

Receipt (pavli)

350/16437
Friday, August 16, 2024
9:40 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: गोखिवरे
दस्तावेजाचा अनुक्रमांक: वसई3-16437-2024
दस्तावेजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: दिपक तुकाराम चव्हाण

पावती क्र.: 17514 दिनांक: 16/08/2024

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 800.00
पृष्ठांची संख्या: 40

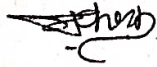
एकूण: रु. 30800.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:00 AM ह्या वेळेस मिळेल.

५३०००/०
सह. दुय्यम निबंधक कार्यालय-३
Sub Registrar Vasai 3
वसई रु. ३

वाजार मूल्य: रु. 3398000 /-
मोबदला रु. 2500000/-
भरलेले मुद्रांक शुल्क: रु. 237900/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824161000337 दिनांक: 16/08/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006801464202425E दिनांक: 16/08/2024
बँकेचे नाव व पत्ता:



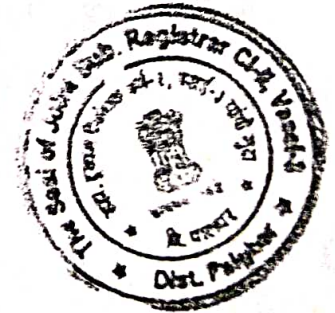


महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

वसई-३
दस्त क्र. १६४३६०/२०२४
१/२०

मुल्यांकन अहवाल सन २०२४

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५(h)
२. तालुका : वसई
३. गावाचे नाव : गोखिवरे
४. सर्व्हे क. क्रमांक : ७ B
५. मुल्य दरविभाग झोन : ३
६. मिळकतीचा प्रकार : निवासी अनिवासी
57700(12300)
७. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : 61.80 चौ. मी बिल्ट अप
८. कारपार्किंग : _____ गच्ची : _____ चौ. मी
९. मजला क्रमांक : _____ घसारा : 6% *Warrant Bill 2017*
१०. बांधकामाचा प्रकार : आर आर सी
११. बाजारमुल्य तक्तायातील मार्गदर्शक सुचना क्र. : _____ ज्याअन्वये दिलेली घट वाढ
१२. निर्धारित केलेले बाजारमुल्य : रु. 33,98,000
१३. दस्तात दर्शविलेला मोबदला : रु. 25,00,000
१४. देय मुद्रांक शुल्क : रु. भरलेले मुद्रांक शुल्क : रु. 2,37,900
१५. नोंदणी फी : रु. 30,000



लिपीक

सह दुय्यम निबंधक

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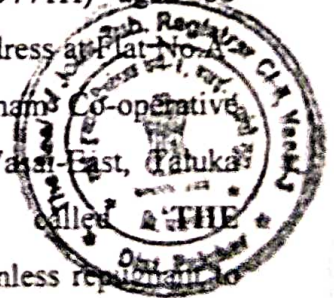
चयई- ३
दस्तावेज नं. १६७३७ / २०२४
९१८०

2024
16/8/24

VILLAGE : GOKHIWARE
FLAT NO. : A-304
AREA IN BUILT UP : 61.80 Sq. Mtrs.
AGREEMENT VALUE : Rs.25,00,000/-
GOVT.VALUE : Rs.33,70,000/-
STAMP DUTY : Rs.2,35,900/-
REGISTRATION FEES : Rs.30,000/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 16th day of August 2024 between 1). MR. LALIT POMARAM CHOUDHARY (Pan No. AIYPC1588R) aged 34 years, AND 2). MR. POMARAM PHOOAJI CHOUDHARY (Pan No.AFQPC0666R) aged 59 years, AND 3). MRS. HEENA LALIT CHOUDHARY (Pan No.AXOPC9771H) aged 33 years, all adults, Indian Inhabitants, having address at Flat No. 304, Third Floor, Shree Radha Krishna Dham Co-operative Housing Society Ltd, Village Gokhiware, Vasai-East, Taluka Vasai, Dist-Palghar-401208, hereinafter called 'THE TRANSFERORS' (which expression shall unless repugnant to the context and meaning thereof include all heirs, administrators, executors and assigns etc.) of the FIRST PART:



[Handwritten signature]
Pomaram Choudhary

[Handwritten signature]

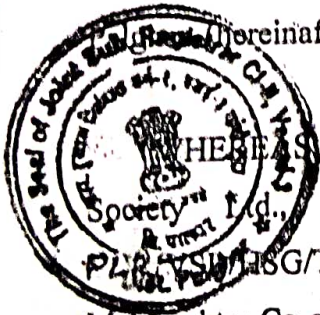
[Handwritten signature]
Heena
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पसा क्र. १६३३७ / २०२४
७/४०

AND

MR. DIPAK TUKARAM CHAVAN (Pan No. AQGPC9241D) aged 34 years, AND MRS. POOJA DIPAK CHAVAN (Before Marriage Known as POOJA RATILAL PAWAR) (Pan No. CDAPP2844N) aged 32 years, both adults, Indian Inhabitants, residing addressed at Room No.4, Bldg No.03, MSEB Colony, Navghar, Vasai-East, Taluka Vasai-East, Taluka Vasai, Dist-Palghar-401208, hereinafter called 'THE TRANSFEREE' (which expression shall unless repugnant to the context and meaning thereof include his heirs, executors, administrators, and assigns) of the **SECOND PART**:

WHEREAS THE TRANSFERORS have been admitted as a member of Shree Radha Krishna Dham Co-operative Housing Society Ltd., situated at Village Gokhiware, Vasai-East, Taluka Vasai, Dist-Palghar, and WHEREAS THE TRANSFERORS acquired the rights, title and interest in respect of Flat No.304, admeasuring to 665 Sq. Ft.(Built Up) (Sellable) area, in A wing, on Third Floor, Building Known as "SHREE RADHA KRISHNA DHAM" Co-operative Housing Society Ltd., situated at Revenue Village Gokhiware, on land bearing Survey No. 7-B H No.2/2/2, Vasai-East, Taluka Vasai, Dist-Palghar-401208, within the Jurisdiction of Vasai-Virar Shahar Mahanagarपालिका in the limit of Sub-Registration Office Vasai, Dist-Palghar, hereinafter referred to as 'the Said Flat' for brevity's sake).



WHEREAS the Shree Radha Krishna Dham Co-operative Housing Society Ltd. has been registered under Registration No. PLB/25/18G/TC/1746 Dated 2022 under Maharashtra Co-operative Societies Act 1960, (hereinafter referred to as "the said Society")

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दस्ता क्र. १६४३७ / २०२४
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WHEREAS by an agreement For Sale dated 29/12/2016 duly registered within limit of Sub-Registrar office Vasai-4, Taluka Vasai, District Palghar, vide registration No.Vasai-4-6814-2016 dated on 29/12/2016 the present Transferor has purchased and acquired said flat from M/S. SHREE VARAD VINAYAK BUILDERS & DEVELOPERS, VIRAR, through its Partner MR. RAJIV K. PATIL having its office at 9, 1ST Floor, Ekaveera Apartment, Virar-West, Taluka Vasai, Dist-Palghar, therein referred to as 'THE BUILDERS/DEVELOPERS/PROMOTER'.

AND WHEREAS the Transferors herein have agreed to sell, transfer all the right, title and interest along with share certificate No. ____ of five shares of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs.250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. From ____ to ____ (both inclusive) in member's register folio No. ____ issued by the said Society in respect of the said flat and the Transferee herein has agreed to purchase and acquire the said flat on 'OWNERSHIP BASIS' and WHEREAS the Hon. Secretary/ Chairman/ Treasurer/ Managing Committee of the Society have agreed to at request of the Transferors to transfer the Flat No.A-304, Building Known as "Shree Radha Krishna Dham" Co-operative Housing Society Ltd, to the Transferees

NOW THIS INDENTURE WITNESSES AS UNDER

1. The Transferors are the sole and absolute owner and in possession of the said Flat No.304, in A wing, on Third Floor, Building Known as "SHREE RADHA KRISHNA DHAM" Co-operative Housing Society Ltd., situated at Village Gokhiware, Vasai-East, Taluka Vasai, Dist-Palghar.



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दस्त क्र. १६४३७ / २०२४
६२०

2. The Transferees have agreed to acquire from the Transferors and the Transferors have agreed to sell and transfer the said flat on 'OWNERSHIP BASIS' for the sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) in full and final consideration of their claim to the said agreement for sale.

3. The Transferees have paid to the Transferors the sum of Rs.5,00,000/- (Rupees Five Lakhs Only) being the Part payment prior to the execution of this agreement and the receipt whereof the Transferors do hereby admit and acknowledge. The Transferees shall pay the balance amount as Rs.20,00,000/- (Rupees Twenty Lakhs Only) by way of loan from Financial Institution / Bank within 45 (Forty-Five) days from the date of registration. The Transferees shall pay the balance amount as aforesaid on the due date without fail and without any delay or default or demur as time in respect of the said payments is of the essence of the contract. If the Transferees makes delays or default within 45 days the Transferor shall be entitled to interest at the rate of 18 % per annum on balance payment.

4. A) On receiving full price consideration of the said flat, the Transferors shall put the Transferees in the possession of the said flat and all rights and title of the said flat shall stand transferred in the name of the Transferees and the Transferees shall be entitled to enter upon occupy, possess and enjoy the said flat with all the amenities including electricity, sanitary, fittings and fixtures to the said flat given by the builders.

B) The Transferors hereby agrees to the Transferees that Transferors handover all related documents to the transferee, pertaining to the said flat.



[Signature]
Ramesh Chandra

[Signature]
Shoukany
Uthayakrishnan
Geena

वसई-३
दस्ता क्र. १६४३७ / २०२४
१२/२०

Subject to the clause 3 & 4 above the Transferors hereby assign his rights, title and interest in the said flat to the Transferees who are entitled to hold, possess, occupy and enjoy the said flat without any interruption from them.

This Agreement shall always be subject to the provision of Maharashtra Co-operative Societies Act, 1960 and the rules made there under.

SCHEDULE OF THE PROPERTY

Flat No.304, admeasuring to 665 Sq. Ft.(Built Up) (Sellable) area, in A wing, on Third Floor, Building Known as "SHREE RADHA KRISHNA DHAM" Co-operative Housing Society Ltd., situated at Revenue Village Gokhiware, on land bearing Survey No. 7-B H No.2/2/2, Vasai-East, Taluka Vasai, Dist-Palghar-401208, within the Jurisdiction of Vasai- Virar Shahar Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist-Palghar.

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१३/१०

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS TO THESE PRESENT ON THE DAY AND THE YEAR
HEREINABOVE FIRST WRITTEN:-
SIGNED, SEALED AND DELIVERED BY THE

Within named 'TRANSFERORS'

1). MR. LALIT POMARAM CHOUDHARY


Signature



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2). MR. POMARAM PHOOAJI CHOUDHARY


Signature



L.H Thumb

3). MRS. HEENA LALIT CHOUDHARY


Signature




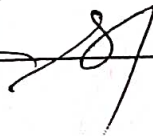
L.H Thumb

In the presence of

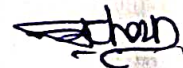
1. KRISUNA BAID



2.  Baid







वसई - ४
 दस्त क्रमांक ६८९४ / २०१६
 ५० / ६०

वसई - ३
 दस्त क्र. १६४३० / २
 २३ / ४०

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 वि. हाणे, पिन ४०१ १०५.



दूरधनी : ०२५०-२५२५०१/०२५१/०४/०५
 फॅक्स : २५५०-२५१५०५
 ई-मेल : vasalvirarcorporation@yahoo.com

सा.क्र. : व.वि.रा.व./न.र./
 दिनांक :

२०/११/२०१४

VVCMC/TP/RDP/VP-5492/170/2014-15

To,
 Mr. Rajiv K. Patil &
 Miss. Krunali S. Deshmukh,
 Partner of Shree Varad Vinayak Builders & Developers
 9, Ekveera Apt, Behind Shreya Hotel,
 Virar (W), Tal: Vasal,
 DIST: THANE

Sub: Revised Development Permission for proposed Residential with shopline Building on land bearing S.No.78, H.No.2/2/2, of Village Gokhiwara Tal: Vasal, Dist Palghar.

Ref:
 1. Commencement Certificate No.VVCMC/TP/CC/VP-5492/2200/2014-15, dated 21/08/2014.
 2. Your Licensed Engineer Letter dated 29/09/2014.

Sir/ Madam,
 Revised Development Permission is hereby granted for the proposed Residential with Shopline Building in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shree Varad Vinayak Builders & Developers.
 The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No.VVCMC/TP/CC/VP-5492/2200/2014-15, dated 21/08/2014. The detail of the layout is given below:

1. Name of assess owner / P.A. Holder	Mr. Rajiv K. Patil & Miss. Krunali S. Deshmukh, Partner of Shree Varad Vinayak Builders & Developers.
2. Location	Gokhiwara
3. Land Use (Predominant)	Residential with shopline bldg.
4. Gross plot area (As per 7/12)	578.60 sq.m.
5. Less	
6. (a) D.P. Road	
7. Net Plot area	Nil
8. Permissible FSI	1.00
9. Existing Floor area	578.60 sq.m.
10. Permissible Built Up Area (6+8)	193.29 sq.m.
11. Proposed Built Up Area	771.89 sq.m.
	770.00 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).



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RK Patil



[Signature]

वसई - ४
 वसत : EC १४ / २०१६
 ५१/६०

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 गा. वसई, जि. ठाणे, पिन ४०१ १०५.



वसई - ३
 वसत क्र. १६४३७ / २०२४
 २४-१६०
 २०/१९२०१४

VVCMC/TP/RDP/VP-5492/120/2014-15

The amount of Rs.8,600/- (Rupees Eight Thousand Six Hundred only) deposited vide receipt No. 266221 dated 10/10/2014 with Vasal-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.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential with Shopline Building on land bearing S.No 7B, H.No.2/2/2 of village Gokhware, as per the following details:-

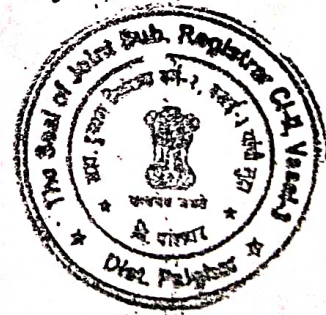
Sr. No:	Predominant Building	Bldg. No.	No. of Floors	No. of Shops/Flats	Built Up Area (In sq. mt.)
1.	Residential with shopline	1	Basement+ Gr.+4	8 Shops/26 Flats	770.00

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of commencement certificate granted vide VVCMC office letter no. VVCMC/TP/CC/VP-5492/E/2200/2014-15 dated 21/08/2014, Stands applicable to this approval of amended plans along with the following conditions:

1. This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
2. The Occupancy Certificate for the building will be issued only after provision of potable water is made available to each occupant.
3. Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct removal 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 compartments of 0.67 CUM, 1.33 CUM. Capacity for every 50 tenements or part there of for nonn-biodegradable & 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.



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वसई - ४
 दस्त क्रमांक EC98/19095
 42/EU

वसई-३
 दस्त क्र. 9830 / 2007
 24/12



दूरध्वनी : ०१५०-२५१५००/०२/०१/०५/०६/०५
 फॅक्स : ०१५०-२५१५०५
 ई-मेल : vasalvirarcorporation@yahoo.com

VVCMC/TP/RDP/VP-5492/190/2014-15

जा.क्र. : प.वि.सा.प./प.र./
 दिनांक : 20/12/2014

8. You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-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 provide the Rain Water Harvesting Systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd.10/03/2005 & TPB-4307/398/CR-24/2007/UD-11 dtd.06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting Systems by said empanelled consultant of VVCMC.
12. You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway, NOC from Railway, NOC from MSEB etc., as may be applicable and N.A TILR as required as per N.A order. If any of the compliances as per other Dept/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 lapse from your side.
13. You are responsible for complying with all condition 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. Vasal 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,

[Signature]
 Director of Town Planning
 Vasal-Virar City Municipal Corporation



Encl.: a/a.
 cc: to:

1. Asst. Commissioner, UCD, Vasal-Virar City Municipal Corporation, Ward office
2. Mistry Associates Architects Ganesh Prasad Bungalow, Jivdani Road, Virar(E), Tali Vasa, Dist: Palghar

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Greena
 पोसागाव - वसई

AW/11/12

[Signature]



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसाई, जि. ठाणे, पिन ४०१ २०५.



वसई - ४
दस्ता क्र. ६८१४ / २०१५
५३ / ६७

दूरध्वनी : ०२५०-२५२५२०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५२०७
ई-मेल : vasalvirarcorporation@yahoo.com

VCMC/TP/PCC/NP-5492/1342015-16

जा.क्र. : व.वि.रा.म./अ.२/१३४/२०१५-१६
दिनांक : Dt. ०६/०९/२०१५.

To,
Mr. Rajiv K. Patil &
Miss. Krunali S. Deshmukh
Partner of M/s. Shree Varadvinayak
Builders & Developers, Virar
9, Ekaveera Apt., Behind Hotel Shreya,
Virar (W), Tal- Vasai,
DIST-Palghar.

वसई - ३
दस्ता क्र. १६४३७ / २०१४
२६१४०

Sub: Grant of Plinth Completion Certificate for proposed Residential Building on land bearing S.No. 7B,H.No.2/2/2 of Village-Gokhiware, Taluka- Vasai, Dist- Palghar.

Ref:

- 1) Commencement Certificate No. VCMC/TP/CC/NP-5492/2200/2014-15 Dt.21/08/2014.
- 2) Revised Development Permission No. VCMC/TP/CC/NP-5492/170/2014-15 Dt.20/10/2014.
- 3) Your Registered Engineer's letters dated 07/02/2015.

Sir/ Madam,

This has reference to your intimation letter dated 07/02/2015 from your Registered Engineer's regarding completion of construction work upto Plinth level in proposed Residential Building on land bearing S.No. 7B,H.No.2/2/2 of Village-Gokhiware, Taluka- Vasai, Dist- Palghar. 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.

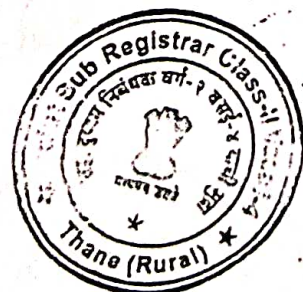
You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/ dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

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.

Contd..... 2..



Phonelberry
Geera
प्रोप्रायटी-जीवरी



Handwritten signature

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



वसई - ४
दस्त क्र. ६८९४ / २०१६
५३ / ६०

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

जा.क्र. : व.वि.रा.प./न.र./१३४/२०१५-१६
दिनांक : Dt. ०६/०९/२०१५.

VCMC/TP/PCC/NP-5492/134/2015-16

To,
Mr. Rajiv K. Patil &
M/s. Krunal S. Deshmukh
Partner of M/s. Shree Varadvinayak
Builders & Developers, Virar
9, Ekaveera Apt., Behind Hotel Shreya,
Virar (W), Tal-Vasal,
DIST-Palghar.

वसई - ३
दस्त क्र. १६४३० / २०१४
२६१४०

Sub: Grant of Plinth Completion Certificate for proposed Residential Building on land bearing S.No. 7B,H.No.2/2/2 of Village-Gokhiware, Taluka-Vasal, Dist-Palghar.

Ref:

- 1) Commencement Certificate No. VCMC/TP/CC/NP-5492/2200/2014-15 Dt.21/08/2014.
- 2) Revised Development Permission No. VCMC/TP/CC/NP-5492/170/2014-15 Dt.20/10/2014.
- 3) Your Registered Engineer's letters dated 07/02/2015.

Sir/ Madam,

This has reference to your intimation letter dated 07/02/2015 from your Registered Engineer's regarding completion of construction work upto Plinth level in proposed Residential Building on land bearing S.No. 7B,H.No.2/2/2 of Village-Gokhiware, Taluka-Vasal, Dist-Palghar. 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.

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.

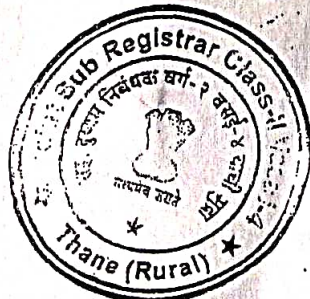
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Phonelthy
Geena

पोपाराम-चीवरी

RW/2015



[Handwritten signature]

वसई - ४
दस्तावेज क्रमांक ६८९४/२०१६
४४/६०

मुख्य कार्यालय, विरार
विरार (पूर्व),

वा. वसई, जि. ठाणे, पिन ४०१ ३०५.

वसई-३

क्र. १६४३० / २०१४

२७/१०

VVCMC/TP/PCC/NP-5492/134/2016-16



दूरध्वनी : ०२५०-२५१५१०/०२०१/०४/०५६६
फॅक्स : ०२५०-२५१५१००
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.शा.प्र./व.र./

दिनांक : Dt. ०६/०९/२०१५.

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 as per the notification dated 10 March 2005 at site and Submit Photographs of same and inform for verification of the same before applying for final occupancy certificate.

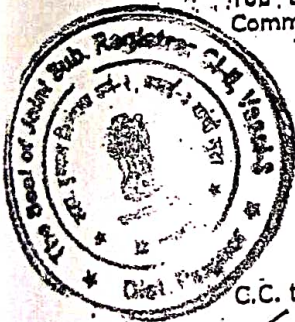
Plantation of trees at site as per C.C. conditions to be certified by owner as well as engineer / architect before applying for final occupancy certificate.

You shall provide dual pipe line system, one for cooking/ drinking and other for non potable purpose with separate overhead & U. G. tank.

You shall provided all the flush tank in W.C/ toilets shall have dual valve system to regulate the flow of water.

You shall provide lay bay of 3.00 mt. width as per DCR-2001 for parking of vehicles.

You shall abide with the conditions as mentioned in the N.A. order & Commencement Certificate.



Yours faithfully,

Deputy Director
Town Planning
Vasai Virar City Municipal Corporation

C.C. to:

M/s. Mistry Associates
Ganesh Prasad bungalow,
Jivdani Temple Road, Virar (E),
Tal. Vasai. Dist. Palghar.

Phondhary
Beena

पं. प्र. शा. - व. र.

PW/2015



Handwritten signature

Shoukany
 39/12/2018 - 12/12/18

अज्ञात: श्री 39/12/18 नमो जे 39/12/18
 कार्यालयी अज्ञात: श्री 39/12/18
 नमो जे 39/12/18

श्री 39/12/18
 श्री 39/12/18
 श्री 39/12/18

नमो जे 39/12/18 :- अज्ञात: श्री 39/12/18
 नमो जे 39/12/18

अज्ञात: श्री 39/12/18
 नमो जे 39/12/18



श्री 39/12/18
 नमो जे 39/12/18

अज्ञात: श्री 39/12/18
 नमो जे 39/12/18

अज्ञात: श्री 39/12/18
 नमो जे 39/12/18

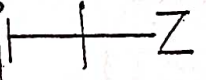
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 39/12/18



39/12/18

वसई - ४

दस्त क्रमांक १४२ / १३०१६

STAMP OF PLANS

STAMP OF APPROVAL OF PLANS

The amended plan duly approved herewith Supercedes all the earlier approved plans.

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



Approved as amended in Subject to Conditions mentioned in this Office No. VVCMCT/PIAMEND/PP-VP-5437/1/10/2017 DATE 22/12/2017 Deputy Director, Town Planning Vasai-Virar City Municipal Corporation, Virar

iii) Cycles

iv) Outriders

TABLE

ED. A) Cor's

वसई - ४ Scale B

AVING A

ENT OF EXISTING JOSHI CHAWL ON PLOT BEARING S NO 7B FLD NO 222 AT DIST:THANE

32-180

NAME OF OWNER

AK BUILDERS & DEVELOPERS THROUGH MRS. ANITA S. DESHMUKH

DRG. NO.

SCALE

DRAWN BY

CHECKED BY

1

AS STATED

SAM

MAK

RE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR OR ARCHITECT

INDUSTRY ASSOCIATES ARCHITECTS

ANANESH PRASAD BUNGLOW, JYDANI ROAD, VIRAR (EAST) TEL NO. VIRAR 2526108/2526014/2523937

Donistay

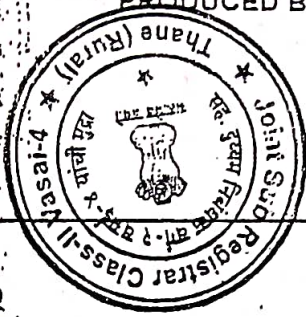
Rhondhary Geera

पेमा राम - चर्खा

PH/20



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

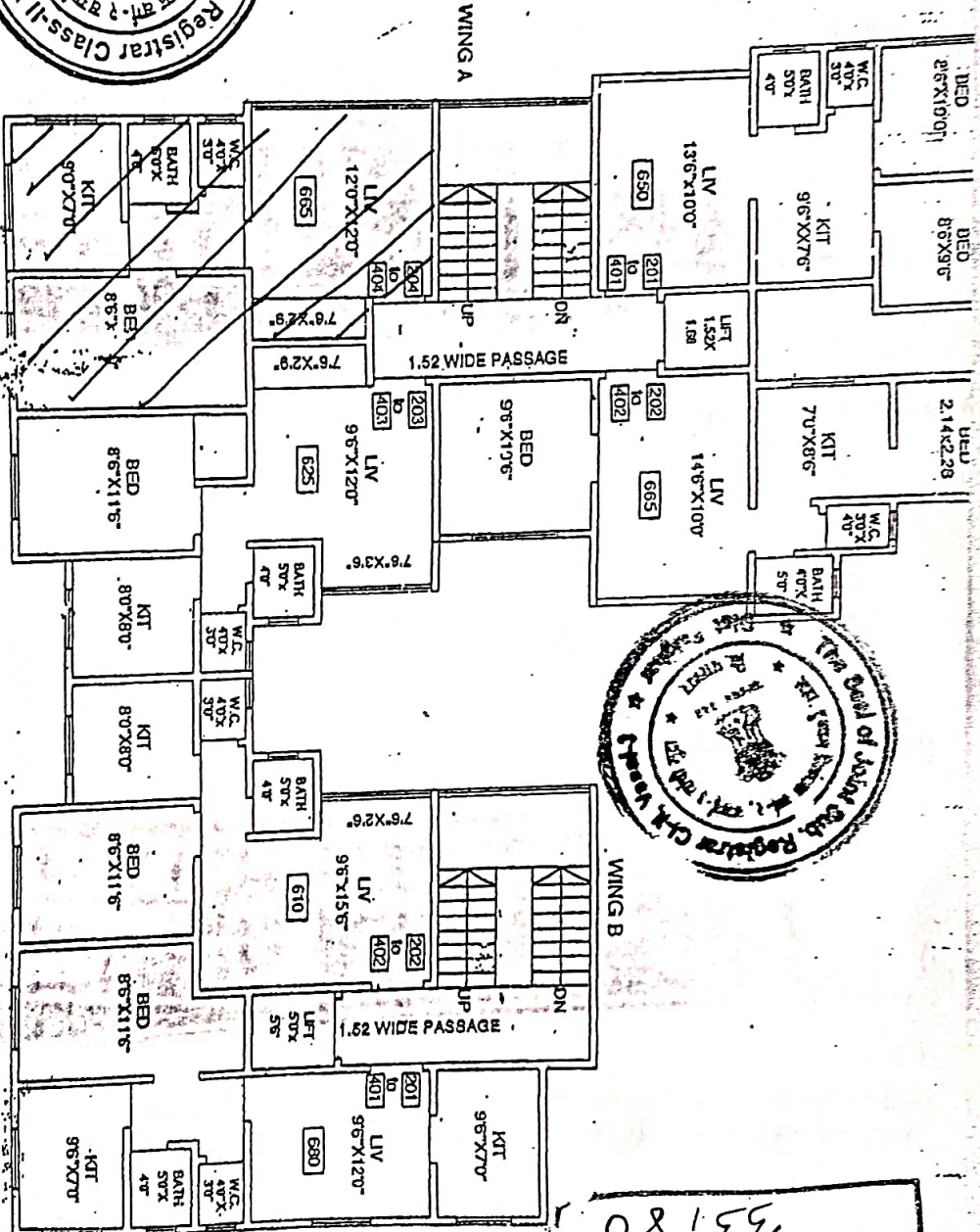


Shree Varadhin
Builders & Developers
Vihar (West)

SHREE VARADHIN
BUILDERS & DEVELOPERS
VIHAR (WEST)
MOBILE: 9730933322

2ND TO 4TH FLOOR PLAN
BY AN AUTODESK EDUCATIONAL PRODUCT

MISTRY ASSOCIATES
GANESH PRASAD BUNGLOW
JIVDANI ROAD, VIHAR (EAST)



33120
एक भा 9230 / 2028
एच-2

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

एच-2
एक भा 9230 / 2028
33120

Shree Varadhin

सूची क्र.2

दुय्यम निबंधक : सत्र दु.नि.वर्ग ई 3

सत्र क्रमांक : 16437/2024

गोंदणी :

Regn:83m

08/2024

गावाचे नाव : गोखिवरे

पंचायतीचा प्रकार : क.रा.ग.नामा
 वक्रावक्रता : 2500000
 इमारतभाय (भाडेपट्टयाच्या
 निवृत्तपट्टयावर आकारणी देतो फी पट्टेदार
 वसुल करावे) : 3398000

प.प.भापन, पॉट्टिस्मा व
 प.प.वॉक (अगल्यास)

1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: गाव मोजे गोखिवरे,मर्से नं.7-बी टिस्मा
 नं.2/2/2,मदनिका क्र.304,ए विंग,तिमरा मजला,थी राधा कृष्णा धाम कॉ ऑप ह्रीसिंग सो लि.,गाव
 गोखिवरे,वसई पूर्व,तालुका वसई,जिल्हा पालघर,मदनिका क्षेत्रफळ 61.80 चौ.मी.विल्ड अप((Survey
 Number : 7-B, H No.2/2/2 ;))

प.प.वक्रता

1) 61.80 चौ.मीटर

आकारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तऐवज करून घेणा-या/विट्टन ठेवणा-या
 इतरांचे नाव किंवा दिवाणी न्यायालयाचा
 मुदनामा किंवा आदेश अगल्यास,प्रतिवादिचे
 नाव व पत्ता.

1): नाव:-ललित पोमाराम चौधरी वय:-34; पत्ता:-प्लॉट नं: ए-304, माळा नं: तिमरा , इमारतीचे नाव: श्री
 राधा कृष्णा धाम कॉ ऑप ह्रीसिंग सो लि. , ब्लॉक नं: गाव गोखिवरे, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन
 कोड:-401208 पॅन नं:-AIYPC1588R
 2): नाव:-पोमाराम फुआजी चौधरी वय:-59; पत्ता:-प्लॉट नं: ए-304, माळा नं: तिमरा , इमारतीचे नाव: श्री
 राधा कृष्णा धाम कॉ ऑप ह्रीसिंग सो लि. , ब्लॉक नं: गाव गोखिवरे, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन
 कोड:-401208 पॅन नं:-AFQPC0666R
 3): नाव:-हिना ललित चौधरी वय:-33; पत्ता:-प्लॉट नं: ए-304, माळा नं: तिमरा , इमारतीचे नाव: श्री राधा
 कृष्णा धाम कॉ ऑप ह्रीसिंग सो लि. , ब्लॉक नं: गाव गोखिवरे, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन
 कोड:-401208 पॅन नं:-AXOPC9771H

दस्तऐवज करून घेणा-या पक्षकाराचे व
 दिवाणी न्यायालयाचा मुदनामा किंवा
 आदेश अगल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-दिपक तुकाराम चव्हाण वय:-34; पत्ता:-प्लॉट नं: रूम नं.4 विल्डिंग नं.3, माळा नं: -, इमारतीचे
 नाव: एम एम ई वी कॉलनी , ब्लॉक नं: नवघर , रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन
 नं:-AQGPC9241D
 2): नाव:-पूजा दिपक चव्हाण वय:-32; पत्ता:-प्लॉट नं: रूम नं.4 विल्डिंग नं.3, माळा नं: -, इमारतीचे नाव:
 एम एम ई वी कॉलनी , ब्लॉक नं: नवघर , रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-
 CDAPP2844N

दस्तऐवज करून दिल्याचा दिनांक

16/08/2024

दस्त नोंदणी केल्याचा दिनांक

16/08/2024

अनुक्रमांक,खंड व पृष्ठ

16437/2024

वाजारभावाप्रमाणे मुद्रांक शुल्क

237900

वाजारभावाप्रमाणे नोंदणी शुल्क

30000

शेरा

सद. दुय्यम निबंधक सत्र 3
 प.प.क्र. 3

मुदनामामाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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

(Handwritten signature)