

80/2362
Friday, February 14, 2020
7:53 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2564 दिनांक: 14/02/2020

गावाचे नाव: सोपारा
दस्तावेजाचा अनुक्रमांक: वसइ2-2362-2020
दस्तावेजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: राजु माजी

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 46

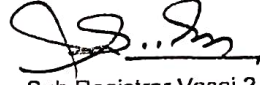
रु. 19000.00

रु. 920.00

एकूण:

रु. 19920.00

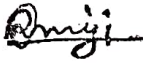
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:13 AM ह्या वेळेस मिळेल.


Sub Registrar Vasai 2

बाजार मुल्य: रु. 1900000/-
मोबदला रु. 1900000/-
भरलेले मुद्रांक शुल्क : रु. 114000/-

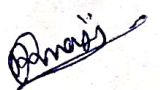
सह. दुय्यम निर्बंधक वर्ग-२
वसई क्र. २

- 1) देयकाचा प्रकार: eChallan रक्कम: रु. 19000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012071054201920E दिनांक: 14/02/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु. 920/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1302202014327 दिनांक: 14/02/2020
बँकेचे नाव व पत्ता:



K1A01

2/14/2020



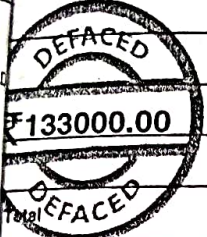
CHALLAN
MTR Form Number-6

दस्तावेज क्र. 238/1202

3/18

GRN MH012071054201920E BARCODE 13022020194304 Date 13/02/2020-19:43:04 Form ID

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID (If Any)	
Office Name VSI2_VASAI NO 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	BGGP1A1706J
Location PALGHAR		Full Name	RAJU MAJI
Year 2019-2020 One Time		Flat/Block No.	FLAT NO 504 E WING JAY HERITAGE
Account Head Details		Premises/Building	
0030046401 Stamp Duty	Amount In Rs. 114000.00	Road/Street	SOPARA
0030063301 Registration Fee	19000.00	Area/Locality	NALLASOPARA
		Town/City/District	
		PIN	4 0 1 2 0 3
Remarks (If Any)			
PAN2=GNHPS1099R-SecondPartyName=MS JAY BUILDERS AND DEVELOPERS-			
Amount In		One Lakh Thirty Three Thousand Rupees Only	
Total 1,33,000.00		Words	

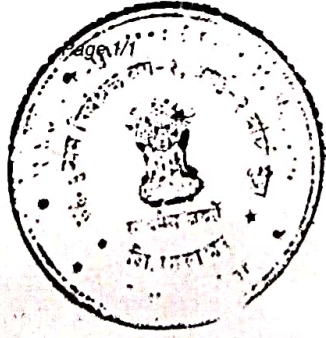


Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	65103332020021317435	253083388
Cheque/DD No.		Bank Date	RBI Date	13/02/2020-19:43:52	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-80-2362	0006224745201920	14/02/2020-07:53:17	IGR134	19000.00
2	(IS)-80-2362	0006224745201920	14/02/2020-07:53:17	IGR134	114000.00
Total Defacement Amount					1,33,000.00



Print Date 14-02-2020 07:57:04

Omney

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पत्र क्र. २
दिनांक 13/2/2020
... - 566

AGREEMENT



THIS ARTICLE OF AGREEMENT FOR SALE is made and entered in to at VIRAR on this 14th day of Feb, in the Christian year Two Thousand Twenty. BETWEEN M/S. JAY BUILDERS & DEVELOPERS, a Proprietor firm, through its Proprietor Shri. RAJENDRA SATYANARAYAN SAHU having its office at:- Shop No. 9, Jay Heritage, Opp. Priyanka C.H.S., Patankar Park, Nallasopara (W), Taluka Vasai, District Palghar, hereinafter called "THE BUILDER", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the title being of the said firm, their heirs, survivor or survivors) of the FIRST PART;

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Rajendra

Rajendra

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(2)

AND

MR. RAJU MAJI _____, Age-27

MRS. _____, Age-

Residing at Room, Mr. S. Chulam. mohammed... Chaul. No.

Income... Tax... Colony... Rd., Meyhwadi...

Jogeshwari... (E)... M. 400060

hereinafter called "THE FLAT/SHOP PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof to be deemed to include his/her/their heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS :-

a) Mr. Suresh Poonamchand Jain (hereinafter referred to as the said owner for brevity's sake) are absolutely seized and possessed of or otherwise well and sufficient entitled to all those pieces or parcels of the non agricultural land or ground situate at Village Sopara, Taluka Vasai, District Palghar, survey No. 37, Hissa No. 1, Plot No. 16, admeasuring H.R.1386 Sq.mtrs, assessed at Rs. 368.68 paise and Plot no.17, admeasuring H.R. 1350 Sq.mtrs, assessed at Rs. 359.10 paise, more particularly described in the first scheduled hereunder written, (hereinafter referred to as "the said property") for the sake of brevity.



Commencement Certificate to the Planning Authority for construction of the Residential with Shopline building on the larger land which was duly sanctioned by the Planning Authority Commencement Certificate no. VVCMC/TP/CC/VP-5128/0367 Dated 20/03/2014 by Vasai Virar City Municipal Corporation.

c) The said land has been converted into N.A. by the office of Collector, Thane, has vide its order bearing No. MEHUSAL/K-1/T-9/NAP/SR-264/87, dated 28/11/1988.

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- d) By Development Agreement dated 21/12/2016 and registered in the office of Sub-Registrar Vernal No. V (Vinar), at Serial No.6527/2016, dated 21/12/2016, Mr. Suresh Poonamchand Jain (therein called "The Owners") of the First Part and M/s. Jay Builders & Developers of the Second Part, the said Suresh Poonamchand Jain have granted the development rights in respect of the said land to M/S. Jay Builders & Developers Through Its Proprietor MR. RAJENDRA SATYANARAYAN SAHU, on the terms and conditions mentioned in the said agreement.
- e) The aforesaid Owners had given peaceful vacante possession of the said land to the Builders herein to construct the building thereon.
- f) The builders have engaged the service to M/S. EN-CON registered with the council of Architect and as a Structural Engine for preparation of the structural drawing of the building/s and the building/s and the builder accepts the processional supervision of the Architect and Structural Engineer till the completion of the building/s.
- g) The flat purchaser/s demanded inspection of documents from the Builders have given the same to the flat Purchaser/s of all the documents of tile relating to the said land, the Developers agreement and the plans, designs and specifications prepared by the builders, Architect M/S. EN-CON and of such other document as specified under Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter for the sake of brevity it may be referred as :The Said Act") and the files made there under such specification has been duly given to and taken by the Purchaser/s, the Purchaser/s has/have also satisfied himself/herself/themselves about the same.
- h) The Builders have supplied to the Purchaser/s such of the documents as are mentioned in the Rule 4 of Maharashtra Ownership Flats, Rules 1964 as demanded by the Purchaser/s.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

- 1) The Builders shall construct the said plot of land more particularly described in the Schedule 'A' herein under written in accordance with the concerned local authority and which have been seen and approved by the Flat Purchaser/s with only such variations and modifications as concerned local authority/s / Government to be made in them or any of them.

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2) The Flat purchaser/s hereby agrees to purchase from the builder and Builder hereby agrees to sell to the flat Purchaser/s one flat bearing no. 504 of Built Up/saleable area measuring 46.51 square feet i.e. 46.51 square meters Built Up/saleable area, (which inclusive of the area of balconies), on 5th floor in E Wing as shown in the floor plan in the complex known as "JAY HERITAGE" (hereinafter referred to as "The Said Flat") for the price of Rs. 19,00,000/- (RUPEES. Nineteen... Lakhs... only.....) Only) including the price of the common area and facilities appurtenant to the premises, the nature, the extent and description of the common facilities which are more particularly described in the Schedule 'B' hereunder.

3) The said consideration of Rs. 19,00,000/- (Rupees Nineteen... Lakhs... only.....) shall payable in the following manner:-

- a) 1,60,000/- of the agreed price on booking of the flat/shop.
- b) _____ of the agreed price on the completion of plinth.
- c) _____ of the agreed price on the completion of 1st slab.
- d) _____ of the agreed price on the completion of 2nd slab.
- e) _____ of the agreed price on the completion of 3rd slab.
- f) _____ of the agreed price on the completion of 4th slab.
- g) _____ of the agreed price on the completion of 5th slab.
- h) _____ of the agreed price on the completion of 6th slab.
- i) _____ of the agreed price on the completion of 7th slab.
- j) _____ of the agreed price on the completion of 8th slab.
- k) _____ of the agreed price on the completion of brick work.
- l) _____ of the agreed price on the completion of plaster.
- m) _____ of the agreed price on the completion of flooring.
- n) 17,40,000/- of the agreed price on the completion of said flat.

4) The Builder hereby agrees to observe perform and comply with the terms, conditions and stipulation and restriction, if any, which have been imposed by the concerned local authority at the time of



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29) The Purchaser/s hereby agrees that in the event of any amount by way of premium or the security deposit is payable to the Municipal Corporation or the State Government or CIDCO or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax payable of a similar nature becoming payable by the same shall be paid by the Purchaser/s to the builders in proportion to the area of the said premises and in determining such amount, the discretion of the builders shall be conclusive and binding upon the builder.

30) The Purchaser/s shall not decorate the exertion of the said premises otherwise than in a manner agreed to with the builders under this agreement.

31) This agreement shall always be subject other provision of Maharashtra Co-operative Societies Act, 1960 with rules made there under also the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, sale, Management and Transfer) Act, 1963.

SCHEDULE 'A' ABOVE REFERRED TO :-

ALL THAT Piece and parcel of N. A. land bearing survey No. 37, Hissa No. 1, Plot No. 16, admeasuring H.R.1386 Sq.mtrs, assessed at Rs. 368.68 paise and Plot no.17, admeasuring H.R. 1350 Sq.mtrs, assessed at Rs. 359.10 paise lying being and situate at Village Sopara, Taluka Vasai, District Palghar with the area of Sub-Registrar Assurance at Vasai.



SCHEDULE 'B' ABOVE REFERRED TO :-

Flat/~~shop~~ Bearing No. 504 of Built Up/saleable admeasuring 46.51 square feet i.e. 46.51 square meters Built Up/saleable area, (which is inclusive of the area of balconies), on 5th floor in E... wing as shown in the floor plan in the complex know as "JAY HERITAGE", constructed of N. A. land bearing survey No. 37, Hissa No. 1, Plot No. 16, admeasuring H.R.1386 Sq.mtrs, assessed at Rs. 368.68 paise and Plot no.17, admeasuring H.R. 1350 Sq.mtrs, assessed at Rs. 359.10 paise, lying being and situate at Village Sopara, Taluka Vasai, District Palghar with the area of Sub-Registrar of Assurance at Vasai.

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सं. क्रमांक 2382/1989
१२ 18E

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IN WITNESSES WHEREOF THE PARTIES HERETO
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS THE DAY AND THE YEAR FIRST HEREIN
WRITTEN.

SIGNED AND DELIVERED by the

Within named "THE BUILDER"

M/S. JAY BUILDERS & DEVELOPERS

A Proprietorship Firm,

Mr. RAJENDRA SATYANARAYAN SAHU

In the presence of



1.

2. A.R. Shetty

SIGNED AND DELIVERED by the

Within named "THE PURCHASER/S"

Mr. RAJU MAJI

Mrs./Ms.

In the presence of



1.

2. A.R. Shetty



2382/2017
2/16

मुख्य कार्यालय, विरार
विरार (पूर्व),
प. वि. तालु. वि. नं. १०४.



दूरध्वनी : ०२२-२५३२६९१/२३/२३/२४/२५/२६
फैक्स : ०२२-२५३२६९०
ई-मेल : vasai@corporation@yahoo.com

जा.नं. : प.वि.रा.म./प.र./
दिनांक :

2017 CMC/TP/OCNP-5849/ILAG/2017-18

19/01/2017

OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential with Shopline Building on land bearing S. No. 37, Plot No. 16/17, of Village - Sopara, Taluka - Vasai, Dist.- Palghar completed under the supervision of M/s. EN - CON Architect (License / Registration No. CA/80/4688) and has been inspected on 07/12/2016 and I declare the Development has been carried out in accordance with Regulations and the Conditions stipulated in the Commencement Certificate No. VVCMC/TP/CCNP-3128/0367 dated 28/03/2014.

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- 1) No physical possession to the residents shall be handed over by the applicants developers/owners unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
- 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 improvements, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelization of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the Occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the

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मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१५१/५१
फॅक्स : ०२५०-२५२५१००
ई-मेल : vasai@vircorpn.org

मुख्य कार्यालय
जि. ठाणे, पिन

वसई क्र. २
दस्ता क्रमांक २३६२/२०२०
३० १०८

जा.क्र. : व.वि.सा.म./न.२/
दिनांक :

VVCMC/TP/OCNP-5849/1496/2017-18

VVCMC/TP

19/10/18

provision of this sanction. Vasai Virar City Municipal Corporation 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 0.62 CUM and 1.33 CUM. Capacity of every 164 tenements or part thereof for non bio degradable and bio- degrade-able waste respectively. You are suggested to provide solid waste disposal unit at a location accessible to the Municipal Sweepers, to store/ dump solid waste in compartment 0.67 CUM. and 1.33 CUM .capacity for every 164 tenements or part thereof for non - bio-degradable and bio-degrade-able waste respectively.

- 5) The Vasai Virar City Municipal Corporation reserve the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

- 6) The conditions mentioned in the letter No. VVCMC/TP/CC-VP-3128/0367 dated, 28/03/2014 are binding on you. The details of the layout is given below:

Sr. No.	Predominant Building	No of Bldg.	No. of Floors	No. of Flats/Shops	Built up Area (Sq.mt)
1.	Residential with Shopline Bldg.	1	Grd+5	152 Flats 12 Shops	6258.03



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चार्ज क्र. २
दस्ता क्रमांक U3E2/2020
31 10E

मुख्य कार्यालय, विरार
विरार (पूर्व),
४. वाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com


आ.क्र. : व.वि.सा.म./न.र./ ---
दिनांक :

MC/TP/OCNP-5849/1496/2017-18

19/01/2017

- 7) This certificate of Occupancy is issued in respect of 152 Flats & 12 Shops constructed in Residential with Shopline Building known as JAY HERITAGE in S.No.37, Plot No. 16/17, of Village - Sopara, Taluka - Vasai, Dist. - Palghar.
- 8) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refundable.

One set of completion plan duly certified is returned herewith.


Deputy Director
Town Planning
Vasai Virar City Municipal Corporation



Handwritten signature

वसई क्र. २

दस्ता क्रमांक 2382-1202

52/18E

मुख्य कार्यालय, विद्या
विद्या (पु),
गा. पसर, जि. सोपरा, वि. सं. ३०५.



दूरध्वनी : ०२५०-२५२५०००/०२५०२५०००
फॅक्स : ०२५०-२५२५०००
ई-मेल : vrsale@rcceparallela@yahoo.com

भा.क्र. : प.वि.रा.प./त.र./
दिनांक :

WCMC/TP/CCMP-3128/0367/2013-14

28/03/2014

To,
Shri. Rajendra S. Sahu
Shop No. 03, Jay Apartment,
Pantakar Park, Nallasopara (W),
Tal. Vasai,
DIST. PALGHAR

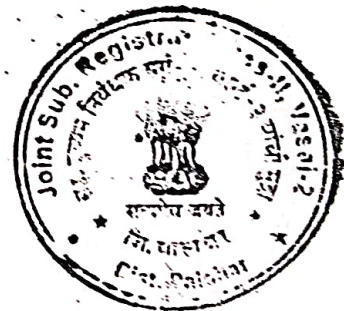
Sub: Commencement Certificate for proposed Residential With Shop/line Building on land bearing S. No. 37, Plot No. 16/17, Village : Sopara, Taluka: Vasai, Dist. Palghar.

- Ref: 1) NOC for N.A. Permission granted by CIDCO vide letter No. CIDCO/VSR/NAP/SP/SR-264/87 dtd. 26/11/1988.
- 2) N.A Order No.
- 3) TLR M.R. No. 170/99 dtd. 19/11/1998 for measurement.
- 4) Your Architect's letter dated 24/12/2013.

Sir/Madam,
Development Permission is hereby granted for the proposed Residential With Shop/line Type Building in under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Rajendra S. Sahu

The conditions mentioned in the letter No. WCMC/TP/CCMP-3128/0367 dated 03/2014 are binding on you. The details of the layout is given below:-

- | | | |
|---|---------------------------------|---------------------------------------|
| 1 | Name of assess owner/P.A Holder | : Shri. Rajendra S. Sahu |
| 2 | Location | : Sopara |
| 3 | Land Use (predominant) | : Residential With Shop/line Building |
| 4 | Total Plot Area | : 6258.03 sq.mt |
| 5 | Deduction | : - |
| 7 | Net Plot Area | : 6258.03 sq.mt |
| | R.G. 10% | : 625.80 sq.mt |
| 8 | Permissible FSI | : 1.00 |
| | Permissible B.U.A | : 6258.03 sq.mt |
| | Proposed B.U.A | : 6258.03 sq.mt |



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वसई क्र. २
 अस्त क्रमांक २३६२/२०२०
 ३३ १८६

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२५२५१०२
 फॅक्स : ०२५०-२५२५१०३
 ई-मेल : vasalvirarcorporation@gmail.com
 आ.क्र. : व.वि.सा.प./१२२/१
 दिनांक :

VVCMC/TP/CCMP-3128/0367/2013-14

२-८/०३/२०१४

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C Regulations-2001).

The amount of Rs. 253000/- (Rupees Two Lakhs Fifty Three Thousand Only) deposited vide Challan No. 474252 dated 12/02/2014 with Vasai Virar City Municipal Corporation 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 Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

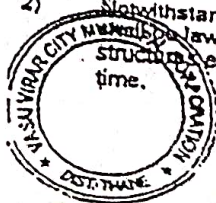
Please find enclosed herewith the approved Development Permission of layout for the proposed Industrial Gala Type Building on land bearing S No:37, Plot No. 16/17 Village : Sop Taluka: Vasai Dist: Palghar.

as per following details:-

Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Flats	No. of Gallas	Built Up Area (in sq. mt.)
1	Residential with Shopping		Grd + 5 pl.	152	12	6258.03

1) The Occupancy Certificate for the building will be issued only after provision of potable water is made available to each occupant.

2) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structure erected or use contrary to the provisions of this grant within the specific time.



वसई क. २
 क्रमांक २३६२/१२
 ३६/१४६

मुख्य कार्यालय, विरार
 विरार (पूर्व),
 मा. वसई, वि. ठाणे, पिन ४०१ १०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
 फॅक्स : ०२५०-२५२५१०७
 ई-मेल : vasaiVirarCorporation@yahoo.com

जा.क्र. : प.वि.रा.म./न.र./
 दिनांक :

WCMC/TP/CCMP-3128/0367/2013-14

२४/०३/२०१४

- 3) 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 compartment of 0.67 CUM. & bio-degradable waste respectively.
- 4) The Municipal Corporation reserves the rights to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall submit details proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 7) You shall develop the site as per Engineering Report before applying for Occupancy Certificate.
- 8) You are responsible for the disputes that may arise due to title/ access matter. WCMC is not responsible for any such disputes.

Yours faithfully,

Dy. Director of Town Planning
 Vasai Virar City Municipal Corporation

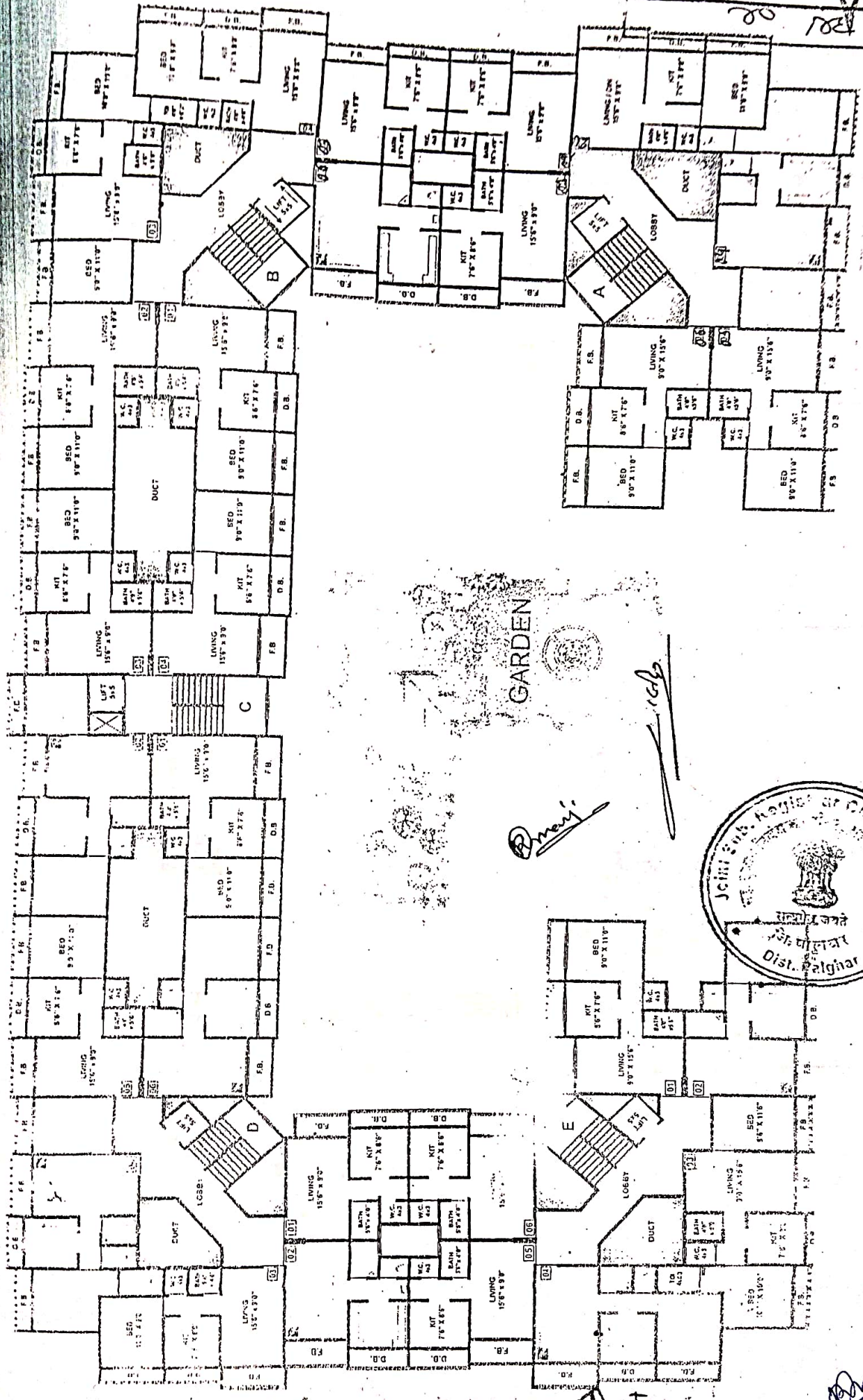


Encl.: 3/a

- c.c. to:
1. The Collector,
Office of the Collector, Palghar.
 2. The Tahasildar
Office of the Tahasildar, Vasai.
 3. Dy. Municipal Commissioner
Vasai-Virar City Municipal Corporation.
 4. Asst. Commissioner, UCD,
Vasai-Virar City Municipal Corporation.
 5. Ward office.....
 6. Ms. EN-CON
G.7.3, "D" Wing, Setni Palace,
Ambadi Road, Vasai Road (W).
Tal: Vasai, Dist : Palghar

Amaj

चाई क्र. २
प्लान क्रमांक २३६२/२०२०
१००



GARDEN



1/504

Handwritten signature



14/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

वस्त क्रमांक : 2362/2020

नोंदणी :

Regn:63m

गावाचे नाव : सोपारा

(1) विलेखाचा प्रकार	करारनामा
(2) भोबदला	1900000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1900000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: सदनिका क्र. 504, ई विंग, पाचवा मजला, जय हेरीटेज, सोपारा, नालासोपारा वेस्ट. ((Survey Number : 37 हिस्सा नं. 1 ;))
(5) क्षेत्रफळ	1) 46.51 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे जय विल्डर्स अँड डेव्हलपर्स तर्फे प्रो प्रा राजेंद्र एस साहू -- वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं.9, जय हेरीटेज, पाटणकर पार्क, नालासोपारा वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-GNHPS1099R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजू माजी वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं.8, गुलाम मोहम्मद चाळ नं 1, इनकम टॅक्स कॉलोनी रोड, मेघवाडी, जोगेश्वरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-BGGPM1708J
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	14/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2362/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	114000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

Amajj