

Now
1+2

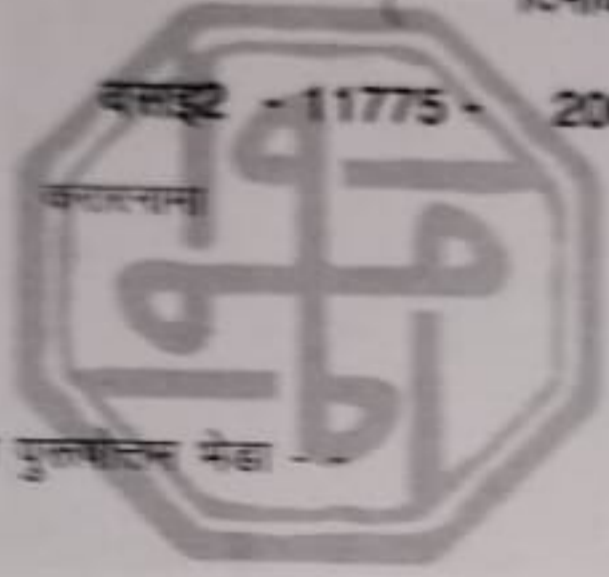


Thursday, December 11, 2008
12:28:14 PM

Original
नोंटणी 39 रु.
Regn. 39 W

पावती

पावती क्र. : 11785
दिनांक 11/12/2008
मावचे नाव चंदनसार
दस्तऐवजाचा अनुक्रमांक दसई - 11775 - 2008
दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव: ज्योती पुस्तकालय मेडा

| | | |
|--|---|-----------------|
| नोंटणी फी | : | 10000.00 |
| नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (41) | : | 820.00 |
| एकूण रु. | | 10820.00 |

आपणास हा दस्त अंदाजे 12:23PM ह्या वेळेत मिळेल

दुष्यम निंबधक
दसई 2

बाजार मूल्य: 682600 रु. नोंबदला: 1000000रु.
भरलेले मुद्रांक शुल्क: 42600 रु.

मुळ दस्त पत्र विभागाः
J.P. Bhide, दि. 991924 0.C.

दुष्यम निंबधक सर्व-२
दसई-२.

A One Builders
AGREEMENT FOR SALE



JIVDANI

Krupa Complex

REGISTRATION NO.

3

115, Hissa No. 37,41,42,43,44 - B, Veer Savarkar Marg,
Chandansar, Virar (E), Taluka Vasai, Dist. Thane.

Shri / Smt. / Miss.

**Jyoti. Punshottam
Bheda**

Flat/Shop No.

203

on **2nd**

Floor in **A** Wing.

A One Builders

Regd. Office : 114, Kapadia House, Gaothan Road,
Nr. Railway Platform No. 1, Virar (W) - 401 303.



दस्तक्रमांक व वर्ष: 11775/2008

Tuesday, February 10, 2009

3:05:56 PM

दुय्यम निबंधक: वसई 2

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : चंदनसार

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,000,000.00
बा.भा. रू. 682,600.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 115/हि त्त 37/-/- वर्णन: मौजे कोपरी (चंदनसार) - उपविभाग क्र - 9/5, सदनिका क्र - 3/203, दुसरा मजला, श्री जिवदानी कृपा कॉम्प्लेक्स, बि नं-3.
- (3) क्षेत्रफल (1) 63.20 चौ मी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.ए वन बिल्डर्स तर्फे भागिदार जवहार भेडा - -; घर/प्लॉट नं: सी/203; गल्ली/रस्ता: -; ईमारतीचे नाव: विश्वनाथ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: विरार प; तालुका: वसई; पिन: -; पॅन नम्बर: AAOFA-0485-D.
(2) मे.ए वन बिल्डर्स तर्फे भागिदार बकुल सुरु - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) ज्योती पुरुषोत्तम भेडा - -; घर/प्लॉट नं: 301; गल्ली/रस्ता: एम जी रोड; ईमारतीचे नाव: साई कृपा सोसायटी; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: कांदीवली प; तालुका: मुंबई; पिन: 67; पॅन नम्बर: AAGPB-8511-M.
- (7) दिनांक करून दिल्याचा 11/12/2008
- (8) नोंदणीचा 11/12/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 11775 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 42600.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 10000.00
- (12) शेरा

मी नक्कल केली
मी दाखली
मी रुजवात घेतली

वर्ग-२

दस्तऐवज नक्कल श्री. ज्योती भेडा
राधा वजं क्रमांक 248/2008
जाना दिती घेतली.
दि १०/२/०९दुय्यम निबंधक वसई-२
वर्ग-२दुय्यम निबंधक वसई-२
वर्ग-२Aone
Rat



दस्त गोषवारा भाग - 2

| |
|---------------------------|
| वसई2 |
| दस्त क्रमांक (11775/2008) |
| ९९ / ९९ |

दस्त क्र. [वसई2-11775-2008] चा गोषवारा
बाजार मुल्य : 682600 मोबदला 1000000 भरलेले मुद्रांक शुल्क : 42600

दस्त हजर केल्याचा दिनांक : 11/12/2008 12:06 PM
निष्पादनाचा दिनांक : 11/12/2008
दस्त हजर करणा-याची सही :

J.P. Bheda

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 11/12/2008 12:06 PM
शिकका क्र. 2 ची वेळ : (फी) 11/12/2008 12:09 PM
शिकका क्र. 3 ची वेळ : (कबुली) 11/12/2008 12:10 PM
शिकका क्र. 4 ची वेळ : (ओळख) 11/12/2008 12:10 PM

दस्त नोंद केल्याचा दिनांक : 11/12/2008 12:10 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) अनिता पाटील - - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: विरार प

तालुका: वसई

पिन: -

2) ईजास शेख - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

Anita Patil



Ijaz Sheikh



[Signature]
दु. निबंधकाची सही, वसई 2

[Signature]
दु. निबंधकाची सही
वसई 2



दुस्तक क्रमांक एक व.....
९९७९९.....क्रमांकावर नोंद घे

[Signature]
दुय्यम निबंधक, वर्ग-२
वसई-२
वारी ११ माहे १२ सन २००८

माणीत करण्यांत येत का वा
स्तास एकूण.....पाने आहेत.

[Signature]
दुय्यम निबंधक, वर्ग-२
वसई-२

113, KAPADIA HOUSE
 NEXT TO PLATFORM NO-1
 VIRAR(W), TAL-VASAI, DIST.-THANE
 PHONE NO. 9869272427, 9820325015

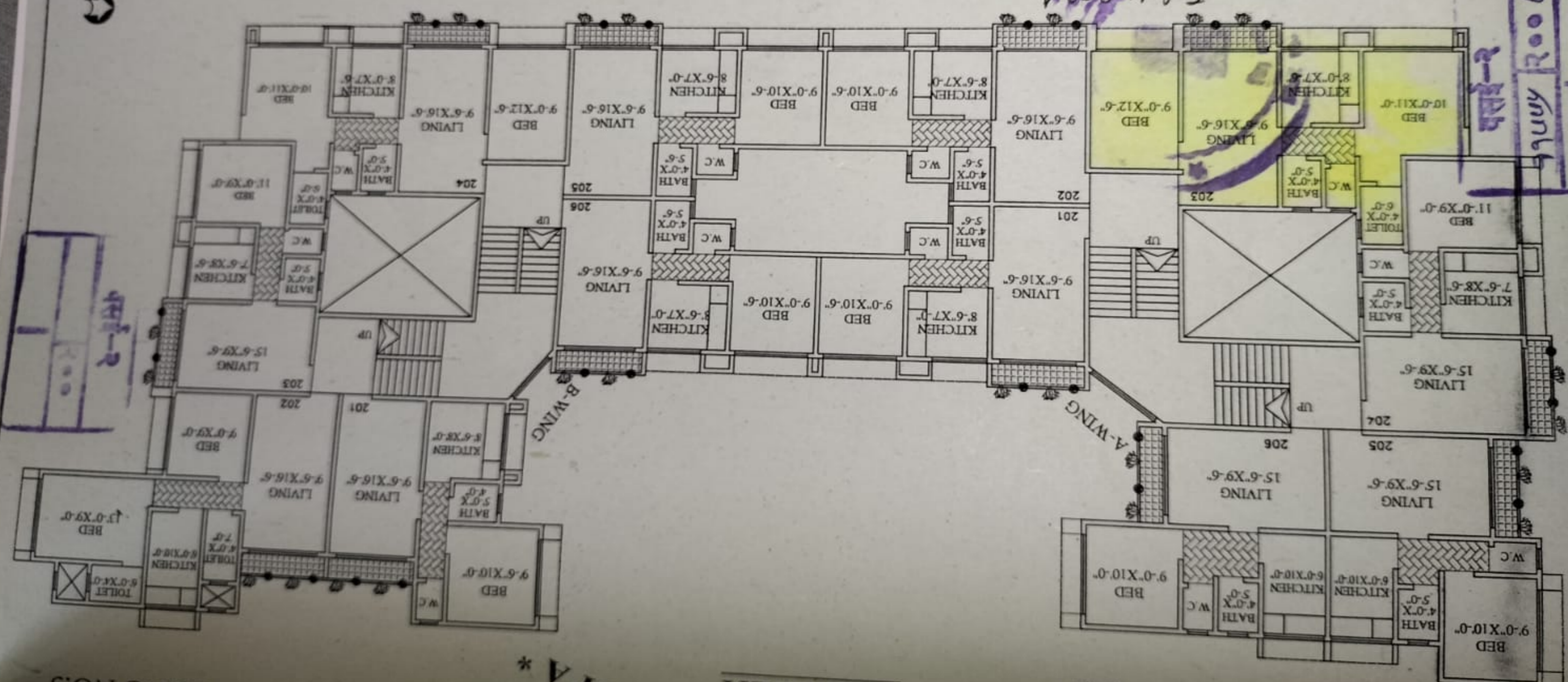
DEVELOPERS
ONE BUILDERS

PROPOSED RESIDENTIAL COMPLEX
 ON PLOT BEARING S.NO 115 H.NO. 37,41,42,43,44-B
 AT VILLAGE - KOPRI, CHANDANSAR VIRAR (E)

SECOND FLOOR PLAN

.....20'-0" INTERNAL ROAD.....

sanat mehta & associates
 ARCHITECTS
 207 PARK VIEW
 STATION ROAD,
 NALLASOPARA (W),
 DIST. - THANE
 EMAIL: sanat_mehta@yahoo.com
 PHONE NO. 9820325015, TEL. FAX NO. 9820325015



* SHREE JIVDANI
 COMPLEX
 KRUPA *
 BLDG NO.3

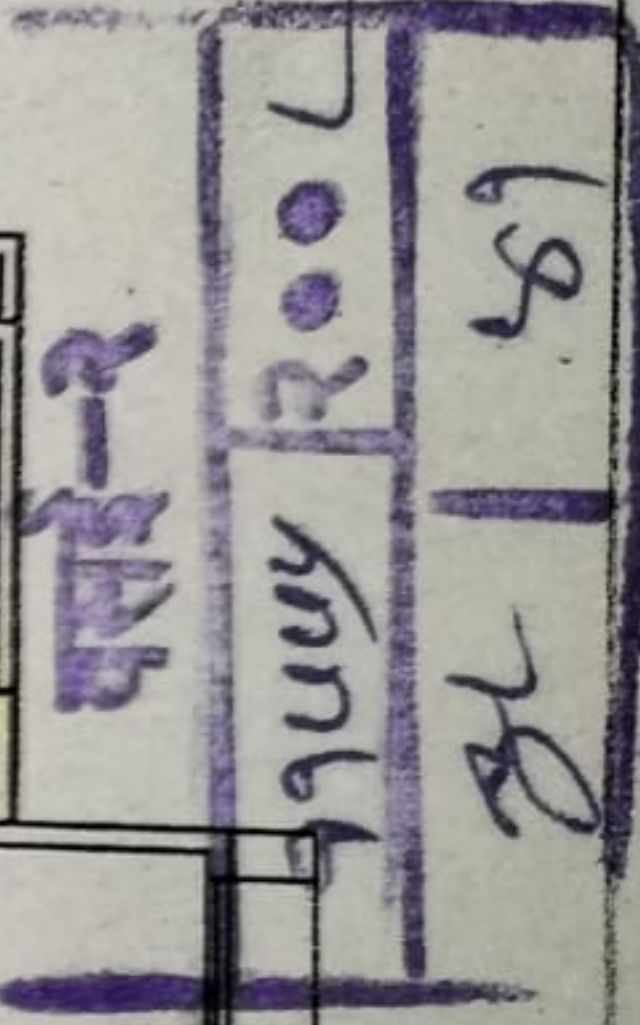
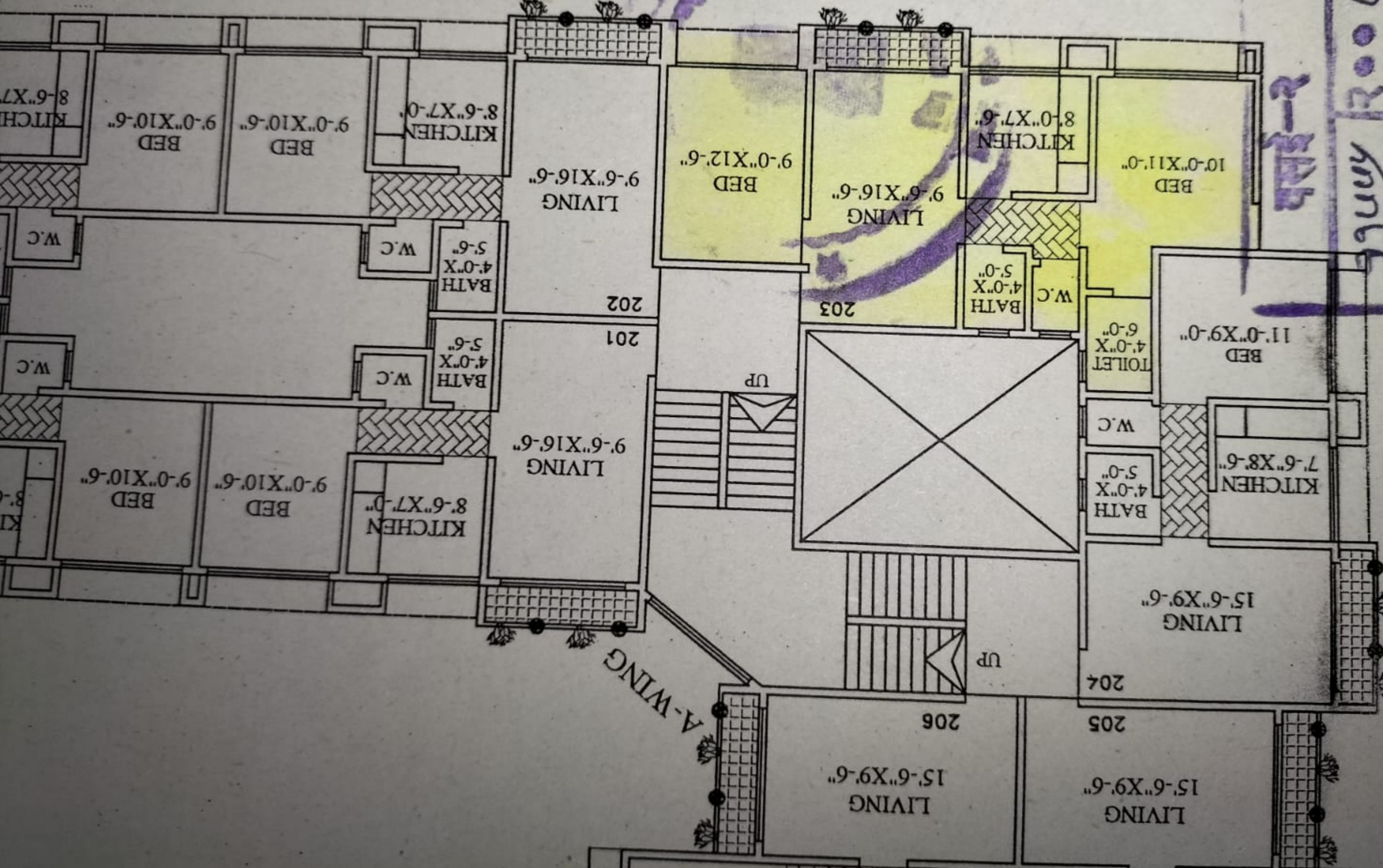
SECOND FLOOR PLAN

PROPOSED RESIDENTIAL COMPLEX
ON PLOT BEARING S.NO 115 H.NO. 37,41,42,43

.....20'-0" INTERNAL ROAD.....

Flat No 203 A

Handwritten notes and markings in blue ink.



D E V E L O P E R S

A-ONE BUILDERS

113, KAPADIA HOUSE
NEXT TO PLATFORM NO-1
VIRAR(M), TAL-VASAI, DIST.-THANE



11/12/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वसई2

दस्त क्र 11775/2008

वसई 2

80/89

दस्त क्रमांक : 11775/2008

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

नाव: ज्योती पुरुषोत्तम भेडा - -

पत्ता: घर/फ्लॅट नं: 301

गल्ली/रस्ता: एम जी रोड

ईमारतीचे नाव: साई कृपा सोसायटी

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: कांदीवली प

तालुका: मुंबई

पिन: 67

पॅन न

लिहून घेणार

वय 51

सही J.P. Bheden



नाव: मे.ए वन बिल्डर्स तर्फे भागिदार जवहार भेडा - -

पत्ता: घर/फ्लॅट नं: सी/203

गल्ली/रस्ता: -

ईमारतीचे नाव: विश्वनाथ

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: विरार प

तालुका: वसई

पिन: -

पॅन नम्बर

लिहून देणार

वय 63

सही *J.P. Bheden*



नाव: मे.ए वन बिल्डर्स तर्फे भागिदार बकुल सुरु - -

पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

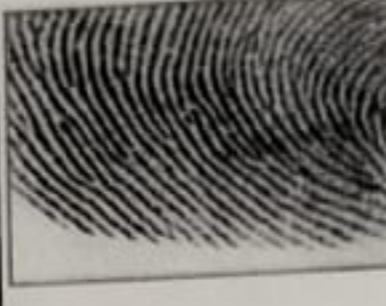
पिन: -

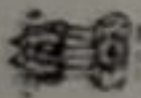
पॅन नम्बर: -

लिहून देणार

वय 40

सही *Bakul*





Election Commission of India
भारत निर्वाचन आयोग
IDENTITY CARD

संख्या
MT/05/026/279213



Elector's Name
शख्तुज शेख
Shaikh Ejaj
शेख एजाज

Father's/Mother's/
Husband's Name
मोहम्मदहानिफ
Mohammadhanif
मोहम्मदहानिफ

Sex: M
लिंग: पुरुष

Age as on 1.1.95
1.1.95 तारीख: 29

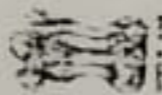
पसवर्ड
9900000000
80

आयकर विभाग
INCOME TAX DEPARTMENT
ANITA KISHAN PATIL
WAMANRAO PATIL
10/12/1984

Permanent Account Number
AWQPP4436P

A. K. Patil

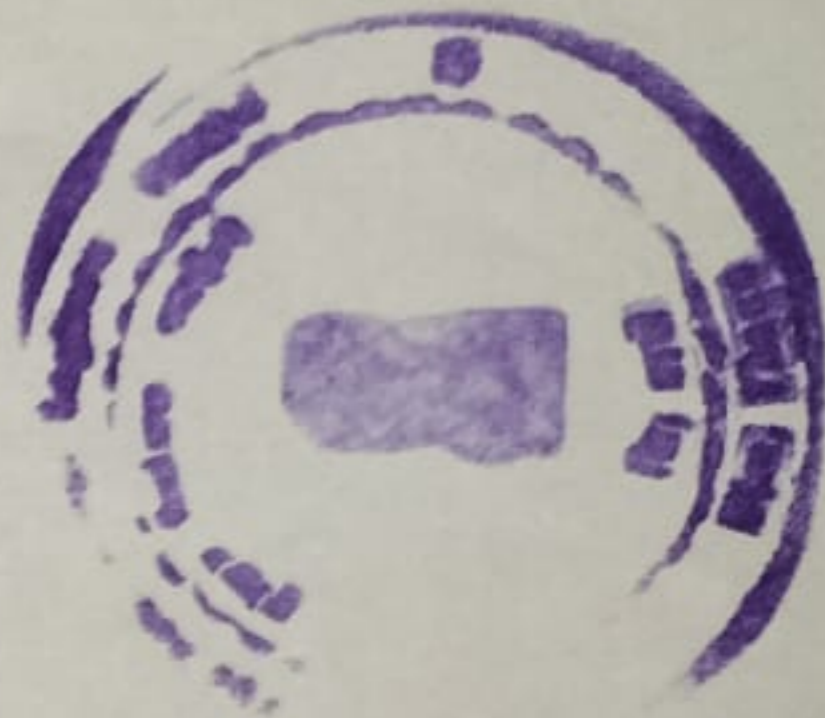
Signature

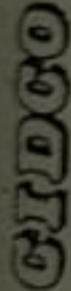


भारत सरकार
GOVT. OF INDIA



02052008





Ref. No. CIDCO/VVSR/CC/BP-1731/E/ 2059

Date : 29/03/2007

To,
Smt. Chhaya A. Sawant,
Mr. Yogesh A. Sawant,
Mr. Chandrasen A. Sawant &
Mr. Ravindra S. Sawant
2, Suryakiran, Dahanukar
Wadi, Kandivali (W)
MUMBAI : 400 0

ASSESSMENT ORDER No. 237

Sub: Commencement Certificate for the proposed Residential Buildings on land bearing S.No.115, H.No.37, 41, 42, 43, 44-B of Village Kopri, Tal. Vasai, Dist. Thane.
Ref: Your Architect's letter dated 26/03/2007.

Sir/Madam,

1) Name of assessee owner/ : Smt. Chhaya A. Sawant,
Mr. Yogesh A. Sawant,
Mr. Chandrasen A. Sawant &
Mr. Ravindra S. Sawant

2) Location : Kopri.

3) Land use (Predominant) : Residential.

4) Gross Plot Area : 8600.00 sq.m.

5) Less: Encroachment Area : 542.90 sq.m.

6) Balance Plot Area : 8057.10 sq.m.

7) R.G. @ 15% : 1290.00 sq.m.

8) CFC @ 5% : 430.00 sq.m.

9) Net Plot Area : 6337.10 sq.m.

10) Permissible FSI : 1.00

11) Built Up Area Permissible: 6337.10 sq.m.

12) Built Up Area Proposed : 4744.88 sq.m.

13) Area for assessment:

a) Plot/land area: 6767.10 sq.m x Rs.100/- = Rs. 6,76,710.00

b) Built Up area: 4744.88 sq.m. x Rs.250/- = Rs.11,86,220.00

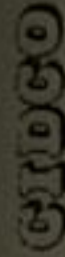
c) Construction area given free of FSI: 1015.20 sq.m. x Rs.250/- = Rs. 2,53,800.00

Total Development Charges = Rs.21,16,730.00

Contd.... 2.

REGD. OFFICE : 'Nirmal', 2nd Floor, Narman Point, Mumbai - 400 021. Phone : 5650 0900 • Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 6591 8100 • Fax : 00-91-22-5591 8106

38-59
99004 Rod
वसई-२



Ref. No.

... 2 ...

Date :

This order is to be read 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.58,000/- (Rupees Fifty Seven thousand six hundred only) deposited vide challan No.17923 dated 26/03/2007 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,

(Signature)
ASSOCIATE PUNJAB HOOL. IPO (E)

C.C. to:

1. Shri R. V. Shirke, Architects
Room No.3 & 6, Tiwari Estate
Virar (E), Taluka Vasai
DIST : THANE

2. The Collector,
Office of the Collector, Thane.

3. The Tahasildar
Office of the Tahasildar, Vasai

4. CUC (VV)

REGD. OFFICE : 'Nirmal', 2nd Floor, Narman Point, Mumbai - 400 021. Phone : 5650 0900 • Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 5591 8100 • Fax : 00-91-22-5591 8106

Ref. No. CIDCON/VS/R/AM/BP-1731/E/ 1947

To,
 Smt. Chhaya A. Sawant & others
 2, Suryairan, Dahanukar Wadi
 Kandivali (W)
MUMBAI : 400 067.

Date : 11/08/2008

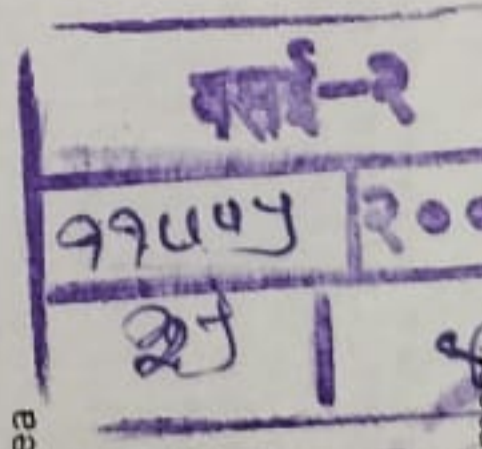
REVISED ASSESSMENT ORDER NO. 563
 Sub: Amended Plan approval for Residential & Residential with Shopline Buildings on land bearing S.No.115, H.No.41, 42, 43 & 44B of Village Kopri, Taluka Vasal, Dist. Thane.

Ref: Your Licensed Surveyor's letter dated 07/08/2008

Sir/ Madam,

1) Name of assessee owner/ P.A. Holder : Smt. Chhaya A. Sawant & others.
 2) Location : Kopri.

3) Land use (predominant) : Residential with Shopline
 4) Gross Plot Area : 8600.00 sq.m.
 5) Encroachment Area : 542.90 sq.m.
 6) Balance Plot Area : 8057.10 sq.m.
 7) R.G. @ 15% : 1290.00 sq.m.
 8) C.F.C. @ 5% : 430.00 sq.m.
 9) Net Plot Area : 6767.10 sq.m.
 10) Permissible FSI : 1.00



11) Area for assessment:
 a) On Plot / Land area Res.: 6617.32 sq.m. x Rs.100/- = Rs. 6,61,732.00
 Com. 149.78 sq.m. x Rs.200/- = Rs. 29,956.00
 b) On Built up area Res.: 4583.44 sq.m. x Rs.250/- = Rs. 11,45,560.00
 Com. 149.78 sq.m. x Rs.500/- = Rs. 74,890.00
 c) On Constrn Area given free of FSI : 1187.96 sq.m x Rs. 250/- = Rs. 2,96,990.00
 = Rs. 22,27,430.00

12) Total Development Charges = Rs. 22,27,430.00 Contd..... 2.

Ref. No. CIDCON/VS/R/AM/BP-1731/E/

Date : 08/08/2008

13) Less : a) Paid vide Challan No.17920 dt.26/03/2007 = Rs. 6,76,800.00
 b) Challan No.17921 dt.26/03/2007 = Rs. 3,60,100.00
 c) Challan No.13444 dt.29/10/2007 = Rs. 3,60,100.00
 d) Challan No.14520 dt.25/12/2007 = Rs. 7,19,730.00
 e) Challan No.115237 dt.01/08/2008 = Rs. 1,10,700.00

Rs. 22,27,430.00

14) Balance development charges to be paid as per payment schedule given below = Rs. Nil

15) Date of Assessment : 08/08/2008

16) Premium components given free FSI :
 a) Area under Balcony : 447.71 sq.m. x Rs.250/- = Rs. 1,11,928.00
 b) Area Under pocket Terrace : 92.09 sq.m. x Rs.150/- = Rs. 13,814.00
 c) Area under Garrage : 13.75 sq.m. x Rs.250/- = Rs. 3,438.00
 Total amount = Rs. 1,29,180.00

17) Premium paid at the time of Amendment vide challan No.17922 dt.26/03/2007 = Rs. 1,16,600.00
 Challan No.15238 dt. 01/08/2008 = Rs. 14,400.00
 Rs. 1,31,000.00

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

| INST ALM ENT | AMOUNT FOR DEVELOPMENT CHARGES (In Rupees) | AMOUNT FOR PREMIUM CHARGES (In Rupees) | DUE DATE OF PAYMENT | INTEREST (In Rupees) |
|--------------|--|--|---------------------|----------------------|
| | | | | Nil |

Yours faithfully,

 Shri R. V. Shirke, Architect
 Association of Planners/A.T.P.O.(W)

c.c. to:

- 1) Shri R. V. Shirke, Architect
- 2) AAO(W)

- COLOURING OF PLANS
- RED LINES THICK BLACK
- EXISTING STREET GREEN
- NATURES STREET GREEN DOTTED
- PERMISSIBLE BUILDING THICK DOTTED BLACK
- OPEN SPACES NO COLOUR
- WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED
- PROPOSED WORK RED FILLED IN

- 8 DRAINAGE AND SEWERAGE WORK RED DOTTED
- 9 WATER SUPPLY WORK BLUE DOTTED THIN
- 10 DEVIATIONS RED HATCHED
- 11 RECREATION GROUND GREEN WASH
- 12 ROADS AND SET BACKS BURNT SIENNA
- 13 RESERVATION APPROPRIATE COLOUR CODE

NOTE: EXISTING WORK TO BE HATCHED BLACK FOR LAND DEVELOPMENT/SUB-DIVISION/LAY-OUT SUITABLE COLOURING NOTATIONS SHALL BE USED DULY INDEXED

PROFORMA II

CONTENTS OF SHEET

PLOT AREA OR LOCATION PLAN/FLOOR PLAN/LINE DIA AREA CAL BAR AREA STATEMENT DOORS AND WINDOWS
 DISTANCE FROM BOUNDARY TO NEAREST NEIGHBOURHOOD ELEVATION CONSTRUCTION AREA STATEMENT ETC

STAMP OF APPROVAL OF PLANS

Approved as amended in BLUE
 Subject to the Conditions mentioned in this
 Office letter No. CIDCO/VVSR/CC/ BP-1731/E/2060.
 no. 29/03/07.
Immanuel
 ASSOCIATE PLANNER (VVSR)
 CIDCO LIMITED
 AMBIKA COMPLEX II COMPLEX,
 SECOND FLOOR (EAST),
 DIST. THANE

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY LAW.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT/T.P. SCHEME RECORDS/LAND RECORDS DEPT./CITY SURVEY RECORDS

SIGNATURE OF LICENSED SURVEYOR/ENGINEER/STRUCTURAL ENGINEER

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S.NO. 4154, NO. 41, 42, 43 & 44 OF VILLAGE KORRI TAL. VASH. DIST. THANE.

NAME OF OWNER

- SMT CHAYA ANANT SAWANT
- MR YOGESH ANANT SAWANT
- MR CHANDRASEN ANANT SAWANT
- MR RAVINDRA SHANKAR SAWANT

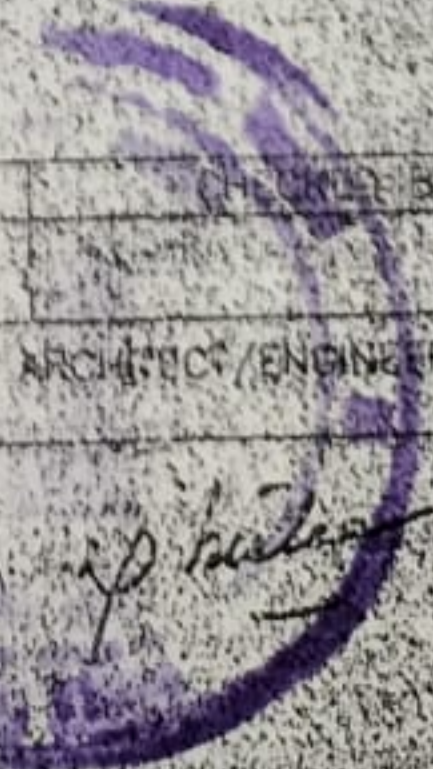
C.A. Sawant
[Signature]
Sawant
[Signature]

99999 Road
 2nd Floor

| | | | | | |
|------|---------|----------|-------|----------|------------|
| DATE | JOB NO. | DRG. NO. | SCALE | DRAWN BY | CHECKED BY |
|------|---------|----------|-------|----------|------------|

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/STRUCTURAL ENGINEER

NORTH LINE
 NAME OF ARCHITECT
M. V. SHINDE
 3/6, VIWARI ESTATE
 1ST FLOOR, VIKAR



Ref. No. CIDCOMVSR/AM/BP-1731/E/1946

To,
 Smt. Chhaya A. Sawant & others
 2, Suryairan, Dahanukar Wadi
 Kandivali (W)
MUMBAI : 400 067.

Date : 11/08/2008

Subj: Amended Plan approval for Residential & Residential with Shopline Buildings on land bearing S.No.115, H.No.41, 42, 43 & 44B of Village Kopri, Taluka Vasai, Dist. Thane.
 Ref: 1) Commencement Certificate No.CIDCOMVSR/CC/BP-1731/E/2060 dated 29/03/2007.
 2) Your Architect's letter dated 07/08/2008.

Sir / Madam,

With reference to your Architect's letter referred above, please find enclosed herewith approved amended plans for proposed Residential & Residential with Shopline Buildings on land bearing S.No.115, H.No.41, 42, 43 & 44B of Village Kopri, Taluka Vasai, Dist Thane, as per the following details :-

| Sr. No. | Predominant Use | Bldg. No. | No. of Floor | No. of Flats | No. of Shops | Total B.U.A. (in sq.m.) |
|---------|---------------------|-----------|--------------|--------------|--------------|-------------------------|
| 1. | Resi. with Shopline | 1 | (Gr.+4) | 34 | 14 | 1381.40 |
| 2. | Residential | 2 | (Gr.+4) | 40 | Nil | 1188.42 |
| 3. | Residential | 3 | (Gr.+4) | 58 | Nil | 2163.40 |
| | Total | 3 Nos. | | 132 | 14 | 4733.22 |

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No.CIDCOMVSR/CC/BP-1731/E/2060 dated 29/03/2007 stands applicable to this approval of amended plans along with the following conditions:

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.

Contd.....2.

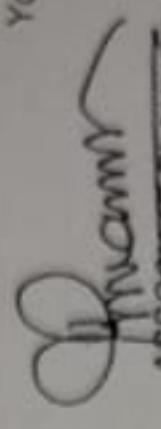
Ref. No. CIDCOMVSR/AM/BP-1731/E/1946

Date :

11/08/2008

- 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. & bio-degradable waste respectively.
- 5) The Special Planning Authority 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, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.

Yours faithfully,


 ASSOCIATE MANAGER / ATPO (W)

c.c. to:

Shri R. V. Shirke, Architects
 Room No.3 & 6, Tiwari Estate
 Chhatrapati Shivaji Marg,
 Virar (W), Taluka Vasai
 DIST: THANE.

Mr. Vikas R. Kothavale
B. Com. LL. B.
Advocate, High Court

✓ Mr. Prakash R. Kothavale
B. A. LL. B.
Advocate, High Court

5, Shivam, 2nd Floor,
Omkareshwar Co-Op.
Housing Society Ltd.
Khanderao Nagar, VIRAR (West),
Taluka Vasai, Disr., Thane.
Pin Code : 401 303

Ref. No. :

Date : 22/12/2007

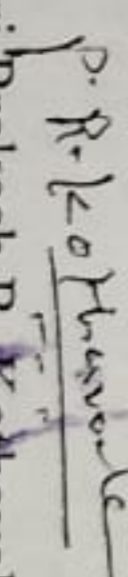
TITLE CLEARANCE CERTIFICATE

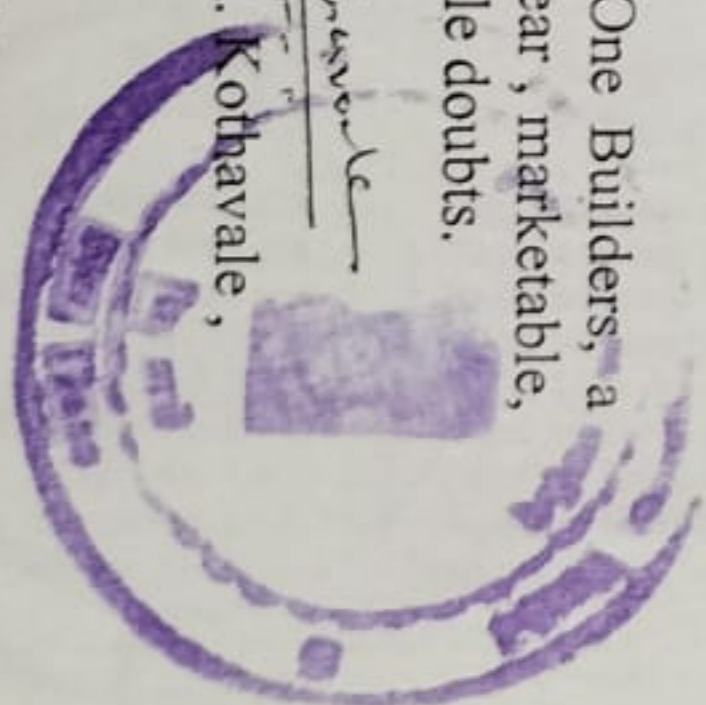
This is to certify that I have investigated title in respect of following Non-Agriculture lands situated at Village Kopari, Taluka Vasai, District : Thane.

| Survey No. Old New | Hissa No. | Area In Sq.Mts. | Assessment Rs.Paise. |
|-----------------------|-----------|--------------------|-------------------------|
| 4 115 | 37 | 2200 | 176.00 |
| 4 115 | 41 | 2200 | 176.00 |
| 4 115 | 42 | 700 | 56.00 |
| 4 115 | 43 | 1100 | 88.00 |
| 4 115 | 44 B | 2400 | 192.00 |

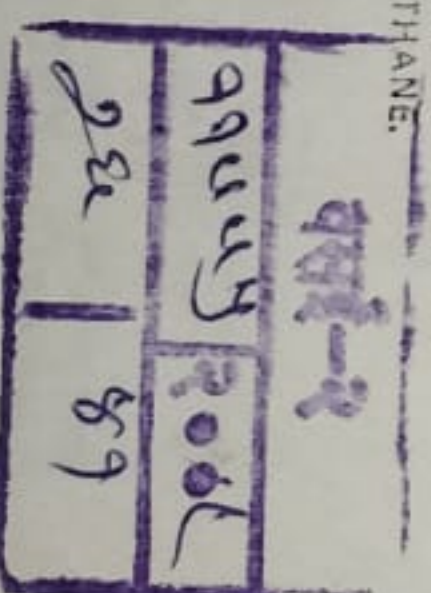
This is to Certify that original owners of the above referred Non-Agriculture lands namely 1) Mr.Ravindra Shankar Sawant , 2) Smt.Chhaya Anant Sawant , 3) Mr.Chandrasen Anant Sawant and 4) Mr. Yogesh Anant Sawant granted development rights of F.S.I. admeasuring 6600 Sq.Mt. area out of total F.S.I. admeasuring 8600 Sq.Mt. Built Up arising out of the above referred Non-Agriculture lands to M/s A-One Builders, a partnership firm, registered under the provisions of Indian Partnership Act, 1932 vide Development Agreement dated 29 th Decemtr, 2006 executed between the above referred owners and M/s A-One Builders and the same is registered in the office of Sub-Registrar , Vasai-2 , Virar at Document Sr.No.15474 dated 19/12/2007.

The title of the Developers/ Builders M/s A-One Builders, a registered Partnership firm is hereby certified to be clear, marketable, free from all encumbrances, attachments and reasonable doubts.


(Shri.Prakash R. Kothavale,
Advocate.)



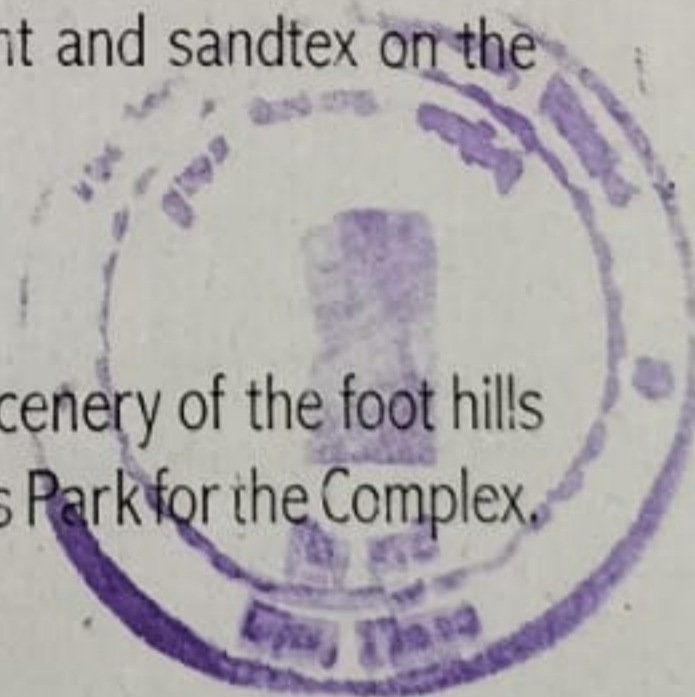
MR. PRAKASH R. KOTHAVALE
8. A. LL. B.
Advocate High Court
5, Shivam Omkareshwar
Co-operative Hsg Society Ltd.,
VIRAR (W), Tal V. Vasai, Disr. THANE.



A- ONE BUILDERS
VIRAR (E)
SHREE JIVDANI KRUPA
complex
LIST OF AMENITIES

1. Approved by CIDCO.
2. Free hold land with clear Title
3. Quality Construction with Modern Amenities
4. Decorative Entrance Lobby.
5. Main door laminate finish with Night Latch.
6. Flooring Ceramic Tiles 2' x 2'.
7. Powder coated Aluminum Sliding windows with green marble frame.
8. Granite Kitchen Platform with stainless steel sink with 4' glazed tiles upto window level.
9. Water proof Bath/WC doors in Aluminum section with full glazed tiles.
10. Concealed Copper wiring electrical fittings with adequate electrical points.
11. Water Tank on Loft for Continuous Water Supply.
12. Concealed plumbing with hot & cold water mixture.
13. Instant Geyser in bath room.
14. P. O. P. Molding in living Room.
15. Oil bound Distemper inside the Flat & Cement paint and sandtex on the exterior of the building.
16. Telephone & T. V. Point in hall.
17. Huge land-scaped beautiful garden with beautiful scenery of the foot hills on the back side of MAA JIVDANI, Spacious Children's Park for the Complex.

| | |
|--------|------|
| वर्ग-२ | |
| २१७५५ | २००८ |
| २३ | ४१ |



J. P. Bhedekar

जुना सर्वे नं. ४ ~~किन्शेत~~

गांव : ठोयरी

गांव नमुना सात

(महाराष्ट्र जमिन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यांतील नियम ३, ५, ६ आणि ७) (अधिकार अभिलेख पत्रक)

भूमापन क्रमांक ११५ भूमापन क्रमांकाचा उपविभाग ४४ ब १ भुधारणा पध्दती १

भोगवटदाराचे नांव

तहसिल : वसाई

शेताचे स्थानिक नांव

लागवडी योग्य क्षेत्र
चे. म.प. -
२२००-००

हेक्टर-आर प्रति
चौरस मिटर

०-२३-१

एकूण

०-२३-१

पोटखरोब(लागवडी योग्य नसलेले)
वर्ग (अ)
वर्ग (ब)
एकूण

०-००-०

०-००-०

आकारणी
जुडी किंवा विशेष
आकारणी

रुपये

पैसे

१०२-००

१) छाया खेत सावंत
२) योगेश खेत सावंत
३) चंद्रशेखर खेत सावंत
(५७)

खाते क्रमांक ६५

कूकाचे नांव

इतर अधिकार - तुकडा (१०००)

सीमा आणि भूमापन चिन्हे :-

गांव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र अधिकार अभिलेख व नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यांतील नियम २९)

पिकाखाली क्षेत्राचा तपशील

| वर्ष | हंगाम | मिश्र पिकाखाली क्षेत्र | | | | | | निर्भळ पिकाखालील क्षेत्र | | | लागवडीसाठी उपलब्ध नसलेली जमिन | | जल सिंचनाचे साधन | जमिन करणाराचे नांव | शेरा |
|------|-------|------------------------|-----------|------------|-------------|-----------|------------|--------------------------|-----------|------------|-------------------------------|---------|------------------|--------------------|------|
| | | संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नांव | जल सिंचित | अजल सिंचित | पिकाचे नांव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | | |
| १ | २ | ३ | ४ | ५ | ६ | ७ | ८ | ९ | १० | ११ | १२ | १३ | १४ | १५ | १६ |
| | | | हे.आर. | हे.आर. | | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | | | | | |

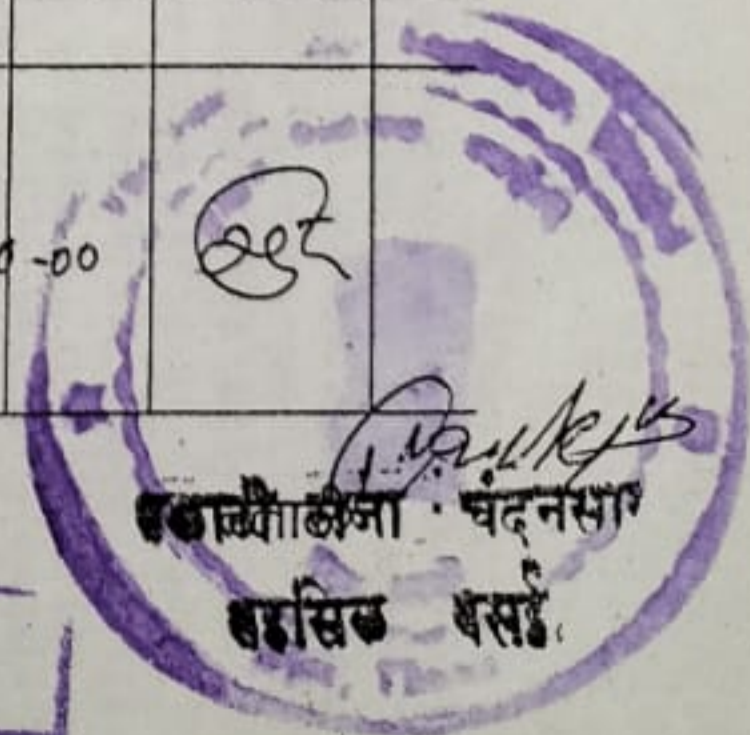
२००६
२००७

दिनांक २२००-००

(अस्साल बरहुकूम खरी नक्कल)

दिनांक : १०/१२/०७

| | |
|--------|------|
| वसाई-२ | |
| ११०५३ | २००८ |
| ३० | ६१ |



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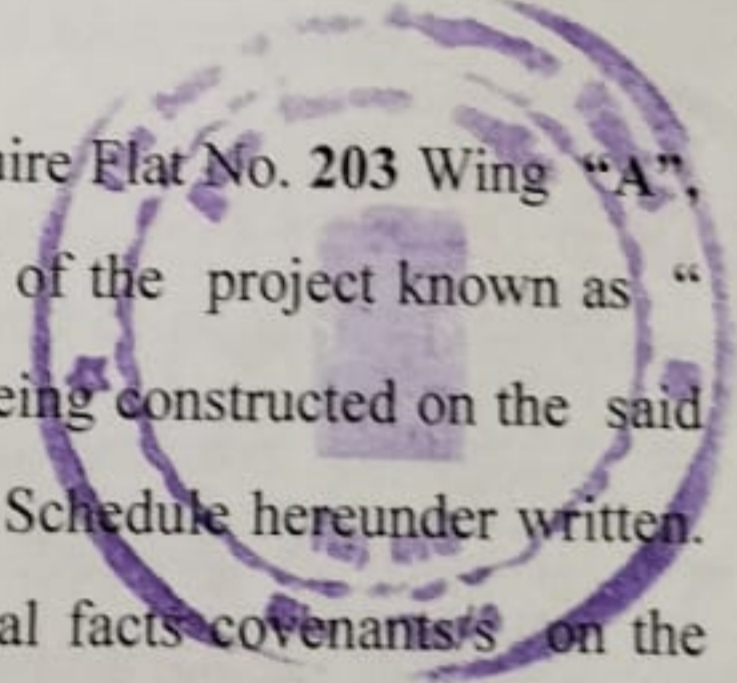
specifications sanctioned by CIDCO Ltd. with a view to sell the flats/shops on what is known as "Ownership basis" as per the sanctioned plan stated hereinabove with such variations and modifications which may be permitted and which Developers may consider necessary and desirable hereinafter.

vii) The Builder is entering into the separate agreements with the several persons and parties for sale of the Flats/Shops in the building which is being constructed by the Builders on the said land.

viii) The Builders have given the inspection to the Purchaser/s of documents, papers and plans herein before recited and has acquainted and satisfied herself/himself/themselves with all the terms and conditions and covenants therein contained and also other documents such as layout scheme referred to herein and plans designs and specifications of the said buildings proposed to be constructed and/or under construction.

ix) The Builders have supplied to the Purchaser/s such other documents mentioned in Rules of Maharashtra Ownership of Flats Rule, 1964 (hereinafter called "the said Rules") as demanded by the Purchaser/s. The Builders are entering into separate Agreement similar to this Agreement with such modifications or variations as may be necessary with various persons in respect of other flats and other rights in the said building.

x) The Purchaser/s has have agreed to acquire Flat No. 203 Wing "A", on Second Floor in the Building No. " 3 " of the project known as " **Shree Jivdani Krupa Complex**" which is being constructed on the said land more particularly described in the First Schedule hereunder written. With full notice and knowledge of the several facts covenants/s on the terms and conditions hereinafter appearing.



Handwritten signature

J.P. Bhedu

| | |
|-------|------|
| पसई-२ | |
| ११५५५ | २००८ |
| ४ | ४१ |

Ref. No. : 29/03/2007
 Date : 29/03/2007

To : Smt. Chhaya A. Sawant,
 Mr. Yogesh A. Sawant,
 Mr. Chandrasen A. Sawant &
 Mr. Ravindra S. Sawant
 2, Suryakiran, Dahanukar
 Wadi, Kandivali (W)
 MUMBAI : 400 0

Subj: Commencement Certificate for the proposed layout for Residential Buildings on land bearing S.No.115, H.No.37, 41, 42, 43, 44-8 of Village Kopri, Tal. Vasai, Dist. Thane.

Ref: 1) NOC for N.A. Permission issued by CIDCO vide letter No.CIDCO/VVSR/NAP/BP-1731/E/499 dated 04/11/2004.
 2) N.A. Order No.REV/D-1/T-9/NAP/SR-117/2004 dated 10/12/2004 from the Collector, Thane.
 3) TILR M.R.No.500 & 501 dtd.10/02/1989 & M.R. No.605 dated 28/02/1989 for measurement Assurance letter from Virar Municipal Council vide letter dated 15/05/2006 for potable water supply.
 4) NOC for construction work from Grampanchayat Chandansar vide letter dated 22/12/2007.
 5) EE(BP-VV)'s Report dated 08/01/2004.
 6) Your architect's letter dated 23/02/2007.

Sir/Madam,

Development permission is hereby granted for the proposed layout for Residential Buildings under Sec. 45 of the Maharashtra Regional and Town planning Act, 1966 (Mah. XXVII of 1966) to Smt. Chhaya A. Sawant, Mr. Yogesh A. Sawant, Mr. Chandrasen A. Sawant & Mr. Ravindra S. Sawant.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-1731/E/2058, dated 29/03/2007. The detail of the building are given below :

| | | |
|-----|----------------------------|---|
| 1) | Location | : S.No.115, H.No.37, 41, 42, 43, 44-8 of Village Kopri. |
| 2) | Gross Plot Area | : 8600.00 sq.ft. |
| 3) | Less: Encroachment Area | : 542.90 sq.ft. |
| 4) | Balance Plot Area | : 8057.10 sq.m. |
| 5) | R.G. @ 15% | : 1290.00 sq.m. |
| 6) | CFC @ 5% | : 430.00 sq.m. |
| 7) | Net Plot Area | : 6337.10 sq.m. |
| 8) | Built Up Area Permissible: | 6337.10 sq.m. |
| 9) | Built Up Area Proposed | : 4744.88 sq.m. |
| 10) | NO of Buildings | : 4 (05) |

Contd... 2.

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 5550 0900 - Fax : 00-91-22-2202 2509
 HEAD OFFICE : CIDCO Bhavan, CBD-Beleapur, Navi Mumbai 400 614. Phone : 5591 8100 - Fax : 00-91-22-5591 8166

32-59

Ref. No. : ... 2 ...
 Date : Rs.10,36,900.00

15) Less: Paid at the time of C.C. vide Challan No.17920 & 17921 dated 26/03/2007.

16) Balance development charges to be paid as per payment schedule given below. : Rs.10,79,830.00

17) Date of assessment : 26/03/2007.

18) Premium components given free of FSI:
 a) Area under Balcony : 466.40 sqm. x Rs.250/-
 b) Area under Pocket Terr.: Nil

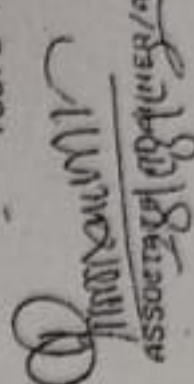
Total Amount : Rs. 1,16,600.00

19) Premium paid at the time of C.C. vide challan No.17922 dtd.26/03/2007 : Rs. 1,16,600.00

20) As requested by you vide letter dated 29/01/1996 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 | | |
|---------------------|------------------------------------|--------------------------|
| INS-TAL-MENT | AMOUNT FOR DEVELOPMENT CHARGES Rs. | DUE RATE OF INTEREST Rs. |
| II | 3,60,100.00 | Nil |
| III | 7,19,730.00 | Nil |

At the time of plinth completion from date of certificate of commencement 1st bldg. or 1 year from the date of C.C. which ever is earlier.
 At the time of occupancy of 1st bldg. or 2 year from the date of C.C. which ever is earlier.

Yours faithfully,

 Shri. R. V. Shirke, Architect.

C.G. to :
 1) Shri. R. V. Shirke, Architect.
 2) AAO(VV)

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 5550 0900 - Fax : 00-91-22-2202 2509
 HEAD OFFICE : CIDCO Bhavan, CBD-Beleapur, Navi Mumbai 400 614. Phone : 5591 8100 - Fax : 00-91-22-5591 8166

301 Sai Krupa C.H.Soc. Ltd., M.G.Road, Cross Rad No. 3,
Kandivli(W), Mumbai 400 067.

51. This Agreement shall always be subject to the provision of Maharashtra Co-operative Societies Act, 1960 with rules made there under and also Maharashtra Ownership of Flats Act, 1963 and Maharashtra Ownership of Flat Rules, 1964 and other provisions of law applicable from time to time.

52. As per recent notification of State/Central Government Vat @ 5% & Service Tax @ 4.12 is payable on the Agreement Value before the possession is handed over to the purchaser.

FIRST SCHEDULE ABOVE REFERRED TO

All that pieces and parcel of land of F. S. I. admeasuring Built Up area 6600 Sq. Mt. F.S.I. including area of Staircase and Balconies out of total F.S.I. admeasuring 8600 Sq. Mt. Built Up Area owned by the Owners in lieu of their pieces and parcels of Non-Agriculture land bearing Survey No.115, Hissa No.37, admeasuring 2200 Sq. Mt., S. No.115. Hissa No. 41, admeasuring 2200 Sq. Mt., Survey No.115, Hissa No. 42, admeasuring 700 Sq. Mt., Survey No.115, Hissa No. 43, admeasuring 1100 Sq. Mr., and Survey No.115, Hissa No. 44B, admeasuring 2400 Sq. Mt., lying, being and situated at Village : Kopari, Taluka : Vasai, District : Thane within the limits of Sub-Registrar, Vasai-2, Virar.

On or towards East :
On or towards West :
On or towards South :
On or towards North :



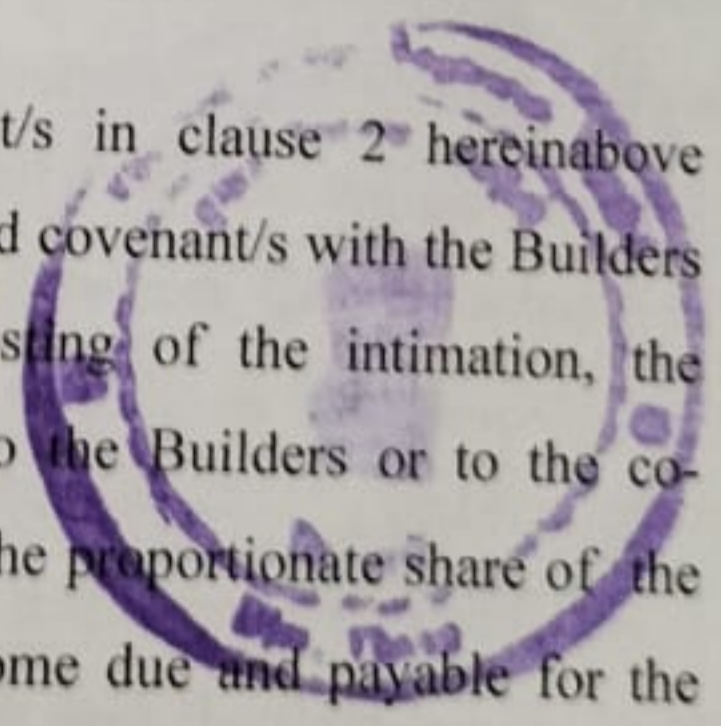
J.P. Bhandari
J.P. Bhandari
29 | 89

sell to any other party as the Builder may determine and after the Builders shall have received the payment from the new purchaser of such flat/shop, and the Builders shall also be entitled to deduct outgoings in respect of the said premises and the loss or damages, if any, sustained by the Builders and the event of default the Purchaser will have no right whatsoever on such flat/shop.

4. Without prejudice to the above and Builders other rights under this agreement and /or in Law the Purchaser/s shall be liable to pay to the Builders interest at the rate of 21% per annum on all amounts overdue under this agreement, if such amount remain unpaid for seven days or more after becoming due.

5. The Builders agree to give possession of the said premises to the Purchaser/s on or about **30th day of October, 2009** subject to the availability of cement, steel, water for construction or other building materials and subject to strike, civil commotion or any act of God such as Earthquake, flood or any other natural calamities and act of enemy or other cause beyond the control of the Builders. If, however, the Builders are not able to give possession of the said premises to the Purchaser owing to unavoidable circumstances, the Purchaser/s shall not be entitled to any damages whatsoever he/she/they shall be entitled to receive back the money paid by him/her to the Builders towards the price of the said flat/shop without interest.

6. In addition to his/her/their covenant/s in clause 2 hereinabove contained, the Purchaser/s hereby agree/s and covenant/s with the Builders that within 10 day from the date of posting of the intimation, the Purchaser/s shall pay from time to time to the Builders or to the co-operative society hereinafter referred to (a) the proportionate share of the Assessment/Property taxes which shall become due and payable for the said building or land from time to time or which may hereinafter be imposed by Gram Panchayat and/or the government and/or local authority



J.P. Bhega
J.P. Bhega

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| ६ | ४९ |

SECOND SCHEDULE ABOVE REFERRED OF FLAT/SHOP

Flat No. 203 admeasuring 63.20 Sq. Mtrs. Built-up (680 Sq. Ft. uilt-up)(super built up 800 Sq.ft) area on the second Floor, in Wing "A", Building No. " 3 " in "Shree Jivdani Krupa Complex", constructed on N.A. land bearing Survey No.115, Hissa No.37, Hissa No.41, Hissa No.42, Hissa No.43 and Hissa No.44 B, admeasuring 8600 Square Mtr., being and situated at Village : Kopari, within the area of Chandansar Gram Panchayat, Panchayat Samiti Vasai, Zilla Parishad Thane, Taluka and Registration Sub-District : Vasai-II, Virar, District and Registration District : Thane.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBE THEIR RESPECTIVE HANDS AT VIRAR THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

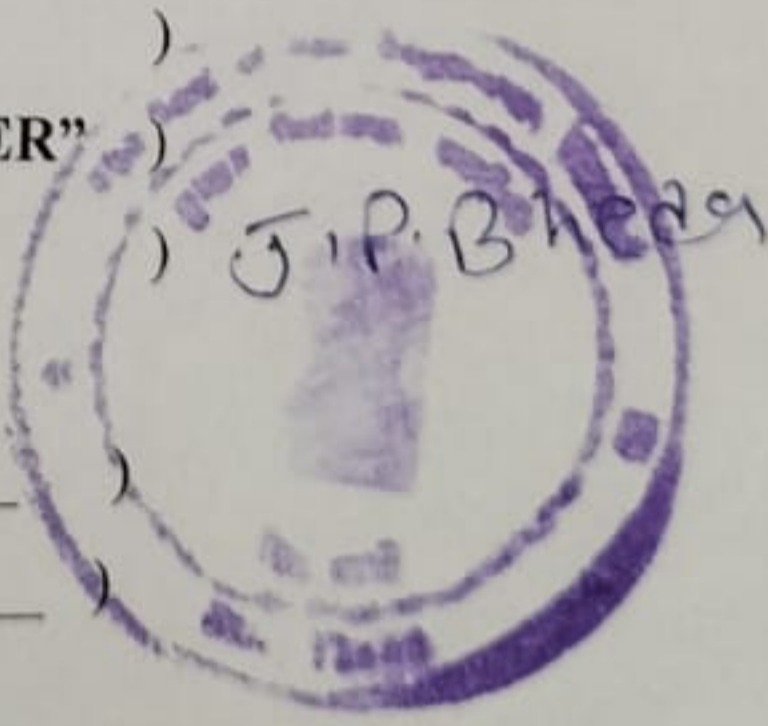
SIGNED, SEALED AND DELIVERED)
By within named "THE BUILDERS") **For A-One Builders**
M/S A-ONE BUILDERS a Partnership firm)
through its Partner in the presence of) **Partner.**

_____)
Union K pari
Agar Shree

SIGNED, SEALED AND DELIVERED)
By the within named "THR PURCHASER")
Mrs. Jyoti Purshottam Bheda

in the presence of _____)

_____)
Union K pari
Agar Shree



| | |
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| वसई-२ | |
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| २२ | ४९ |

1000/11/12



Thursday, December 11, 2008
12:08:14 PM

पावती

Original
नोंदणी 39 म.
Flag: 39 M

पावती क्र. : 11785
दिनांक 11/12/2008

गावाचे नाव चंदनसार
दस्तऐवजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार

वसई 2 - 11775 - 2008
करारनामा



सादर करणाराचे नाव: ज्योती पुरुषोत्तम मेढा

नोंदणी फी :- 10000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (41) :- 820.00
एकूण रु. 10820.00

आपणास हा दस्त अंदाजे 12:23PM ह्या वेळेस मिलेल

दुय्यम निबंधक
वसई 2

बाजार मुल्य: 682600 रु. मोबदला: 1000000रु.
भरलेले मुद्रांक शुल्क: 42600 रु.

मुळ दस्त घेत भिकाळी

J.P. Bhedde, दि. 99/19/21/05.

दुय्यम निबंधक वर्ग-२
वसई-२.

AND

Mrs. Jyoti Purshottam Bheda
301 Sai Krupa Co.H.Society Ltd., M.G.Road, Cross Road No. 3,
Kandivli (W), Mumbai 400 067

hereinafter called "THE PURCHASER/S" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their respective heir/s, executor/s, administrator/s and permitted assign/s) of the party of the OTHER PARTS.

WHEREAS:-

i) SHRI RAVINDRA SHANKAR SAWANT, SMT. CHHAYA ANANT SAWANT, SHRI CHANDRASEN ANANT SAWANT and SHRI YOGESH ANANT SAWANT are the owners of all that pieces and parcels of Non-Agriculture land bearing Survey No.115, Hissa No.37, admeasuring 2200 sq.mt., Survey No.115, Hissa No. 41 admeasuring 2200 sq.mt., Survey No.115, Hiss No. 42 admeasuring 700 Sq. Mt., Survey No.115, Hissa No. 43 admeasuring 1100 Sq. Mt. and Survey No.115, Hissa No. 44B admeasuring 2400 Sq. Mt. total land admeasuring 8600 Sq. Mts., lying, being and situated at Village Kopari, Taluka : Vasai, District : Thane, within the limits of Sub-Registrar Vasai - 2 , Virar.

ii) By the Development Agreement dated 29th December 2006 and Power of Attorney of even date executed between the said SHRI RAVINDRA SHANKAR SAWANT, SMT. CHHAYA ANANT SAWANT, SHRI CHANDRASEN ANANT SAWANT and SHRI YOGESH ANANT SAWANT (hereinafter referred to as "The Original Owners") AND M/S. A-ONE BUILDERS, the OWNERS granted development rights to the M/S. A-ONE BUILDERS, the

J.P. Bheda

J.P. Bheda

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| २ | १९ |

...3...

VENDORS herein, for development of F.S.I. admeasuring Built Up Area of 6600 Sq. Mtrs. F.S.I. including area of Staircase and Balconies (hereinafter referred to as 'the said Lands' and more particularly described in the First Schedule hereunder written) out of total F.S.I. admeasuring 8600 Sq. Mt. Built Up Area owned by the Owners in lieu of their pieces and parcels of Non-Agriculture land bearing Survey No. 115, Hissa No.37, admeasuring 2200 Sq. Mt., Survey No.115, Hissa No.41, admeasuring 2200 Sq. Mt., Survey No.115, Hissa No. 42 admeasuring 700 Sq. Mt., Survey No.115, Hissa No.43, admeasuring 1100 Sq. Mt. and Survey No.115, Hissa No.44 B admeasuring 2400 Sq. Mt., lying, being and situated at Village : Kopari, Taluka : Vasai, District : Thane within the limits of Sub-Registrar, Vasai-2, Virar.

iii) Under the aforesaid circumstances, the Builders alone have absolute rights to construct the building on the Said Lands and shall have the sole and exclusive right to sell the Flats/Shops etc. in the building to be constructed by the Developers on the said land and to enter into Agreement/s with the purchasers of the Flats/Shops etc. and to receive the sale price in respect thereof.

iv) The Builders have got the plan sanctioned for the development of the said land more particularly described in the First Schedule here underwritten for the construction of the Buildings thereon and has obtained Commencement Certificate through their Architect as on 29/03/2007 vide CIDCO, Vasai Order No. CIDCO/VVSR/CC/ BP-1731/E/2060 in the name of the Owners.

v) District Collector, Thane vide its order bearing No. NAP/SR/117/2004 granted permission for Non-Agriculture use of the above referred lands described in the First Schedule hereunder written.

vi) The Builders are now constructing the buildings numbered as "Building No.1, No. 2, and No. 3" on the said land and the said building consisting of Flats/Shops in accordance with the plans and

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J.P. Bheda

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| ३ | ११ |

MAHESH MEGHA CO-OP HSG. SOC. LTD.

SHREE JIVDANI KRUPA COMPLEX, CHANDANSAR ROAD, (KOPARI), VIKRAR (EAST), TAL. VASAI, DIST. THANE
TNA/VSI/HSG/TC/22758/10-11

MR. SARFARAJ ANSARI

Bill No : 2400190

Billdate : 01/07/2024

Member Id : 4653

Unique Id : 10016

Period : 01/07/2024 To 31/07/2024

Unit No : A/203

Billable Area : 800.00 Sq. Feet

Due Date: 25/07/2024

| SrNo | Particulars | Amount |
|------|-----------------------|--------|
| 1 | SERVICE CHARGES | 400.00 |
| 2 | SINKING FUND | 100.00 |
| 3 | REPAIR FUND | 300.00 |
| 4 | FESTIVAL CONTRIBUTION | 25.00 |

Current Charges: 825.00

Old Outstanding: 2,475.00

Old Int. Amt: 43.00

Interest on Late Payment 43.00

Advance: 0.00

Total Payable: 3,386.00

Three Thousand Three Hundred Eighty Six Rupee(s) And Zero Paise Only.

Payment Should be made by A/c Payee Cheque Only in favour of "Mahesh Megha CHSL". 2. Payment Should be made on or before 15th day of every month. Interest will be charged @ 21%p.a. on delay payment.

For MAHESH MEGHA CO-OP HSG. SOC. LTD.

Hon. Secretary / Treasurer

Mrs. Jyoti. P. Bheda
Rs 42,600/-

ICICI Bank

Customer Copy Date: 05-12-08

Deposit Br: Vasai

Pay to: ICICI Bank Ltd. A/C Stamp Duty

| | | |
|-----------------|-----|--------|
| Franching Value | Rs. | 42,600 |
| Service Charges | Rs. | 10 |
| Total | Rs. | 42,610 |

Name of Stamp duty paying party:
Jyoti. P. Bheda

Received with Thanks
The sum of Rs. 42,600/-
Towards Payment of Stamp Duty

DD/ Cheque No. _____

Drawn on Bank _____

Main ID _____

Franching Sr. No. _____

Officer _____

(For Bank's Use only)

FRANKING DEPOSIT SLIP

ICICI BANK LTD
Authorized Signatory

ICICI Bank Ltd, Vimal Shopping
Centre, Main Road, Near Post
Office, Vasai Road (W) 401202
D-S/STP/VYC R.1011/2012/005/752
to 755

119

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT is made and entered at VIRAR on this 11th day of December, in the Christian year Two Thousand Eight, BY AND BETWEEN : **M/S. A-ONE BUILDERS**, a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its registered office at C/203, Vishwanath, Near Post office, Agashi, Virar(West), Taluka : Vasai, District : Thane, hereinafter called **"THE BUILDERS"** (Which expressions shall unless it be repugnant to the context or meaning thereof shall mean and include the present partners and the partners from time to time of the said firm, the survivor or survivors of them and their heirs, executors, administrators and assigns of such last survivors) of the ONE PART

भारत 89909
152006
भारत 89909
भारत 152006
भारत 89909
भारत 152006
भारत 89909
भारत 152006

Rs. 42,600/-

J.P. Bheda

वसई-२
99064/2008
9 | 89

महावितरण

महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित
CIN:U40109MH2005SGC153645

BILL NO.(GGN): 000002536093646

वीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - ऑगस्ट-2024

File No : 5-149/400-M
CB 6.1.16

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 08-08-2024
देयक रक्कम रु : 2690.00

देय दिनांक : 28-08-2024
या तारखे नंतर : 2720.00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7

1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत



बिलिंग युनिट : 4706/VIRAR EAST S/DN.VIRAR O&M
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक :
पी. सी./चक्र+ मार्ग-क्रम/डि.टी. सी. : 5/11/0055/0125/4706337
मिटर क्रमांक : 05375694292
रिडींग ग्रुप : C5

पुरवठा दिनांक : 01-12-2009
मंजूर भार : 0.80 KW
सुरक्षा ठेव जमा (रु) : 2778.67
चालु रिडींग दिनांक : 03-08-2024
मागील रिडींग दिनांक : 03-07-2024

| चालु रिडींग | मागील रिडींग | गुणक अवयव | युनिट | समा. युनिट | एकूण वापर |
|-------------|--------------|-----------|-------|------------|-----------|
| 29898 | 29670 | 1.00 | 228 | 0 | 228 |

Meter Status: Normal
Bill Period: 1.03/

0 100 200 300 400

| | | |
|-----------------|-----|--|
| जुलै-2024 | 397 | |
| जून-2024 | 400 | |
| मे-2024 | 270 | |
| एप्रिल-2024 | 198 | |
| मार्च-2024 | 174 | |
| फेब्रुवारी-2024 | 159 | |
| जानेवारी-2024 | 112 | |
| डिसेंबर-2023 | 170 | |
| नोव्हेंबर-2023 | 162 | |
| ऑक्टोबर-2023 | 184 | |
| सप्टेंबर-2023 | 211 | |

वीज वापर
ऑगस्ट - 2023 : 248
ऑगस्ट - 2024 : 228

छपील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 स्रयांचा गो-ग्रीन डिस्कार्ड मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपील बिलावर वरच्या बाजूला डाव्या कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडींग साधारणतः 03-09-2024 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असाव्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे नेट द्या.

*ऑनलाइन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पॅमेंट सुविधेचा अवलंब करा आणि 0.25%(जास्तीत जास्त रु500)सवलत मिळवा संबंधित प्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

महत्वाचे

For making Energy Bill payment through RTGS/NEFT mode, use following details

o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01001880303941

o IFS Code: SBIN0008965 , Name of Bank : STATE BANK OF INDIA , Name of Branch: IFB BKC

o Bill Amount:<As per bill> .

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.



SAFFRON SPECIALITY PAPERS PVT. LTD.



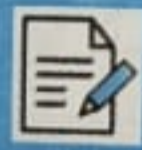
www.saffronindia.net



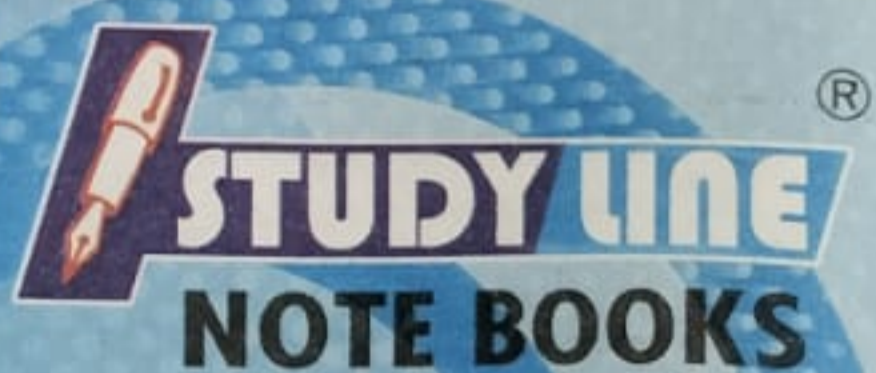
White & Bright Paper



Premium Quality



Smooth Writing Paper



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| स्थळप्रत बिलिंग युनिट : 4706 | ग्राहक क्रमांक : 001880303941 | पी. सी. : C5 | दर : 90 | या तारखे पर्यंत भरल्यास | 17-08-2024 | Rs. 2660.00 |
|------------------------------|-------------------------------|--------------|---------|-------------------------|------------|-------------|
| अंतिम तारीख | 28-08-2024 | | | या तारखे नंतर भरल्यास | 28-08-2024 | Rs. 2720.00 |

बँकेची स्थळप्रत:

बिलिंग युनिट : 4706

47065001880303941280820240000026900030001708240030

ग्राहक क्रमांक : 001880303941

डिटिसी क्र. : 4706337

पी. सी. C5 दर: 90

| अंतिम तारीख | 28-08-2024 | Rs. 2690.00 |
|-------------------------|------------|-------------|
| या तारखे पर्यंत भरल्यास | 17-08-2024 | Rs. 2660.00 |
| या तारखे नंतर भरल्यास | 28-08-2024 | Rs. 2720.00 |



सदर बिल देयक वीज पुरवठा केंद्र (पी. डुकर, गुणत इत्यादी) हे एकत्रित असल्यास पुढील बाजूला नोंदणी कराव्याची आहे. (या बिल देयक वीज पुरवठा केंद्रासाठी वीज देयक युनिट मधील वापरकर्त्याचे वीज शक्य नसे.)

SAFFRON SPECIALITY PAPERS (P) LTD



Mahesh-Megha Co-Op. Hsg. Soc. Ltd.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Regn. No. TNA / VSI / HSG / (TC) / 22758 / 2010-11

Survey No. 115, Hissa No. 37, 41, 42, 43, 44 B.

Shree Jivdani Krupa Complex Chandansar (Kopr), Virar (E),
Tal. Vasai, Dist. Palghar-401305.

Share Certificate No. **16** Member's Registration No. **11775** No of Shares **5**

Share Certificate

(Authorised share capital of Rs. **1,45,000/-**)

This is to certify that Divided into **2500/-** shares of Rs. 100/- Each)

Shri / Smt. / M/s. **Jyoti Purshattam**
..... of **A/203** is the registered holder of **5**

Fully paid up shares of Rs. 500/- (Rupees Five Hundred)

Each numbered from **76** to **80** Inclusive in

Mahesh-Megha Co-Op. Hsg. Soc. Ltd.

SUBJECT TO THE BYE-LAW of the said society and that upon each of such shares the sum of ~~rupees~~ one hundred has been paid. Given under the common seal of the said

..... (st) this **01** Day of **02** 2016



For **Mahesh-Megha Co-Op. Hsg. Soc. Ltd.**

(Signature) Secretary
(Signature) Treasurer

देयक क्र. : 402420

प्रभाग क्र. : 4

मालमत्ता क्र. : CH04/1382/63



वसई-विरार शहर महानगरपालिका
करांची पावती

पुस्तक क्र. : सं/23-24

Customer Copy पावती क्र. : 13559

मागणी नोंद वहीतील अनुक्रमांक : 9981

जुना मा. क्र.:2588/63

मालकाचे/ भोगवटदाराचे नाव :सर्फराज अब्दुल रज्जाक अन्सारी/
पत्ता : जिवदानी कृपा, महेश अपार्टमेंट रुम नं. ए/203, चंदनसार,, चंदनसार - 401305
रक्कम रु. 3100

विभागिय कार्यालय, चंदनसार
नियम क्र. ७८(१), ८३(४), ८५, ८६(४), व ९६(४) पहा

अक्षरी रु. : तीन हजार एकशे रोखीने मात्र मिळाले.

यांचेकडून सन : 2023-24

वर्षाचा पुढील करांबद्दल

| करांचे नाव / तपशिल | Payable Amount / मागणी रक्कम | | | Received Amount / स्वीकारलेली रक्कम | | |
|---------------------------|------------------------------|------------|------------|-------------------------------------|------------|------------|
| | थकबाकी (रु.) | चालू (रु.) | एकूण (रु.) | थकबाकी (रु.) | चालू (रु.) | एकूण (रु.) |
| एकत्रित मालमत्ता कर | 0 | 1759 | 1759 | 0 | 1759 | 1759 |
| शिक्षण उपकरणांवर | 0 | 293 | 293 | 0 | 293 | 293 |
| राजपार हमी उपकर | 0 | 0 | 0 | 0 | 0 | 0 |
| वृक्ष कर | 0 | 59 | 59 | 0 | 59 | 59 |
| अग्निशमन उपकर | 0 | 50 | 50 | 0 | 50 | 50 |
| विशेष स्वच्छता कर | 0 | 180 | 180 | 0 | 180 | 180 |
| शास्ती कर (अन. बांधकाम) | 0 | 0 | 0 | 0 | 0 | 0 |
| शास्ती कर(२%) ४१ अन्वये | 0 | 120 | 120 | 0 | 120 | 120 |
| उपभोक्ता कर | 0 | 662 | 662 | 0 | 662 | 662 |
| मोठ्या निवासी जागेवरील कर | 0 | 0 | 0 | 0 | 0 | 0 |
| वॉ./अ.ध./इ.ख.फी | 0 | 0 | 0 | 0 | 0 | 0 |
| अतिरिक्त जमा | | | | | 37 | 37 |
| एकूण | 0 | 3123 | 3123 | 0 | 3160 | 3160 |
| अभय योजना सूट | | | | | 60 | 60 |
| एकूण | 0 | 3123 | 3123 | 0 | 3100 | 3100 |

धनादेश / धनाकर्ष क्र. :
दिनांक : 23/02/2024

दि :

बँक :

* सदर पावती चेक वाटल्यानंतर ग्राह्य धरण्यात येईल.
* अनधिकृत बांधकामावरील कर भरल्यामुळे सदर बांधकाम अधिकृत होणार नाही. कोर्टातील कामकाजास व
निकालावर कार्यवाही करणार नाही या अटीवर अनधिकृत बांधकामावरील कर वसूल करण्यात येईल.

उपायुक्त / कर संकलक
वसई-विरार शहर महानगरपालिका