્ચત્વ-૨	
કુલ કચેરા	૨૦૮૨
કુલ ગેલારી	૨૦૪૫

જિલ્લા કાર્યાલય, વિસ્તર
ગાંધી (ગ્રાં),
તા. વાસા, જિ. વાસા, ગાંધી, તા. ૧૨/૧૨/૨૦૧૪



સુચના : ૨૧૫-૨૨૨/૧૦/૨૦૧૩/૧૦૫૫૫૫૫
જિલ્લા : ૨૧૫-૨૨૨/૧૦
ઈ-મેલ : vasainfo@vasai.org

જિલ્લા : ૨૧૫/૨૨૨/૧૦/૧૦૫૫૫૫૫
જિલ્લા :

13/09/2014

વચ્ચત્વ/ટીપ/ઈડી/વપ-૦૫૦/૦૧૬-૨/૨૦/૧૧/૧૧
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 & 2.5.9 of Sanctioned D.C. Regulations-2001).

The additional amount of Rs.24,000/- (Rupees twenty four thousand only) deposited vide receipt No. 266095 dated 29/09/2014, with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for proposed Industrial Buildings on land bearing S.No.23, H.No. 2(P), S.No. 24, H.No. 1(P), 2 & 3(P) of Village Satvali, Tal-Vasai, Dist-Palghar, as per the following details:-

Sr. No	Predominant Building	Bldg. No./ Wfngs.	No. of Floors	No of Galas	Built Up Area (In sq. mt.)
1.	Industrial Building	Building No.1	Gr.+2 (Pt)	23 Galas	2446.66 sq.m
2.	Industrial Building	Building No.2	Gr.+2 (Pt)	21 Galas	2424.17 sq.m
3.	Industrial Building	Building No.3	Gr.+2 (Pt)	25 Galas	2629.04 sq.m
4.	Industrial Building	Building No.4	Gr.+2 (Pt)	19 Galas	2013.38 sq.m
5.	Industrial Building	Building No.5	Gr.+2 (Pt)	19 Galas	2067.16 sq.m
TOTAL				107 Galas	11580.41 sq.m

The revised development permission duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate issued vide letter No. VVCM/TF/CC/VP-0401/1776 dated 09/12/2011 stands applicable to this approval of Revised Development Permission along with the following conditions :

Handwritten signature or mark.



क्रमांक	५८८२	दिनांक	२०१५
वर्ग	SC	प्रकार	RE

गुण सावित्र, विरार
(पत्र १२६)
म. नं. १५, १६, १७, १८, १९, २०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००

W/CPC/TP/RDP/VP-0401/0162/2014-15

13/09/2014

गुण सावित्र, विरार
(पत्र १२६)
म. नं. १५, १६, १७, १८, १९, २०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००

- 1) This Revised Development Permission 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 or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall submit NDC from Chief fire officer & Sanad before Occupancy Certificate.



पुस्तक क्रमांक	वर्ष	पृष्ठ
5-2-1000	2024	

पुस्तक क्रमांक, विवर
 फोन (पूर्व),
 म. सं. वि. वि. सं. वि. वि. सं. वि.

WCCM/TP/RDP/VP-0401/0162/2024-25



दस्तावेज : 0162-2024/0401/0162/2024-25
 फोन : 022-25551000
 ई-मेल : vvmc@vccm.gov.in

म. सं. वि. वि. सं. वि. सं. वि.
 कक्षा : 1000

03/09/2024

12) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.

13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A. order, PWD NOC, MCC from Highway, NDC from Railway, NDC from MSEB etc., as may be applicable and N.A. TLR as required as per N.A. order. If any of the compliances as per other Deptts/Acts requirements are not done, you shall only face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.

14) You are responsible for complying with all conditions of N.A. order sale permission / other permissions of other authorities. Any violation with reference to conditions of N.A. order / permissions of other Authorities. You shall only 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. you are only 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.

Yours faithfully,

Dy. Director of Town Planning
 Vasai Virar City Municipal Corporation



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

2. M/s. En-Con, Project Consultants,
 G-7, 8, D-wing Sethi Palace,
 Ambadi Road Vasai (W)
 Taluka, Vasai, Dist:-Thane.



क्रमांक	२६५०-२
दिनांक	१६/०६/२०१४
पृष्ठ	१

श्री. देवजी, पार्टनर
 श्री. धारमजी, पार्टनर
 म. नान्दा इन्फ्रास्ट्रक्चर्स प्रा. लि.



दस्तावेज : २१५-३११११११११/२३/२०१४/११
 फोन : २१५-२१११११
 ई-मेल : vasavivirarcorporation@yahoo.com

व्यवस्थापक/डी.पी.
 वासावी वीरार सिटी म्युनिसिपाल कॉर्पोरेशन

WCNCK/TP/MP-0342/0160/2-2/14-115

13/10/2014

श्री. देवजी, पार्टनर
 श्री. धारमजी, पार्टनर
 म. नान्दा इन्फ्रास्ट्रक्चर्स प्रा. लि.
 धनुर्मा मजरा, वलिव, वासावी (E),
 जिल्हा: वासावी,
 जिल्हा: पालघाट

Subject: Sub-Division approval of Plot on land bearing S.No.24, H.No.3 of Village, Saitvalli, Taluka Vasai, Dist Palghar.

- Ref: -
1. TLR M.R. No.946/06 & 547/05 dated 22/06/2005 & dtl. 23/06/2006 for measurement.
 2. Your Registered Engineer's letter dated 10/07/2014.

Sir / Madam,
 With reference to the above, It is hereby informed that this office hereby grants approval to Sub-Division of Plot on land bearing S.No.24, H.No.3 of Village Saitvalli, Tal: Vasai Dist- Palghar as per drawing enclosed, the detail of which are as under:-

S.No.	Area plot as per 7/12	H.No. 3
1)	Plot A	5210.00 sq. m
2)	Plot B	950.00 sq. m
3)	Plot C	4260.00 sq. m

Yours faithfully,



Dy. Director of Town Planning
 वासावी वीरार सिटी म्युनिसिपाल कॉर्पोरेशन

- Cc. to:
1. The Collector, Office of the Collector, Thane.
 2. The Tehsildar, Office of the Tehsildar, Vasai.
 3. Asst. Commissioner, UCD, Vasai-Virar City Municipal Corporation, Ward office



क्रमांक	दिनांक	वर्ग
5002	10/09/15	2084

गुरु संपत्तिक, फाट्ट
फाट्ट (पट्ट),
म. संत, फा. संत, फा. संत 104.



सूचना : 074-21244/02/03/04/05/06
 फोन : 074-21244
 ईमेल : vashil@corp.orion.in/yskva.com

आ. सं. : 4/0008/2015-16
 दिनांक : 09/04/2015

WCMC/TP/OC/NP-0401/0008/2015-16
 To: M/s. Nanda Infrastructure thru Partner,
 Mr. Deoji D. Nanda
 M/s. Nanda Infrastructure,
 Dural Nagar, Walli, Vasal (E),
 Taluka-Vasal,
 Dist- Palahar.

Sub: Grant of Occupancy Certificate for Industrial Building No.1 (Gr.+2Pr.), Industrial Building No.2 (Gr.+2Pr), Industrial Building No.3 (Gr.+1), Industrial Building No.4 (Gr.+2Pr) & Industrial Building No.5 (Gr.+2Pr) on land bearing S.No. 23, H.No.2 (Pt.) S.No.24, H.No.1(Pt) 2 & 3 (Pt) of Village -Satvalli, Taluka Vasal, Dist- Palahar.

- Rel:
- 1) Commencement Certificate No. WCMC/TP/CC/NP-0401/1776 Dated 09/12/2011.
 - 2) Revised Development Permission No. WCMC/TP/RDP/VP-0401/0162/2014-15 Dtd 13/10/2014.
 - 3) Development Completion Certificate dt 27/02/2015 from the Licensed Surveyor.
 - 4) Structural stability certificate from Structural Engineer vide letter dated 27/02/2015.
 - 5) Plumbing certificate dated 27/02/2015.
 - 6) Receipt No.584 Dtd.07/03/2015 & No.5905 Dt.20/04/2012 & No.33642 Dtd.13/10/2014 from Vasal Vira- City Municipal Corporation for potable water supply.
 - 7) NDC from Lift Inspector Dtd. 24/12/2014 & 13/02/2015.
 - 8) NDC from Chief Fire Officer Dtd.18/02/2015 & 04/03/2015.
 - 9) Letter From Rain Water Harvesting Consultant Dtd.02/01/2015 & Dtd.16/02/2015.
 - 10) Your Registered Engineer's letter dated 04/03/2015.

Sir/ Madam,
 Please find enclosed herewith the necessary Occupancy Certificate for Industrial Building No.1(Gr.+2Pr.), Industrial Building No.2 (Gr.+2Pr), Industrial Building No.3 (Gr.+1), Industrial Building No.4 (Gr.+2Pr) & Industrial Building No.5 (Gr.+2Pr) on land bearing S. No. 23, H.No.2 (Pt.), S.No.24, H.No.1(Pt), 2 & 3 (Pt) of Village -Satvalli, Taluka Vasal, Dist- Palahar, along with as built drawings.



क्रमांक	५८८३	दिनांक	०२/०८/२०१५
१	२०१५		

तुला कावांतर, फिरर
फिरर (पूर्व),
वा. वांग, वि. गाणे, फिरर वॉर्ड १०५.



दुसरी : ०३०-२५५५५०३/२३/०४/२०१५
 फोन : ०३०-२५५५५०
 ई-मेल : vasair@corporation.vasai.com
 मोबा : ९८८८१३/९८८१
 दिनांक : ०४/०४/२०१५.

WC/MC/TP/OC/NP-0401/0008/P.01/1

: 2 :

You are required to submit revised DLR map showing the roads, R.G. arrenity plot, D.F, 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.

You shall submit Sanad before applying for final Occupancy Certificate of Building No.3.

Yours faithfully,



Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation

- End:: a.a.
 c.c. to:
 1) M/s. En-Con Project & Architectural Consultants
 G-7/8, Wing -D, Sethi Palace
 Ambadi Road, Vasai (W), Tal,Vasai
 DIST: Palghar.

- 2) Asst. Commissioner
 Ward Office.....
 Vasai Virar City Municipal Corporation
- 3) Tax superintendent,
 Ward Office.....
 Vasai Virar City Municipal Corporation
- for necessary action during taxation procedure



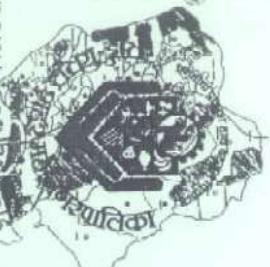
322

82

82

क्रमांक	कॉलर नं.	विकास - १
१	HCC2/03	के
		२०१५

ग्राम सचिवालय, विरार
 विरार (ए.डी.)
 ए. नं. १५, २४, १५ व १५.५.



दफ्तारी : ०२०-२०१५/१५/०५/०५/०५/०५/०५/०५
 तारा : ०२०-२०१५/०५
 ई-मेल : vasairatnase.pra@pmb05.com

तारिका : ०५/०५/२०१५
 क्रमांक : DR_09/04/2015

OCCUPANCY CERTIFICATE

I hereby certify that the development for Industrial Building No.1(Gr.+2P.) with Built up area 2446.66 Sq.m., Industrial Building No.2 (Gr.+2P) with Built up area 2424.17 Sq.m, Industrial Building No.3 (Gr.+1) with Built up area 2371.96 Sq.m, Industrial Building No.4 (Gr.+2P) with Built up area 2013.38 Sq.m & Industrial Building No.5 (Gr.+2P) with Built up area 2067.16 Sq.m on land bearing S.No. 23, H.No.2 (Pt.), S.No.24, H.No.1(P) 2 & 3(P) of Village -Sativli, Taluka Vasai, Dist. Palghar, completed under the supervision of M/s. En-Con Project & Architectural Plot Consultants, Registered Engineer (License/Registration No. WCMC/ENGR/01) and has been inspected on 15/03/2015 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. WCMC/TP/CC/VP-0401/1776 Dated 09/12/20118. Revised Development Permission No. WCMC/TP/RDP/VP-0401/0162/2014-15 Dtd. 13/10/2014 issued by the WCMC 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/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council/ Offices of the Municipal Corporation.
- 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, 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 title through or under them.



संख्या	वृत्त सं.	प्लान सं.
४	३०१५	३०२८

वृत्त कार्यालय, विरार
 विरार (पूर्व),
 मा. बाग, वि. भा. विरार ४०१ १०५.



दूरधनी : ०२२-२५५१०२१/२५५१०४/२५
 फोन : ०२२-२५५१०४
 ई-मेल : vasairarcorporation@yahoo.com

WCMC/TP/OC/VP-0401/०००४/२०१५
 दिनांक : ०४/०४/२०१५

- 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 CU.M. & 1.33 CU.M. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) 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.
- 6) This certificate of occupancy is issued only in respect of 23 Galas constructed in Industrial Building No.1(Gr.+2P.), 21 Galas constructed in Industrial Building No.2 (Gr.+2P), 22 Galas constructed in Industrial Building No.3 (Gr.+1), 19 Galas constructed in Industrial Building No.4 (Gr.+2P) & 19 Galas constructed in Industrial Building No.5 (Gr.+2P) only.
- 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 8) 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 WVC/MC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 9) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.

One set of completion plan duly certified is returned herewith.



[Signature]
 Deputy Director
 Town Planning
 Vasai Virar City Municipal Corporation

BUILDING - 1



GROUND FLOOR PLAN

क्रमांक-१
संकाय
२०२२
१

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

REGIION: MAHARASHTRA
VILLAGE: ROAD NO. 1003-4001

SQUARE INDUSTRIAL PARK
BUILDING - 1
ON LAND BELONGING TO THE GOVT. & SOCIETY IN THE VILLAGE OF TALAVNA, DISTRICT OF PUNE

EN-COM
Architectural & Structural Works
Project Consultants
10/1, Sector 10, Gurgaon, Haryana
Phone: 01299-420000
Fax: 01299-420001
www.en-com.com

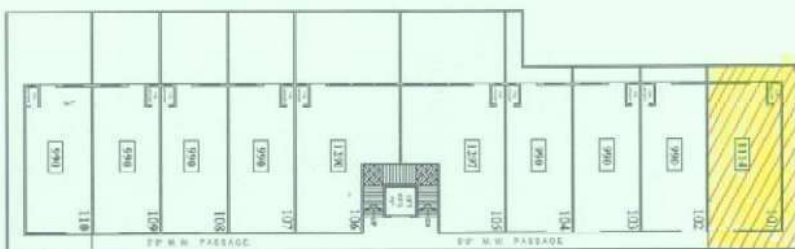


क्रमांक	२०१५-१६
पृष्ठ सं.	२
पृष्ठ सं.	२
पृष्ठ सं.	२

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

BUILDING - 1

Handwritten signature



FIRST FLOOR PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

HOLDER:

MANJIV INFRATECH CORP.

AND HERING'S ROAD, MIDC PHASE 2, SHIRDI ROAD, HATWADI, PUNE - 411 004

SCALE: INDISTINGUIABLE

R. BIRDNO:

VALSANTHILL PVT. LTD. PUNE, MAHARASHTRA



ENACON
ARCHITECTURE & SYSTEMS DESIGN
PUNE, MAHARASHTRA
INDIA
WWW.ENACON.COM



क्रमांक-१	१
पत्रांक	१००१
२	२०१५

मिडिया
 Tuesday, December 22, 2012
 3:20 PM

Original/दस्तावेज
 चेक नं. 398
 Reg/35A

दिनांक: 22/12/2012
 दिनांक: 22/12/2012
 दिनांक: 22/12/2012

शेक नं. 398
 चेक नं. 398
 चेक नं. 398

दिनांक: 22/12/2012
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दिनांक: 22/12/2012
 दिनांक: 22/12/2012
 दिनांक: 22/12/2012

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REKHA CHIKANLAL MISTRY,
CHIKANLAL SAGBI MISTRY
MUMBAI

1	1000000
2	1000000
3	1000000
4	1000000
5	1000000
6	1000000
7	1000000
8	1000000
9	1000000
10	1000000

No. 211924

खानेदारणी प्रत Party Copy

बॅंसीन कॉयॉपरेटिव्ह को-ऑपरेटिव्ह बँक लि.
(सेंडगुज बँक)

Bassein Catholic Co-operative Bank Ltd.

श्री मॅनेजर / To, The Branch Manager

सेंडगुज शाखा / Zenda Gazer Branch

R/D 04/12/12

मुद्रक शुल्क / Stamp Duty ₹./Rs. 500

सेवा शुल्क / Service Charges ₹./Rs. 10

दस्तावेजांचे संख्या / No. of Documents

एकूण / Total ₹./Rs. 501

माग्री रक्कम / Amount in Words

Five Hundred & Ten

10 only.

मुद्रक शुल्क भरणाऱ्याचे नाव / Name of stamp duty

paying party- Shri / Smt. D. DEVI

DEVI NARADA

पत्ता / Address

100-010 (M)

व्यवसायीक पक्षाचे नाव / Name of counter party

Shri / Smt. PANDIT NARADA

व्यवसायाचा प्रकार / Nature of transaction

Power of Attorney

व्यवसायीक पक्षाचे नाव / Name of the Drawee Bank

Bank of India

रोखडी / Cashier

बँक अधिकृत स्वाक्षरी

गुणवत्ते केलेले दस्तऐवज प्रमाणित केलेला ही चावती अग्याने

आवक्यात आहे / This counterfoil has to be presented at the time of delivery of stamps

संघटनेचे निदेशन
REGISTRATION
NANDA INFRASTRUCTURES
GOVT. OF INDIA

10002700
आवक्यात आहे

पत्राई - १
वर्षा नं. ३३६-४०/२०१२
१/६

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, M/S.
NANDA INFRASTRUCTURES, A Partnership Firm, Partners J) Mr.
DEVI DEVAT NANDA, having address at C-25, Vidya Sahkari
CHSL, RSC-7, Sector - 4, Plot - 408, Charkop, Kandivali (W)
Mumbai - 400067, 2) Mr. KANIL RAGHU PATEL, having address
101, 162 Snakti Meshri Complex, Om Nagar, Kondivla Village,
Nagar, Andheri (East), Mumbai - 400 069, & 3) Mr. VELLI JERM
DURAKIA, having address at 3/2, Hightech Industry, Third Floor,
Jogeshwari (East), Mumbai - 400 060. SEND GREETINGS:-



For BASSEIN OFFICE
DEC 04 2012

Bassein Catholic Co-op Bank Ltd.
Zenda Gazer Branch, Zenda Gazer,
Vasai District Thane-401201.
D-625P/MC/R-1021/01/05/17701
56796
173762

WHEREAS we are intending to purchase Land containing Survey

No 23PT & 24PT admeasuring 0-178-8 (H.R.), registered in the name of Late Mr. Hemraj Devai Nanda, residing at village - Sativali, Tal. Vasul, Dist. Tehsil, Maharashtra, and more particularly described in the schedule hereunder written (hereinafter referred to as 'the said property') and whereas for the time being we are unable to do the following things by personally therefore we are appointing Mr. Hemraj Devai Nanda to do the following things for us in respect of the said property.

क्रमांक - 2	पृष्ठ सं. 2	वर्ग 2	वर्ग 2
पृष्ठ सं. 2	वर्ग 2	वर्ग 2	वर्ग 2

REG. NO. 23PT & 24PT / 1973

NOW KNOW YOU ALL MEN THESE PRESENTS WITNESSETH

We hereby nominate, constitute and appoint Mr. Hemraj Devai Nanda, residing at C-25, Vidya Sahkar CHS, RSC-7, Sector - 4, Plot - 408, Charkop, Kandivali (W), Mumbai - 400067, as our true and lawful Attorney to do on our behalf and in our name all or any of the following acts, deeds and things and matters hereunder written, that is to say:

1. To make and submit all applications, petitions, submissions and appeals and to carry out correspondence with the appropriate authorities or officers concerned and to sign necessary authority, letter or letters.
2. To make necessary applications to the college Registrar, Tehsil, Municipality, City Survey, Office, Government of Maharashtra and other public and semi-public authorities or such other authorities as may be necessary for the said purpose and for the purpose set out hereinafter.
3. To make the necessary applications, file affidavits, petitions to the authorities concerned for obtaining permission to transfer the said property to the name of such person or persons as the said attorney may think fit and proper.
4. To pay the necessary charges, deposits, assessments and apply for the refund thereof as the said attorney may think fit and proper.
5. To Exchange, amalgamate the said property with any other property and/or properties as the said attorney may think fit and proper and Exchange, amalgamate the said properties with other properties and also after exchanged, registration to submit the lay out plans or sub-division plans of one or more

Handwritten signature

14/9/2014

Handwritten signature



क्र. १	क्र. २	क्र. ३
५८२	५८३	५८४
२०	२०	२०
२०	२०	२०

6. To make necessary applications for water, sewerage, light and electric connection with the concerned authorities at the expenses of our said attorney and to obtain necessary orders in pursuant thereto and to do all acts to carry out and lay the water sewerage and electric connection of the internal layout of the said property for the purposes of development.

Internal layout of the said property	28/20/2013
--------------------------------------	------------

7. To carry on correspondence and to prepare, sign and execute papers, applications and documents including affidavits, plaints, petitions, declarations, usual indemnity and usual Undertakings, etc., as may be required for the purpose of constructing the said proposed building or buildings on the said property.

8. To put up and display hoardings on the said property more particularly described in the Schedule hereunder written appurtenant to the proposed scheme or any other scheme in respect of the said property.

9. To pay, settle, adjust deduct and allow all accounts, claims and demands for quit, rent, assessment and repairs and other outgoings in respect of the said property.

10. To commence, file and prosecute any action, petitions/appeals, suits or other proceedings at law against any person or persons in respect of any of the matters or things relating to my affairs and to appear to and defend any actions, suit or other proceedings, commenced or to be commenced against us or whereunto we shall be party and also if the said attorney shall think fit to compromise, refer to arbitration, submit to judgment, discontinue or become non-suited in any such actions, suit or proceedings as aforesaid and also to accept services of writ of summons, notices or other proceedings.

11. To submit the building plan to the Grampanchayat/Collector and/or other authorities concerned for getting the building plan/sub-division sanctioned. To ask for



H. D. Sharma
W.S.

क्रमांक	दिनांक	प्राप्त
5/2	22/2/2020	2024

and apply and to collect the refund and/or deposits, security fee and other amounts if any Grandparchayat, Collector and/or other authorities for getting the building plan/lay out plan/road-division sanctioned and also to apply for and obtain the deposits, if any, paid to the authorities concerned. attorney shall be entitled to transfer the aforesaid deposits to any person or persons.

22/2/2020
2024

12. To approach the authorities concerned for the acquisition and/or release and/or shift the same in such manner as the said attorney may deem fit and proper.

13. In case of acquisition of the said property or any part thereof, to represent us in acquisition proceedings and to receive compensation and give receipts for the same received and also to oppose the said proceedings if behalf of the grantee that the said proceedings are against for interest.

14. To appear before the revenue authority and to carry out the duties in respect to make an application to the revenue authority.

15. To appear before the superintendent of collectors of stamps at collector Thane or in Mumbai for the purpose of adjudication and for that purpose sign any paper application with before the concerned authority.

16. For any of the purpose mentioned herein to sign all applications, forms, papers, giving undertakings, agreeing to carry out terms and conditions etc. as may be necessary or as may be required by the authorities concerned.

17. To pay all taxes, rates, charges, expenses and other outgoings in respect of the said property.

18. To take all steps to convert the tenure of the said property and/or the user thereof.

19. To declare and affirm all plans, maps, statements, applications, petitions, affidavits and other documents and to appear before any judicial authority.

[Handwritten signature]

[Handwritten signature]



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 १११११
 १११११

and non-judiciary, Inquiry Magistrate or other officer,
 empowered by law to hear any suit or proceedings or any other
 inquiry relating to any of the matters relating to us or in which
 we may be interested and also to accept writ of summons,
 process, notices, sign Vakalatnama, authority letters etc.

20. To sell, mortgage transfer, exchange, amalgamate, and or let out the said property.

१११११ - १
 १११११ - १३६०० / १०११

21. To Sign & execute Deed of Conveyance, exchange, mortgage, assignment and/or other instrument in respect of my share in the said property.

22. To present the sale deed or conveyance, or exchange or such other instrument as may be signed by my attorneys, before sub registrar of assurances and admit execution thereof and to do all acts and deeds necessary for registering the documents to executed.

23. To substitute and appoint from time to time one or more attorney or attorneys under the attorney hereunder with the same or limited powers and such substitute or substitutes at pleasure to remove and appoint another/others attorney/s if the said attorney think fit and proper he shall be entitled to appoint such substitute with irrevocable powers conferring such powers as he may think fit and proper and in such event such power of attorney shall not be recoverable.

The specimen signature of our said attorney **Mr. HEMRAJ DEVAT NANDA**, appeared herein below and we identify and confirm the same.

AND GENERALLY to do all acts, deeds, matters and things whatsoever necessary in respect of the said property. We HEREBY agree that all the acts, deeds, matters, and things lawfully done or cause to be done by us ATTORNEY shall be construed to be as cost, deed, matters, and things done by us. AND we hereby RATIFY AND CONFIRM and agree to RATIFY all the and whatsoever our said attorney shall do caused to be done for us shall be by virtue of these presents.



[Handwritten signature]

THE SCHEDULE ABOVE REFERRED TO

All that pieces or parcels of land bearing Survey No. 23PT&O 24
 24PT admeasuring 0-178-8 (H.R.), respectively, lying in
 village - Sativali, Tal. Vasal, Dist. Thane - 401 208.

पत्र क्र. - ३	पत्र क्र. - ३
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पत्र क्र. - ३	पत्र क्र. - ३

IN WITNESS WHEREOF We, Partners of M/S. NANDA INFRASTRUCTURES, Partnership Firm, hereto have hereunto set and subscribed our hands this 30th Day of December 2012.

SIGNED AND DELIVERED by the
 by the withinnamed "EXECUTANT"
 M/S. NANDA INFRASTRUCTURES,
 Partners

1) Mr. Devaj Deval Nanda



2) Mr. Kanil Raghav Patel



3) Mr. Yelji Jernam Dubaria



In the presence of

- 1) 
- 2) Nishank Modi

Specimen Signature of
 Constitute Attorney

(Mr. HERRAJ DEVYAT NANDA)



संख्या	२०१२-१
दिनांक	२०/१२/२०१२
पृष्ठ	१

संदर्भित सं. १

पत्र सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

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संज्ञक सं. १३३४/२०१२
१/२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२

संज्ञक सं. १३३४/२०१२



एन सीआर नम-2

एन सीआर नम-2

क्रमांक	१२८०२/१०११
दिनांक	२०१२

एन सीआर नम-2

1. एन सीआर नम-2

2. एन सीआर नम-2

3. एन सीआर नम-2

4. एन सीआर नम-2

एन सीआर नम-2

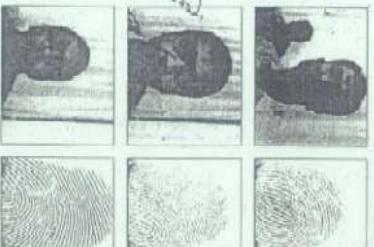
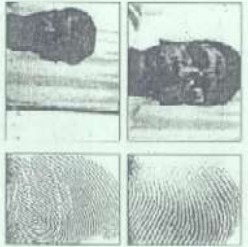
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क्रमांक	१२८०२/१०११
दिनांक	२०१२

13540 2012

गोपनीय

गोपनीयता का अर्थ है कि इस दस्तावेज़ में उल्लिखित सूचनाएँ केवल प्रशासनिक उपयोग के लिए हैं और वे किसी भी प्रकार के सार्वजनिक प्रकाशन, प्रसारण, या अन्य किसी भी प्रकार के सार्वजनिक प्रकाशन से बचाए जाने चाहिए।





Official use
To be used for official purposes only.
This stamp is to be used for official purposes only and should not be used for any other purpose.



आचार्य

2015/01/17

2015/01/17

महाराष्ट्र शासन
अर्थ मंत्रालय
अर्थ सेवा विभाग
मुंबई

मुंबई

मुंबई

मुंबई



Handwritten signature or initials.

मुंबई

Table with 4 columns and 4 rows, containing handwritten entries and stamps.

2015/01/17

2015/01/17

समा क्रमांक: 5882/2015

सुचारु क्रमांक: 42,17,500/-

अंशदान सुचारु क्रमांक: 2,53,100/-

सुचारु क्रमांक: 42,17,500/-

सु. वि. नं. सु. वि. क्रमांक: 42,17,500/-

सु. क्र. 5882 सु. वि. 17-06-2015

सु. क्र. 3,48 सु. वि. 17-06-2015

सुचारु क्रमांक: 5848

सुचारु क्रमांक: 42,17,500/-

सुचारु क्रमांक: 17,06,2015

सुचारु क्रमांक: 30,000.00

सुचारु क्रमांक: 1,750.00

सुचारु क्रमांक: 29

₹. 30,000.00

₹. 1,750.00

₹. 31,750.00

[Handwritten Signature]

सुचारु क्रमांक: 31,750.00

सुचारु क्रमांक: 31,750.00

सुचारु क्रमांक: 31,750.00

[Handwritten Signature]

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सुचारु क्रमांक: 31,750.00

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Sarita v1.5.0