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534/1418

पावती

Original/Duplicate

Friday, February 23, 2018

नोंदणी क्र.: 39M

8:54 PM

Regn.: 39M

पावती क्र.: 1676 दिनांक: 23/02/2018

गावाचे नाव: बोळीज

दस्तऐवजाचा अनुक्रमांक: वसई-5-1418-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रजनी सुजित राणा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

8:56 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 3211000 /-

मोबदला रु. 4500000/-

घरलेले मुद्रांक शुल्क : रु. 270000/-

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२

वसई क्र. ५

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011020670201718E दिनांक: 23/02/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 920/-

Rajini

वसई - ५
दस्ता क्र. १४१८ १२०१/८
५ / १५



AGREEMENT FOR RE-SALE

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this ____ day of _____ in the Christian year Two Thousand Eighteen [2018] BETWEEN, MR. ASHOK R.PANDE, aged ____ year, adult Indian inhabitant owner of Flat No. 403, "B" Wing, Fourth Floor, in the Complex known as Poonam Nagar, Society known as "POONAM ALPHA CO.OP.HSG.SOC.LTD., Bearing Registration No. TNA/VI/HSG/(TC)/20222/2008-2009 lying being and situated at Village-BOLINJ, Virar (West), Taluka Vasai Dist: Palghar-401303: hereinafter called "THE TRANSFEROR". (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the FIRST PART :-

Rajini

Ashok

A N D

Mrs. RAJNI SUJIT RANA, age 40 years, adult, Indian inhabitant, at present residing at Flat No.1104, "F" Wing, Ajmera Royal Classic, Andheri Link Road, Andheri (West), Mumbai-400053, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns) of the SECOND PART :-


WHEREAS

वसई - ५
दस्त क्र. १४९८ / २०१८
६ / ४८

A. By an Agreement for sale dated ~~04-03-2009~~, M/s. POONAM SKYLINE CONSTRUCTION, a Partnership Firm, duly Registered under the Indian Partnership Act, 1932, having its office at Podar Chamber, Room No.66 B 3rd Floor, 23-E Sayed Abdulla Barelvi Road, Fort, Mumbai- 400001, therein referred to as the "BUILDERS" who have sold the aforesaid Flat No. 403, "B" Wing, Fourth Floor, admeasuring 61.39 square meters, (Built-up area), Society Known as POONAM ALPHA CO. OP. HSG. SOC. bearing registration NO.TNAVSI/HSG/(TC)/20222/2008-2009 constructed on N.A. land bearing Survey No. 355, Hissa No. 8 to 23, lying being and situated at Village-BOLINJ, Virar (West), Taluka Vasai Dist: Palghar-401303 to MR. RAVINDRA RAJESH KANNA, therein referred to as (Purchaser/TRANSFEREE) duly registered, with the Sub-Registrar of Vasai-II, Virar-, bearing Receipt No. 1518, Document No. VASAI-2-01518/2009, dated :04-03-2009.

B. Thereafter, vide an Agreement for Re-sale Dated 09-02-2012, MR. RAVINDRA RAJESH KANNA, have re-sold the aforesaid Flat No. 403, "B" Wing, Fourth Floor, admeasuring 61.39 square meters, (Built-up area), Society Known as POONAM ALPHA CO.OP.HSG.SOC.LTD., bearing registration NO.TNAVSI/HSG/(TC)/20222/2008-2009, constructed on N.A. land bearing Survey No. 355, Hissa No. 8 to 23, lying being and situated at Village-BOLINJ, Virar (West), Taluka Vasai Dist: Palghar-401303 to MR.SATISH DINU GOSAVI (S.D.GOSAVI), therein referred to as (Purchaser/TRANSFEREE) duly registered, with the Sub-Registrar of

Rajni



वसई - ५
दस्ता क्र. १६१८/२०१८ Vasai-III, Virar- bearing Receipt No. 1518, Document No. VASAI-3-
01714/2012, dated :09-02-2012.

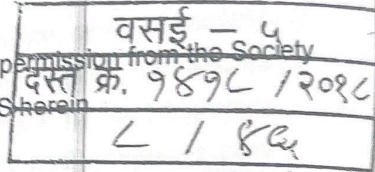
- C. Thereafter, vide an Agreement for Re-sale Dated 10-12-2012, **MR.SATISH DINU GOSAVI (S.D.GOSAVI)**, have re-sold the aforesaid Flat No. 403, "B" Wing, Fourth Floor, admeasuring 61.39 square meters, (Built-up area), Society Known as POONAM ALPHA CO.OP.HSG.SOC.LTD., bearing registration NO.TNAVSI/HSG/(TC)/20222/2008-2009, constructed on N.A. land bearing Survey No. 355, Hissa No. 8 to 23, lying being and situated at Village-BOLINJ, Virar (West), Taluka Vasai Dist: Palghar-401303 to **MR.ASHOK R. PANDE**, therein referred to as (Purchaser/TRANSFEREE) duly registered with the Sub-Registrar of Vasai-5, Virar-, bearing Receipt No. 1518, Document No. VASAI-5-78/2012, dated :10-12-2012.
- D. The TRANSFEROR is the OWNER of Flat No. 403, "B" Wing, Fourth Floor, within the Complex known as Poonam Nagar, and Society known as "POONAM ALPHA CO.OP.HSG.SOC.LTD., BEARING REGISTRATION NO.TNAVSI/HSG/(TC)/ 20222/2008-2009, lying being and situated at lying being and situate at lying being and situated at Village-BOLINJ, Virar (West), Taluka Vasai Dist: Palghar-401303, admeasuring 61.39 square meters, (Built-up area) constructed on N.A. land bearing Survey No. 355, Hissa No. 8 to 23, lying being and situated at Village-BOLINJ, Virar (West), Taluka Vasai Dist: Palghar-401303 within the area of Sub-Registrar at Vasai No.II (Virar).
- E. As such the TRANSFEROR is absolutely seized and possessed of otherwise well and sufficiently entitled to the said Flat.
- F. The TRANSFEROR have assured the TRANSFEREE that the said Flat have not been Mortgaged and is free from all types of encumbrances.
- G. TRANSFEROR is ready and willing to sell, assign and transfer his rights, title and interest of said Flat to the TRANSFEREE which the

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TRANSFEEE have agreed to purchase for a lump sum price of Rs. 45,00,000/- (Rupees Forty Five Lakh Only).

H. The TRANSFEROR herein have obtained permission from the Society to sell the said Flat to THE TRANSFEEES herein



I. The said Flat is being purchased by THE TRANSFEEE for Residential purpose and to which the provisions of the Maharashtra Ownership Flat (Regulation of Construction, Sale, Management and transfer) Act, 1963 apply.

J. THE TRANSFEEES have prior to the execution of this agreement satisfied about the title of the TRANSFEROR in the said Flat and have agreed to purchase the said Flat and the right title and interest on the terms and conditions hereinafter appearing

K. The TRANSFEROR herein have obtained permission from the Society/Builders to sell the said Flat to the TRANSFEEE herein. Further the TRANSFEROR agrees and undertake to sign and execute all Acts, & Deeds, including Sale Deed, Affidavits, Application Forms, Declaration, Undertakings, Power Of Attorney etc. required by the Society or any other Authority concerned or as and when necessary in favour of the TRANSFEEE and or his/her nominees or in favour of the Society /or in favour of other Government/ Semi- Government authority for effectual transfer and possession of the said Flat and all incidental facilities thereof in the name of the TRANSFEEE.

• NOW, THEREFORE, THESE PRESENT WITNESSETH 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 TRANSFEEE in the said Flat for a total consideration of Rs.45,00,000/-(Rupees Forty Five Lakh Only) which the TRANSFEEE have agreed to acquire for the said price.
2. THE TRANSFEEE has paid to the TRANSFEROR a sum of Rs. 5,00,000/- (Rupees Five Lakh Only) by Cheque/Cash, as and by

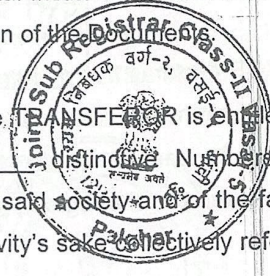
Rajini

[Signature]

वसई - ५
दस्ता क्र. १४१८ / २०२८
e way of Part Payment

Token Amount, Earnest Money, Advance, Margin Money, against the total cost and consideration of the above Flat No. 403, "B" Wing,, and the TRANSFEROR do hereby admit and acknowledge receipt of the said amount as under.

3. Further TRANSFEREE agreed to pay the Balance amount Rs. 40,00,000/- (Rupees Forty Lakh Only) after availing the housing Loan from any Bank or Financial Institution within 45 days from the date of Registration and execution of the Document.
4. And as such member the TRANSFEROR is entitled to five (5) shares having Certificate No. _____ distinctive Numbers starting from Sr. No. _____ to _____ of the said society and of the face value of Rs.50/- each, (hereinafter for brevity's sake collectively referred to as "the said shares").
5. The TRANSFEREE have assured to the TRANSFEROR to pay the entire amount within _____ days from the date of Registration of this Agreement, since the TRANSFEREE have applied for Housing Loan from Financial Institution and after availing the Housing loan from Bank or any Financial Institution he will pay to the TRANSFEROR, failing which this Agreement shall be treated as automatically cancelled.
6. The TRANSFEROR shall deliver to the TRANSFEREE, the Original Agreement dated 1] 04-03-2009, 2] 09-02-2012, 3] 10-12-2012, (with Original Registration Receipt, etc.) executed between the Builders and Purchasers and all other necessary papers in respect of the said flat on the day of execution of this agreement.
7. The TRANSFEROR hereby declare that he has paid all dues towards the Municipality taxes, Electric charges, Water charges, Maintenance charges etc., Telephone charges, Cable charges, Internet charges, BSNL Bills, and any other incidental charges due to Society in respect of the said Flat for the period ending on the day previous to the execution of this agreement. The TRANSFEROR hereby agrees and undertakes to indemnify and keep indemnified the TRANSFEREE against payment of such charges for the said period.



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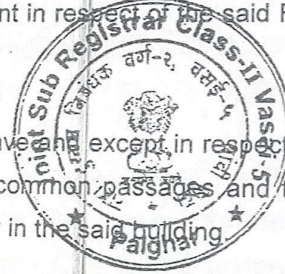
[Signature]

8. The TRANSFEROR agrees and undertakes to keep the TRANSFEREE free and Indemnified from all actions, charges, claims, demands, and suits filed by any person and persons claiming any interest in respect of the said flat and/or the shares referred to as above and all also indemnify the TRANSFEREE against any loss or damage that may be caused due to the non-payment of any dues on the previous agreements if any.

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दस्त क्र. १४१८/२०१८
१० / ४८

9. The TRANSFEROR declares that no person except himself, have 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 or any other agreement in respect of the said Flat or any part thereof.

10. The TRANSFEREE shall have no claim save and except in respect of the Flat hereby purchased by them, the common passages and the common amenities provided by the Society in the said building.



11. TRANSFEROR hereby further discloses that there is no litigation, suit proceedings, etc. are pending against the said flat nor the said flat is subject of matter in any Court of Law, and there is no prohibitory orders or Injunction from any Authority restraining the TRANSFEROR of the said Flat.

12. The TRANSFEROR hereby agree to transfer the membership share thereof to the name of the TRANSFEREE and also have agreed to sign all the forms necessary for transfer of the said Flat in favour of the TRANSFEREE in the record of the Society.

13. The TRANSFEROR hereby declares that he has full right and absolute authority to transfer the said Flat and the said Shares to the TRANSFEREE and that he has not done or committed any act, deed or thing whereby the said shares or the said premises or his right, title and interest in the said Society have become charged, encumbered or otherwise prejudicially affected in any manner whatsoever or whereby he has been in any way prevented from transferring or assigning their

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११ / १८

right, title and interest in the said society or in the said premises or in the said shares to the TRANSFEREE.

14. The TRANSFEREE shall be entitled to have and hold the possession, occupation and use of the said premises and can hold the same for the unto and to the use and benefit of the TRANSFEREE, his heirs, successors and assigns forever, without any claims, charge, interest, demand or lien of the TRANSFEROR or any person or persons on their behalf or who may claim through them or in trust from him subject to only on the part of the TRANSFEREE to pay all taxes, assessments, charges, dues and calls made by the Society, Government or any other local authority or Corporation from the date of execution of this Agreement onwards in respect of the said Flat No. 403, "B" Wing.

15. It is hereby expressly provided and agreed by the parties hereto that both parties are entitled to enforce the SPECIFIC PERFORMANCE of the Agreement against each other in case of breach of any conditions mentioned in this Agreement.

16. Save as otherwise provided hereinabove all out of pocket costs, charges and expenses of and incidental to this agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the TRANSFEREE alone, except Society/Builder's Transfer charges shall be borne by both the parties equally, and each party shall bear and pay their own Advocate's fees.

17. The TRANSFEREE accepts the construction and fittings etc, in respect of Flat to be satisfactory as on the execution of this Agreement and shall not call upon the TRANSFEROR liable for any defect in the said construction.

18. The TRANSFEROR is not restricted either in the Income Tax Act, Wealth Tax Act, or any other Statute from disposing of the said Flat or any part thereof.

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19. Further it has been agreed by both the parties that the Transfer fees of the Builder /Society shall be borne and paid by both the parties equally @ 50% each.

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१२ / १५

20. The Possession of Key, Possession letter, Share Certificate will be handed over to PURCHASERS at the time of full and final payment.

21. This Agreement for Sale has been executed at Virar the Payments are made at Virar, and the said Flat is situated at Virar, hence it is subject to Jurisdiction of Vasai/ Thane Court of Law.

22. This agreement shall always be subject to the Provision of Maharashtra Ownership Flats (Regulation of the Promotion Construction, Sale, Management and Transfer) Operative Societies Act, 1960 with rules made thereunder.



THE SCHEDULE ABOVE REFERRED TO

Flat No. 403, "B" Wing, Fourth Floor, within the Complex known as Poonam Nagar, and Society known as "POONAM ALPHA CO.OP.HSG.SOC.LTD., Bearing Registration No. TNA / VSI / HSG / (TC) / 20222/2008-2009, admeasuring 61.39 square meters, (Built-up area) constructed on N.A. land bearing Survey No. 355, Hissa No. 8 to 23, lying being and situated at Village-BOLINJ, Virar (West), Taluka Vasai Dist: Palghar-401303 within the area of Sub-Registrar at Vasai No.II (Virar)

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 वसई क्र. १४९८ / २०१८
 १५ / १६

(०११०००)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

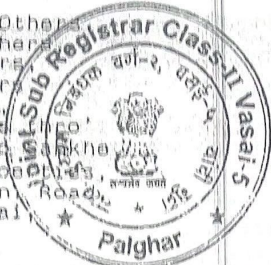
Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 05250) 2390117 • Fax : (Code : 95250) 2190496

Ref. No. CIDCO/VYSR/AM/BP-3545/W/490.

Date : 25/04/2006

To,
 Shri Govind G. Gawad & Others
 Shri M.B. Deshmukh & Others
 Shri M.R. Parekh & Others
 Shri P.R. Parekh & Others
 Shri K.O. Shah & Others
 Shri S.C. Patil & Others
 P.A. Holder Shri Sandeep Patil
 Partner of M/s. Raj Properties
 New Khokhani Bhavan, Stn. Road,
 Vasai Road(W), Tal. Vasai,
 Dist. Thane.



Sub: Amended Plan approval for the proposed Resi./Resi. with Shopline Buildings on land bearing S.No.355, H.No.8 to 23 of Village Belapur, Tal. Vasai, Dist. Thane.

Ref: 1) Commencement Certificate No. CIDCO/VYSR/CC/BP-3545/W/2640, dated 21/2/05.
 2) Your Architect's letter dt. 2/04/2006.

Sir / Madam,
 With reference to your architect's letter referred above, please find enclosed herewith approved Amended plans for Resi./Resi. with Shopline Buildings on land bearing S.No.355, H.No.8 to 23 of Village Belapur, Tal. Vasai, Dist. Thane, as per the following details :-

Sr. No.	PREDOMINANT USE	BLDG. TYPE/ NOS.	NO.OF FLATS/ SHOPS.	NO. OF FLOORS	B.U.A. (in sq.mt)
1.	Resi. with Shopline	A (1 No.)	28 Flats & 06 Shops.	Gr.+ 7.	1383.748
2.	Resi. with Shopline.	A1 (1 No.)	24 Flats & 04 Shops.	Gr.+ 7.	1801.942
3.	Resi. with Shopline.	B (2 No.)	56 Flats & 17 Shops.	Gr.+ 7.	6551.046
4.	Resi. with Shopline.	A2 (1 No.)	16 Flats & 10 Shops.	Gr.+ 4.	1388.865
5.	Resi. with Shopline.	C (1 No.)	44 Flats & 20 Shops.	Gr.+ 4.	2136.000
6.	Resi. with Shopline.	D (1 No.)	18 flats & 08 shops.	Gr.+ 4.	970.60
7.	Resi. with Shopline.	E (1 No.)	02 flats & 05 shops.	Gr.+ 2.	360.016

Gr. + 2. 360.016
 Total B.U.A. 14593.37 /
 Cqntd. .2/

REGD. OFFICE : 'Nirmal', 2nd Floor, Nanman Point, Mumbai - 400 027 • Phone: 5650 0900 • Fax : 0022-2202 2509
 HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 617 • Phone: 5191 8100 • Fax : 009122-5591 8166

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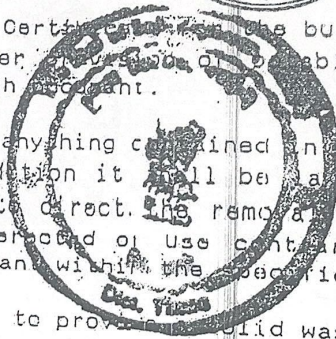
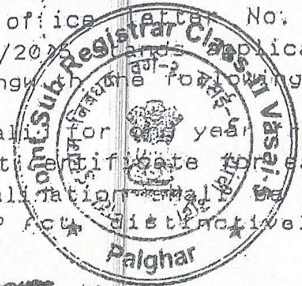
CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. ...2... Date:

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No: CIDCO/VVSR/CC/BP-3545/W/2637, dated 9/12/2025, are 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 revaluation 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 the supply of potable water is made available to each tenant.
- 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.
- 4) You are required to provide solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 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.



Yours faithfully,

(Signature)
 ASSOCIATE PLANNER / AIPO (W)

C.C. to :-
 M/s. Shah Gattani Consultants, Architects
 103, Lucky Palace, Above UTI Bank,
 Station Road, Vasai(W), Tal. Vasai,
 Dist. Thane.

REGD. OFFICE : 'Nirmal', 2nd Floor, Narman Point, Mumbai - 400 021. Phone : 5850 0900 • Fax : 00-91-22-2202 2500
 HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navl Mumbai 400 814. Phone : 5591 8100 • Fax : 00-91-22-5591 0160

वसई - 2

वसई - ५
दस्त क्र. १४७८ / २०१८
१० / १६

पत्राचार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अभिष्ठा फार्मास्युटिकॉल्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कांड - १५२५०) - २३१०४८६ / २३१०४८७ फॅक्स : (कांड - १५२५०) २३१०४६६

संदर्भ क्र.: CIDCO/VVSR/CC/BP-3545/W/2637

दिनांक : ०१ / १२ / २००५

To,
Shri Govind G. Gawad & Others,
Shri M.B. Deshmukh & Others,
Shri M.R. Parekh & Others,
Shri P.R. Parekh & Others,
Shri K.C. Shah & Others,
Shri S.C. Patil & Others
P.A. Holder Shri Sandeep Sankhe,
Partner of M/s. Raj Properties,
New Khokhani Bhavan,
Vasai Road(W), Tal. Vasai,
Dist. Thane.



Sub: Commencement Certificate for the proposed layout on land bearing S.No.355, H.No.8 to 23 of Village Bolinj, Tal. Vasai, Dist. Thane.

- Ref: 1) NOC for N.A. permission by this office vide letter No. CIDCO/VVSR/CC/BP-3545/W/2637 dated 4/11/2004.
2) N.A. order No. 7BE/11/T-9/NAP/SK/115/2004, dated 19/05/2005 from the Collector, Thane.
3) IILR M.R.No.941/2002, dt. 29/4/2002, re measurement.
4) NOC for construction work from Grampanchayat, Bolinj, vide letter dated 23/12/2002, 16/1/2002, 23/12/2002, 2/04/1999 & 9/07/2002.
5) Assurance letter from Grampanchayat, Bolinj vide letter dated 9/07/2002, 16/1/2002 & 23/12/2002 for potable water supply.
6) EE(BP-VV)'s Report, dated 17/03/2004.
7) Your Architect's letter dt. 12/09/2005 & 9/12/2005.

Sir/Madam,

Development Permission is hereby granted for the layout under Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Govind G. Gawad & Others, Shri M.B. Deshmukh & Others, Shri M.R. Parekh & Others, Shri P.R. Parekh & Others, Shri K.C. Shah & Others, Shri S.C. Patil & Others through P.A. Holder Shri Sandeep Sankhe.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3545/W/2637, dated 09/12/2005. The detail of the building are given below.

- 1) Location : S.No.355, H.No.8 to 23 of Village Bolinj.
2) Plot area : 21850.00 sq.m.

Contd. 2/-

नोंदणीकृत कार्यालय : 'निर्मित', दुसरा मजला, नवीमन वसई (पूर्व), जि. ठाणे - ४०१ २१० • दूरध्वनी : ०२-२३१०४८६ / २३१०४८७ • फॅक्स : ०२-२३१०४८६ • २३१०४६६
मुख्य कार्यालय : सिडको भवन, चौ.वी.डी.-वेलापूर, जि. ठाणे - ४०१ २१० • दूरध्वनी : ०२-२३१०४८६ • फॅक्स : ०२-२३१०४८६ • २३१०४६६

वसई - २
१४७८



वसई - ५
 दस्त क्र. १४१८ / २०१८
 १८ / १५

THE TPO

राज्य औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अभियंता कॉमर्सियल कॉम्प्लेक्स, दुरारा गजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
 दूरध्वनी : (कोड - १५२५०) - २३१०४८६ / २३१०४८७ फॅक्स : (कोड - १५२५०) २३१०४८६

संदर्भ क्र.:

दिनांक :

...2...

3) 20 mt. D.P. Road	:	1308.8
4) Balance Plot Area	:	1754
5) R.G. (15%)	:	267
6) CFC (5%)	:	8
7) Net Plot area.	:	14032.93
8) Incentive FSI for land : pooling 4.5% of 14032.93	:	33
9) Permissible BUA	:	14664.41
10) BUA proposed	:	14664.37
11) No. of Buildings	:	11 Nos.



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 Rs.1,84,000 (Rupees One Lacs eighty, four thousand only) deposited vide Challan No. dated 9/10/2005 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. The forfeiture shall be on prorata area of the concerned building.

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,

ASSOCIATE PLANNER/AOUL.TPO (W)

c.c. to :

1. M/s. Shah Gattani Consultants, Architects
103, Lucky Palace, Stn. Road,
Above UIT Bank, Vasai(W), Tal. Vasai,
Dist. Thane.
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai.
4. CUC (VY) For information please.

मौद्रणीकृत कार्यालय : 'विर्मल', दुरारा गजला, नरीमन पॉईंट, मुंबई - ४०० ०२१, दूरध्वनी : २०२२४२० / २२०२२५७९ • फॅक्स : ००-११-२२-२२०२ २५०९
 मुद्रण कार्यालय : (शिडको भवन, सी.ओ.सी.-वेलापुर, मदी पुरंदी - ४०० १५५) दूरध्वनी : २५९१ २१०० • फॅक्स : ०० ११-२२-५१९१ ८५५५

वसई - २
 १५१८

वसई - ५
दस्त क्र. १४१८ / २०१८
१९ / ४६

- १ - क्र. महसूल/क-१/टे-२/एनएपी/एसआर-११५/२००४
जिल्हाधिकारी कार्यालय, ठाणे
दिनांक - १९ MAY 2005

- श्री. गोविंद जिवन गावड व इतर यांचे कुळा मुख्यात्यारप्रधारक रा. विरार ता. वसई जि. ठाणे यांचा अर्ज दिनांक ५/११/२००४
- असो.प्लॅनर, रिडको वसई यांचा विनशेतीसाठी ना हरकत दाखला क्र. सिडको/ व्हीडीएसआर/ एनएपी/वीपी-३५४५/डब्ल्यू/१९६, दिनांक ४/११/२००४
- तहसिलदार वसई यांचा अहवाल क्रमांक ११५/एनएपी/ एस.आर.-११५/ २००४ दिनांक २९/१/२००५
- भूसंपादन शाखेचे अन्वीपचारिका क्रमांक सामान्य/क/३/टे-३/भूसं/कावि-११५/२००४ दिनांक २०/१/२००५
- सारपंच, ग्रामपंचायत बोळीज येथील इकाडील येथील याखला क्र. ८२५/ २००२-०३ च १५७, १५८, १५९/२००२-०३ दिनांक २३/१२/०२
- गवणी, गागांचायत बोळीज यांचे येथील मापनामाद्वारा येथील याखला क्र. ८२५/ २००२-०३ दिनांक १६/११/२००२ च १५९/२००२-०३ दि. २३/१२/०२ अर्जाद्वारा यांनी सादर केलेले हमीपत्र दिनांक १०/२/२००५ इकाडील कार्यालयाने दि. ७/११/२००५ या दिनांकात याखला 'या घृतापत्रात प्रसिध्द केलेला जाहीरनामा



ज्या अर्था श्री. गोविंद जिवन गावड व इतर यांचे कुळा मुख्यात्यारप्रधारक रा. विरार ता. वसई जि. ठाणे यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील बोळीज येथील स.नं. ३५५/८ ते ३५५/२३ क्षेत्र २१८५०-०० चौ.मी. जागेचे रहिवास या पात्रात या विंगरशेतकी प्रयोजनार्थ घापर करण्याची परवानगी मिळण्या बाबत अर्ज केले आहे आणि ज्या अर्थी, प्रसिध्द जाहीरनाम्यात येवून येवून घ्यावनागी देण्याच्या संदर्भात दिनांक ७/११/२००४ रोजीचे दैनिक 'कोकण संदेश' मध्ये घृतापत्रात जाहीरनामा प्रसिध्द करणेत आला होता. सदर जाहीरनामा घृतापत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत एकही तक्रार/हरकत या कार्यालयास प्राप्त झाली नाही.

त्या अर्था आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलाम ४४ अन्वये त्यांच्याकडे निहित करण्यांत आलेल्या अधिकाऱ्यांचा घापर करून उक्त जिल्हाधिकारी याद्वारे, १) श्री. अजीव यशवंत पाटील २) श्री. अनिल बघन पाटील ३) श्री. गोविंद जीवन गावड ४) श्रीमती यिजया तुकाराम गावड ५) श्री. संदिप तुकाराम गावड ६) श्रीमती शांतीनी प्रेमनाथ पाटील ७) श्रीमती संगीता तुकाराम गावड ८) श्री. राजेश जगन्नाथ गावड ९) श्रीमती गंगुबाई नारायण भोईर १०) श्री. बाळकृष्ण रामचंद्र गावड ११) श्रीमती सखुबाई रामचंद्र गावड १२) श्री. मधुकर रामचंद्र गावड १३) श्रीमती जया रामचंद्र गावड १४) श्रीमती लत जगार्दन पाटील १५) श्रीमती जानकीबाई हिना पाटील १६) श्रीमती भारती तुकाराम गावडे १७) श्रीमती सखुबाई मुळ्या पाटील १८) श्रीमती माणकीबाई भाऊ देशमुख १९) श्री. रामचंद्र भाऊ देशमुख २०) श्री. नारायण भाऊ देशमुख २१) श्री. परशुराम भाऊ देशमुख २२) श्री. आत्माराम भाऊ देशमुख २३) श्री. कुंदन जयंतीलाल भट २४) श्री. संदिप विष्णू संखे २५) श्री. विपीन नयिनचंद्र खोशणी २६) श्रीमती बेरीबाई चुनीलाल शाहा २७) श्री. लक्ष्मीलाल चुनीलाल शाहा २८) श्री. गितलाल चुनीलाल शाहा २९) श्री. काठूलाल चुनीलाल शाहा रा. विरार ता. वसई जि.ठाणे यांना वसई तालुक्यातील मीजे बोळीज येथील आपल्या मालकीच्या स.नं. ३५५/८ ते ३५५/२३ क्षेत्र २१८५०-०० चौ.मी. क्षेत्रापैकी २०८८६-८४ चौ.मी. रहिवास व १६३-१६ चौ.मी. वाणिज्य प्रयोजनासाठी या विंगर शेतकी प्रयोजनार्थ घापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येईल. रिडको कार्यालय पंजुर बांधकाम नवाशाप्रता खालील क्षेत्रावर बांधकाम अंमलबजावणी.

१. डी. पी. रोडखालील क्षेत्र २०८८६-८४
२. आर. जी. (१५ टक्के)
३. सी.एफ.सी (५ टक्के)
४. लॅन पुलिंग परिया (४)

३३०६-८४ चौ.मी.
२६२१-१७ चौ.मी.
८७७-० चौ.मी.
६५९-१५ चौ.मी.



गावाचे नाव : 1) बोळीज

(1) विवेकाचा प्रकार	करारनामा	
(2) मीटरदर	4500000	
(3) बाजारभावाभावे पडल्याच्या बाबत पडणाऱ्या आकारणी वेतो की पडेल्यार ते मधुद कराने)	3211000	
(4) भू-मापन, पोटोहिसा व भरकमांक (असल्यास)		1) पासिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती : इतर माहिती: गांव बोळीज, उपविभाग 10, स नं- 355, हि नं- 8 ते 23, सदनिका क्रं- बी- 403, चौथा मजला, पुनम अल्फा को ऑ ही सो सि, क्षेत्र- 61.39 चौ मी मिल्द अण (Survey Number : 355 ; HISSA NUMBER : 8 ते 23 ;)
(5) क्षेत्रफळ		1) 61.39 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल वेष्टा.		
(7) दस्तऐवज करून घेणा-यासिद्ध ठेवणा-या पक्षकाराचे नाव किंवा विवाणी न्यायानयाचा हुजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:- अशोक आर पांडे घरे-46 पत्ता:- प्लॉट नं:- माळा नं:- इमारतीचे नाव: पुनम अल्फा सोसायटी, ब्लॉक नं: सी- 403, रोड नं: पुनम नगर, बोळीज, विरार प, महाराष्ट्र, ठाणे. पिन कोड:- 401303 पॅन नं:- BBHPR4702K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा विवाणी न्यायानयाचा हुजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:- रजनी सुजित राणा घरे-10 पत्ता:- प्लॉट नं:- माळा नं:- इमारतीचे नाव: अजमेरा सॅपल क्ल्यासिक, ब्लॉक नं: एफ- 1104, रोड नं: अंधेरी लिंक रोड, अंधेरी प, महाराष्ट्र, मुम्बई. पिन कोड:- 400053 पॅन नं:- CNFPR4397K
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2018	
(10) दस्त मोंदणी केल्याचा दिनांक	23/02/2018	
(11) अनुक्रमांक, खंड व पृष्ठ	1418/2018	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	270000	
(13) बाजारभावाप्रमाणे मोंदणी शुल्क	30000	
(14) शेर		



awdornms
23/2/18
सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

शुल्यांक्रमासाठी विचारात घेतलेला तपशील:-
मुद्रांक शुल्क आकारवताना निगडलेला अनुच्छेद :-

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