

09/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 13191/2019

नोंदणी :

Regn:63m

गावाचे नाव : विरार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1750000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1598000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन: ; इतर माहिती: मौजे विरार, गावठण (हाऊस नं व्हीआर-15/48 जुना हाऊस नं व्हीआर-15/48/1), विभाग 3, सदनिका क्र 401, चौथा मजला, द्वारका अपार्टमेंट, क्षेत्र 33.92 चौ मी सुपरबिल्डअप. ((Survey Number : गावठण (हाऊस नं व्हीआर-15/48 जुना हाऊस नं व्हीआर-15/48/1) ;))
(5) क्षेत्रफळ	1) 33.92 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.मोरया कॅन्ट्रू वे प्रोप्रा विजु चव्हाण -- वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: डोंगरपाडा, विरार प, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरज वसंत लोटेकर -- वय:-34; पत्ता:-प्लॉट नं: ई/204, माळा नं:-, इमारतीचे नाव: वैष्णवी अपार्ट, ब्लॉक नं:-, रोड नं: आनंदी नगर, व्ही एस मार्ग, विरार पू, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AFEPL5528F 2): नाव:-सारीका सुरज लोटेकर -- वय:-30; पत्ता:-प्लॉट नं: ई/204, माळा नं:-, इमारतीचे नाव: वैष्णवी अपार्ट, ब्लॉक नं:-, रोड नं: आनंदी नगर, व्ही एस मार्ग, विरार पू, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-APPPL7951P
(9) दस्तऐवज करून दिल्याचा दिनांक	27/09/2019
(10) दस्त नोंदणी केल्याचा दिनांक	27/09/2019
(11) अनुक्रमांक, खंड व पृष्ठ	13191/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	105000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	17500
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सदरपु नकल श्री... अ.प. मोरया ...वाच
 दिनांक:- ११/१२/१९ अर्ज क्रमांक:- २५८
 पावती क्रमांक:- २५८ दिनांक:- १३/१२/१९
 एकूण पृष्ठ:- १ एकूण रकम:- ५
 वसूल करून देण्यात आली आहे

दिकाशा: विरा
 दिनांक:- १३/१२/१९

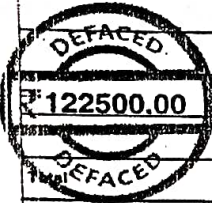
सह दुय्यम निबंधक
 वसई क्र.-२ (विरार)



CHALLAN
MTR Form Number-8

दस्तावेज क्र. 139e9 12022
9/13e

GRN	MH00677760201920E	BARCODE		Date	27/09/2019-08:39:02	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AFEPL6828F		
Location	PALGHAR			Full Name	SURAJ VASANT LOTEKAR		
Year	2019-2020 One Time			Flat/Block No.	FLAT NO 401 4TH FLOOR		
Account Head Details		Amount in Rs.		Premises/Building			
0330046401	Stamp Duty	105000.00		Road/Street	DWARKA APARTMENT		
0030063301	Registration Fee	17500.00		Area/Locality	VIRAR		
				Town/City/District			
				PIN	4	0	1 3 0 3
				Remarks (If Any)			
				SecondPartyName=MORYA CONSTRUCTION-CA=1750000			
				Amount In Words	One Lakh Twenty Two Thousand Five Hundred Rupees Only		
				Total	1,22,500.00		
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	69103332019092710394	233405284
Cheque/DD No.				Bank Date	RBI Date	27/09/2019-08:39:36	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	



Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यादृ चालन केवल दृश्यम निबंधक कार्यालयया शोधणी कचवराच्या दस्त्यासाठी लागू आहे. शोधणी न कचवराच्या दस्त्यासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-80-13191	003497326201920	27/09/2019-09:43:18	IGR134	17500.00
2	(IS)-80-13191	003497326201920	27/09/2019-09:43:18	IGR134	105000.00
Total Defacement Amount					1,22,500.00

Print Date 27-09-2019 09:47:23



1
E 132

AGREEMENT FOR SALE

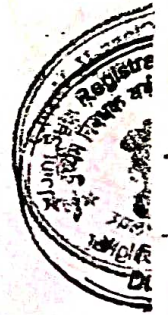
ARTICLES OF AGREEMENT is made and entered into at VIRAR on this 27th day September in the Christian year Two Thousand Nineteen BETWEEN **MYS MORYA CONSTRUCTION**, a Proprietorship firm, through Its Proprietor **MR. VEJU CHAVAN**, having its office at Dongarpada, Virar West, Taluka Vasai, Palghar - 401 303, hereinafter called "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning there of the deemed to include his heirs, executors, administrators and assigns) of the **ONE PART:-**



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Sarika



AND

MR. SURAJ VASANT LOTEKAR, Age 34 years & MRS. SARIKA SURAJ LOTEKAR, Age 30 years, having address at Room No. E-204, Vaishnavi Apartment, Anandi Nagar, V. S. Marg, Virar (East), Taluka Vasai, District Palghar-401205, hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the SECOND PART:-

WHEREAS :

1. WHEREAS MR. VIJU CHAVAN, prop. of M/s. MORYA CONSTRUCTION, is seized and possessed of well and sufficiently entitled to all that Gaothan property bearing old House No. VR-15/48, admeasuring 1860 square feet, old House No. VR-15/48/1, admeasuring 1751 Square Feet, situate at Village Virar, Dangarpada, Tal. Vasai, Dist. Palghar, (herein under & hereafter referred as the Said property for brevity's sake) as absolute owner.

2. The Builder has got the plans of the Buildings on the said plot of Land sanctioned through their Architect from Vasai Virar City Municipal Corporation Vide its letter bearing No. VVCMC/TP/CC/VP-5451/3447/2015-2016, dated 13/01/2016.

3. The builders herein has absolute right to construct the said building on the said property as per the sanctioned and to sale the Flat/Shop on the ownership basis and to enter into the Agreement for sale and to receive consideration from the prospective purchaser/s and to appropriate the same as the builder herein deems

The Builder herein has appointed M/S. K. D. Mestry as their architects and for the purpose of preparation of plans, supervisions of construction of the building and looking after structural designs and building plans.

5. The Builders herein has sole and exclusive right to construct the said building on the said property as per the sanctioned plan and to sale the Flat/Shops on ownership basis and to the Agreement for sale and to receive consideration from the prospective purchaser/s and to appropriate the same as the builder herein deems fit and proper.



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6. The Purchaser/s has taken inspection of the documents and plans herein before recited and has acquainted and conditions 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 building proposed to be constructed and/or under construction

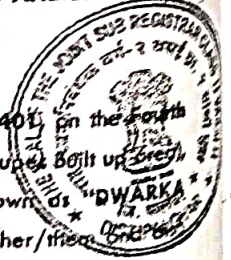
7. The Builder has supplied to the Purchaser/s such other documents in rule of the Maharashtra Ownership Flat Rules 1964 (hereinafter called "The Said Rules") as demanded by the Purchaser/s. The Builder is entering into separate Agreements similar to this Agreement with such modifications or variations as may be necessary with various persons in respect of other flats a other rights in the said building and the said land.

8. The Purchaser/s has agreed to acquire FLAT No. 401, on the Fourth Floor, admeasuring 365 Square Feet i.e. 33.92 Square Meters (Super Built up area), in the Ground Floor & Five upper Floor type of building known as "DWARKA APARTMENT", constructed on land more particularly described in the schedule Second hereunder written (hereinafter referred to as "THE SAID FLAT") with full notice and knowledge of the several facts convenient on the terms and conditions hereinafter appearing. The Purchaser/s Prior to the execution of these present has satisfied himself/herself/themselves about the title of the Builder to the said land described in the schedule hereunder written and he/she/shall not be entitled to further to investigate the title of the Builder to the said land.

9. The Purchaser/s has agreed to transfer his rights, title and interest alongwith the said Flat/Shop, together with right to use and occupy the said Flat/Shop for the total consideration of Rs.17,50,000/- (Rupees Seventeen Lakh Fifty Thousand only) to the Builder on the following terms and conditions.

NOW THESE PRESENT WITNESS AND IT IS HEREBY AGRED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Purchaser/s hereby agreed to purchase FLAT No. 401, on the Fourth Floor, admeasuring 365 Square Feet i.e. 33.92 Square Meters (Super Built up area) in the Ground Floor & Five upper Floor type of building known as "DWARKA APARTMENT", and specifications seen and approved by him/her/their and agreed that the builder may make such variations and modification therein as may



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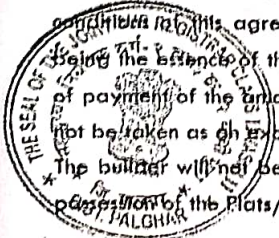
be necessary required to be done by Government, Nagar Parishad or any other local authority.

2. The Purchaser/s hereby agree to purchase from the Builder and the Builder hereby agree to sell to the Purchaser/s FLAT No. 401, on the Fourth Floor, admeasuring 365 Square Feet i.e. 33.92 Square Meters (Super built up area), in the Ground Floor & Five upper Floor type of building known as "DWARKA APARTMENT", and as shown in the floor plan and specification seen and approved by him/her/them and hereto annexed (hereinafter referred to as "The Flat/Shop") for the total consideration of Rs.17,50,000/- (Rupees Seventeen Lakh Fifty Thousand only) the Purchase price is inclusive of the proportionate price of common area and facilities of the said building. The said purchase price shall be paid by the Purchaser/s to the builder in the following manner, time being the essence of this agreement.

- i) The Purchaser/s has made Part Payment of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand only) on or before execution of these presents.
- ii) The Purchasers have agreed to pay Balance amount of Rs.14,00,000/- (Rupees Fourteen Lakh only) to the builders within 60 days from the date of execution of this Agreement.

3. The Purchaser/s agrees to pay all amounts payable under the terms and conditions of this agreements as when due, time in this respect of this agreement being the essence of the contract. The builder shall not be bound to give any notice of payment of the amount due under this agreement and the absence of notice shall not be taken as an excuse for non-payment of any amount or amounts on due dates. The builder will not be responsible for delay in the completion of the building and possession of the Flats/Shops caused due to delayed payment of purchaser/s.

4. The Builders agree to handover the possession of the said Flat to the Purchaser/s on or before _____ day of _____ subject however to availability of cement, steel and other building material and subject to any act of good such as Earthquake, flood or any other natural calamity, act of the enemy, war or any other cause beyond the control of the builder and as subject to the payment of all the amount due and payable by the purchaser/s under this agreement and under similar agreements with other purchaser/s in due time.



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SCHEDULE "A"**THE FIRST SCHEDULE ABOVE REFERRED TO :**

ALL THOSE pieces and parcels of Gaothan property bearing old House No. VR-15/48, admeasuring 1860 square feet, old House No. VR-15/48/1, admeasuring 1751 Square Feet, situate at Village Virar, Dongarpada, Tal. Vasal, Dist. Palghar, within the area of sub-registrar at Vasai No. 1 to 6.

SCHEDULE "B"**THE SCHEDULE ABOVE REFERRED TO FLAT/SHOP**

FLAT No. 401, on the Fourth Floor, admeasuring 365 Square Feet i.e. 33.92 Square Meters (Super Built up area), in the Ground Floor & Five upper Floor type of building known as "DWARKA APARTMENT", constructed on land bearing Gaothan property bearing old House No. VR-15/48, admeasuring 1860 square feet, old House No. VR-15/48/1, admeasuring 1751 Square Feet, situate at Village Virar, Dongarpada, Tal. Vasal, Dist. Palghar, within the area of sub-registrar at Vasai No. 1 to 6.

Q *Sansika* *Sansika*



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

SIGNED AND DELIVERED by the
Within named 'THE BUILDERS'
M/S. MORYA CONSTRUCTION,
a Proprietorship firm, through its Prop.
MR. VIJU CHAVAN,
In the presence.....



Viju Chavan



1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED by the
Within named "THE PURCHASERS
MR. SURAJ VASANT LOTEKAR
MRS. SARIKA SURAJ LOTEKAR
In the presence of



Suraj Vasant Lotekar



Sarika



1. *[Signature]*

2. *[Signature]*



२६/३९

भाषा

सामग्री

मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र. महसूल / मास-१/६-१
 एलबीपी / क्रमि/१०२० दिनांक २७/०३/२००६
 १) श्री विष्णु चव्हाण या. डोंगरपाडा, विरार (५), ता. वसई,
 जि. ठाणे यांचा दिनांक ०६/११/२००५
 सोबीचा किर्ती कार्ड.
 २) विरार नगरपरिषद यांचेकडील असेसमेंट लिस्टचा उतारा
 ३) मंडळ अधिकारी वसई यांचेकडील पत्र क्र. क्र.मं अ विरार (५)
 १९/२००६, दिनांक २७/११/२००५ अन्वये सादर केलेला आहवाल

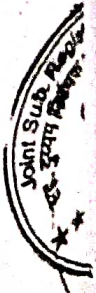
दाखला

श्री. विरार, डोंगरपाडा, ता. वसई, जि. ठाणे येथील विरार नगरपरिषद हद्दीतील भासमत
 क्र. क्र. १५/४८, व.र. १५/४८/१ अनुक्रमे क्र. १८६०, १७५६ श्री. फुट सदा मिल्कत
 विरार नगरपरिषद असेसमेंट लिस्टचा उतारांमध्ये श्री विष्णु चव्हाण यांचे नाव दाखल आहे.
 सादरची मिल्कत गावठाणात असल्याबाबतचा मंडळ अधिकारी वसई, यांनी सादर केलेल्या
 आहवालावरून श्री. विरार, डोंगरपाडा, ता. वसई, जि. ठाणे येथील विरार नगरपरिषद
 हद्दीतील भासमत क्र. क्र. १५/४८, व.र. १५/४८/१, अनुक्रमे क्र. १८६०, १७५६ श्री. फुट
 सदा मिल्कत गावठाणात असल्याबाबतचा दाखला देण्यात येत आहे.

सादर दाखला मा. मुख्य नियोजनकार, शहर व नगर रचनाकार, जिल्हाधिकारी यांच्याकडे
 बांधकाम परवानगी मिल्कत्यासाठी व दुय्यम निबंधक यांच्याकडे दस्तऐवज नोंद करण्यापुरता
 कर्मादित राहिल.



कायमवाय वसई
 वसई विरार नगरपरिषद, जि. ठाणे



यसई-२
दस्तावक: १२१९१/२०१६
२०१/३६

मुख्य कार्यालय, विराट
विकास (पश्चिम)
म. नं. १, वि. नं. १, वि. नं. १, वि. नं. १



दूरध्वनी: २२५०-२५२५००/०१/०१/०१/०१/०१
फैक्स: २२५०-२५२५००
ईमेल: vasai@virarcorporation@yahoo.com

पता: १, वि. नं. १,
वि. नं. १

VVCMC/TP/CC/VP-5451/3447/2016-16

12/01/2016

To:
M/S. Morya Construction Through
P.A. Holder Shri. Viju Chavan
Bwarka Nivak, Shri. Krishna Ice-cream Centre
Dongarpada, Virar (W),
Tal. Vasai, Dist. Palghar.

Subj: Commencement Certificate for proposed Residential Building on Gaoshan land bearing House No. H.No. VR-15/83, VR-15/84/1 of Dongarpada, Village: Virar (W), Taluka: Vasai, Dist Thane.

- Ref:
1. Gaoshan Certificate from Tahsil Dar, Vasai dated 27/02/2006.
 2. TOLR.M.R. NO. 581 dtd. 08/12/1988 & M.N. No. 784/ VASAI Dtd. 04/05/1987 for measurement.
 3. Your Architect's letter dated 15/11/2015.

Sr/Madani,
Development permission is hereby granted for the proposed Residential Building Norm. in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Viju Chavan

The conditions mentioned in the letter No. VVCMC/TP/CC/VP-5451/3447 dated 12/01/2016 are binding on you. The details of the layout is given below:

The details of the building is given below:

Sr. No.	Predominant Building	No. of Plots	No. of Floors	No. of Flats/Shops	Built-Up Area (In Sq.mt.)
1.	Residential	1	5/5	21/05	81526

1) The commencement certificate shall remain valid for a period of one year from the date of its issue (As per Section 48 of M.R. & T.P. Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations 2001).

2) The amount of Rs. 32500/- (Rupees Thirty Two Thousand Five hundred only) deposited vide receipt No. 583362 dated 17/12/2015 & Rs. 26000/- (Rupees Twenty six thousand only) deposited vide receipt No. 285593 dated 17/12/2015 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the discretion of the Corporation for breach of any other building control Regulation & Conditions attached to the permission covered by the Commencement



130

मुख्य कार्यालय, निगर
निगर (पुणे)
मह. नगरपालिका, निगर ४१५५



फोन: २२५-२३२२०२/२३२२०३/२३२२०४
फैक्स: २३२२०३०३
ई-मेल: vasalviharcorporation@yahoo.com
साल: २०१५/१६
दिनांक: -

VVCMC/CP/CC/VP-5451/3447/2015-18

15/01/2018

certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

- 5) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic/polluting condition.
- 6) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 7) You shall provide drainage, sewerage systems strictly to the satisfaction of Vasal-Vihar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 8) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Vasal-Vihar City Municipal Corporation.
- 9) You shall develop the road to the satisfaction of Vasal-Vihar City Municipal Corporation applying before plinth completion certificate. You shall give detailed engineering report comprising reclamation level to be maintain, storm water drainage systems, sewerage system and water supply (tank sizes) and before applying for plinth completion certificate.
- 10) You shall construct cupboard if any, as per sanctioned D.C. Regulations.
- 11) You shall be responsible for disputes occur due to access & title.
- 12) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control malaria to the satisfaction of VVCMC.
- 13) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 14) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification no 10/03/2005 & 06/07/2005.
- 15) You shall construct the compound wall before Plinth Completion Certificate.
- 16) You shall provide soil investigation report for structural stability & Rain water harvesting before Plinth Completion Certificate.



FILED
 13/01/2016
 178



ಶ್ರೀ ಮಹೇಶ್, ನಿರೀಕ್ಷಕ
 ತಾಲ್ಲೂಕು ಅಧಿಕಾರಿ
 ಜಿಲ್ಲಾ ಮಂಟಪ, ಬೀದರ್, ಕೆ.ಆರ್.ನಗರ ಜಿಲ್ಲೆ.

ಶ್ರೀ ಮಹೇಶ್, ನಿರೀಕ್ಷಕ
 ತಾಲ್ಲೂಕು ಅಧಿಕಾರಿ
 ಜಿಲ್ಲಾ ಮಂಟಪ, ಬೀದರ್, ಕೆ.ಆರ್.ನಗರ ಜಿಲ್ಲೆ.

ದಿನಾಂಕ: 13/01/2016
 ಸಂಖ್ಯೆ:

- VCEM/RY/CC/VP/04/1234/2016 13/01/2016
- 15) You are responsible for the disputes that may arise due to Title/ Access matter, Vaseel-Virar City Municipal Corporation is not responsible for any such disputes.
 - 16) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vaseel-Virar City Municipal Corporation.
 - 17) You shall regulate all the flush tanks in M.C.T. toilets with dual valve system to regulate the flow of water.
 - 18) You shall also ensure that all buildings under reference within 30 years of completion as per Government of Maharashtra Act No. 6 of 2003.
 - 19) You shall provide the building plans available with Vaseel Virar City Municipal Corporation. You shall ensure that Vaseel Virar City Municipal Corporation and shall plan the same as will be directed by DMS VCEM under intimation to this office.
 - 20) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like road and N.A. order, RWL, NOC, NOC from Highway, NOC from Railway, NOC from KSEB etc., as may be applicable and N.A. order as required per N. Board. If any of the stipulated conditions are not complied with, you shall only face the consequences arising out of such lapses from your side and VCEM is not responsible for the lapses from your side.
 - 21) 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 solely responsible for the same violation and the same may call for necessary concerned authority as per their statutory provisions. Vaseel 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 solely responsible for the same and you shall be penalized by the said authority notwithstanding the permission granted by VCEM as the same would be approved by concerned authority.



Yours faithfully,

Director of Town Planning
 Vaseel-Virar City Municipal Corporation

Encl: 4/A
 c.c to:
 M/S K.S. Mittal
 Jeevanth Prasad Rangasw,
 Jeevanth Road, Virar(E), Tal Vaseel,
 Dist RAICHUR



X 80.132

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसत, जि. पालघर, वि. नं. ४०६.



दस्तावेज क्र. - १५४/१/०१/२०१८
फोन : ०२२-२५५२०९
ई-मेल : vasal@corporation@yahoo.com

म.स. सं. २६७३५,
वि. नं. ४०६

Date: 22/01/2019

VVCMC/TP/CC/NR/SAS/1744/2018-19
To,
M/S. Morya Construction Through
P.A. Holder Shri Viju Chavan
Dwarka Niwas, Shri Krishna Ice-cream Centre
Dongarpada, Virar (W),
Tal. Vasat, Dist. Palghar

Subj: Grant of Occupancy Certificate for Residential Building as per A2 Built on Goathan Land bearing
H.No. VR-15/48, VR-15/48/1 of Dongarpada, Village- Virar, Tal- Vasat, Dist. - Palghar.

- Ref:
- 1) Commencement Certificate No. VVCMC/TP/CC/NR/SAS/1744/2018-19 dtd. 13/01/2018.
 - 2) Receipt No. 555 dt. 07/02/2018 & receipt No. 23129 dt. 09/03/2018 from Vasat Virar City Municipal Corporation for potable water supply.
 - 3) Development Completion certificate dt. 20/12/2018 from the Licensed Architect.
 - 4) Structural stability certificate from your Structural Engineer vide letter dated 03/12/2018.
 - 5) Plumbing certificate dated 11/12/2018.
 - 6) NOC from Chief Fire Officer Dtd. 06/11/2018.
 - 7) NOC from Life Inspector Dtd. 07/12/2018.
 - 8) Letter from Rain Water Harvesting Consultant Dtd. 17/05/2018.
 - 9) NOC from Tree Plantation Department of VVCMC Dtd. 22/10/2018.
 - 10) Your letter dated 18/12/2018.

Sir/Madam,
Please find enclosed here with the necessary Occupancy Certificate for Residential Building as per As
Built on Goathan land bearing H. No. VR-15/48, VR-15/48/1 of Dongarpada, Village- Virar, Tal- Vasat,
Dist. - Palghar along with as built Drawings.

Contd. 2



30/12

मुख्य कार्यालय, विरार
विभाग (ग्रह).
ता. वसत: वि. तालुका, विरार जिल्हा ४०५००५.



दस्तावेज क्र. - २०१९/०१/०१/०१/०१/०१
फोन: ०२१५-२५५२००४
ई-मेल: vasahatcorporation@yahoo.com

म.स. २०१९/२५.
दिनांक:

Date: 22/01/2019

VVCMC/TH/OC/NR/S451/744/2018-19
To,
M/S. Morva Construction Through
P.A. Holder Shri Viju Chavan
Dawarka Niwas, Shri Krishna Ice-cream Centre
Dongarpada, Virar (V).
Tal: Vasal, Dist- Palghar

Sub: Grant of Occupancy Certificate for Residential Building as per As Built on Goathan Land bearing
H.No. VR-15/48, VR-15/48/1 of Dongarpada, Village- Virar, Tal- Vasal, Dist. - Palghar.

- Ref:
- 1) Commencement Certificate No. VVCMC/TH/CC/NR/S451/344/2015-16 dtd. 13/01/2016.
 - 2) Receipt No. 558 Dtd. 07/02/2018 & Receipt No. 23129 Dtd. 09/09/2018 from Vasal Virar City Municipal Corporation for potable water supply.
 - 3) Development Completion certificate dt. 20/12/2018 from the Licensed Architect.
 - 4) Structural stability certificate from your structural Engineer vide letter dated 03/12/2018.
 - 5) Plumbing certificate dated 11/12/2018.
 - 6) NOC from Chief Fire Officer Dtd. 06/11/2018.
 - 7) NOC from L.I. Inspector Dtd. 07/12/2018.
 - 8) Letter from Rain Water Harvesting Consultant Dtd. 17/05/2018.
 - 9) NOC from Tree Plantation Department of VVCMC Dtd. 22/10/2018.
 - 10) Your letter dated 18/12/2018.

Sir/Madam,
Please find enclosed herewith the necessary Occupancy Certificate for Residential Building as per As Built on Goathan land bearing H. No. VR-15/48, VR-15/48/1 of Dongarpada, Village- Virar, Tal- Vasal, Dist- Palghar along with as built drawings.

Contd. 2



वसई-२
 दस्त क्र. 131EJ 12089
 39 BE

पुणे काँग्रेस विचार
 समिती,
 वसई, जि. पालघर, दि. २०/११/२०१९



दस्तावेज क्र. २०१९/११/१३१
 दिनांक २०/११/२०१९
 ई-मेल : 2222virarcorporation@yahoo.com

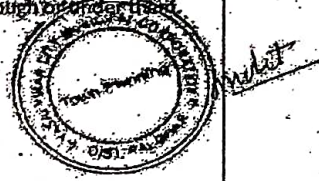
ब.क. नं. २२२२२
 दिनांक

WVCMC/TF/OC/VP-5451/744/2018-19

Date: 22/01/2019

I hereby certify that the development for the Residential Building as per As Built Plan (Pl. Gr./G+S) with Built up Area Building 815.26 Sq.Mtr. On land bearing H. No. VR-15/48, VR-15/48/1 of Dongarpada, Village - Virar, Tal - Vasai, Dist. Palghar completed under the supervision of M/S. K.D.Mistry, Architect/Licensed Engineer (Licence/Registration No. CA/95/7866) and has been inspected on 13/05/2017 and I declare the development has been carried out in accordance with regulation and the conditions stipulated in the commencement certificate No. WVCMC/TF/CC/VP-5451/3247/2015-16 and 13/01/2016, issued by the WVCMC 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 and certificate about tree plantation from Tree Officer of WVCMC under section 19 of the Maharashtra (Urban areas) Protection & Preservation of trees Act, 1975 is obtained.
- 2) You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the planning Authority any time in future. These infrastructure are mainly the drainage arrangements for storm water disposal by putting pump rooms etc, electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelization of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out. The same from grantee/successors and every person deriving title through or under them.



Contd. 2



32/13E

पुण्य चापलिय, विहार
नगर (च.प.),
म. व.स. वि.स.प. वि.स.प. ३०५



दूरध्वनी : ०२२-२५२२०१/०२/०३/०४/०५
फॅक्स : ०२२-२५२२१०९
ई-मेल : vasavirarcorporation@yahoo.com

ज.स. : प.वि.स.प.
दिनांक :

Date: 22/01/2018

VVMC/CP/DC/PS/51/744/2018-19

You are required to submit revised TUA map showing the roads, R.G. amenity plot, D.P. road
celevably, building 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.

Yours faithfully,



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

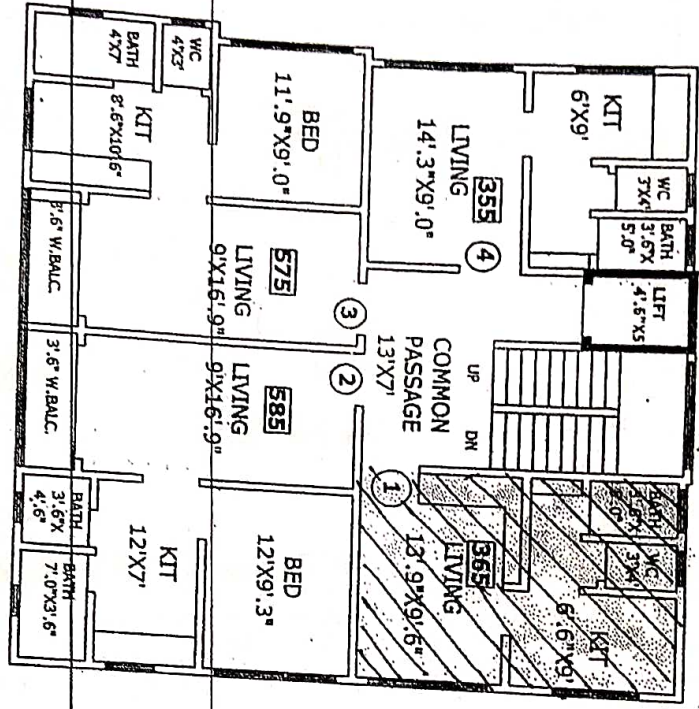
Encl: a.s.
c.c. to:

- 1) M/S. K.D. Mistry,
Sai Prasad Bungalow,
Jydan Road, Virar (E),
Tal. - Vasai, Dist. - Palghar
- 2) Asst. Commissioners
Ward Office
Vasai-Virar City Municipal Corporation
- 3) Tax Superintendent
Ward Office
Vasai-Virar City Municipal Corporation



DWARAKA APARTMENT

दस्ता क्र. 931.27 / 2088
33 / 32



**TYPICAL FLOOR
1ST TO 5TH FLOOR**

**PROPOSED RESI. BUILDING AT
ONGAR PADA, KOLWADI, VIRAR, W
ALUKA VASAI, DIST. PALGHAR.**

**BUILDERS & DEVELOPERS
MORYA CONSTRUCTION**
KOL WADI PADA, KRUSHAN MANDIR, RD,
VIRAR, (WEST) TAL. VASAI, PALGHAR.

Sarika

Sarika





दस्तावेज क्रमांक 2

32132
दस्तावेज क्रमांक 27092019

27/09/2019 9:48:09 AM

दस्तावेज क्रमांक 27092019
दस्तावेज प्रकार - कर्जापत्र

क्र.सं.	पत्रकारांचे नाव व पत्ता	पत्रकारांचा प्रकार	प्रमाणित	अप्रमाणित
1	नाम: मोग्या कॅन्ट्रू के प्रोग्रा विजु बंधूण -- पदा: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डोंगरपाडा, विंगार प.ता वसई, जि. पालघर, महाराष्ट्र, राज्य. पिन नंबर: -	लिहून देणार वय: 28 स्वाधारी: -		
2	नाम: सुरज वसंत मोटेकर -- पदा: प्लॉट नं: ई/ 204, माळा नं: - इमारतीचे नाव: वैष्णवी अपार्ट, ब्लॉक नं: -, रोड नं: अर्जुनी नगर, अर्जी एम मार्ग, विंगार पु.ता वसई, जि. पालघर, महाराष्ट्र, राज्य. पिन नंबर: AFEPL5522F	लिहून देणार वय: 34 स्वाधारी: -		
3	नाम: सारीका सुरज मोटेकर -- पदा: प्लॉट नं: ई/ 204, माळा नं: - इमारतीचे नाव: वैष्णवी अपार्ट, ब्लॉक नं: -, रोड नं: अर्जुनी नगर, अर्जी एम मार्ग, विंगार पु.ता वसई, जि. पालघर, महाराष्ट्र, राज्य. पिन नंबर: APPPL7951P	लिहून देणार वय: 30 स्वाधारी: -		

वरील दस्तावेजात कडून देणार तबाकवीत कर्जापत्राचा वा दस्त देणारा कडून दिव्याचे कडून करताना,
शिफा क्र.3 ची वेळ: 27/09/2019 09:40:45 AM

शेवट:-
दस्तावेजात दिव्यादनाचा कडुनीतवार देणाल्या सर्व पत्रकारांची शेवटची संपर्क-संपादनित - अद्यार प्रभातद्वारे पडताळण्यात आली आहे. त्यानंतर प्रत्येक माहिती पट्टीसप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार सुरज वसंत मोटेकर --	27/09/2019 09:41:31 AM	सुरज वसंत मोटेकर M XXXX XXXX 7731
2	लिहून देणार सारीका सुरज मोटेकर --	27/09/2019 09:41:45 AM	सारीका सुरज मोटेकर F XXXX XXXX 2888
3	लिहून देणार म.मोग्या कॅन्ट्रू के प्रोग्रा विजु बंधूण --	27/09/2019 09:40:59 AM	विजु योग्या बंधूण M XXXX XXXX 0717

शिफा क्र.4 ची वेळ: 27/09/2019 09:41:47 AM

शिफा क्र.5 ची वेळ: 27/09/2019 09:41:57 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Vasai 2

सह दुय्यम निर्बंधक EPayment Details.
वसई क्र. - र (विरार)

sr.	Epayment Number
1	2709201900290
2	MH006777680201920E

Defacement Number
2709201900290D
0003487326201920

Know Your Rights as Registrants

13191 2019