

534/1011

पावती

Original/Duplicate

Monday, February 27, 2017

नोंदणी क्र. :39म

7:33 PM

Regn.:39M

पावती क्र.: 1180 दिनांक: 27/02/2017

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई5-1011-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: दत्तात्रय पांडुरंग मोरे - -

नोंदणी फी

रु. 16500.00

दस्त हाताळणी फी

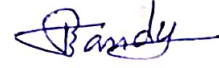
रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 17200.00

आपणास मूळ दस्त ,थंवनेल प्रिंट,सूची-२ अंदाजे
7:49 PM ह्या वेळेस मिळेल.



Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२

वसई क्र. ५

वाजार मूल्य: रु.1438000/-

मोबदला रु.1650000/-

भरलेले मुद्रांक शुल्क : रु. 99000/-

1) देयकाचा प्रकार: eChallan रकम: रु.16500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008819593201617E दिनांक: 27/02/2017

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 700/-

D.P. more

वसई - ५
दस्त क्र. १०११/२०१७
१/२५



महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग

मुद्रांक अहवाल सन २०१७

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Page 1 of 1

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	201702273073	27 February 2017,07:43:15 PM				
मूल्यांकनाचे वर्ष	2016					
जिल्हा	पालघर					
मूल्य विभाग	तालुका : वसई					
उप मूल्य विभाग	4-विरार क्रमांक 1 मूल्यदर विभाग ड					
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#110				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	10600	45500	58800	66300	58800	चौ. मीटर
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र-	31.6चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.45500/-	
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ						
= (45500 * (100 / 100)) * 100 / 100						
= Rs.45500/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
= 45500 * 31.6						
= Rs.1437800/-						
एकत्रित अंतिम मूल्य						
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य						
= A + B + C + D + E + F + G + H						
= 1437800 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
= Rs.1437800/-						

Home

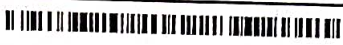
Print

लिपिक

सह दुय्यम निबंधक

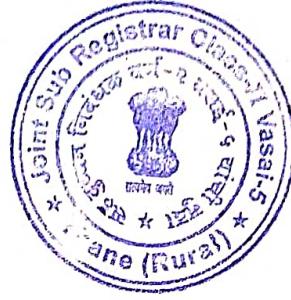


CHALLAN
MTR Form Number-6

MH008819593201617E		BARCODE 		Date 27/02/2017-13:48:32	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Stamp Duty			TAX ID (If Any)		
Registration Fee			PAN No.(If Applicable)		APGPM6447L
Name VSI2_VASAI NO 2 JOINT SUB REGISTRAR			Full Name		DATTATRAY MORE
Location THANE			Flat/Block No.		B/201 VASTU KRUTI CHS LTD
2016-2017 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
046401	Stamp Duty	99000.00	Area/Locality		
063301	Registration Fee	16500.00	Town/City/District		
			PIN		4 0 1 3 0 5
<div style="border: 2px solid blue; padding: 5px; width: fit-content;"> <p align="center">वसई - ५</p> <p>दस्त क्र. १०९९२०९०</p> <p align="center">३/३५</p> </div>			Remarks (If Any)		
			SecondPartyName=ANANT MISHRA		
Amount In		One lakh Fifteen Thousand Five Hundred Rupees Only			
Words		1,15,500.00			
Bank Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02300042017022709252 437088946
Cheque/DD No.			Date	27/02/2017-13:49:47	
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA	
Address of Branch			Scroll No. , Date	Not Verified with Scroll	

Mobile No. : Not Available

वसई - ५
दस्त क्र. १०११२०१७
५ १३५



AGREEMENT FOR RESALE

ARTICLES OF AGREEMENT is made and entered into at Virar, on this 27th day of Feb. in the Christian year Two Thousand Seventeen.

BETWEEN MR. ANANT BALA MISTRI, Age 60 years, Indian Inhabitant, residing at Flat No. B/201, Second Floor, Vastukruti Co-op. Hsg. Soc. Ltd., Ganesh Sankul Complex, Next to Gurudutta Nagar, Phoolpada Rd., Virar (East), Taluka Vasai, District : Palghar, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include his heirs, executors, administrators and assigns) of the FIRST PART:-

Mr. Anant Bala Mistri

D.P. more

सौ. दिपिका व. मोरे

वसई - ५
दस्त क्र. १०११/२०१५
६/३५



A N D

1) MR. DATTATRAY PANDURANG MORE, Age 43 years, 2) MRS. DIPIKA DATTATRAY MORE, Age 34 years, Indian inhabitants, residing at A 4, Sai Sawali Chawl, C. M. Nagar, Manvelpada Road, Virar (East) - 401 305, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include their heirs, executors, administrators and assigns) of the **SECOND PART :-**

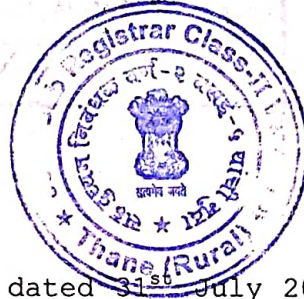
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D.P. Moore

सौ. दिपिका द. मोरे

वसई - ५
दस्त क्र. १०११/२०१०
७/३५

3



W H E R E A S :-

a) By an Agreement for sale dated 31st July 2006 and registered in the office of Sub-Registrar at Vasai-II (Virar), Vide its Document No. 6805/2006, dated 31/07/2006 **M/s. VASTU ASSOCIATES** sold the flat bearing No. B/201, on the Second Floor, admeasuring 31.6 sq. meters saleable area, in the building known as "**VASTU KRUTI**", constructed on N.A. land bearing Survey No. 110, Hissa No. 4(part), 4(part), Survey No. 111, Hissa No. 3(part), 3(part), 9, 13, 14, Survey No. 127, Hissa No. 2 (part), Survey No. 128, Hissa No. 13, Survey No. 352, lying, being and situate at Village Virar, Taluka Vasai, District : Palghar, within the area of Sub-Registrar at Vasai No. II (Virar), (hereinafter for brevity's sake collectively referred to as "The said Flat") to **MR. ANANT BALA MISTRI**, (hereinafter called "the Transferor") ca on the terms and conditions mentioned in the said agreement.

b) The Society of the said Flat is registered vide Registration No. **TNA/(VSI)/HSG/(TC)/19130/2007-08**, known as "**VASTUKRUTI CO-OPERATIVE HOUSING SOCIETY LTD.**".

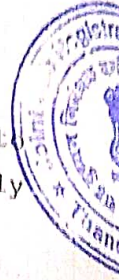
c) The TRANSFEROR is a member of "**VASTUKRUTI CO-OPERATIVE HOUSING SOCIETY LTD.**", a Society duly registered under Maharashtra Co-operative Societies Act, 1960 bearing registration No. TNA/VSI/HSG/TC/19130/07-08 having its office at Phoolpada Road, Virar (East), Taluka Vasai, District : Palghar, within the area of Sub-registrar at Vasai No. II (Virar) and hereinafter for brevity's sake collectively referred to as "the said Society" and as such member of the TRANSFEROR is entitled to five (5) shares having Share Certificate No. ____, of the said Society and of the

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face value of Rs. 50/- each, bearing No. _____ to _____ (hereinafter for brevity's sake collectively referred to as "The said Shares").

d) The TRANSFEROR is ready and willing to sell, assign and transfer rights, title and interest and five shares and the said Flat to the TRANSFEREES which the TRANSFEREES have agreed to purchase for a lump sum price of Rs. 16,50,000/- (Rupees Sixteen Lac Fifty Thousand Only).

e) The TRANSFEROR shall obtain permission from the society to sell the said Flat to the TRANSFEREES.

f) The said flat is being purchased by the TRANSFEREES for residential purpose and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.

g) The TRANSFEREES have prior to the execution of the Agreement satisfied about the title of the TRANSFEROR to the said Flat and have agreed to purchase the said Flat and the right, title and interest on the terms and conditions hereinafter appearing :-

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

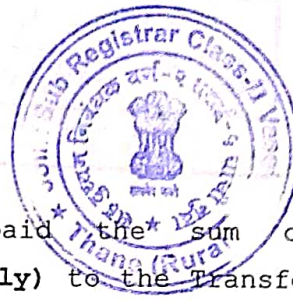
1) The TRANSFEROR has agreed to transfer the right, title and interest to the TRANSFEREES in the said Flat for a total consideration of Rs. 16,50,000/- (Rupees Sixteen Lac Fifty Thousand Only) which the TRANSFEREES have agreed to acquire for the said price

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D.P. Moore

श्री. दिपिका व. श्री.

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दस्त क्र. १०११/२०१०
१३७



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2] The TRANSFEREES has paid the sum of Rs. 4,00,000/- (Rupees Four Lac Only) to the Transferor as and by way of Part payment of the said Flat herein above mentioned [the payment and receipt whereof the Transferor do hereby admit and acknowledge of and from the TRANSFEREES.]

3] It has been mutually agreed upon by and between the parties hereto that the TRANSFEREES shall pay to the Transferor the balance amount of Rs. 12,50,000/- (Rupees Twelve Lac Fifty Thousand Only) within 45 days from execution of this agreement.

4] The Transferor shall hand over the peaceful and vacant possession of the said flat to the TRANSFEREES immediately after receiving full consideration amount.

5] TRANSFEROR hereby has agreed to give to the TRANSFEREES all the original documents related to the said Flat on execution of this agreement.

6] The TRANSFEROR hereby agree and undertake to execute all further writings, deeds, papers, letters, documents, transfer forms and all other papers which may be required and necessary in connection with the said Flat in favor of the TRANSFEREES as and when required under the existing laws and/or rules.

7] The TRANSFEROR declare that no person except himself has any share, right, title or interest of whatsoever nature in the said Flat and further declare that he has not entered into any agreement for sale, agreement to lease of any other agreement in respect of the said Flat or any part thereof and that no loans have been obtained by the TRANSFEROR by hypothecating the said Flat or any portion thereof.

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श्री. दिपिका व. मोरे

दस्त क्र. १०११/२०१७
१२/१२/१७



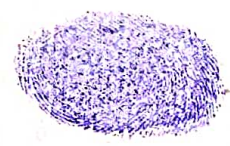
18] This Agreement is subject to provisions of Maharashtra Ownership Flat (Regulations Promotion of Construction sale, management and Transfer) Act, 1963 AND CO-operative Societies Act, 1960 with rules made thereunder.

THE SCHEDULE ABOVE REFERRED TO

Flat No. B/201, on the Second Floor, admeasuring 31.6 sq. meters saleable area, in the building known as "VASTU KRUTI CO-OPERATIVE HOUSING SOCIETY LIMITED", constructed on N.A. land bearing Survey No. 110, Hissa No. 4(part), 4(part), Survey No. 111, Hissa No. 3(part), 3(part), 9, 13, 14, Survey No. 127, Hissa No. 2 (part), Survey No. 352 and Survey No. 128, Hissa No. 13, lying, being and situate at Village Virar, Taluka Vasai, District : Palghar, within the area of Sub-Registrar at Vasai No. II (Virar).

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS HEREUNTO THE DAY AND THE YEAR FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED BY THE)
Within named TRANSFEROR)
MR. ANANT BALA MISTRI)
in the presence of)



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- Terwankar*
DHONDU. J. TERWANKAR
B/15, VASTU KRUTI SOC., VIRAR (E)
- Najak*
NIKHIL. J. NAJAK
GOKUL PLAZA, VIRAR (E)

वसई - ५
दस्त क्र. १०११/२०१७
१३/३५

SIGNED AND DELIVERED BY THE
Within named TRANSFEREES

- 1) MR. DATTATRAY PANDURANG MORE,
 - 2) MRS. DIPIKA DATTATRAY MORE
- in the presence of



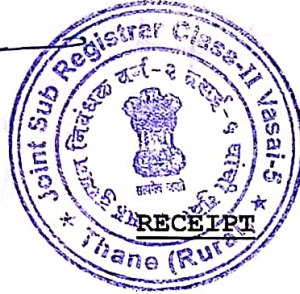
D.P. more



श्री. दिपिका द. मोरे

1. *Reswankar*

2. *Norank*



RECEIVED the day and the year first hereinabove written of and from the withinnamed TRANSFEREES, the sum of Rs. 4,00,000/- (Rupees Four Lac Only) as and by way of part payment against sale of above described flat.

BANK	CH.NO.	AMT.	DATE
State Bank of India	045960	20,000	17/02/12
Punjab National	081921	1,80,000	22/02/17
Punjab National	081923	2,00,000	27/02/17

WITNESSES :-

1. *Reswankar*

2. *Norank*

I SAY RECEIVED,

[Signature]

(TRANSFEROR)

15/06/2004

हर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कमिश्नर कॉम्प्लेक्स, सुरसा मजला, वरई (पूर्व), वि. ठाणे ४०१ २१०
दूरधनी : (फोन) - २३९०४८६ / २३९०४८७ फॅक्स : (फोन) - २३९०४६६

संदर्भ क्र. CIDCO/VVSR/CC/BP-3362/E/782

दिनांक : 15/06/2004

To:
Shri Jagdish Raut & others through
P.A. Holder Shri Hemant Mhatre
Mhatre Wadi, Vadivkar Bhavan
Gaohan, Virar (E), Taluka Vasai
MUMBAI : 400 068.

Sub: Commencement Certificate for the proposed Residential with Shopline Buildings and Residential Buildings on S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of Village Virar, Taluka Vasai, Dist. Thane.

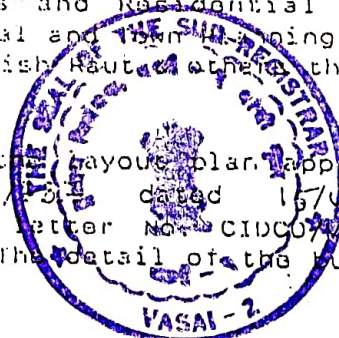
- Ref: 1) NOC for N.A. Permission granted by CIDCO vide letter No. CIDCO/VVSR/NAP/BP-3362/E/2177 dated 29/01/2004
2) N.A. Order No. REV/DESK-1/I-9/NAP/SR-14/2004 dated 16/04/2004 from the collector, Thane.
3) TILR M.R. No.112/2003 & TILR M.R.No.42/2003 dated 18/06/2003 for measurement.
4) NOC from Virar Municipal Council vide letter dated 15/05/2004 for construction.
5) Assurance letter from Virar Municipal Council vide letter dated 15/05/2004 for potable water supply.
6) EE(BP-VV)'s Report dated 16/09/2003.
7) Your Licensed Surveyor's letter dated 11/06/2004.

Sir/Madam,

Development Permission is hereby granted for the proposed Residential with Shopline Buildings and Residential Buildings under Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Jagdish Raut & others through P.A. Holder Shri Hemant Mhatre.

This drawing shall be read with the layout plan approved vide letter No. CIDCO/VVSR/CC/BP-3362/E/782 dated 15/06/2004 and the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3362/E/782, dated 15/06/2004. The detail of the building are given below.

Location : S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of village Virar, Taluka Vasai, Dist : Thane.



वर्क-२ Contd..... 2.
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त कार्यालय : 'निर्मल', सुरसा मजला, वरीमग मंडळ, वरई - ४०१ २१०, दूरधनी : २३९०४८६ / २३९०४८७, फॅक्स : २३९०४६६
माल्या : सिडको भवन, सी.सी.डी. वेल्हापुर, वरई - ४०१ २१०, दूरधनी : २३९०४८६ / २३९०४८७, फॅक्स : २३९०४६६

वेसई

नगर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका नगरपालिका कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

संदर्भ क्र.:

.. 2 :-

दिनांक :

Sr. No.	PREDOMINANT USE	NO. OF BLDGS.	No. OF FLATS	No. OF SHOPS	No. OF FLOORS	B.U.A. (in sq.mt)
1.	Residential with Shopline	1	68	5	Gr.+ 4	2232.73
2.	Residential	2	100	-	Gr.+ 4	3956.38
3.	Residential	3	60	-	Gr.+ 4	2092.73
4.	Residential with Shopline	4	86	13	Gr.+ 4	3305.45
5.	Residential	5	75	-	Gr.+ 4	1641.60
6.	Residential	6	40	-	Gr.+ 4	1276.75
7.	Residential	7	50	-	Gr.+ 4	1868.16
Total ..		7 Nos.	479	18		16373.80

This order is to be read only along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CUDCO.

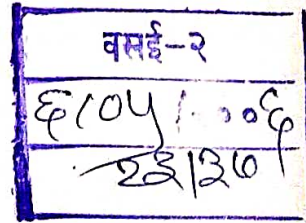
Encl: a/a.

Yours faithfully,

c.c. to:

ASSOCIATE PLANNER/ADDL. TPU (E)

1. M/s. En-Con Architectural & Project Consultants
G-7, B, 'D' Wing, Sethi Palace
Ambadi Road, Vasai (W)
Taluka Vasai
DIST : THANE : 401 202.
- 2) The Collector
Office of the Collector, Thane.
- 3) The Tahasildar
Office of the Tahasildar, Vasai
- 4) The Chief Officer
Virar Municipal Council, Vasai
- 5) CUC (VV).



मर्यादित : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१. दूरध्वनी : २२०३-३१९७ • फॅक्स : ००-३१-२२-२२०२ २५०९
य : सिडको भवन, सी.बी.सी.-बेलापूर, नवी मुंबई : ४०० ६१४. दूरध्वनी : ५५२९१ ८१०० • फॅक्स : ००-९१-२२-५५२९१ ८१६६

पत्र

शहरी व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, बसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - १५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - १५२५०) २३९०४६६

क्र. : CIDCO/VVSR/CC/BP-3362/E/787

दिनांक :

15/06/2004

To,
Shri Jagdish Raut & others through
P.A. Holder Shri Hemant Mhatre
Mhatre Wadi, Vadivkar Bhavan
Gaathan, Virar (E), Taluka Vasai
MUMBAI : 400 068.

Sub: Commencement Certificate for layout of proposed Residential with Shopline Buildings and Residential Buildings on S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of Village Virar, Taluka Vasai, Dist. Thane.

- Ref: 1) NOC for N.A. Permission granted by CIDCO vide letter No.CIDCO/VVSR/NAP/BP-3362/E/2177 dated 29/01/2004
2) N.A. Order No. REV/DESK-1/T-9/NAP/SR-14/2004 dated 16/04/2004 from the Collector, Thane.
3) TILR M.R. No.112/2003 & TILR M.R.No.42/2003 dated 18/06/2003 for measurement
4) NOC from Virar Municipal Council vide letter dated 15/05/2004 for construction.
5) Assurance letter from Virar Municipal Council vide letter dated 15/05/2004 for potable water supply.
6) EE(BP-VV)'s Report dated 16/09/2003.
7) Your Licensed Surveyor's letter dated 11/06/2004.

Sir/Madam,

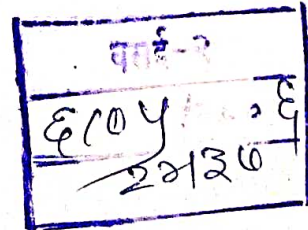
Development Permission is hereby granted for the proposed layout of Residential with Shopline Buildings and Residential Buildings under Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Jagdish Raut & others through P.A. Holder Shri Hemant Mhatre.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3362/E/785, dated 15/06/2004. The detail of the building are given below:

- | | |
|----------------------------------|--|
| 1. Location | : S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of Village Virar, |
| 2. Gross plot area | : 32070.00 Sq.m. |
| 3. Area under 9.M. Access Road | : 1225.65 Sq.m. |
| 4. Net Plot Area | : 30844.35 Sq.m. |
| 6. Less: Area under reservation: | |
| a) D.P. Road (20 M.) | : 1080.03 Sq.m. |
| b) School/Playground | : 3194.90 Sq.m. |

Contd.... 2.

यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१. दूरध्वनी : २२०२ ९९९७ • फॅक्स : ००-९१-२२-२२०२ २५०९
: सिडको भवन, सी.पी.डी.-चेलापूर, टापी मुंबई - ४०० ६१४. दूरध्वनी : ५५९९ ८१०० • फॅक्स : ००-९१-२२-५५९९ ८१६६



शुद्ध

नगर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कर्मशियल कॉम्प्लेक्स, दूसरा गजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

संदर्भ क्र.:

- : २ :-

दिनांक :

7.	Balance Plot Area	:	26569.42 Sq.m.
8.	R.G. 15%	:	3985.41 Sq.m.
9.	C.F.C. 5%	:	1328.47 Sq.m.
10.	Balance Plot Area	:	21255.54 Sq.m.
11.	BUA Proposed	:	16373.80 Sq.m. (Resi.16080.20+ Comm.293.60)
12.	No. of Buildings	:	7 Nos.

This order is to be read only along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of this Rs.2,01,500/- (Rupees Two lakhs one thousand, five only) deposited vide challan No.7424 dated 11/06/2004 with CIDCO as interest free 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 Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

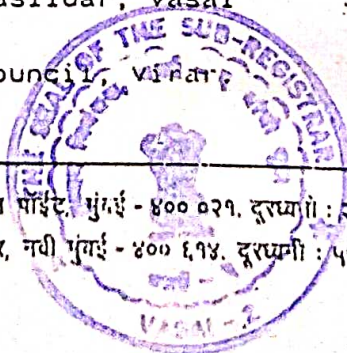
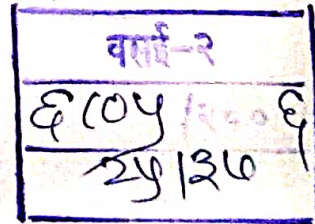
Encl: a/a.

Yours faithfully

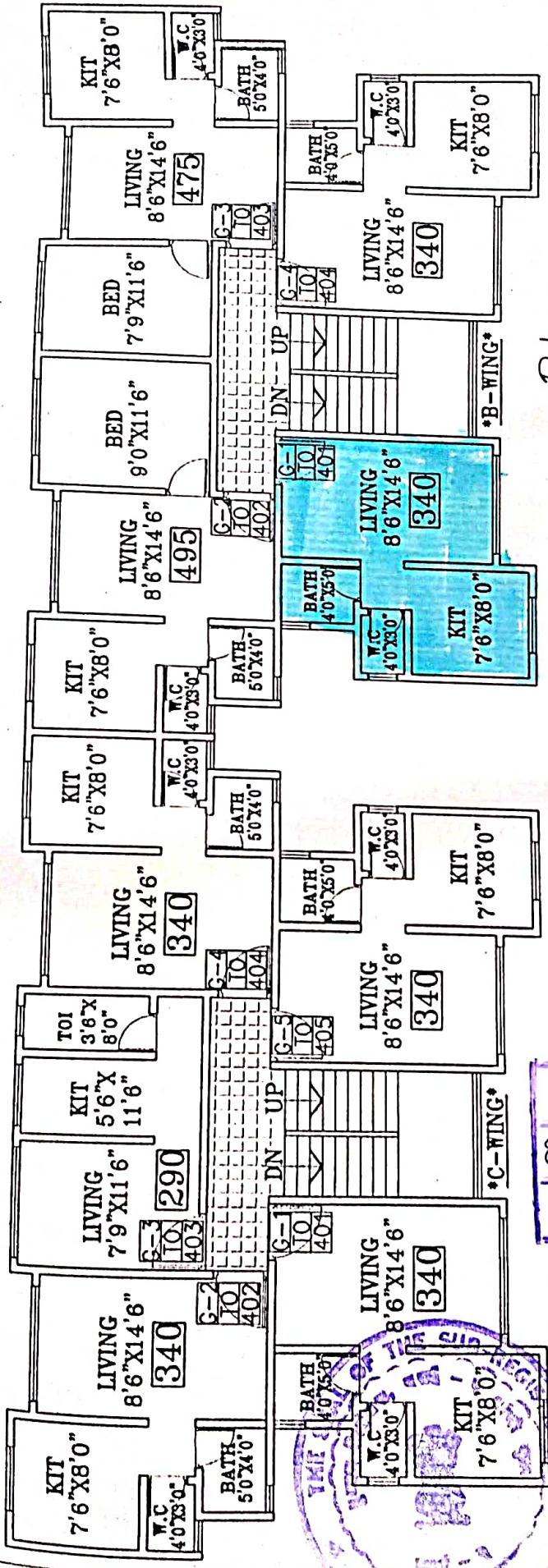
c.c. to:

ASSOCIATE PLANNER/AOOL.TPO (E)

1. M/s. En-Con Architectural & Project Consultants
G-7,8, 'D' Wing, Sethi Palace
Ambadi Road, Vasai (W)
Taluka Vasai
DIST : THANE. : 401 202.
- 2) The Collector
Office of the Collector, Thane.
- 3) The Tahasildar
Office of the Tahasildar, Vasai
- 4) The Chief Officer
Virar Municipal Council, Virar
- 5) CUC (VV).



कार्यालय : 'निर्मल', दूसरा गजला, नरीमन पॉइंट, मुंबई - ४०० ०२१, दूरध्वनी : २२०२ ९९९७ • फॅक्स : ०२-९९-२२-२२०२ २५०९
नय : शिडको भवन, सी.टी.डी.-वेलापूर, नवी मुंबई - ४०० ६१४, दूरध्वनी : ५५९९ ८९०० • फॅक्स : ००-९९-२२-५५९९ ८९६६

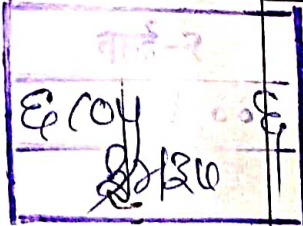
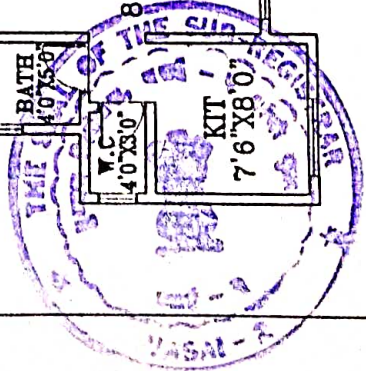


FLAT NO. 201 WING B FLOOR 2nd
 GROUND TO 4TH FLOOR PLAN
 (BLDG. NO.5)

EN-CON
 Architectural & Structural Works
 Project Consultants
 G 7/B "D" WING, SETHI PALACE,
 AMBADI ROAD, VASAI ROAD (WEST),
 PHONE: 95250-2336318, 2333404
 E-mail: encon@bom5.vsnl.net.in
 A-3/D/JENSON/SALEPLAN/KISHORE, NAY/BLDG NO.5/FS/

PROPOSED RESIDENTIAL BLDG. ON PLOT BEARING
 S.NO.110, H.NO.4, S.NO.111, H.NO.3, 9, 13, 14,
 S.NO.127, H.NO.2, S.NO.128, H.NO.13, S.NO.352.
 VIL-VIRAR, TAL-VASAI, DIST-THANE.

BUILDERS
VAASTU ASSOCIATES
 OSTWAL ORNATE, BLDG. NO.2
 SHOP NO.148, 1ST FLOOR,
 JESAL PARK, BHAYANDAR (E).
 PH: 31039695, 9820207321/19.



3-1-2019-5/19

P. NO. 3362 SHEET NO. 10
 PROPORMA II

DOM
3.35

SHEET
 PLOT LAY OUT, 1ST, 2ND & TERRACE FLOOR PLAN, BUILT UP AREA STATEMENT, PARKING STATEMENT,
 SECTION, ELEVATION, LOCATION PLAN AND ARCHITECTURAL DRAWINGS.

W

W.DAL

S

PROPERTY

RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved on ...
 Subject to the Conditions ...
 No. CIDCO/VASAI/CC/BP-3362/1/768
 Date: 15/6/04

ASSOCIATE ...
 CIDCO ...
 AMBIKA COMMERCIAL COMPLEX
 SECOND FLOOR, VASAI (EAST),
 DIST. THANE.

THIS PLAN SHALL NOT BE
 CONSIDERED AS A BASIS
 OF OWNERSHIP OR ANY
 DISPUTES IN ANY COURT OF
 LAW.

DATE SIGNATURE

CERTIFICATE OF AREA

... UNDER REFERENCE WAS SURVEYED BY ME ON 4.5.2002. AND THE DIMENSIONS OF THE SIDE, ETC. OF
 PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN
 RECORD LAND RECORDS DEPT. CITY SURVEY RECORD

Signature of Licensed Surveyor/Engineer
 Structural Engineer / Supervisor

M.P.R.G PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING
 TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
 THE STRUCTURAL DESIGNING CONSIDERS PROTECTION FROM NATURAL HAZARDS HAS BEEN PREPARED BY
 AN ENGINEER AT LEAST OF B.E. OR EQUIVALENT

SIGNATURE OF
 LICENSED SURVEYOR

DESCRIPTION OF PROPOSAL & PROPERTY

RESIDENTIAL & COMMERCIAL BLDG. ON S.NO.110 H.NO.4 S.NO.111 H.NO.3,9,13,14
 NO.128 H.NO.13; S.NO.352.
 VASAI; DIST-THANE

SIGNATURE OF APPLICANT

(P A HOLDER)
 RAUT & OTHERS THROUGH
 SHRI. HEMANT MIATRE

DATE
 9/08/2013.

SCALE
 AS SHOWN
 DRAWN BY
 HASHI
 CHECKED BY



EN-COM

Architecture & Structural
 Project Consultants

SANJAY NARANG
 LICENSED SURVEYOR
 REG. No.: N/111/LS

G 7/8 "D" WING, SETHI PALACE, AMBANI ROAD,
 VASAI ROAD (WEST), 401 202,
 PHONE: 912-336318, 333404
 E-mail: encom@iam5.snl.net.in



वर्क-२
 E.C.O.Y. ०९



27/02/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 5

दस्त क्रमांक : 1011/2017

नोदणी :

Regn:63m

गावाचे नाव : 1) विरार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1650000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1438000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: गांव मौजे विरार, सव्हें नं. 110, 111, 127, 128, 352, हि. नं. 4 पैकी, 4 पैकी, 3 पैकी, 3 पैकी, 9, 13, 14, 2 पैकी, 13 यावरील वास्तू कृती को - ऑ. हौ. सो. लि. इमरतीमधील सदनिका क्र. बी/201, दुसरा मजला, एरिया 31.6 चौ. मी. सेलेबल एरिया ((Survey Number : 110 and others ;))
(5) क्षेत्रफळ	1) 31.6 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:-अनंत बाळा मिस्त्री - - वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी/201, वास्तुकृती को - ऑ. हौ. सो. लि. , ब्लॉक नं:-, रोड नं: गणेश संकूल कॉम्प्लेक्स, गुरुदत्त नगर नंतर, फुलपाडा, विरार - पु, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:- AJIPM4990J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दत्तात्रय पांडूरंग मोरे - - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए 4, साई सावली चाळ, सी. एम नगर, ब्लॉक नं:-, रोड नं: मनवेलपाडा, विरार - पु, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-APGPM6447L 2): नाव:-दिपिका दत्तात्रय मोरे - - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए 4, साई सावली चाळ, सी. एम नगर, ब्लॉक नं:-, रोड नं: मनवेलपाडा, विरार - पु, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-CHRPM2454C
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2017
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2017
(11) अनुक्रमांक, खंड व पृष्ठ	1011/2017
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	99000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	16500
(14) शेर	



Bandy
सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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