

534/2597

पावती

Original/Duplicate

Wednesday, February

24, 2021

6:29 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2902 दिनांक: 24/02/2021

गावाचे नाव: जुचंद्र

दस्तऐवजाचा अनुक्रमांक: वसई-5-2597-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रामजी आर. सिंह -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30660.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
6:48 PM ह्या वेळेस मिळेल.

Joint S R Vasai-5

बाजार मुल्य: रु. 2335000/-

मोबदला रु. 3500000/-

भरलेले मुद्रांक शुल्क:

रु. 140000/-

पुस्तक दुष्यम निबंधक वर्ग-२  
दस्तावेज क्र. १

1) देयकाचा प्रकार: By Cash रक्कम: रु 660/-

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/वे ऑर्डर क्रमांक: MH012179115202021E

दिनांक: 24/02/2021

बँकेचे नाव व पत्ता:



CHALLAN  
MTR Form Number-6



GRN	MH012179115202021E	BARCODE	[Barcode]		Date	24/02/2021-17:27:39	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	VSI5_VASAI NO 5 JOINT-SUB REGISTRAR			PAN No.(If Applicable)	AYAPS4415M					
Location	PALGHAR			Full Name	RAMJI R SINGH					
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 303 BHAMINI SANKUL BLDG NO 1					
Account Head Details			Amount In Rs.	Premises/Building						
0030046401	Stamp Duty		140000.00	Road/Street	JUCHANDRA					
0030063301	Registration Fee		30000.00	Area/Locality	NAIGAON					
				Town/City/District						
				PIN	4	0	1	2	0	8
				Remarks (If Any)	PAN2=DPYPS7019F--SecondPartyName=SHAHJAHANA ABRAR AHMED SHAIKH-					
Total			1,70,000.00	Amount In Words	One Lakh Seventy Thousand Rupees Only					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	69103332021022421502	2664009504			
Cheque/DD No.				Bank Date	RBI Date	24/02/2021-17:29:13	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

वसई - ५  
दस्त क्र. २५१०/२०२१  
२ १ ३२

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



**AGREEMENT FOR SALE**

वसई - ५
क्र. २५००/२०२१
६ १३१

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 24<sup>th</sup> day of February 2021,

**BETWEEN**

(1) **MRS. SHAHJAHANA ABRAR AHMED SHAIKH**, Age 41 Years, P.A.N. **DPYPB7019F**, AND (2) **MR. ABRAR AHMED SHAIKH**, Age 44 Years, P.A.N.: **CPDPS4671D**, Indian Inhabitant, both residing at Haji Seth Chawl no 2. Room No.1, Jawahar Nagar, Golibar Road, Near Bhagwati Medical Khar East, Dist.- Mumbai Pin Code- 400055, Maharashtra. hereinafter referred to as the **"VENDOR'S"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their/ heirs, executors, administrators and assigns) of the party of the **FIRST PART**;

**AND: -**

(1) **MR. RAMJI R SINGH**, Age 52 Years, P.A.N.: **AYAPS4415M**, & (2) **MRS. SUNITA R SINGH**, Age 45 Years, P.A.N.: **DHXPS9780J**, Indian Inhabitant, both residing at Shiridi Nagar, A 202, C-2, Building chs limited, Goddev Fatak road, Shiridi Nagar, Near Vimal Dairy Bhayander East Pin- Code- 401105, Dist. Thane, Maharashtra, hereinafter called as the **"PURCHASER/S"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their/ heirs, executors, administrators and assigns) party of the **SECOND PART**;

**AND: -**

**WHEREAS** the Vendor's herein is in use, occupation and possession of and well sufficiently entitled to the **Flat No. 303**, on **3<sup>rd</sup> Floor**, area admeasuring **625 Sq. Fect. Built-up i.e., 45 Sq. Meter. Carpet Area**, in Building No. 1, Complex known as **BHAMINI SANKUL**, Constructed on Non-Agricultural Land bearing Old Survey No. **305**, New Survey No. **349**, Hissa No. 1,

*Signature*

*As Shaikh*

*Signature*

Situated at Village **Juchandra**, Naigaon (East), Taluka Vasai, District  
Palghar. (Here in after said and referred to as "the said flat premises")

वसई - 4  
AND  
दस्ता क्र. 2400/2028  
WHEREAS  
✓ 1 32

~~SHAHJAHANA ABRAR AHMED~~ **SHAIKH**, (2) **MR. ABRAR AHMED**  
**SHAIKH**, from M/s. **SAI SWAPN DEVELOPERS** through its partners (1)  
**SHRI PANDHARINATH ATMARAM MHATRE**, (2) **SHRI HARIBHAU**  
**ATMARAM MHATRE & (3) SMT. BHAMINI MADHUKAR PATIL**, here in  
after said and referred to as "The said developers" vide sale agreement dated  
**26 May 2015**,

**WHEREAS** the said developers (1) **SHRI PANDHARINATH ATMARAM**  
**MHATRE**, (2) **SHRI HARIBHAU ATMARAM MHATRE & (3) SMT. BHAMINI**  
**MADHUKAR PATIL**, had sold the said flat premises to (1) **MRS.**  
**SHAHJAHANA ABRAR AHMED SHAIKH**, (2) **MR. ABRAR AHMED**  
**SHAIKH**, as per the Agreement for sale dated **26** day of **May 2015**, which is  
Registered under Serial No. **2698/2015**, with sub-registrar Vasai - 4 .who  
are the present owners of the said flat premises being said and referred  
to as **THE SAID VENDOR'S** in this agreement of sale.

**AND: -**

**WHEREAS** the Vendor's has purchased the said flat premises from the said  
developers by obtaining housing finance/home loan from **DEWAN HOUSING**  
**FINANCE CORPORATION LIMITED** (bank) and on the date of this sale  
agreement, there is outstanding loan amount of rupees **(21,71,945)**  
**Twenty One Lakhs Seventy One Thousand Nine Hundred Forty Five**  
**Only** to be payable to **DHFL** (bank). And the said Vendor's are also liable to  
pay rupees **(Rs.1,00,000) One Lakh** Only to the said developers towards the  
purchase consideration of the said flat premises.

**WHEREAS** the said purchasers have agreed to purchase and the said  
Vendor's has agreed to sale the said flat premises on the condition that the  
said purchasers will settle and pay the balance/outstanding bank loan of  
rupees **(21,71,945) Twenty-One Lakhs Seventy-One Thousand**



*Handwritten signature/initials*

*Handwritten signature/initials*

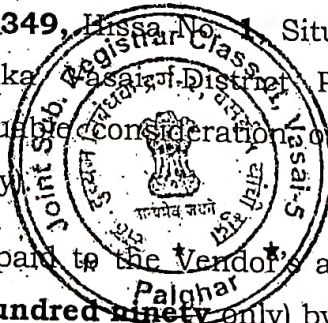
**Hundred Forty-Five Only** by way of DEMAND DRAFT/CHEQUE drawn in favour of DHFL bank. But the said Vendors have agreed to settle and pay the balance amount of **Rs. 1,00,000/-** (rupees **One Lakh** Only payable to the said developers, along with other charges as applicable and mutually agreed between the said developers, the said Vendor's and the said purchasers.

**AND: -**

**WHEREAS**, the Vendor's herein has agreed to sell, assign and transfer the said Flat together with the absolute right of use and occupation of the said Flat to the Purchasers and the Purchasers herein has agreed to purchase the said Flat on '**Ownership Basis**' from the Vendor's for a valuable consideration of Rs. **35,00,000/-** (Rupees **Thirty-Five Lakhs** only) and the parties hereto are desirous of recording the terms and conditions of this Agreement in writing as hereinafter appearing.

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

1. The Vendor's herein has agreed to sell, assign and transfer Flat No. **303**, on **Third Floor**, area admeasuring **625** Sq. Feet. Built-up i.e., **45** Sq. Meter. Carpet Area, in Building No. **1**, Complex known as **BHAMINI SANKUL**, Constructed on Non-Agricultural Land bearing Old Survey No. **305**, New Survey No. **349**, Hissa No. **1** Situated at Village **Juchandra**, Naigaon (East), Taluka **Vasai**, District **Palghar**, in favour of the Purchasers for a valuable consideration of Rs. **35,00,000/-** (Rupees **Thirty-Five Lakhs** only).
2. The Purchasers have paid to the Vendor's a sum Rs.10,990/- (Rupees **Ten thousand nine hundred ninety** only) by Phone Pay Transection NO. T21011518237281480639 DATED 15.01.2021, AND Rs.10/- (Rupees **Ten** only) by Phone Pay Transection NO. T2101151816567464057099 DATED 15.01.2021, AND Rs.20,000/- (Rupees **Twenty Thousand** only) by Phone Pay Transection NO. T2101182149324866537025 DATED 18.01.2021, AND Rs.10,000/- (Rupees **Ten thousand** only) by Phone Pay Transection NO. T210202251520772650127 DATED 20.01.2021, AND Rs.10,000/- (Rupees **Ten thousand** only) by Phone Pay Transection NO.



Shrikh

Shrikh

श्रीकांत शिंदे

वसई - ५
वसई नं. T2101181957383707 34217
(Rupees Fifty Thousand only) by Phone Pay Transection NO. T2102231738211404097429

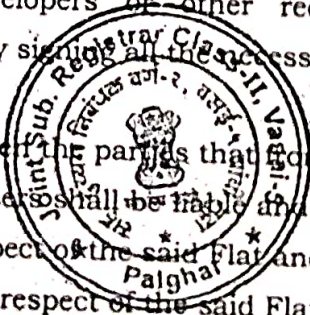
18.01.2021, AND Rs.50,000/- (Rupees Fifty Thousand only) by Phone Pay Transection NO. T2102231738211404097429 DATED 23.02.2021 DRAWN ON STATE BANK OF INDIA BANK, BHAYANDER WEST BRANCH, and Rs. 1,00,000/- (Rupees One Lakh Only) on 22.01.2021 date by way of Cheque No. 134821, AND STATE BANK OF INDIA BANK, BHAYANDER WEST BRANCH, and Rs. 4,00,000/- (Rupees Four Lakhs Only) on 23.01.2021 date by way of Cheque No. 134831, AND STATE BANK OF INDIA BANK, BHAYANDER WEST BRANCH, and Rs. 3,27,055/- (Rupees Three lakhs twenty-Seven Thousand Fifty-Five Only) on 25.01.2021 date by way of Cheque No. 134835, and Rs.4,00,000/- (Rupees Four Lakhs Only) by NEFT details UTR SBINR52021022312615406, dated 23.02.2021 from State Bank of India bank, Bhayander West branch. on or before execution of this agreement, being part payments, towards the total consideration of Rs. 35,00,000/- (Rupees Thirty-Five Lakhs only), the Vendor's hereby admits and acknowledges the receipt of the same.

3. The Purchasers shall pay Rupees Rs. 21,71,945/- (Rupees Twenty One lakhs Seventy One thousand Nine Hundred Forty-Five Only) to the DHFL bank on behalf of the Vendor's to settle and pay the outstanding loan on the said flat premises, by Cheque within 2 Days of execution of this agreement and this outstanding amount paid and cleared / settled by the purchasers shall be treated as part payment, towards the total consideration of Rs. 35,00,000/- (Rupees Thirty-Five Lakhs only), the Vendor's hereby admits, accepts, confirm and acknowledges the same.
4. The remaining amount of Rs. 21,71,945/- (Rupees Twenty-One lakhs Seventy-One thousand Nine Hundred Forty-Five Only), shall be paid by the Purchasers to the Vendor's on or at the time of taking possession / physical possession of the said flat premises.
5. The Vendor's the said developers herein shall handover vacant and peaceful possession of the said Flat No. 303, on Third Floor, in Building No. 1, known as Complex known as BHAMINI SANKUL, together with all fittings, fixtures, electric meter's deposit etc. to the Purchasers on receiving her balance consideration of Rs. 21,71,945/- (Rupees Twenty-One lakhs Seventy-One thousand Nine Hundred Forty-Five Only), i.e. at the time of full & final payment.
6. The Vendor's herein state and declare that the said Flat is free from any charge or encumbrance and that she has not dealt with the said Flat in any manner whatsoever with any person or persons or institution and

पत्रांक - ५  
दिनांक २५/०७/२०२२  
पुणे जिल्हा न्यायालय  
पुणे

that she has not obtained any loan or ~~immediate assistance from~~ any person or persons or institution for purchase of the said Flat (and she) has not mortgaged or created any other charge or lien over the said Flat in any manner.

7. That the Vendor's hereby agrees and undertakes that on receiving total consideration to execute and sign such further and other agreements, deeds, documents, Indentures, etc. that may be reasonably required by the Purchasers for more effectively and effectually transferring the said Flat and other documents pertaining to the said Flat without any further demands or let or hindrance.
8. The Vendor's covenant with the Purchasers that all the amount standing to the Vendor's credit on this day in the books of the society/ Builder/ Developers.
9. towards deposits, stock, bonds, sinking funds, dividends and other amount to which the Vendor's is legitimately entitled in respect of her being the member of the said society/ Builder/Developers shall be transferred to the name of the Purchasers.
10. The Purchasers hereby agrees and undertakes to become member of the Complex known as **BHAMINI SANKUL**, and abide by the rules, regulations, bye-laws of the society /Builder/Developers.
11. Upon receiving total consideration, the Vendor's shall assist the Purchasers in getting the said Flat transferred in the records of the Society/Builder/Developers or other records in the name of the Purchasers herein by signing all the necessary transfer documents.
12. It is agreed between the parties that from the date of possession of the said flat the Purchasers shall be liable and responsible for payment of all the outgoings in respect of the said Flat and any liability prior to the date of this Agreement in respect of the said Flat shall be of the Vendor's only. The Vendor's shall indemnify and keep the Purchasers indemnified in that behalf.
13. It is agreed between the parties that if necessary, the Vendor's shall go to various offices to execute the necessary papers in respect of the said Flat and shall co-operate by going there and when the Purchasers will be required to do in respect of registration of this Agreement or any other Agreement etc.



*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

when so required by the Purchasers demand.

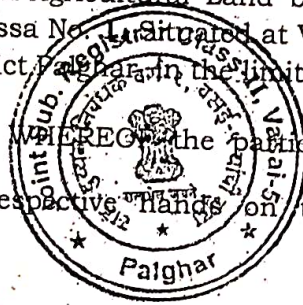
7  
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without any of inheritance or  
22 / 32

- 21. The Vendor's herein agrees to handover all the papers and documents including the original agreement, original registration receipt, Possession Letter, Payment Receipts, Last Electricity bill, Grampanchayat/Mahanagarpalika Tax Receipt, and all other documents in respect of the said Flat to the Purchasers on execution of this Agreement.
- 22. This Agreement shall always be subject to the Provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Flat Act, 1964 or any other provisions of law applicable thereto.

**SCHEDULE OF THE FLAT**

Flat No. **303**, on **Third Floor**, area admeasuring **625** Sq. Feet. Built-up i.e., **45** Sq. Meter. Carpet Area, in Building No. **1**, known as Complex known as **BHAMINI SANKUL**, in project known as **M/s. SAI SWAPN DEVELOPERS**, Constructed on Non-Agricultural Land bearing Old Survey No. **305**, New Survey No. **349**, Hissa No. **1**, situated at Village **Juchandra**, Naigaon (East), Taluka Vasai, District **Palghar**, in the limit of Sub-Registrar Vasai.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year herein above mentioned.



SIGNED, SEALED AND DELIVERED

By the within named "VENDOR'S"

(1) **MRS. SHAHJAHANA ABRAR AHMED SHAIKH**

(2) **MR. ABRAR AHMED SHAIKH**



*Shahjahana*

In the Presence of...

1. *(Signature)*

20-7



*Abrar*



SIGNED, SEALED AND DELIVERED

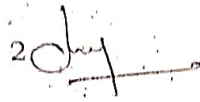
By the within named "PURCHASERS"

(1). MR. RAMJI R SINGH

(2) MRS. SUNITA R SINGH

In the Presence of ...

1. 

2. 

सुनीता रिक



**RECEIPT**

वसई - ५
दस्ता क्र. 24540
RECEIVED

(1). MR. RAMJI R SINGH & (2) MRS. SUNITA R SINGH, the Purchasers, herein a sum of Rs. 13,28,055/- (Rupees Thirteen

Lakhs Twenty-Eight Thousand Fifty-Five only), on or before execution of this agreement, being part payment, against sale of Flat No. 303, on Third Floor, area admeasuring 625 Sq. Feet. Built-up i.e., 45 Sq. Meter. Carpe Area, in Building No. 1, known as Complex known as BHAMINI SANKUL, in project known as M/s. SAI SWAPN DEVELOPERS, Constructed on Non Agricultural Land bearing Old Survey No. 305, New Survey No. 349, Hiss No. 1, Situated at Village Juchandra, Naigaon East, Taluka Vasai, District Palghar, by following manners.



Ch. No./ NEFT/ PHONE PAY	Bank	Branch	Date	Amount
T21011518237281480639	S.B.I.	BHAYANDER WEST	15.01.2021	10,
T2101151816567464057099	S.B.I.	BHAYANDER WEST	15.01.2021	
T2101182149324866537025	S.B.I.	BHAYANDER WEST	18.01.2021	20,
T210202251520772650127	S.B.I.	BHAYANDER WEST	20.01.2021	10,
T2102231738211494097429	S.B.I.	BHAYANDER WEST	23.02.2021	50,
134821	S.B.I.	BHAYANDER WEST	22.01.2021	1,00,
SBINR52021022312615406	S.B.I.	BHAYANDER WEST	23.02.2021	4,00,

खसई - ५
खसई क्र. २५८५/२०११
१८ / ३२

खसई - ४
खसई क्र. २५८५/२०११
३५ / ६९

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
क. बसई, वि. टाणे, पिन ४०१ ३५५.



दूरधनी : ०२५०-२५२५१०/०२/०५/०५०१  
फॅक्स : ०२५०-२५२५१०६  
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.प./न.र./  
दिनांक :

VVCMC/TP/CC/VP-0936/1905/2013 - 11

28 / 11 / 2013

To,  
Shri. Pandharinath A. Mhatre & 1 other,  
Through P.A. Holder Anil B. Patil  
D1, D2, Askansha Commercial Complex,  
Achole Rd., Nallasopara (E),  
Tal: Vasai,  
**DIST: THANE**

Sub: Commencement Certificate for the proposed layout of Residential/Residential with shopline Buildings on land bearing S.No.349(New), H.No.1, of Village Juchandra, Taluka Vasai, Dist. Thane.

Ref: -

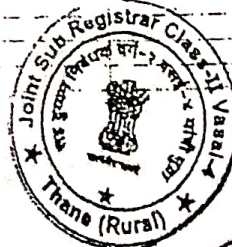
1. NA order No.REV/DESK-1/T-9/NAP/JUCHANDRA-VASAI/SR-20/2012 dtd. 22/03/2013 from the collector of Thane.
2. TILR M.R. No. 489/96 dated 20/01/2012 for measurement.
3. Your Registered Engineer's letter dated 27/05/2013.

Sir / Madam,

Development Permission is hereby granted for the proposed layout of Residential/Residential with Shopline Buildings in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri. Pandharinath A. Mhatre & 1 other through P.A. Holder, Anil B. Patil.

The conditions mentioned in the letter No.VVCMC/TP/CC/VP-0936/..... dated \_\_\_/10/2013 are binding on you. The details of the layout is given below:

1	Name of assess owner / P.A. Holder	Shri. Pandharinath A. Mhatre & 1 other through P.A. Holder Anil B. Patil.
2	Location	Juchandra
3	Land use (Predominant)	Resl/Resl with shopline bldg.
4	Gross plot area (As per 7/12 extract)	5510.00 sq.m
5	30mt wide D.P. Road	129.26 sq.m
6	Balance Plot area	5380.74 sq.m
7	15% RG	807.11 sq.m
8	5% CFC	269.03 sq.m
9	Buildable plot area	4573.62 sq.m
10	Permissible FSI	1.00



यसई - ४  
 प्रस्ता क्र. २४६८ / २०१५  
 ३६ / ६९

यसई - ५  
 प्रस्ता क्र. २५६९ / २०१५  
 ७७ / ३३

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



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
 फॅक्स : ०२५०-२५२५१०९  
 ई-मेल : vasaiVirarcorporation@yahoo.com

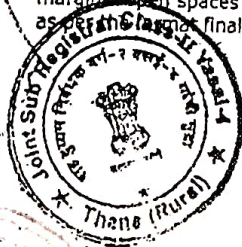
भा.क्र. : व.वि.स.म./न.र./  
 दिनांक :

VVCMC/TP/CC/VP-0936/1765/13-17	
11 Permissible BUA	24/10/2013
12 Proposed BUA	4573.62 sq.m
13 No of bldg.	4516.65 sq.m
	2 Nos.

The details of the Buildings is given below:

Sr. No.	Predominant Building	Building No./Wings	No. of Floors	No. of Flats	No. of Shops	Built up area (In Sq.mt)
1	Resi with shopline bldg.	Bldg .No.1/ Wing A & B	Still/Gr. + 7	83	17	3687.71 sq.m
2	Resi Bldg.	Bldg.No.2	Gr.+5 pt	23	--	828.94 sq.m
			Total	106	17	4516.65 sq.m

- 1) 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 48 of MR & TP Act, 1966 and Clause.2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The additional amount of Rs. 1,42,700/- (Rupees One lac Forty Two Thousand Seven Hundred only) deposited vide receipt No. 153928 dated 24/10/2013 with Vasai-Virar City Municipal Corporation as interest from 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.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 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 regulations finalized by Vasai-Virar City Municipal Corporation.



वसई - ५
वस्त क्र. २५००/२०२१
१६ - १ - ३२

वसई - ४
वस्त क्र. २४००/२०२१
३० - १ - ३१

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ठा. धसई, जि. ठाणे, पिन ४०१ ३०५.



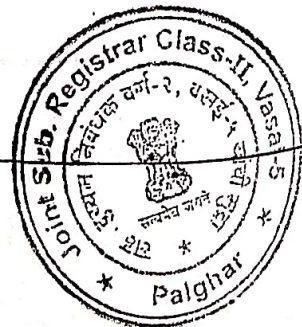
दूरधनी : ०२५०-२५२५१०१/०२/०४/०५/०६  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasaiVirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म./न.र./  
दिनांक :

VVCMC/TP/CC/NP-0936/1945 / 2013 14

२५/११/२०१३

- 7) You shall develop the road to the satisfaction of Vasai-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall provide Mosquito proof treatment In order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.
- 12) You shall construct the compound wall before Plinth Completion Certificate.
- 13) You shall submit subsoil investigation report for structural stability & Rain water Harvesting purpose before Plinth Completion Certificate
- 14) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 15) You shall submit registered power of attorney before applying for Plinth Completion certificate.
- 16) Water Storage tank's (cisterns) and septic tanks are required to be done Mosquito proof arrangement by licenses plumber.
- 17) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai virar city municipal Corporation.
- 18) You shall provide all the flush tanks in W.C/Toilets with float valve system to regulate the flow of water.



वसई - ४  
दस्ता क्र. 12024  
321 89

वसई - ५  
दस्ता क्र. 2400/2022  
92 132

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



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

भा.क्र. : व.वि.रा.प./न.र./  
दिनांक :

WCMC/TP/CC/NP-0936/12024 / 2013-14

24/11/2013

19) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.

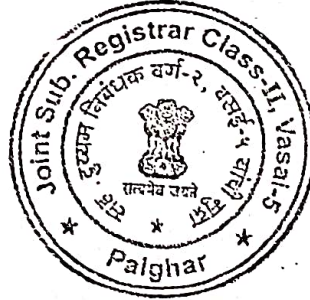
Yours faithfully,



Dy. Director of Town Planning  
Vasai Virar City Municipal Corporation

Encl.: a/a.  
c.c. to:

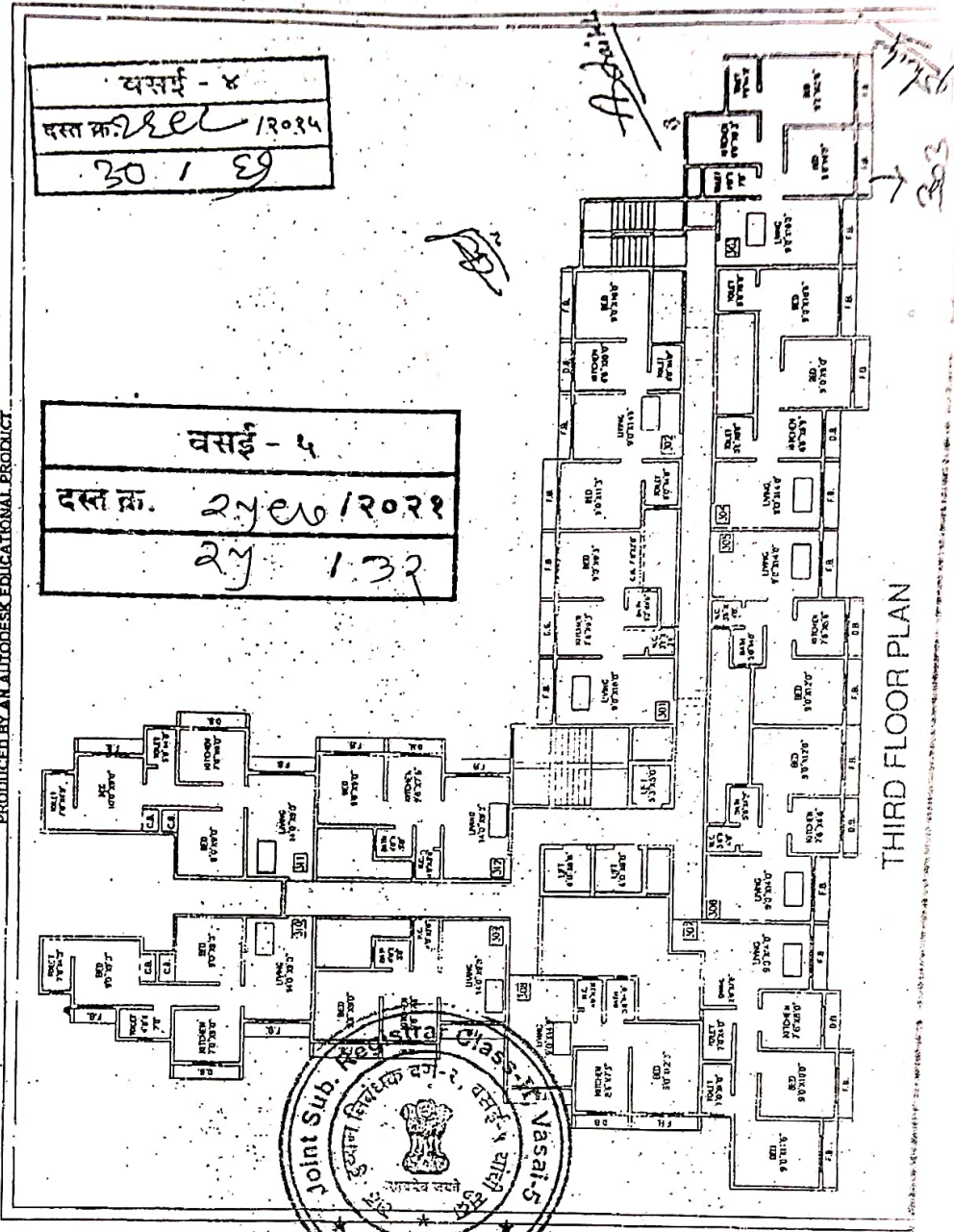
1. The Collector,  
Office of the Collector, Thane.
2. The Tahasildar  
Office of the Tahasildar, Vasal
3. Asst. Commissioner, UCD,  
Vasai-Virar city Municipal Corporation.  
Ward office .....
4. M/s. En-Con, Project Consultants,  
G-7,8, D-wing Sethi Palace,  
Ambadi Road, Vasal (W)  
Taluka Vasal, Dist:-Thane.



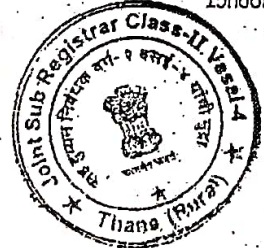
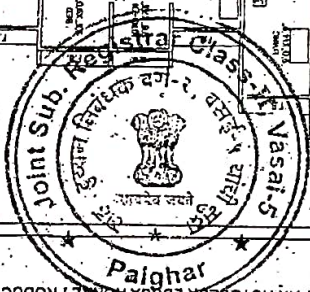
वसई - ४
दस्ता क्र. २१६६ / २०१५
३० / १ / १९

वसई - ५
दस्ता क्र. २१६७ / २०११
२५ / १ / ३२

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



THIRD FLOOR PLAN



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

*Ashai*

*शुनीता रते*

१२/१२

24/02/2021

## सूची क्र.2

दुय्यम निबंधक : मह दु.नि.वर्गई 5

दस्त क्रमांक : 2597/2021

नोंदणी :

Regn:63m

गावाचे नाव : जुचंद्र

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2335000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन ; इतर माहिती: सदनिका नं: 303, तिसरा मजला, वि नं 1,भामिनी कुंज, जुचंद्र,नायगाव पुर्व विभाग क्र.5( ( Survey Number : 349 ; ) )
(5) क्षेत्रफळ	1) 58.08 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकागाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शाहजहान अबरार अहमद शेख -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रुम नं:-1, -, हजी सेठ चाळ नं:-2, जवाहर नगर,गोलीबार रोड,भगवती मेडीकल ममोर, खार पु. महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-DPYPS7019F 2): नाव:-अबरार अहमद शेख -- वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रुम नं:-1, -, हजी सेठ चाळ नं:-2, जवाहर नगर,गोलीबार रोड,भगवती मेडीकल ममोर, खार पु., महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-CPDPS4671D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रामजी आर. सिंह - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए/202, सी-2, शिर्डी नगर, गोडदेव फाटक रोड, शिर्डी नगर, भाईंदर पु., महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AYAPS4415M 2): नाव:-सुनिता आर. सिंह - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए/202, सी-2, शिर्डी नगर, गोडदेव फाटक रोड, शिर्डी नगर, भाईंदर पु., महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-DHXPS9780J
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2021
(10) दस्त नोंदणी केल्याचा दिनांक	24/02/2021
(11) अनुक्रमांक, खंड व पृष्ठ	2597/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	140000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०६/३५/०६  
फॅक्स : ०२५० - २५२५१०७  
ई-मेल : vasainvrcorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436A7Dt. ०३/१२/२०२०  
To,

Mr. Manohar B. Kini & Mr. Anil Gupta  
Partner of M/s. S.N. Developers & M/s. Samarpan Developers  
Mr. Shekhar B. Bhoir, Partner of M/s. Velankani Developers  
D2, Ground Floor,  
Aakanksha Commercial Complex,  
Achole Road, Nallasopara (E)  
Tal-Vasai  
**Dist-Palghar.**

विरार शहर महानगरपालिका  
नगरविकास विभाग  
अतिरिक्त अधिकारी अधिनियम २००५  
अख्ये दिल्ली माहिती क्र. ५५  
दिनांक ०६/१०/२३

Sub: **Grant of Occupancy Certificate for Building on land bearing S.No.345(pt);S.No.346, H.No.1,S.No .347,S.No. 348, H.No .2, S.No.350;S.No. 349;S.No.339 ,H.No.1; S.No.352,H.No.3;S.No. 351, H.No .4A,4B & 6 ; S.No.331,H.No.1,2,3,4 & 5;S.No.317,H.No. 6A,6B ,6C & 6D;S.No .332,H.No.9 ,S.No.352,H.No.4 of Village-Juchandra Taluka Vasai, Dist -Palghar is as under:-**

- i) **Building No.2**  
**Residential with Shopline wing A & B (St/Gr+7)**
- ii) **Building No.3**  
**Residential with Shopline Building Wing A ,B,C,D,E,F(St/Gr+9)**
- iii) **Building No.5**  
**Residential with Shopline Building No.5(St/Gr+12)**
- iv) **Building No.6**  
**Residential Building No.6 Wing A ,B,C & E (St/Gr+14)**

Ref:

- 1) Commencement Certificate No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012.
- 2) Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012.  
Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012.  
Commencement Certificate No. VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013.
- 3) Revised Development Permission VVCMC/TP/RDP/VP-0429 & VP-0936/085/2012-13 dated 26/06/2012.
- 4) Revised Development Permission VVCMC/TP/RDP/VP-0375/0290A/2013-14 dated 18/11/2013.
- 7) Revised Development Permission VVCMC/TP/RDP/VP-0559/313/2013-14 dated 13/12/2013.







12/2020

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२२५० - २५२५२०१ / ०२२५३/०४/०५/०६  
फ़ोन : ०२२५० - २५२५२०१  
ई-मेल : vasai@vircorpn.org / vasai@vircorpn.org

जालक स. : व. वि. श. म.  
दिवीक

VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436/1701. 03/12/2020  
You are required to submit revised DSLR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

Encl.: a.a.

c.c. to:

- 1) M/s. En-Con Project & Architectural Consultants  
G-7/8, Wing -D, Sethi Palace  
Ambadi Road, Vasai (W), Tal.Vasai  
DIST: PALGHAR.

Commissioner  
Vasai Virar City Municipal Corporation



महं - विरार शहर निकाय  
संरचना विभाग  
आवृत्तिका शिबिरा अतिरिक्त, २००४  
वसई विजेरी भाग १  
०६१६१२३

VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436/7 Dt. 03/12/2020

**OCCUPANCY CERTIFICATE**

I hereby certify that the development for proposed Residential with Shopline Building No.2 wing A & B (St/GR+7) with BUA 1945.10 sq.mt , Residential with Shopline Building No.3 Wing A ,B,C,D,E,F (St/Gr+9) with BUA 18088.93 sq.mt , Residential with Shopline Building No.5(St/Gr+12) with BUA 5906.52 sq.mt, Residential Building No.6 Wing A ,B,C & E (St/Gr+14) with BUA 12181.67 sq.m on land bearing S.No.345(pt);S.No.346, H.No.1,S.No .347,S.No. 348 H.No .2, S.No.350;S.No. 349;S.No.339 ,H.No.1; S.No.352,H.No.3;S.No. 351, H.No .4A,4B & 6 ; S.No.331,H.No.1,2,3,4 & 5;S.No.317,H.No.6A,6B,6C & 6D;S.No .332,H.No.9 ,S.No.352,H.No.4 of Village-Juchandra , Taluka Vasai, Dist - Palghar. completed under the supervision of M/s. En-Con Project & Architectural Consultants, Registered Engineer (License/Registration No. VVCMC/ENGR/01) and has been inspected on 29/09/2020 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in Commencement Certificate No. VVCMC/TP/CC/VP-0429 & VP-0936/2262/2011-12 dated 26/03/2012., Commencement Certificate No. VVCMC/TP/CC/VP-0375/1002 dated 02/07/2012.Commencement Certificate No. VVCMC/TP/CC/VP-0559/1000/2012-13 dated 02/07/2012.Commencement Certificate No. VVCMC/TP/CC/VP-0936/1965/2013-14 dated 28/10/2013.& Revised Development Permission letter Dtd. 26/06/2012, 18/11/2013, 13/12/2013, 04/07/2014,24/12/2014,09/06/2015.issued by the VVCMC permitted to be occupied subject to the following conditions :-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 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 Infrastructures 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.



श्री - श्रीमती मदनमयापतिना  
अपनी विद्या  
नं. 12/10/2020  
03/10/2023

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५२०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५२०७  
ई-मेल : vasairrarcorporation@yahoo.com

जायफ क्र. : य.वि.श.म.  
दिनांक :

VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436/7Dt. 03/12/2020

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

5) This certificate of Occupancy is issued only in respect of 14 shops ,56 Flats Constructed in Residential with Shopline Building No.2 wing A & B(St/GR+7), 15 shops ,646 Flats Constructed in Residential with Shopline Building No.3 wing A to F(St/GR+9), 17 shops ,142 Flats Constructed in Residential with Shopline Building No.5(St/GR+12), 416 Flats Constructed in Residential Building No.6 wing A,B,C & E(St/GR+14) .

6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.

After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.

You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.

You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.

11) You shall provide temporary Toilet Blocks at site for labours/workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before Final Occupancy Certificate if applicable.

12) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per



०४/१६/२३

VVCMC/TP/OC/VP-0429,0936,5435,0375,0559,0615&5436/47 Dt. 03/12/2020  
recommendations of IIT Bombay and NEERI for flood management of Vasal Virar  
Sub region affecting for your layout.

- 13) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.  
One set of completion plan duly certified is returned herewith.

*[Signature]*  
Commissioner  
Vasal Virar City Municipal Corporation



नियम - निगर अड्ड मजानमपालिका  
मजानमचना विभाग  
मजानमची अधिकार अधिनियम, 2004  
अनुषंगी विनियम मजानमची क. ....  
दिनांक..... 02/10/2023