

KACPL/SBI/DP/DP/MG/20-21/MC173

July 07, 2020

**VALUATION REPORT
IN RESPECT OF FLATS**

FOR
Mr. Aslam Khan Sarfuddin.

PROPERTY ADDRESS

**Flat No. A/203, 2nd Floor, Building No. 4, Lily, Evershine Nagari,
Jay Nagar, Vasai Road (East), Taluka Vasai & District Palghar – 401 208.**



निरीक्षण / RFIA
28 JUL 2020

STATE BANK OF INDIA
MIDC, Andheri Branch, Andheri (East), Mumbai

KACPL/SBI/DP/DP/MG/20-21/MC173

July 07, 2020

To,
State Bank of India,
MIDC Andheri (E) Branch,
Plot No. B-1 MIDC,
Industrial Area, Central Road,
Andheri East, Mumbai- 400093.

VALUATION REPORT (IN RESPECT OF FLATS)
(To be filled by the Approved Valuer).

| I. | GENERAL | |
|----|--|---|
| 1. | <i>Purpose for which the valuation is made</i> | To ascertain market value of the Flat No. A/203, 2 nd Floor, Building No. 4, Lily, Evershine Nagari, Jay Nagar, Vasai Road (East), Taluka Vasai & District Palghar – 401 208. |
| 2. | a) <i>Date of inspection</i> b) <i>Date on which the valuation is made</i> | July 07, 2020. July 07, 2020. |
| 3. | <i>Document produced for perusal</i> 1. Agreement for Sale dated July 8, 2005 between the Transferor's – Mrs. Kamlesh Yadav & Mr. Bhanwar Singh Yadav with the Transferee –Mr. Aslam Khan Sarfuddin, were provided to us for perusal. 2. Registration Receipt No. Vasai3 - 05462-2005 dated July 8, 2005. 3. Commencement Certificate No. CIDCO/VVSR/BP-633/E/5583 dated January 17, 1996 from CIDCO. 4. Our old valuation report No. KACPL/SU/BH/SBI/HP/17-18/392 dated May 05, 2017. | |
| 4. | <i>Name of the owner(s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership)</i> | Mr. Aslam Khan Sarfuddin. |
| 5. | <i>Brief description of the property</i> | The said flat is located on 2 nd floor of the building known as Lily building in Evershine Nagari which is approx. 6 km from Vasai Road railway station. The said flat consists of 2 Bedroom, Hall & Kitchen. |



| | | | |
|-----|--|--|------------------------------------|
| | Doors | Plywood doors. | |
| | Windows | Aluminum Sliding window. | |
| | Fittings | Standard. | |
| | Finishing | Standard. | |
| 4. | House Tax Assessment No. Tax paid in the name of Tax amount | Data not provided. N.A. N.A. | |
| 5. | Electricity service connection number Meter Card is in the name of | Data not provided. N.A. | |
| 6. | How is the maintenance of the flat? | Good. | |
| 7. | Sale Deed executed in the name of | Mr. Aslam Khan Sarfuddin. | |
| 8. | What is the undivided area of land as per sale? | N.A. - Valuation is only for the flat. | |
| 9. | What is the plinth area of the flat | 680 sq. ft. (Built-up) (As per agreement). | |
| 10. | What is the floor space index (App.)? | As per local norms. | |
| 11. | What is the area of the flat? Flat No. A/203 | As per agreement/ Index II | As per measurements |
| | | 680 sq. ft. (Built-up) | 514 sq. ft. (Carpet) |
| | Area calculation for valuation Flat No. A/203 | Carpet Area in sq. ft. 514 | Built up area in sq. ft. 617 |
| | Area considered for valuation | 617 sq. ft. (Built-up area). | |
| | Note: Our valuation report is based on the area which is identified in the agreement/ Index II / approved plan or that physically measured by us at the time of inspection, whichever is lower. | | |
| 12. | Is it Posh/I Class/Medium/ Ordinary | Medium. | |
| 13. | Is it being used for residential or commercial purpose? | Residential. | |
| 14. | Is it owner occupied or let out? | Owner Occupied. | |
| 15. | If tenanted, what is the monthly rent? | N.A. | |

निरीक्षण / RFIA
28 JUL 2023

VI. MARKETABILITY.

| | | |
|----|--|-------|
| 1. | How is the marketability | Good. |
| 2. | What are the factors favoring for an extra potential value? | Nil. |
| 3. | Any negative factors observed which affect the market value in general | Nil. |

V RATE.

| | | |
|----|--|--|
| 1. | After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the | Rs. 5,000/- to Rs. 6,000/- per sq. ft. on built-up area. |
|----|--|--|



| | <i>adjoining locality?(Along with details / reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)</i> | | | | | | | |
|---------------------------------|--|--|---------------------------------|-------------------------------|------------------------|-----|-------|-----------|
| 2. | <i>Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Give details)</i> | Rs. 5,500/- per sq. ft. on built-up area. | | | | | | |
| 3. | Break- up for the rate <i>Building + Services</i> <i>i) Land + others</i> | Rs. 1,500/- per sq. ft. Rs. 4,000/- per sq. ft. | | | | | | |
| 4. | <i>Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2019-20 (an evidence thereof to be enclosed)</i> | Rs. 36,200/- per sq. mtr. i.e. Rs. 3,363/-per sq. ft. on built up. | | | | | | |
| | <i>Guideline Value (Agreement area)</i> | <table border="1"> <thead> <tr> <th><i>Built-up Area in sq. ft.</i></th> <th><i>Unit Rate Rs./ sq. ft.</i></th> <th><i>Total Value Rs.</i></th> </tr> </thead> <tbody> <tr> <td>680</td> <td>3,363</td> <td>22,86,840</td> </tr> </tbody> </table> | <i>Built-up Area in sq. ft.</i> | <i>Unit Rate Rs./ sq. ft.</i> | <i>Total Value Rs.</i> | 680 | 3,363 | 22,86,840 |
| <i>Built-up Area in sq. ft.</i> | <i>Unit Rate Rs./ sq. ft.</i> | <i>Total Value Rs.</i> | | | | | | |
| 680 | 3,363 | 22,86,840 | | | | | | |

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

| | | |
|----|--|---|
| a. | <i>Depreciated Building Rate</i> | Rs. 1,500 – Rs. 495/- = Rs. 1,005/- per sq. ft. on Built-up. |
| | <i>Replacement cost of flat with Services(v(3)i) (Insurable Value)</i> | Rs. 1,500/- x 680 sq. ft. = Rs. 10,20,000/- |
| | <i>Age of the building</i> | 22 Years. |
| | <i>Life of the building estimated</i> | 38 years depending on the regular preventive maintenance of the building. |
| | <i>Depreciation percentage assuming the salvage value as 10%</i> | 33% |
| | <i>Depreciated Ratio of the building</i> | 67% |
| b. | <i>Total Composite rate arrived for valuation</i> | Flat – Rs. 5,500/- per sq. ft. on Built up area. |
| | <i>Depreciated Building rate VI(a)</i> | Rs. 1,005/- per sq. ft. |
| | <i>Rate for Land & other V(3) ii</i> | Rs. 4,000/- per sq. ft. |
| | <i>Total Composite Rate</i> | Rs. 5,005/- per sq. ft. on built-up area. However, we have considered Rs. 5,500/- per sq. ft. on built-up area for valuation purpose. |



VIII. DETAILS OF VALUATION.

| Sl. No. | Description | Area in Sq. ft. | Unit Rate (Rs./ sq. ft.) | Estimated/ Present Value (Rs.) |
|---------|--|-----------------|--------------------------|--------------------------------|
| 1. | Present value of the Flat | (Built-up) | 617 | 5,500 |
| 2. | Wardrobes | | | |
| 3. | Show cases | | | |
| 4. | Kitchen arrangements | | | |
| 5. | Superfine finish | | | |
| 6. | Interior decorations | | | |
| 7. | Electricity deposits/ electrical fittings, etc., | | | |
| 8. | Extra collapsible gates / grill works etc., | | | |
| 9. | Potential value, if any | | | |
| 10. | Others | | | |
| Total. | | | | 33,93,500 |

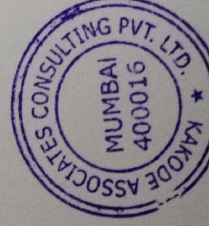
Valuation Methodology

The method adopted for valuation of the residential premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the valuer. Also, the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on **Built-up area** for the premises, which is an increase of **20%** over that of its carpet area measured by us at the site the time visit.

The realizable value of the said residential premises is considered at 85% of the present market value of the said premises, while the forced sale value for the said residential premises is considered at 75% of its present market value.

Remarks:

- The said property is 2 BHK residential flat.
- All the civic amenities are available within the proximity of the said building.
- We observe that the guideline value of the said flat is less as compared to its market value.
- We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.
- We cannot ascertain any violation in the building as we were not provided with the approved plans of the building.



As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Flat No. A/203, 2nd Floor, Building No. 4, Lily, Evershine Nagari, Jay Nagar, Vasai Road (East), Taluka Vasai & District Palghar – 401 208 in its present prevailing condition with aforesaid specifications is as under:

| | | |
|--|--|---|
| <i>Market Value (MV)</i> | Rs. 33,93,500/- | (Rupees thirty three lakh ninety three thousand only) |
| <i>Realizable Value (85% of MV).</i> | Rs. 28,84,000/- | (Rupees twenty eight lakh eighty four thousand only) |
| <i>Distress Sale Value (75% of MV)</i> | Rs. 25,45,000/- | (Rupees twenty five lakh forty five thousand only) |
| <i>Book Value</i> | Rs. 4,15,000/- | (Rupees four lakh fifteen thousand only) |
| <i>Rental Value</i> | Owner occupied. If given on rent it may fetch approx. Rs. 5,000/- to Rs. 6,000/- per month. | |

For **KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.**



Anil B. Pai

ANIL B. PAI KAKODE
Director & Govt. Approved Valuer
Wealth Tax Regn. No. CAT VII-20 of 1988

Shok S. Akerkar

ASHOK S. AKERKAR
Associate Director & Govt. Approved Valuer
CCIT/PNJ/4(3)-Tech/2005-06

Place : Mumbai

Date : July 7, 2020.

RFIA
18 JUL 2023

EVERSHINE

NAGRI CO-OP HSG SOC. LTD.



EVERSHINE NAGRI CO-OP. HSG. SOCIETY LTD.

REGD. CERT. NO. TNA/(VSI)/HSG (TC)11130/1999 - 2000 DATED 3-8-99

BUILDING NO. EN - 1, 2, 3, 4, SURVEY NO. 48, HISSA NO. 1/2

EVERSHINE NAGRI, OPP. VITTHAL MANDIR, WALIV,
VASAI (EAST), DIST. THANE, PIN 401208.

105

Authorised Share Capital Rs. 1,00,000 Divided into 2,000 Shares each
of Rs.50/- only Member's Register No. 003 (EN4/A-203)

THIS IS TO CERTIFY that Shri/Smt. MR. BHANWAR SINGH YADAV

of VASAI (EAST) is the Registered Holder of (FIVE) Shares from No. 521
to 525 of RS. 250/- (RUPEES TWO HUNDRED FIFTY ONLY)

in THE EVERSHINE NAGRI CO-OPERATIVE HOUSING SOCIETY LTD. BUILDING NO. EN - 1, 2,
3, 4, SURVEY NO. 48, HISSA NO. 1/2 VALIV, VASAI (EAST), DIST. THANE, PIN - 401028.
subject to the Bye-Laws of the said Society and that upon each of such shares the sum of
Rupees Fifty has been paid.

Given under the Common Seal of the said Society at VASAI (EAST), DIST. THANE

This 15TH day of AUGUST 2002.


CHAIRMAN


HON. SECRETARY


HON. TREASURER
OR M.C. MEMBER

[P.T.O.]



Memorandum of the Transfers of the within mentioned Shares

| Sr. No. of Transfer | Date of General Body/ Managing Committee Meeting at which Transfer was approved | To whom Transferred | Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered | Sr. No. in the Share Register at which the name of the Transferee is recorded |
|---------------------|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
| 1 | 08-01-2006 <i>[Signature]</i> Chairman | MR ASLAM KHAN SAFERUDDIN <i>[Signature]</i> Hon. Secretary | 105 | 1/105 <i>[Signature]</i> Committee Member |
| 2 | Chairman | Hon. Secretary | | Committee Member |
| 3 | Chairman | Hon. Secretary | | Committee Member |
| 4 | Chairman | Hon. Secretary | | Committee Member |
| 5 | | | | |



EVERSHINE NAGRI CO-OP. HSG. SOC. LTD.

REG. CERT. NO. TNA/VSI/HSG(TC)/11130/1999-2000

BUILDING NO. EN-1 ASTER
BUILDING NO. EN-2 DAHLIA

BUILDING NO. EN-3 ROSE
BUILDING NO. EN-4 LILY

EVERSHINE NAGRI, OPP. VITTHAL MANDIR, WALIV, VASAI (EAST), DIST. THANE PIN-401 208.

DATE : 20-04-2014

The Asst. General Manager ,
State Bank Of India ,
SMECCC Boriwali ,
1st floor , Landmark Building ,
Near petrol Pump ,
S.V.Road , Boriwali (west) ,
Mumbai -400062.

We , M/S Evershine Nagari Chs Ltd here by Certify That

(1) Flat no. 203 in A wing Lily Apartment Situated at Evershine nagari Vasai –east
Has been allotted to Shi Aslam Khan.

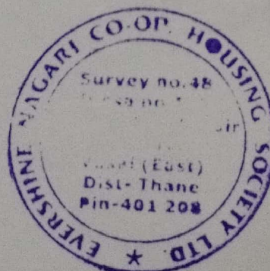
(2) that the total cost of the flat is Rs. 415000.00 (Rupees- Four Lac fifteen thousand Only)

3) That title to the said land and building thereon is clear , marketable and free from all the encumbrances and doubts.

(4) We confirm that we have no objection whatsoever to Shri Aslam Khan Mortgaging the flat
To State Bank Of india as security for the amount advanced by the Bank .

(5) We have not to borrowed from any Finacial Institution for purchase of land or construction of building And have not created and will not create any encumbrances on the flat allotted to him during currency Of the loan sanctioned to be sanctioned by the Bank to him .

(6) we are agreeable to accept **State Bank Of India** as a nominee for the flat allotted to shri Aslam Khan and once the nomination fovouring the Bank had been registered and advice sent to the Bank of having Done so , we note not to change the same without the written consent of the Bank .



For EVERSHINE NAGRI CO-OP. HSG. SOCIETY LTD.

N. V. Dhandra
GENERAL SECRETARY



1364

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरिमन पॉइंट,
मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८ ९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९ • ग्राम: सिआयटीडब्ल्यूआयएन

टेलेक्स : ०९९-८३२ ९८ सिआयटीसी आयएन

सिडको ली. वृत्त मजला, अंधिका कमर्शियल
कॉम्प्लेक्स, वसई (पूवे), जि. ठाणे-४०१ २०६

फॅक्स : ०२५२/३२४४८६ - ८७, ३२५००४

दूरध्वनी : ३२४४९९

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ०२ ९२

७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९९-२२-७५७ ९०६६

दिनांक: ०४/०९/१९९८

संदर्भ क्र: C IDCO/VVSR/BP-633/E/915

M/s. Evershine Builders Pvt. Ltd.
215, Veena Reena Shopping Centre
2nd Floor, Opp. Railway Station
Andheri (W)
MUMBAI : 400 050.

Sub: Grant of occupancy certificate for the Residential Buildings No.No.A-1, 22, B-2 to 5, 11, 12, 17, 21, 23, 24, C-7, 8, 9, 10, 13, 14, 15, F-25, A1-6, B1-18, 19, 20 on land bearing S.No.48, H.no.1/2, Village Waliv, Taluka Vasai, Dist : Thane.

Ref: Your architect's letter dated 16/07/1998 & 20/8/98

Sir/Madam,

Please refer to your architect's letter for occupancy certificate mentioned above.

The Grant of Occupancy Certificate for Residential Buildings No.A-1, 22, B-2 to 5, 11, 12, 17, 21, 23, 24, C-7, 8, 9, 10, 13, 14, 15, F-25, A1-6, B1-18, 19, 20 on land bearing S.No.48, H.No.1/2, Village Waliv, is requested by you is hereby refused for the following among other reasons:

- 1) Premium of balcony enclosure is not paid.
- 2) Due development charges are not paid.
- 3) Amenity plot ^{is} ~~are~~ not developed.

It may please be noted that your case will be processed further only after compliance of the above.

Yours faithfully,

ASSOCIATE PLANNER/ATPO (WBPF)

C.c. to:

M/s. Shah Gattani Consultants
Architects
103, Lucky Palace, Station Road
Vasai (W), Taluka Vasai
DIST : THANE.

NH

3507
1P

सिडको

शहरत औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मज्जल, नरिमन पॉईंट,

मुंबई - ४००.०२९.

दुरध्वनी : २०२ २४ ८९ / २०२ २४२० / २०२ २५७९

फक्स : ००-९१-२२-२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., वेल्हापूर,

नवी मुंबई - ४०० ६९४.

दुरध्वनी : ७५७ ९२४९ (९ लाईन्स)

फक्स : ००-९१-२२-७५७ ९०६६

संदर्भ क्र :

CIDCO/VVSR/BP-633/E/1013.

दिनांक १४/१०/९८

M/s. Evershine Builders Pvt. Ltd.
201, Veena Beena Shopping Centre
2nd Floor, Opp. Railway Station
Andheri (W)
MUMBAI : 400 050.

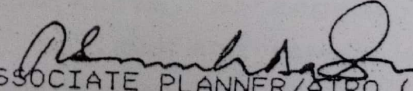
Sub: Grant of Part Occupancy Certificate for Residential Buildings No.A-1, 22, B-2, 3, 4, 5, 17, 18, 19, 20, 21, 23, 24, C-7, 8, 9, 10, 13, 14, 15, F-25 & A1-6, on land bearing S.No.48, H.No.1/2, Village Waliv, Taluka Vasai, Dist : Thane.

- Ref: 1) Commencement certificate No.CIDCO/VVSR/BP-633/E/5593 dated 18/01/96.
2) Amended plan approved vide letters dated 15/04/96, 14/10/96 & 25/04/97.
3) N.A.Order No.REV/DESK-1/T-9/NAP/SR-254/88 dated 19/04/1990 from the Collector, Thane
4) Letter from GSDA vide letter No.GSDA/THN/TECH/LGW/292/94 dated 01/03/94 for potable water supply.
5) Development completion certificate dated 16/06/98 from the architect
6) Structural Stability certificate from your Structural Engineer vide letter dated 16/06/98.
7) Plumbing certificate dated 16/06/98.
8) Your architect's letter dated 16/07/98

Sir,

Please find enclosed herewith the necessary part occupancy certificate for the Residential Buildings No.A-1, 2, B-2, 3, 4, 5, 17, 18, 19, 20, 21, 23, 24, C-7, 8, 9, 10, 13, 14, 15, F-25 & A1-6, on land bearing S.No.48, H.No.1/2, Village Waliv, Taluka Vasai, Dist:Thane, alongwith as built drawings.

Yours faithfully,


ASSOCIATE PLANNER/ATPO (VVSR)

Encl.: a/a.

Copy to:-

M/s. Shah Gattani Consultants
Architects
103, Lucky Palace, Station Road
Wasai (W), Taluka Vasai, Dist : Thane

2/15/98
3/15/98

शहरे

शहर त औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मज्जा, नरिमान पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२ २-२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ७५७ ९२४९ (९ लाईन्स)

फॅक्स : ००-९९-२२-७५७ ९०६६

०४/१०/१९९८
दिनांक:

संदर्भ क्र:

CIDCO/VVSR/BP-633/E/ 1013

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Buildings No.A-1, 22, B-2, 3, 4, 5, 17, 18, 19, 20, 21, 23, 24, C-7, 8, 9, 10, 13, 14, 15, F-25 & A1-6 with built up area 16560.88 Sq.m. on Taluka Vasai, Dist:Thane, completed under the supervision of M/s. Shah Guttani Consultants (Licence/Registration No.CA/81/6322) and has been inspected on 18/07/98 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates NO. CIDCO/VVSR/BP-633/E/118 dated 25/04/98 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

1. No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Contd..... 2.



राष्ट्रव औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको

नोंदणीकृत कार्यालय :

निर्मल, दुस्तरा मजला, नरिमन पॉईंट,

मुंबई - ४०० ०२९.

दुरध्वनी : २०२ २४८९/२०२ २४२०/२०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलत्रपूर,

नवी मुंबई - ४०० ६९४.

दुरध्वनी : ७५७ ९२४९ (९ लाईन्स)

फॅक्स : ००-९९-२२-७५७ ९०६६

संदर्भ क्र:

-: 2 :-

दिनांक:

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
 4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
 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. This certificate of occupancy is issued only in respect ^{plus 14 shops} 400 flats contained in 22 No. of buildings.
- One set of as built drawing duly certified is returned herewith for your record.

ASSOCIATE PLANNER/ATPO

(VVBP)

MCA

July 5
3508



Friday, July 08, 2005

4:12:36 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 5462

गावाचे नाव वालीव

दिनांक 08/07/2005

दस्तऐवजाचा अनुक्रमांक

वसई 3 - 05462 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: श्री अस्लम सफरुद्दीन खान - -

नोंदणी फी

:-

4760.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)

:-

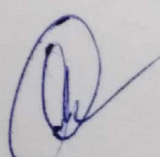
400.00

एकूण

रु.

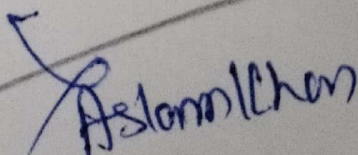
5160.00

आपणास हा दस्त अंदाजे 4:27PM ह्या वेळेस मिळेल

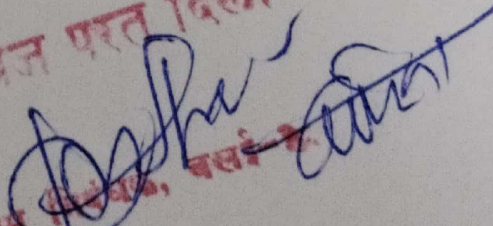

दुय्यम निंबधक
वसई 3

बाजार मुल्य: 476000 रु. मोबदला: 415000रु.

भरलेले मुद्रांक शुल्क: 12790 रु.


Aslam Khan

मुळदस्तऐवज परत दिला


दुय्यम निंबधक, वसई 3



बॅंसीन कॅथॉलिक को-ऑपरेटिव्ह बँक लि.
(शेड्युल्ड बँक)

Bassein Catholic Co-operative Bank Ltd.

प्रति मॅनेजर / To, The Branch Manager

नालासोपारा शाखा / Nallasopara Branch

दि. / Dt. 8 / 7 / 2005

मुद्रांक शुल्क/Stamp Duty ₹./Rs. 12790

सेवा शुल्क/Service Charges ₹./Rs. 10

दस्तावेज / No. of Documents

एकूण / Total ₹./Rs. 12800

अक्षरी रुपये / Amount in Words

Twelve thousand eight hundred only.

मुद्रांक शुल्क भरणाऱ्याचे नांव/Name of stamp duty

paying party- Shri / Smt. Aslam Khan

Sorfuldin.

पत्ता / Address EN-4, A/203

Evershine Nagari, Vasai.

समोरच्या पक्षकाराचे नांव / Name of counter party

Shri / Smt. Bhanwar Singh Yadav

व्यवहाराच्या उद्देशाचे कारण/Purpose of transaction

Agreement for sale

घनदेश / पे ऑर्डर ज्या बँका काढला आहे त्या बँकेचे

नांव / Name of the Drawee Bank

ASLAM KHAN

12.790.

ROXPAAL / Cashier

अधिकार्याची सही

Authorised Signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे

आवश्यक आहे / This counterfoil has to be presented

at the time of delivery of stamps.



वमई - ३
दस्त क्र. ५०८२/२००५
९/२०

AGREEMENT FOR RE-SALE

ARTICLES OF AGREEMENT made and entered into at Nallasopara, on this 8th day of July, in the Christian year Two Thousand Five by and BETWEEN MRS. KAMLESH YADAV, Age 39 Years, and MR. BHANWAR SINGH YADAV, Age about 42 years, through their P.A. Holder MR. BHANWAR SINGH YADAV, adult Indian Inhabitant, residing at EN/4, A/203, Lily Building Evershine Nagari C-op. Hsg. Soc. Ltd., Waliv, Vasai (East), Tal. Vasai, Dist. Thane, hereinafter called "THE TRANSFERORS" (which expression shall unless be repugnant to the meaning or context thereof be deemed to include his heirs, executors, administrators and assigns of the FIRS) PART :-

Aslam Khan Sorfuldin R. 12790/-
BASSEIN CATHOLIC CO-OP. BANK LTD., NALLASOPARA BRANCH, SAI KIRAN BUILDING, NARAYAN NAGAR, NALLASOPARA (E) TALUKA-VASAI, DIST.-THANE-401 209.
2474 03773
149509
00127901-953361
SPECIAL ADHESIVE JUL 08 2005
09:52
ZERO ZERO ONE TWO SEVEN NINE ZERO
MAHARASHTRA

INDIA
AUTHORISED SIGNATORY
For BASSEIN CATHOLIC CO-OP. BANK LTD.

Aslam Khan
Sorfuldin

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| वसई-३ |
| दस्त क्र. १०८२/२००५ |
| २/२० |

A N D

MR. ASLAM KHAN SARFUDDIN, age 26 years, residing at 11/B, Azad Chawl, Indira Market, Khairani Road, Sakinaka, Mumbai - 400 072, hereinafter called "THE TRANSFEREE" (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 **SECOND PART** : _

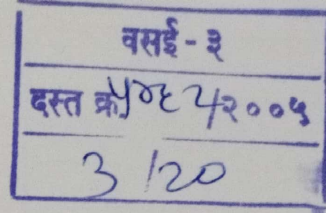
W H E R E A S :

A] The TRANSFERORS is the member **EVERSHINE NAGARI CO-OPERATIVE HOUSING SOCIETY LTD.** registered under Maharashtra Co. operative Societies Act, 1960 bearing registration No. **TNA/VSI/HSG/TC/ 11133**, Building Name "Lily" Survey No.48, Hissa No.1/2, Situated at Waliv, Vasai [East], Village Waliv, Taluka Vasai, District Thane, within the area of Sub Registrar at Vasai III and as such member of the said society, the TRANSFERORS is entitled to five (5) shares of the said society of the face value of Rs.50/-each, share certificate No.____, Distinctive nos. from _____ to _____, hereinafter for brevity's sake collectively referred to as "THE SAID SHARES" said have been holding the Flat bearing No.A/203, Building No.EN/4, on **Second** Floor, Building Name "Lily" admeasuring 680 Sq. Ft.[Built up area], i.e. 63.19 Sq. mtrs. [Built up area] in the building known as **EVERSHINE NAGARI CO-OPERATIVE HOUSING SOCIETY LTD.** Constructed on land bearing Survey No.48, Hissa No.1/2, Village Waliv, Taluka Vasai, District Thane, [hereinafter for brevity's sake collectively referred to as "THE SAID FLAT"]

Aslam Khan

Aslam Khan





B] The TRANSFERORS had purchased the said Flat from **M/S.EVERSHINE BUILDER PVT. LTD.**, vide agreement for sale dated 1/10/1996 & Reg. No. chha 3877/96

C] The TRANSFERORS are ready and willing to sell, transfer rights, title and interest and five shares and the said Flat to the TRANSFEREE which the TRANSFEREE have agreed to purchase for a lump sum price of **Rs.4,15,000/- (Rupees Four Lakhs Fifteen Thousand Only)**.

D] The TRANSFERORS herein have obtained permission from the society to sell the said Flat to the TRANSFEREE herein, and the society has agreed to transfer the said Flat in the name of the TRANSFEREE.

E) The said flat is being purchased by the TRANSFEREE 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.

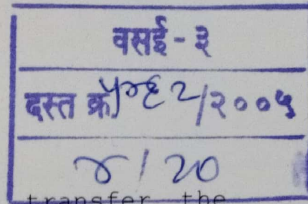
F] The TRANSFEREE have prior to the execution of the Agreement satisfied about the title of the TRANSFERORS to the said Flat and have agreed to acquire the said Flat and the right, title and interest on the terms and conditions hereinafter appearing :-

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

Aslam Khan

Basu





- 1] The TRANSFERORS have agreed to transfer the right, title and interest to the TRANSFEREE in the said Flat for a total consideration of **Rs. 4,15,000/- (Rupees Four Lakhs Fifteen Thousand Only)**.
- 2] The TRANSFEREE has paid the sum of **Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand Only)** to the TRANSFERORS as and by way of part payment of the said flat herein above mentioned [the payment and receipt whereof the TRANSFERORS do/doth hereby admit and acknowledge of and from the TRANSFEREE.
- 3] It has been mutually agreed upon by and between the parties hereto that the TRANSFEREE shall pay to the TRANSFERORS the balance amount of **Rs. 65,000/- (Rupees Sixty Five Thousand Only)** in cash at the time of Registration of the said flat.
- 4] TRANSFERORS hereby has agreed to give to the TRANSFEREE all the original documents related to the said Flat through which the TRANSFERORS become the owner of the said Flat.
- 5] The TRANSFERORS 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 TRANSFERORS by mortgaging the said Flat or any portion thereof.
- 6] The TRANSFERORS hereby declare that he has paid all dues towards the Municipality Taxes, Electricity

Aslam Khan

[Signature]



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| वसई-३ |
| दस्त क्र. ५०६४२००५ |
| ५/२० |

and Water Charges, Maintenance Charges, Society Charges etc. in respect of the Flat for the period ending of this Agreement. The TRANSFERORS hereby agrees and undertake to indemnify and keep indemnified the TRANSFEREE against payment of such charges for the said period.

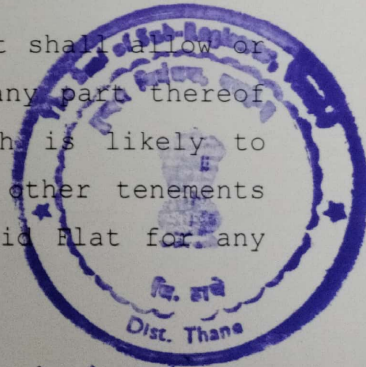
7] The TRANSFEREE shall have no claim save and except in respect of the Flat hereby purchased by him the common passages and the common amenities provided by the builders in the said Flat.

8] The TRANSFEREE shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of the Flat or any part thereof the said building.

9] The TRANSFEREE hereby convenient to keep the walls, sewers, pipes and appurtenances thereto belonging in good and tenantable conditions so as to support the shelter and protect the parts of the said building.

10] The TRANSFERORS hereby agree/s to transfer the amount paid for formation of such society and membership share thereof to the name of the TRANSFEREE.

11] The TRANSFEREE shall not use not shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants to other tenements in the said building nor use the said Flat for any illegal or immoral purpose.



Aslam Khan

Gadav

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| वसई-३ |
| दस्त क्र. १६२/२००५ |
| ६/२० |

12] 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 TRANSFERORS to cause any additions, alteration or repairs to the Flat occupied by her nor shall hold the TRANSFERORS liable for any defect in the said construction.

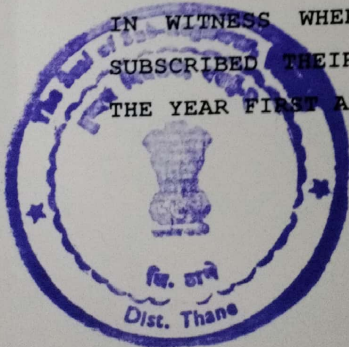
13] Save as otherwise provided herein above all out of pocket costs charges and expenses for incidental of this Agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the mutual consent of both the parties.

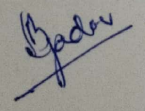
14] The Agreement is subject to provision of Maharashtra Ownership Flat (Regulations of the Promotion of Construction sale, management and Transfer) Act, 1963 with rules made thereunder.

THE SCHEDULE OF THE PROPERTY

Flat No. **A/203, EN-4**, on the **Second** Floor, Building Name "**Lily**" admeasuring **680** Sq. ft. (Built up area) i.e. **63.19** Sq. Mtrs. (Built up area), in the **EVERSHINE NAGARI CO-OPERATRIVE HOUSING SOCIETY LTD.**, Constructed on land bearing Survey NO. **48**, Hissa No.1/2, lying, being and situated at Village **Waliv**, Taluka: **Vasai**, District **Thane**, within the area of Sub Registrar of Assurances At **Vasai-III**, **Nallasopara**.

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



Aslam Khan 

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| वसई-३ |
| दस्त क्र. ०८५२००५ |
| ०/२० |

SIGNED AND DELIVERED BY THE)
 Within named TRANSFERORS)
 MRS. KAMLESH YADAV, and)
 MR. BHANWARSINGH YADAV)
 through their P. A. Holder)
 MR. BHANWARSINGH YADAV)
 in the presence of)

Yadav

1. Prakash e.m.

2. *बाजिम*

SIGNED AND DELIVERED BY THE)
 Within named TRANSFEREE)
 MR. ASLAM KHAN SARFUDDIN)
 in the presence of)

Aslam Khan

1. Prakash e.m.

2. *बाजिम*

RECEIPT

RECEIVED on or before the execution hereof, of and from the within named TRANSFEREE, the sum of Rs. 4,15,000/- (Rupees Four Lakhs Fifteen Thousand Only) as and by way of full and final payment to be paid by him paid to us.

| <u>Date</u> | <u>D.D. No.</u> | <u>Amount</u> | <u>Name of the Bank</u> |
|-------------|-----------------|---------------|--|
| 07.07.05 | 499405 | 3,50,000/- | State Bank Of India, Andheri (E), M.I.D.C. |
| | | 65,000/- | Cash |

Rs. 4,15,000/-

WITNESSES :-

1. Prakash e.m. *Re*

2. *बाजिम*

I SAY RECEIVED,

Yadav

(TRANSFERORS)



वसई-३

दस्त क्र. १६२/२००९

THS/120

औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नरिमन पॉईंट.

११/२०२ २४२० / २०२ २५७९
२०२ २५०९ • ग्राम: सिआयटीडब्ल्यूआयएन
१८ सिआयटीसी आयएन

20/VVSR/BP-633/E/ 5583

पुरव्य कार्यालय

सिडको भवन, सी.बी.डी., वसईपूर,

नवी मुंबई - ४०० ६५४

दूरध्वनी ७५७ १९-४२-४४ / ७५७ ०९९२

७५७ ३९ / ७५७ ९०६९

फॅक्स ००-९९-२२-७५७ ९०६६

दिनांक

17/01/1996

COMMENCEMENT CERTIFICATE

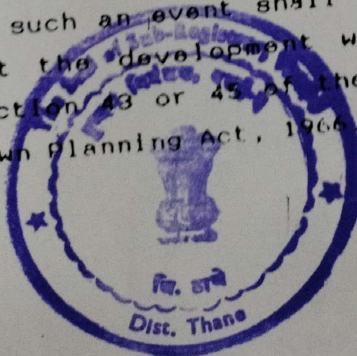
Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act of 1966) to M/s. Evershine Builders Pvt. Ltd. in Plot No. 48, H.No. 1/2, Village Waliv, Taluka Vasal, Dist: Thane as per the approved plans and subject to the following conditions for the development work of proposed Residential with Shopline Buildings.

No. of buildings : SEVEN
Total Built-up Area : 11737.91 Sq.m.

This certificate is liable to be revoked by the Corporation if :-

- The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

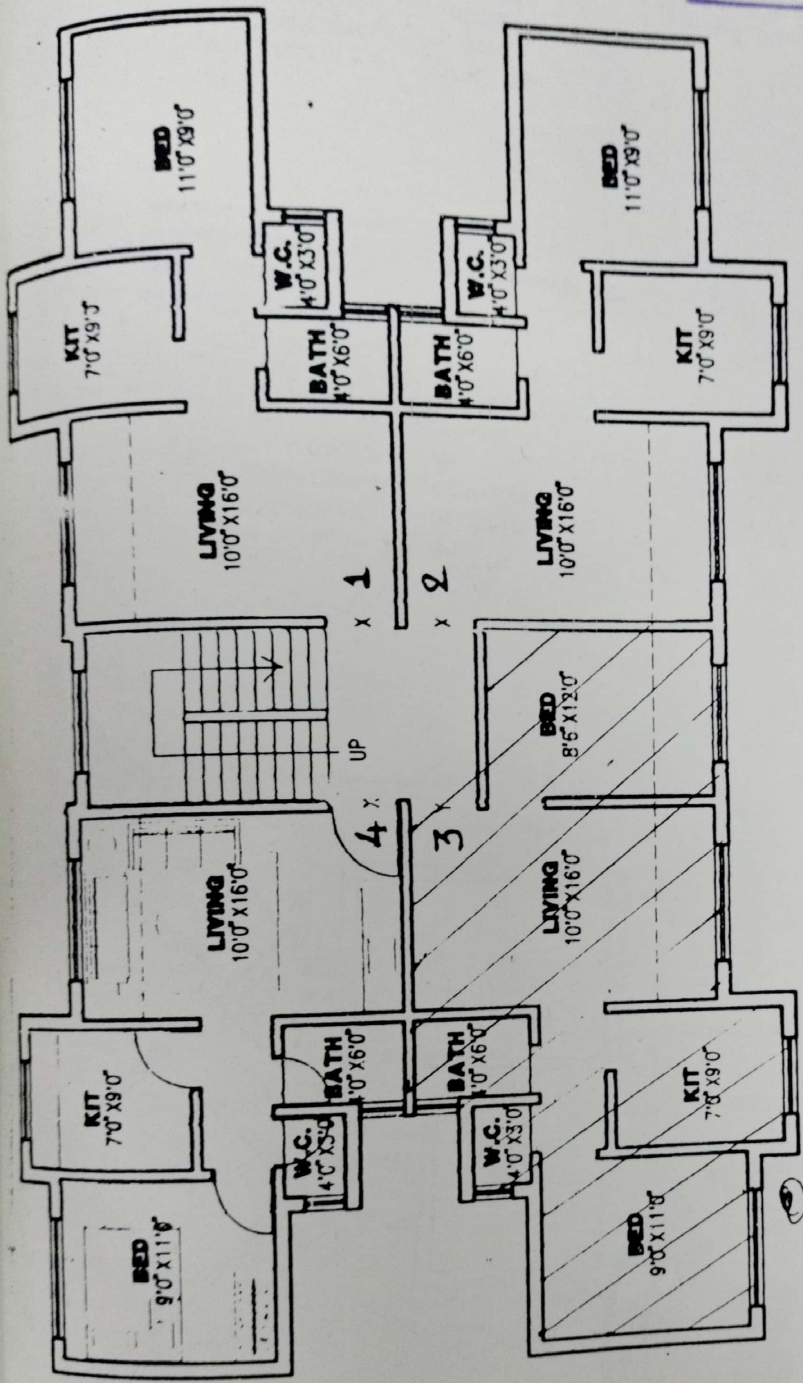
Contd.... 2.



By order

Aslam Khan

B-TYPE



वसई-३
 दास्ता क्र. ०८२/२००५
 १४/२०

TYPICAL FLOOR PLAN B-TYPE
 1ST, 2ND, 3RD FLOOR PLAN

PROPOSED PLAN OF FLAT NO. --- ON --- FLOOR IN --- WING OF --- AGREED TO BE ACQUIRED BY THE PURCHASER MARKED WITH RED LINES



Signature
Signature
 f/203 2nd
 AS/Commissioner

Signature



दुय्यम निबंधक: वसई 3

नोंदणी 63 म.
Regn. 63 m.e.

08/07/2005

दुय्यम निबंधक:

4:14:25 pm

वसई 3





दस्त गोषवारा भाग-1

वसई3
दस्त क्र 5462/2005
१९/२०

दस्त क्रमांक : 5462/2005

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

| पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|--|--|
| <p>1 नाव: श्री अस्लम सफरुद्दीन खान - - पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: इंदीरा मार्केट ईमारतीचे नाव: आझाद चाळ ईमारत नं: - पेट/वसाहत: - शहर/गाव: अंधेरी तालुका: मुंबई पिन: - पॅन नम्बर: -</p> <p>लिहून घेणार वय 26 सही <i>Aslam Khan</i></p> |  2914 - 77813 |  |
| <p>2 नाव: सौ कमलेश यादव तर्फे कु मु व स्वतः करिता श्री मॅवरसिंह यादव - - पत्ता: घर/फ्लॉट नं: अ/203 गल्ली/रस्ता: एव्हरशाईन नगरी ईमारतीचे नाव: लिली अपार्ट ईमारत नं: - पेट/वसाहत: - शहर/गाव: वस</p> <p>लिहून देणार वय 42 सही <i>Kadam</i></p> |  29914 - 77814 |  |





दस्त गोषवारा भाग - 2

वसई 3

दस्त क्रमांक (5462/2005)

20/20

दस्त क्र. [वसई3-5462-2005] चा गोषवारा
बाजार मुल्य : 476000 मोबदला 415000 भरलेले मुद्रांक शुल्क : 12790

पावती क्र.: 5462 दिनांक: 08/07/2005
पावतीचे वर्णन
नांव: श्री अस्लम सफरुद्दीन खान - -

दस्त हजर केल्याचा दिनांक : 08/07/2005 04:08 PM
निष्पादनाचा दिनांक : 08/07/2005
दस्त हजर करणा-याची सही :

Aslam Khan

4760 : नोंदणी फी
400 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

5160: एकूण

दस्ताचा प्रकार : 25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 08/07/2005 04:08 PM
शिकका क्र. 2 ची वेळ : (फ्री) 08/07/2005 04:12 PM
शिकका क्र. 3 ची वेळ : (कबुली) 08/07/2005 04:13 PM
शिकका क्र. 4 ची वेळ : (ओळख) 08/07/2005 04:14 PM

दस्त नोंद केल्याचा दिनांक : 08/07/2005 04:14 PM

दु. निबंधकाची सही, वसई 3

ओळख :

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

1) प्रकाश मिरचंदानी - - , घर/प्लॉट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: वसई

तालुका: वसई

पिन: -

2) रत्ना शाह - - , घर/प्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

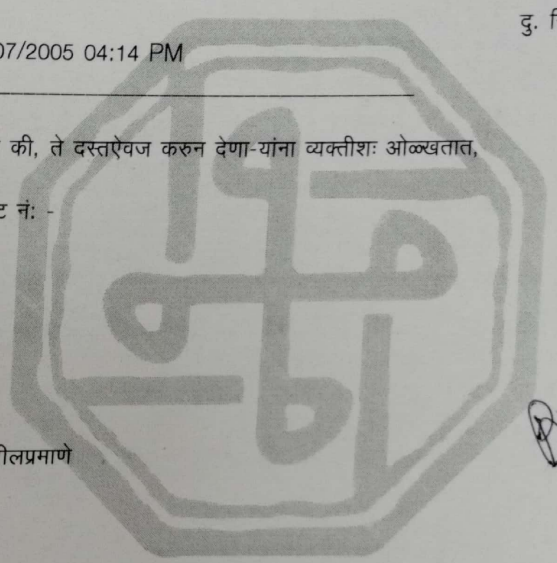
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



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३.

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दुस्तक क्रमांक... २००५
५४६२... क्रमांकावर नोंदले.

दुय्यम निबंधक, वसई-३
वारीख माहे २० सन २००५

[Signature]

दु. निबंधकाची सही
वसई 3

संगित करण्यात येते की, या दस्तामळे

२० पाने आहोत

दुय्यम निबंधक, वसई-३.

वारीख... माहे... सन... २००५





गावाचे नाव : वालीव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 415,000.00
बा.भा. रु. 476,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 48/हि नं 1-2/-/- वर्णन: सदनिका क्र - अ/203, दुसरा माळा, वि नं-ई-एन/4, "लिली अपार्टमेंट", एव्हरशाईन नगरी को ऑ हौ सो लि.
- (3) क्षेत्रफळ (1) 63.19 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) सौ कमलेश यादव तर्फे कु मु व स्वतः करिता श्री शंकरसिंह यादव - -; घर/फ्लॉट नं: अ/203; गल्ली/रस्ता: एव्हरशाईन नगरी; ईमारतीचे नाव: लिली अपार्ट; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: वसई; तालुका: वसई; 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) श्री अस्लम सफरुद्दीन खान - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: इंदीरा मार्केट; ईमारतीचे नाव: आझाव चाळ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: अंधेरी; तालुका: मुंबई; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 08/07/2005
- (8) नोंदणीचा 08/07/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 5462 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 12790.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 4760.00
- (12) शोरा



खरीप्रत

बसु निबंधक श्री वसामसुंदर
मि-811
बाबा अर्ज क्रमांक 3402
वसुचे कार्य दिवा असे. 9E1E198

बसु निबंधक, को-
वसई क्र. 3

(SK)



बसु निबंधक, को-
वसई क्र. 3

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको

मुख्यालय:

'निर्मल', दुसरा मजला, नरिमन पॉइंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९ • ग्राम: सियाय्टीडब्ल्यूआयएन

टेलेक्स : ०९१-८३२९८ सियाय्डीसी आयएन

संदर्भ क्र:

CIDCO/VVSR/BP-633/E/ 5583

मुख्यालय:

'सिडको' भवन, सी.बी.डी., वंलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ १२४९-४२-४४ / ७५७ ०९९२

७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९१-२२-७५७ ९०६६

दिनांक:

17/01/1996

COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s. Evershine Builders Pvt. Ltd. in S.No.48, H.No.1/2, Village Waliv, Taluka Vasai, Dist: Thane as per the approved plans and subject to the following conditions for the development work of proposed Residential with Shopline Buildings.

- i) No. of buildings : SEVEN
- ii) Total Built-up Area : 11737.91 Sq.m.

1. This certificate is liable to be revoked by the Corporation if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

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शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
पुण्या कार्यालय: नरिमन पॉइंट,
पिन: ४०० ०२९,
दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९
फॅक्स : ००-९१-२२-२०२ २५०९ • ग्राम: सिआयटी/इरुआयुन
रेकॉर्ड : ०१५-८३२५८ सिआयटीसी आयुन

पुण्या कार्यालय:
'सिडको' भवन, सी.डी.डी., बंगलूर,
नवी मुंबई - ४०० ६९४,
दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ९०६९
फॅक्स : ००-९१-२२-७५७ १०६६
दिनांक:

--: 2 --:

2. The applicant shall :-

- a) Give notice to the Corporation work in the land under starting the development work in the land under reference.
- b) Give notice to the Corporation on completion upto the plinth level & seven days before the commencement of the further work.
- c) Give written notice to the Corporation regarding completion of the work.
- d) Obtain an occupancy certificate from the Corporation.
- e) Permit authorised officers of the Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
- f) Pay to CIDCO the development charges as indicated in Appendix "A" alongwith interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by CIDCO the same will be applicable. The applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by him on 29/03/1994.
- g) Install a 'Display Board' on the conspicuous place on site indicating :-
 - i) Name and address of the owner/developers, architect and contractor.
 - ii) S.No./CTS No./Ward No./Village Name alongwith description of its boundaries.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
पुण्या कार्यालय: नरिमन पॉइंट,
पिन: ४०० ०२९,
दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९
फॅक्स : ००-९१-२२-२०२ २५०९ • ग्राम: सिआयटी/इरुआयुन
रेकॉर्ड : ०१५-८३२५८ सिआयटीसी आयुन

पुण्या कार्यालय:
'सिडको' भवन, सी.डी.डी., बंगलूर,
नवी मुंबई - ४०० ६९४,
दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ९०६९
फॅक्स : ००-९१-२२-७५७ १०६६
दिनांक:

--: 3 --:

111) Order number and date of grant of development

- permission/redevelopment permission issued by Planning Authority.
- iv) FSI permitted.
 - v) No. of residential/commercial flats and shops with their areas.
 - vi) Address where copies of detailed approved plans shall be available for inspection.
 - vii) A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
- The Structural Design, Building Materials, Plumbing Services, Fire Protection, Electrical Installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
- This certificate shall remain valid for a period of one year from the date of its issue.
- The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
- A certified copy of the approved plan shall be exhibited on site.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र)

महाराष्ट्र
पिनकोड : ४०० ०२९
दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५४९
फॅक्स : ००-९१-२२-२०२ २५४९ ● ग्राम. शिक्षादाईकडून प्राप्त
दरम्यान : ०९१-८३३१८ शिक्षादाईकी आग्रह

-: 4 :-

7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation.
9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards.
11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Corporation.
12. The transfer of the property under reference can be effected only after the necessary approval from Special Planning Authority or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, channellisation of water, arrangements of drinking water, arrangements for

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र)

महाराष्ट्र
पिनकोड : ४०० ०२९
दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५४९
फॅक्स : ००-९१-२२-२०२ २५४९ ● ग्राम. शिक्षादाईकडून प्राप्त
दरम्यान : ०९१-८३३१८ शिक्षादाईकी आग्रह

-: 5 :-

14. 305 Nos. of trees shall be planted on site.
15. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
16. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1976 & getting the building plans approved from various authorities.
17. The amount of Rs.1,45,000/- deposited with CIDCO as 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.
18. You shall provide potable water to the consumer/occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate is obtained duly

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र)

महाराष्ट्र
पिनकोड : ४०० ०२९
दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५४९
फॅक्स : ००-९१-२२-२०२ २५४९ ● ग्राम. शिक्षादाईकडून प्राप्त
दरम्यान : ०९१-८३३१८ शिक्षादाईकी आग्रह

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Contd... 6.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:
पत्त्या कार्यालय:
फिरकोट भवन, सी.बी.डी, बंगलूर,
महाराष्ट्र - ४०० ०२१.
दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५०९
फॅक्स : ००-९१-२२-२०२ २५०९ ● ग्राम: शिवागडीडब्ल्यूआयएन
दरजेस : ०११-८३१८ शिवागडीडी आयएन

पत्त्या कार्यालय:
फिरकोट भवन, सी.बी.डी, बंगलूर,
महाराष्ट्र - ४०० ०२१.
दूरध्वनी : ०११९ २४९४-४२-४४ / ०११९ २४९४
फॅक्स : ००-९१-२२-०११९ २०२६

नोंदणीकृत कार्यालय:
पत्त्या कार्यालय:
फिरकोट भवन, सी.बी.डी, बंगलूर,
महाराष्ट्र - ४०० ०२१.
दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५०९
फॅक्स : ००-९१-२२-२०२ २५०९ ● ग्राम: शिवागडीडब्ल्यूआयएन
दरजेस : ०११-८३१८ शिवागडीडी आयएन

पत्त्या कार्यालय:
फिरकोट भवन, सी.बी.डी, बंगलूर,
महाराष्ट्र - ४०० ०२१.
दूरध्वनी : ०११९ २४९४-४२-४४ / ०११९ २४९४
फॅक्स : ००-९१-२२-०११९ २०२६

-: 6 :-

-: 7 :-

from CIDCO. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.

19. The owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the DILR, Thane. The demarcation of approved layout on the site shall be carried out so as not to alter/reduce the dimensions and area of the roads, open space or other reservations.

20. The owner shall provide at his own cost the following Infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.

- Internal access roads alongwith storm water drains.
- Channalisation of water courses and culverts, if any.
- The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
- Arrangements for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area.
- Arrangements for collection of solid waste.

21. The low-lying areas shall be filled to +3.50 mt.R.L. to achieve formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank/STP or any other arrangement as may be prescribed, shall have to be done according to the specifications suggested by Executive Engineer (VV), CIDCO.

22. The owner shall permit the use of the internal access roads to provide access to an adjoining land.

23. The owner shall submit to the Planning Authority the scheme of the development of 15% compulsory recreational space and develop it in accordance with the approved scheme.

24. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.

The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No.20 above are actually provided.

26. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.

Contd.... 8.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय:

शहर व औद्योगिक विकास महामंडळ, नरिमन पॉइंट,
प्लॉट नं. २०२ २४६/१ / २०२ २४६/२ / २०२ २४६/३
दस्तावेज : ००-११-२२-२०२ २४६ • प्रा. विभागाध्यक्ष कार्यालय
दफतर : ०११-४३२१८ फिआरडीसी कार्यालय
दफतर क्र.:

-: 8 :-

27. The owner shall observe all the rules in force regarding over head/under ground electric lines/transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the authority.
28. No construction on sub-divided plots shall be allowed unless internal roads and gutters are constructed to the satisfaction of the appropriate authority.
29. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
30. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
31. No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1966.
32. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
33. This order is liable for cancellation on contravention or breach of any of the conditions of this order.

Contd..... 9.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय:

शहर व औद्योगिक विकास महामंडळ, नरिमन पॉइंट,
प्लॉट नं. २०२ २४६/१ / २०२ २४६/२ / २०२ २४६/३
दस्तावेज : ००-११-२२-२०२ २४६ • प्रा. विभागाध्यक्ष कार्यालय
दफतर : ०११-४३२१८ फिआरडीसी कार्यालय
दफतर क्र.:

-: 9 :-

34. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alteration of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee/successors and every person deriving title through or under them.
35. The amount of Rs...../- deposited with CIDCO as Security Deposit against the provision of water supply and other necessary infrastructure shall be refunded without interest after duly ascertaining the development on site to the satisfaction of Special Planning Authority.
36. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
37. The plinth level will be 600 mm above the nearby road level (top of camber).
38. NOC from local municipalities for clearing the septic tank from time to time is required to be obtained.
39. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
40. Drinking water wells should be well built and well protected.

cont...10/-

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र)

सिडको मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरिमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९ • ग्राम: सिआयटीडब्ल्यूआयएन

टेलिफॅक्स : ०९९-८३२९८ सिआयटीसी आयएन

संदर्भ क्र:

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेंगलूर,
नवी मुंबई - ४०० ६९४.

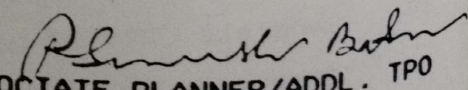
दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ९०६९
७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९९-२२-७५७ ९०६९

दिनांक:

-: 10 :-

41. Since the inner perimeters of the proposed building exceeds 45 M. the expansion joints shall be provided at suitable places with suitable materials.
42. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
43. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
44. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, while redeveloping the scheme and will also give a proposal to accommodate them. Plinth completion certificate shall be issued only after such a proposal is received.


ASSOCIATE PLANNER/ADDL. TPO

(VVBP)

