

Mirin Mangar

(2)

Receipt (pavti)

534/18676

Friday, November 29, 2024

5:04 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 19866

दिनांक: 29/11/2024

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई-5-18676-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: तेजस गजानन दूकरूल - -

नोंदणी फी

रु. 21300.00

दस्त-हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 22140.00

आपणास मूळ दस्त, थंबनेल: प्रिंट, सूची-२ अंदाजे

5:23 PM ह्या वेळेस मिळेल:

बाजार मुल्य: रु. 1954000/-

मोबदला रु. 2130000/-

भरलेले मुद्रांक शुल्क : रु. 149100/-

1) देयकाचा प्रकार: DHC रकम: रु. 840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124299415471 दिनांक: 29/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 21300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011799591202425E दिनांक: 29/11/2024

बँकेचे नाव व पत्ता:

Tej S. Turam

सह दुय्यम निबंधक वग-२
वसई क्र. ५

Joint SR Vasai-5

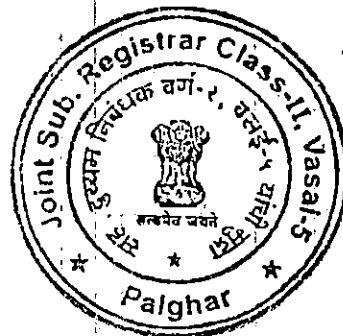
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

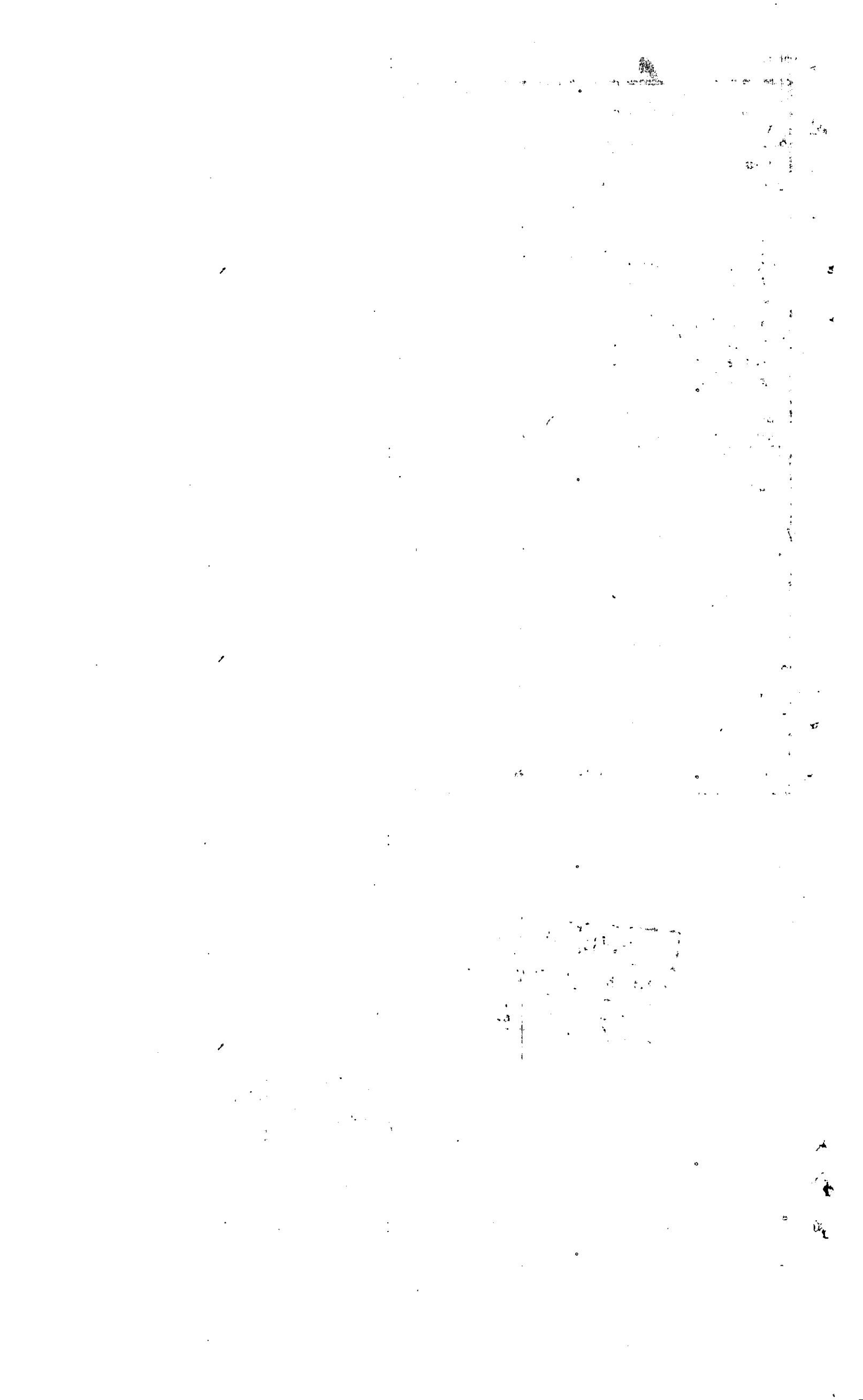
Valuation ID	202411297950	29 November 2024,04:51:18 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	पालघर				
मूल्य विभाग	तालुका : वसई				
उप-मूल्य विभाग	4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी				
क्षेत्राचे नाव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :	सर्व्हे नंबर#110		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
11700	57600	66700	70900	66700	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	33.909 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्वहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		
Sale Type - Resale	First Sale Date - 29/12/2008				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.57600/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= ((57600-11700) * (100 / 100)) + 11700				
	= Rs.57600/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 57600 * 33.909				
	= Rs.1953158.4/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 1953158.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.1953158/-				
	= ₹ एकोणवीस लाख त्रेपन्न हजार एक शो अठ्ठावन्न /-				

Home Print

सह दुय्यम विबंधक दर्ग-२
वसई क्र. ५

वसई क्र.-५
दस्त क्र. 9/1001/2024
9 / 1 / 22





वसई क्र.-५

घोषणापत्र / शपथपत्र क्र. 9/EVE/2024

2 / 1 / 2

मी/आम्ही खालील सही करणार ना. नोंदणी महानीरक्षक व मुद्रांक नियंत्रक न.रा.पुणे यांचे वि. 88/14/2019 रोजीचे परीपत्रक पाठून अर्ज घोषित करतो की नोंदणीसाठी सावर कोतेच्या दस्तऐवजामधील निळकत व फसवणूकद्वारे अथवा बुकार यिक्री होत नाही याची आम्ही अभिलेख शोध घेतला आहे.दस्तातील लिहून देणार /कुळमुखत्याधारक हे खरे असून यांची आम्ही स्वतः खात्री करून घ्या वस्तासोबत दोन प्रत्येक ओळखणारे इतन स्वाक्षरीसाठी घेऊन आलो आहे.

सावर नोंदणीच्या दस्तऐवज निष्पादीत करताना प्रक्रियानुसार आपल्या जबाबदारीने मी/आम्ही दस्तातील निळकतीचे मालक / वारस हक्क / कजेदार / हितसंबंधीत व्यक्ती यांची मालकी (टाइटल) तसेच निळकतीचे मालकाने नेमून दिलेल्या कुळमुखत्यार (P. A. HOLDER) लिहून देणार हे ह्यात आहेत व उक्त कुळमुखत्यारपत्र अद्यापही अस्तित्वात आहेत व ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री घेत आहोत तसेच सावरची निळकत शासन नालकीची नाही व निळकतीत हतर हक्क, कर्ज, बँक बोजे, यिकसन बोजे, शासन बोजे व कुळमुखत्याधारकांनी केलेली व्यवहाराच्या अधिन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीवापसना केलेल्या आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व निळकतीच्या दस्तांतर्णबाबत कोणतीही ना.न्यायालय/शासकीय कार्यालयाचा मनाई नाही तसेच महाराष्ट्र नोंदणी नियम 1981 चे नियम 44 नुसार बांधील होत नाही याची मी/आम्ही खात्री घेत आहोत. नोंदणी नियम 1981 चे नियम 44 व वेळोवेळी न्यायालयाने दिलेल्या नियमानुसार दस्तऐवजामधील निळकतीचे मालक/कुळमुखत्याधारक यांची मालकी व दस्त ऐवजाच्या वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदार नाही याची आम्हास पूर्णपणे जाणीव आहे.

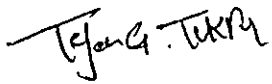
स्थावर निळकतीविषयी सध्या होत असलेल्या सवणूक/बनावटीकरण/संगमन व त्या अनुषंगाने पोलीस स्टेशनमध्ये वाखत्र होत असलेले गुन्हे हे माझ्या दस्तऐवजातील निळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून घेत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायद्यानुसार मुद्रांक किंवा नोंदणी फी कमी नावनी/शुधवली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हास पूर्ण करवना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कुन्य केलेले नाही जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम 1908 चे कलम 82 व भारतीय दंड संहिता 1960 मधील नमुद असलेल्या 7 वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहपत याची मला/आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

लिहून देणार







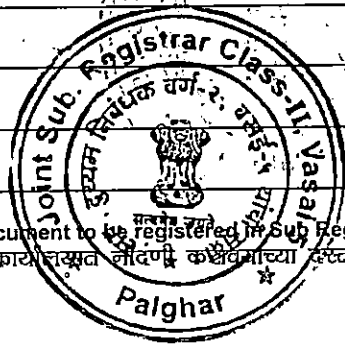


CHALLAN
MTR Form Number-6



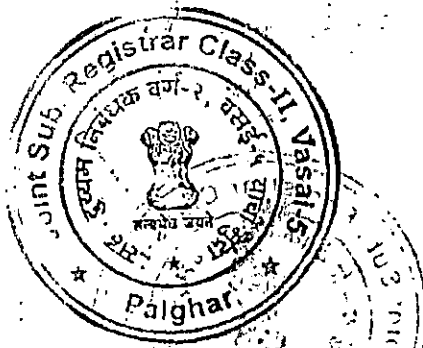
GRN	MH011799591202425E	BARCODE			Date	29/11/2024-16:11:22	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AIOPT5782A			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	TEJAS GAJANAN TUKRUL			
Location	PALGHAR			Flat/Block No.	FLAT NO 403 4TH FLOOR A WING BLDG NO 6			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	EKDANT KRUPA CHSL SHREGANESH SANKUL			
0030046401 Stamp Duty		149100.00		Area/Locality	VIRAR			
0030063301 Registration Fee		21300.00		Town/City/District				
				PIN	4 0 1 3 0 5			
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>वसई क्र.-५</p> <p>दस्त क्र. १८९०६ / २०२४</p> <p>3 / १२</p> </div>				Remarks (If Any)				
				PAN2=FSIPS7936A~SecondPartyName=SANTOSH BHIMRAO				
				SADAMATE--CA=2130000				
Total		1,70,400.00		Amount In	One Lakh Seventy Thousand Four Hundred Rupees Only			
				Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024112918318	2901568412	
Cheque/DD No.				Bank Date	RBI Date	29/11/2024-16:12:07	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :
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 कार्यालयत नोंदणी कर्तव्याच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Mobile No. : 7021819868

वसई क्र.-५
दस्त क्र. १६६०६/२०२४
४ / ८२





CHALLAN
MTR Form Number-6



GRN	MH011799591202425E	BARCODE	[Barcode]		Date	29/11/2024-16:11:22	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				VS12_VASAI NO 2 JOINT SUB REGISTRAR		Payer Details		
Location				PALGHAR		TAX ID / TAN (If Any)		
Year				2024-2025 One Time		PAN No.(If Applicable)		
Account Head Details				Amount In Rs.		AIOPT5782A		
0030046401 Stamp Duty				149100.00		Full Name		
0030063301 Registration Fee				21300.00		TEJAS GAJANAN TUKRUL		
Flat/Block No.				FLAT NO 403 4TH FLOOR A WING BLDG NO 6				
Premises/Building				EKDANT KRUPA CHSL SHREEGANESH SANKUL				
Road/Street				VIRAR				
Area/Locality				VIRAR				
Town/City/District				VIRAR				
PIN				4 0 1 3 0 5				
Remarks (If Any)				वसई क्र.-५ दस्त क्र. १८६०६/२०२४ ५ / १ / १२				
PAN2=FSIPS7936A-SecondPartyName=SANTOSH BHIMRAO				SADAMATE-CA=2130000				
Amount In				One Lakh Seventy Thousand Four Hundred Rupees Only				
Words				1,70,400.00				
Payment Details				IDBI BANK				
FOR USE IN RECEIVING BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN Ref. No. 69103332024112918318 2901568412				
Cheque/DD No.				Bank Date RBI Date 29/11/2024-16:12:07 Not Verified with RBI				
Name of Bank				Bank-Branch IDBI BANK				
Name of Branch				Scroll No. Date Not Verified with Scroll				

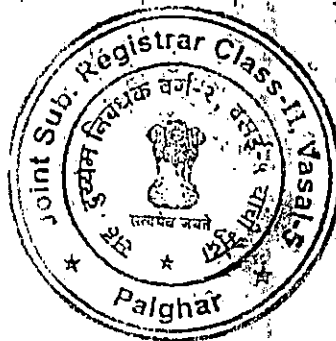
Department ID : Mobile No. : 7021819868
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालय नोंदणी करवावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



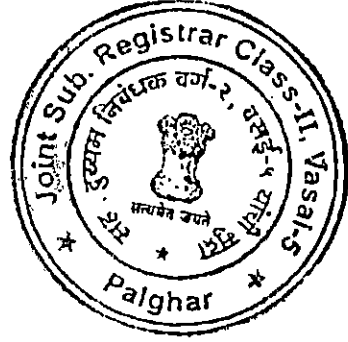
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-534-18676	0006496312202425	29/11/2024-17:04:14	IGR545	21300.00
2	(IS)-534-18676	0006496312202425	29/11/2024-17:04:14	IGR545	149100.00
Total Defacement Amount					1,70,400.00

वसई क्र.-५
दस्त क्र. १/१००६/२०२४
E / १२



वसई क्र.-५
दस्त क्र. १६६०६/२०२४
० / १२



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered in to at Virar, on the 29th day of **November** Christian year **2024**, BETWEEN **MR. SANTOSH BHIMRAO SADAMATE**, (PAN - FSIPS7936A), Age 46 years, an Indian Inhabitant, having his address at **R. B. 1, Central Railway Colony, Building No. 250/22, Dr. Ambedkar Road, Maru Hospital, Parel, Mumbai - 400 012**, hereinafter called "**THE TRANSFEROR**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his, executors, administrators and assigns) of the **FIRST PART:-**

AND

MR. TEJAS GAJANAN TUKRUL, (PAN - AIOPT5782A), Age 36 years, an Indian Inhabitant, having his address at **Room No. 6, Chawl No. 2, Behram Baug Road, Near Dyansagar Vidyalaya, New Link Road, Jogeshwari (West), Mumbai - 400 102**, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administration and assign) of the **SECOND PART: -**

[Handwritten signature of Santosh Bhimrao Sadamate]

[Handwritten signature of Tejas G. Tukrul]

वसाई क्र.-५
दस्त क्र. १६००६/२०२४
८ / १२

WHEREAS:-

a) **M/S. SHREEGANESH DEVELOPERS**, a partnership firm, have constructed a **Building No. 6**, known as "**EKDANT**", in the Complex known as "**SHREEGANESH SANKUL**", constructed on N.A. Land bearing Survey No. 110, Hissa No. 4(Part), 4(Part), Survey No. 111, Hissa No. 3(Part), 3(Part), 9, 13, 14, Survey No. 127, Hissa No. 2(Part), Survey No. 352, lying being and situated at Village **VIRAR**, Tal. Vasai, Dist. Palghar, within the area of Sub-Registrar of Vasai No: 1 to 6.

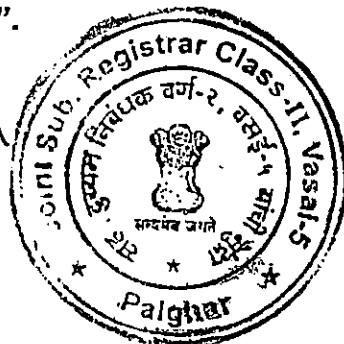
b) The City and Industrial Development Corporation (Maharashtra) Ltd., (CIDCO) has granted Occupation Certificate vide order bearing No. CIDCO/VVSR/POC/BP-3362/E/1766, dated 18/07/2008.

c) By an Agreement for sale dated **29th** day of **December 2008**, registered in the office of Sub – Registrar at **Vasai - 2 (Virar)**, under document serial No. **Vasai-2-12195-2008**, dated **29/12/2008**, **M/S. SHREEGANESH DEVELOPERS**, have sold the Flat bearing No. **403**, on the **Fourth** Floor, in the "**A**" Wing, admeasuring **365** Square Feet i.e. **33.909** Square Meters (Super Built up area), in the **Building No. 6**, known as "**EKDANT**", in the Complex known as "**SHREEGANESH SANKUL**", constructed on N.A. Land bearing Survey No. 110, Hissa No. 4(Part), 4(Part), Survey No. 111, Hissa No. 3(Part), 3(Part), 9, 13, 14, Survey No. 127, Hissa No. 2(Part), Survey No. 352, lying being and situated at Village **VIRAR**, Tal. Vasai, Dist. Palghar, the said Land (hereinafter for brevity's sake collectively referred to as "The said Flat") to **MR. SANTOSH BHIMRAO SADAMATE** (hereinafter called "The Transferor") on the terms and condition mentioned in the said agreement.

d) The society of the said building was registered vide Registration No. **TNA/(VSI)/HSG/(TC)/26157/2014**, dated **04/03/2014**, known as "**EKDANT KRUPA CO-OPERATIVE HOUSING SOCIETY LTD.**".

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Tejas G. Tarkar



वसई क्र.-५
दस्त क्र. १६६०६/२०२४
e / १२

3

e) As such the Transferor is the member of **"EKDANT KRUPA CO-OPERATIVE HOUSING SOCIETY LTD."** a society duly registered under Maharashtra Co-Op. Societies Act 1960 bearing Registration No. **TNA/(VSI)/HSG/(TC)/26157/2014**, dated **04/03/2014**, having its office at Shree Ganesh Sankul, Virar (East), Tal. Vasai, Dist. Palghar, hereinafter for brevity's sake collectively referred to as **"The said Society"** and as such member the Transferor is entitled to **Five (5)** share of the said Society vide **Share Certificate No. 19** and of the face value of **₹100/-** each bearing No. **91 to 95** (hereinafter brevity's sake collectively referred to as **"The said Share"**).

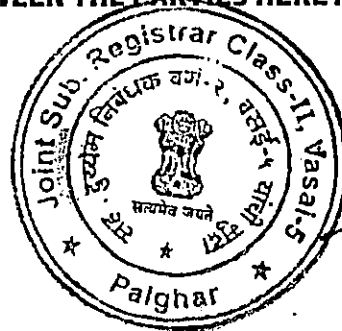
f) The Transferor has paid full purchased price to the Builder and also paid all the dues to the society.

g) The Transferor is ready and willing to sell, assign and transfer right, title and interest in the said flat and the Shares and membership right of the Transferor in the said Society to the Transferee which he has agree to purchase for lump sum price of **₹21,30,000/- (Rupees Twenty One Lakh Thirty Thousand only)**.

h) The said flat is being purchased by the Transferee for residential purpose and to which the provision of the Maharashtra Ownership flats (Regulation of the promotion of construction sale Management and Transfer) Act, 1963 apply.

i) The Transferee have prior to the execution of this agreement satisfied about the title of the Transferor to the said flat and have agreed to purchased the said flat and the right, title and interest on the terms and conditions hereinafter appearing:-

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



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वसई क्र.-५
दस्त क्र. १६६०६/२०२४
१० / ८२

1) The Transferor hereby agree to transfer right, title and interest in the said flat to the Transferee for a total consideration of **₹21,30,000/- (Rupees Twenty One Lakh Thirty Thousand only)** which is to be paid by the Transferee to the Transferor in the following manner;-

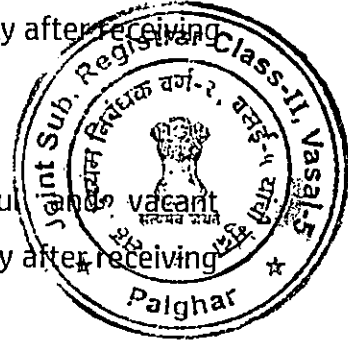
a) **₹2,13,000/- (Rupees Two Lakh Thirteen Thousand only)** as and by the way of part consideration money on or before the day of execution of this agreement (the payment and receipt whereof the Transferor do and each of them doth hereby admit and acknowledge).

b) **₹19,17,000/- (Rupees Nineteen Lakh Seventeen Thousand only)** will be paid within 45 days from the date of execution of this agreement by obtaining Housing Loan from any Financial Institution or Bank.

2) It is hereby agreed that in respect of the amount payable by the Transferee to the Transferor or under or by virtue of this agreement the Transferor shall have a first lien and charge on the said Flat so long as the same shall remain unpaid.

3) The Transferor shall handover the peaceful and vacant possession of the said flat to the Transferee immediately after receiving full consideration amount.

4) The Transferor shall handover the peaceful and vacant possession of the said flat to the Transferee immediately after receiving full consideration amount.



5) The Transferor shall obtain no objection letter from the said Society inter alia to the effect that the Society have no objection to the transfer of the said share by the Transferor in favor of the Transferee and all incidental rights as such share holder including transfer of the said flat and allotment thereof to the name of the Transferee in the record of the said Society. It shall be the sole obligation of the Transferor

[Signature]

Tyas G. Turm

वसाई क्र.-५
दस्त क्र. १६६०९/२०२४
११ / १२

to obtain such no objection. Upon obtaining such letter from the said Society, the Transferor at the time of completion of the sale as provided under this agreement apply to the said society for transfer to the said Flat and the said shares along with the required documents to the name of the Transferee.

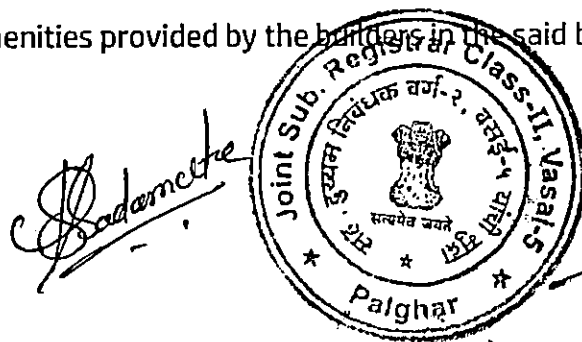
6) The Transferee doth hereby covenant with the Transferor that he shall abide by the Rules & Regulations of the By-laws of the Society on admission as a member thereof and that he agrees and undertakes to pay and discharges all calls, demands, contributions and dues which the said Society may hereafter make in respect of the said flat.

7) The Transferor has delivered to the Transferee; all photocopy of the original Agreement/s and all others necessary papers in respect of the said flat on the day of execution of this Agreement.

8) The Transferor hereby agrees and undertakes to execute all further writing, deeds, papers, letters, documents, transfer forms and all other papers which may be required and necessary in connection with the said flat in favor of the Transferee as and when required under the existing laws and /or rules.

9) The Transferor hereby declare that he has paid all dues towards the Municipality Taxes, Electric and Water charges, Maintenance charges etc., in respect of the said flat for the period ending on the day previous to the execution of this agreement. The Transferor agrees and undertakes to indemnify and keep indemnified the Transferee against payment of such charges for the said period.

10) The Transferee shall have no claim save and except in respect of the flat hereby purchased by him, the common passage and the common amenities provided by the builders in the said building.



वसई क्र.-५
6 दस्त क्र. 9LEWE/2028
92 / 82

11) The Transferee shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of his flat or any part thereof the said building.

12) The Transferor hereby agreed and undertakes and cooperate to get the electric Meter in the said flat, transferred to the name of the Transferee and shall sign all documents, papers etc. for the transfer of the said Electric Meter in the name of Transferee.

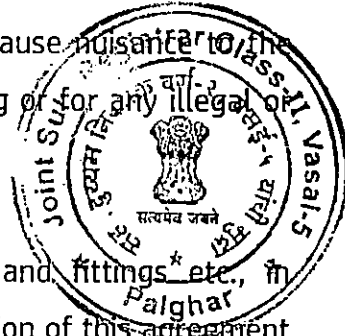
13) The Transferee hereby covenants to keep the walls, sewers, pipes and appurtenances thereto belongings in good and tenantable condition so as to support the shelter and protect the parts of the said building.

14) The Transferor hereby agrees to transfer the amount of membership Share, deposits etc. thereof to the name of the Transferee and also have agreed to sign all the forms necessary for transfer of the said flat in favor of the Transferee in the record of the Society.

15) The Transferee shall not use nor shall allow or cause to be used the said flat for any purpose which is likely to cause nuisance to the occupants of other tenements in the said Building or for any illegal or immoral purpose.

16) The Transferee accept the construction and fittings etc. in respect of flat to be satisfactory as on the execution of this agreement and shall not call upon the Transferor to cause any addition, alteration or repairs to the flat occupied by him nor shall hold the Transferor liable for any defects in the said construction.

17) The Transferor declare that he has full right and absolute authority to transfer the said flat and the said Share to the Transferee and that he has not done or committed any act, deed or thing whereby the said Share or the said premises or his rights, title and interest in the said Society have become charged, encumbered or otherwise prejudicially effected in any manner whatsoever or whereby he has been



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Tejas G. Wary

वसई क्र.-५
दस्ता क्र. १६०६/२०२४
१३ / ८२

in any way prevented from transferring or assigning his rights, title and interest in the said Society or in the said Flat or in the said Share to the Transferee.

18) The Transferee shall be entitled to have and hold the possession occupation and use of the said Flat and can hold the same from the unto and to the use and benefits of the Transferee, his heirs, successors and assigns forever, without any claims, charge, interest, demand or lien of the Transferor or any person or any person on their behalf or who may claim through them or in trust from them subject to only on the part of the Transferee to pay all taxes, Assessment, charges, dues and call made by the society, Government or any other local authority or corporation from the date of execution of this agreement onwards in the respect of the said Flat.

19) The Transferor agree and undertake to keep The Transferee free and indemnified from all actions, charges, claims, demands and suits filed by any person or persons claiming any interest in respect of the Said Flat.

20) The Transferor declares that he is not restricted either in the Income Tax Act, Wealth Tax Act, or any other Statue from disposing of the said Flat or any part thereof.

21) Save as otherwise provided hereinabove all out of pocket costs, charges and expenses of and incidental to this agreement, registration fee, stamp duty and other deeds, documents and writing to the execution of and pursuance thereof, shall be borne and paid by the Transferee alone also hereby agreed that transfer charges payable to the said society in respect of transfer of the said flat shall be paid by the Transferee and Transferor in equal shares.

[Handwritten Signature]



Tejas G. Toram

वसाई क्र.-५
दस्त क्र. १६६६/२०२४
१४ / ८२

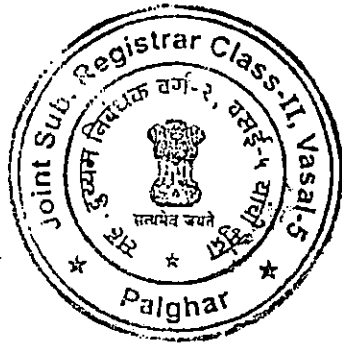
22) This agreement is subject to the provision of Maharashtra Ownership Flats (Regulation of promotion of construction sale management and transfer.) Act, 1963 and Co-operative Societies Act, 1960 with rules made there under.

SCHEDULE OF PROPERTY

All that Flat bearing No. **403**, on the **Fourth** Floor, in the **"A"** Wing, admeasuring **365** Square Feet i.e. **33.909** Square Meters (Super Built up area), in the **Building No. 6**, known as **"EKDANT"**, in the Society known as **"EKDANT KRUPA CO-OPERATIVE HOUSING SOCIETY LTD."** in the Complex known as **"SHREEGANESH SANKUL"**, constructed on N.A. Land bearing Survey No. 110, Hissa No. 4(Part), 4(Part), Survey No. 111, Hissa No. 3(Part), 3(Part), 9, 13, 14, Survey No. 127, Hissa No. 2(Part), Survey No. 352, lying being and situated at Village **VIRAR**, Tal. Vasai, Dist. Palghar, within the area of Sub-Registrar of Vasai 1 to 6.

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Tejas G. Tejany



वसई क्र.-५
दस्त क्र. १६६०६/२०२४
१५ / १२

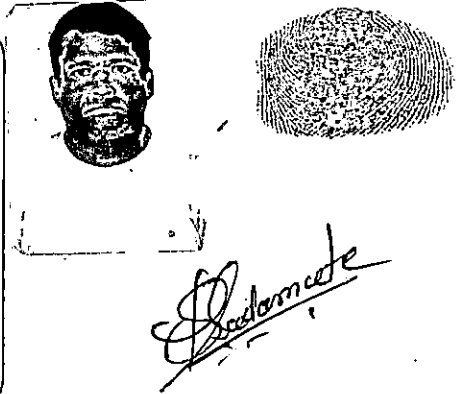
IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR
FIRST HEREIN ABOVE MENTIONED.

SIGNED AND DELIVERED by the

Within named "THE TRANSFEROR"

MR. SANTOSH BHIMRAO SADAMATE

In the presence of



1.

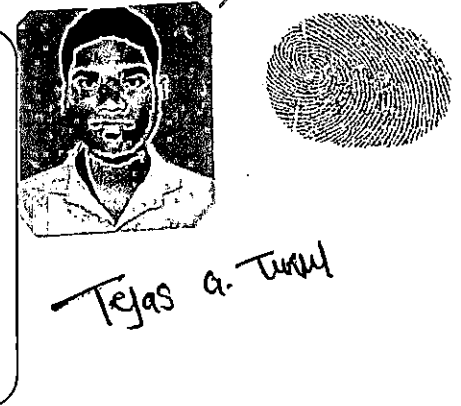
2.

SIGNED AND DELIVERED by the

Within named "THE TRANSFEREE"

MR. TEJAS GAJANAN TUKRUL

In the presence of



1.

2.



RECEIPT

वसई क्र.-५
रसत क्र. १६६६/२०२४
१६ / १२

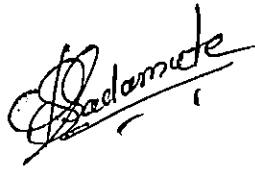
RECEIVED the day and the year first hereinabove written of and from the within named Transferee the sum of ₹2,13,000/- (Rupees Two Lakh **Thirteen Thousand only**) as and by way of earnest payment to be paid them to me, towards the purchase of Flat bearing No. 403, on the **Fourth** Floor, in the "A" Wing, admeasuring 365 Square Feet i.e. 33.909 Square Meters (Super Built up area), in the **Building No. 6**, known as "EKDANT", in the Society known as "EKDANT KRUPA CO-OPERATIVE HOUSING SOCIETY LTD." in the Complex known as "SHREEGANESH SANKUL", constructed on N.A. Land bearing Survey No. 110, Hissa No. 4(Part), 4(Part), Survey No. 111, Hissa No. 3(Part), 3(Part), 9, 13, 14, Survey No. 127, Hissa No. 2(Part), Survey No. 352, lying being and situated at Village **VIRAR**, Tal. Vasai, Dist. Palghar.

Cheque No.	Date	Bank Name	Amount
000794	29/11/2024	ICICI Bank	₹2,13,000/-

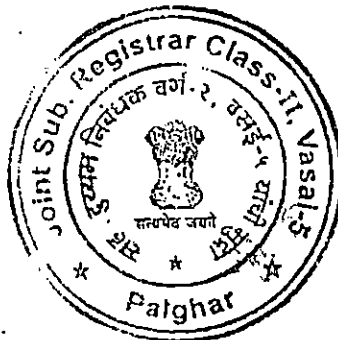
WITNESS:

1: 

I SAY I HAVE RECEIVED.



TRANSFEROR

MR. SANTOSH BHIMRAO SADAMATE

**EKDANT KRUPA
CO-OPERATIVE HOUSING SOCIETY LTD**

Regd. No. TNA/VSI/HSG/(TC)/26157/Year 2014

S. No. 110, Hissa No. 4, S. No. 111, S. No. 127, 128

Shree Ganesh Sankul, Virar (E), Tal. Vasai, Dist. Palghar, Pin - 401 305.

SHARE CERTIFICATE

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

Share Certificate No. 19 Flat No. A-403 Member's Register No. 19

AUTHORISED SHARE CAPITAL Rs. 50,000/- DIVIDED INTO 500 SHARES OF RS. 100/- EACH

This is to certify that Shri. / Smt. Santosh Bhimrao Sadamate

is / are the Registered Holder/s

of FIVE Fully paid up Share of Rs. HUNDRED each numbered from 91 To 95

both inclusive in EKDANT KRUPA CO-OPERATIVE HOUSING SOCIETY LTD, subject to the

Bye-Laws of the said society.

Given under the common seal of the Society on this 13th Day of September 2015.

Rs 500/-

[Signature]
Hon. Chairman

[Signature]
Hon. Secretary

[Signature]
Hon. Treasurer



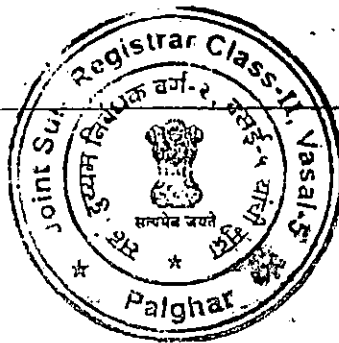
वसई क्र.-4
दस्त क्र. 91/2015/2015
91 / 82



वसई क्र.-५
दस्त क्र. १८६०६/२०२४
१८ / १२

Memorandum of the Transfers of the with in 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 by the Transferor are Registered	Register at which the name of the Transferee
1	2	3	4	5
1.	Chariman	Hon. Secretary Committee		Member
2.	Chariman	Hon. Secretary Committee		Member
3.	Chariman	Hon. Secretary Committee		Member
4.	Chariman	Hon. Secretary Committee		Member
5.	Chariman	Hon. Secretary Committee		Member



वसई क-५
 दस्त क्र. १८६१६/२०२४
 १९/१८



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/डीएसआय/एचएसजी/(टीसी)/२६१५७/सन २०१४

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

एकदंत कृषा को-ऑपरेटिव्ह होसिंग सोसायटी लि.

सदर नं. ११७, हिस्सा नं. १४, सदन नं. १११, सदन नं. १२०, १२६, श्री गणेश सकल विहार (५), ता. वसई जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सून १९६१ चा महाराष्ट्र

सहकारी अधिनियम क्रमांक २१) कलम १ (२) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १३ (२) अन्वये महाराष्ट्र सहकारी संस्थाचे नियम १९६१

मधील नियम क्रमांक १० (३) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून

उपवर्गीकरण भांडिकरू सहभागीदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर

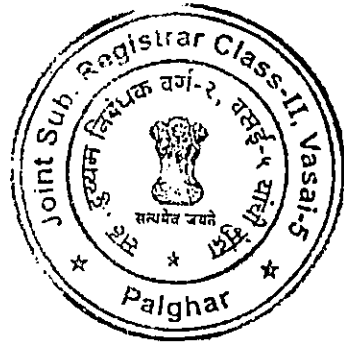


स्थळ: वसई
 दिनांक ३०/०३/२०२४

(Signature)
 (विजया जाधव)
 उप निबंधक
 सहकारी संस्था, वसई



वरद क्र.-५
दस्त क्र. १६६६६/२०२४
२० / १२



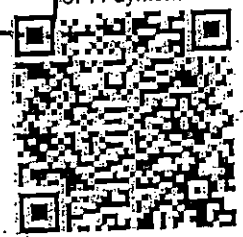
BILL NO.(GGN): 000002658364484
ग्राहक क्रमांक : 001526097692 मोबाईल/ईमेल : 98xxxxxx29
SHRI SANTOSH BHIMRAO SADAMTE
A/403, EKDANT SHREE GANESHSANKUL S P MARG VIRAR EAST 401203

GSTIN:27AAECM2933K1ZB
देयक दिनांक : 16-11-2024
देयक रक्कम रु : 790.00

वसई क्र. - देय दिनांक : 06-12-2024
दस्त. क्र. 9LEVE/2024 या तारखे नंतर : 800.00
29 7 82
Scan this QR Code with BHIM App for UPI Payment

बिलिंग युनिट : 4706/VIRAR-EAST S/DN,VIRAR O&M
दर संकेत : 90/LT I Res 1-Phase
मोल क्रमांक :
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 3/09/0288/3799/4706137
मिटर क्रमांक : 07620352022
रिडींग ग्रुप : K3

पुरवठा दिनांक : 11-05-2009
मंजूर भार : 0.50 KW
सुरक्षा ठेव जमा (रु) : 1235.63
चालु रिडींग दिनांक : 13-11-2024
भागील रिडींग दिनांक : 14-10-2024



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

चालु रिडींग	मागील रिडींग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
10974	10885	1.00	86	0	86

Meter Status: Normal
Period: 1.00/

मास	एकूण वापर
ऑक्टोबर-2024	79
सप्टेंबर-2024	89
ऑगस्ट-2024	113
जुलै-2024	132
जून-2024	39
मे-2024	122
एप्रिल-2024	130
मार्च-2024	94
फेब्रुवारी-2024	91
जानेवारी-2024	68
डिसेंबर-2023	94

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

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

खपिल विला ऐजजी ई-विला साठी भोंदरी व्हा व प्रत्येक विलामागे 10 रुपांचा गो-ग्रीन डिस्कार्ड मिळावा. नोंदणी करण्यासाठी : <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या खपिल विलावर करचा बाजूला रूपा कोप्या मध्ये उपलब्ध आहे.)

पुरवठा महिन्याचे रिडींग जायत्येक दिवस 2024 ह्या सारखेता होईल.

तुमच्या मोबाईल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

ऑनलाइन मॅट्रिक्स सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ऑप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन मॅट्रिक्स सुविधा उपलब्ध करा आणि 0.25% (एनएलएन जास्त रु०००) नवलत मिळवा संबंधित प्रश्नांसाठी तुमच्या helpdesk_pg@mahadiscom.in-वर संपर्क साधा.

आम्ही येथेही उपलब्ध आहोत



विशेष सूचना
महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये. गैरसोय टाळण्यास ऑनलाईन भरणा-सुविधेचा पर्याय वापरावा.

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स्थळप्रत - बिलिंग युनिट : 4706	ग्राहक क्रमांक : 001526097692	पी.सी. : K3	दर : 90	या तारखे पर्यंत भरल्यास	25-11-2024	Rs. 780.00
अंतिम तारीख	06-12-2024	Rs. 790.00		या तारखे नंतर भरल्यास	06-12-2024	Rs. 800.00

द्वैकेची स्थळप्रत:	बिलिंग युनिट : 4706	ग्राहक क्रमांक : 001526097692	पी.सी. : K3	दर : 90	अंतिम तारीख	06-12-2024	Rs. 790.00
					या तारखे पर्यंत भरल्यास	25-11-2024	Rs. 780.00
					या तारखे नंतर भरल्यास	06-12-2024	Rs. 800.00





वसई क-५
 दस्त क्र. 92E10E/2028
 22-1-82



Monday, December 29, 2008

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पावती

पावती क्र.: 12206

गावाचे नाव विरार (नगरपालिका) हद्द

दिनांक: 29/12/2008

दस्तावेजाचा अनुक्रमांक वसई 2 - 12195 - 2008

दस्तावेजाचा प्रकार करारनामा

सावर: कर्णाराजे नाव संतोष भिरारवसदामते

नोंदणी फी 4930.00

नक्कल (अ. 11(1)) पध्दिकाची नक्कल (आ. 11(2)) 840.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42)

एकूण रु. 5770.00

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Thakre

दुय्यम निबंधक

वसई 2

बाजार मूल्य: 492000 रु.

मोबदला: 492750 रु.

दुय्यम निबंधक वसई-2

भरलेले मुद्रांक शुल्क: 12320 रु.

वर्ग-2

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मुद्रांक शुल्क भरला
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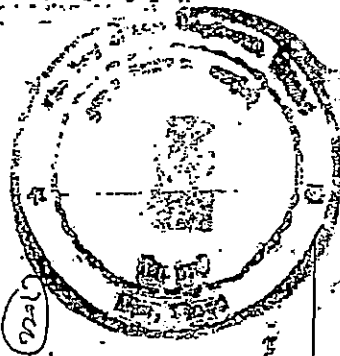




वसाई क्र-५
 दस्त क्र. 96006/2028
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गांव नमुना सात (अधिकार अतिरिक्त पत्रक)
 गांव नमुना सात (अधिकार अतिरिक्त पत्रक)
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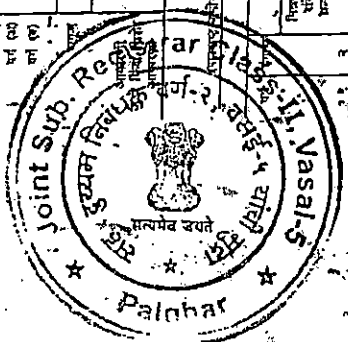
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वसती क्र-२
 92904/2005
 89182

गांव नमुना सात (अधिकार अतिरिक्त पत्रक)
 गांव नमुना सात (अधिकार अतिरिक्त पत्रक)
 गांव नमुना सात (अधिकार अतिरिक्त पत्रक)

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वसती क्र-२
 92904/2005
 89182

वसाई क्र.-५
 वस्त क्र. 94E001/2028
 30/1/82

शहर व औद्योगिक विकास महानगरपालिका, वसाई, महाराष्ट्र, भारता

मुख्यालय: (फोन - २५२५०) - २३२९४८६ / २३२९४८७
 दिनांक: 15/02/2005

संदर्भ क्र.: CIDCU/VVSB/AM/8P-3362/E/13/04

वसाई
 १२२९४८६
 २५/१८२

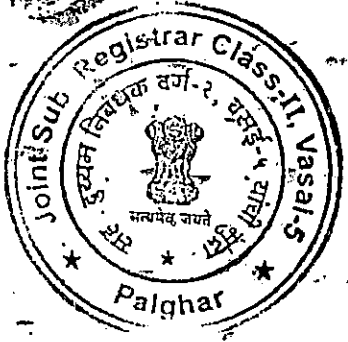
10. Shri Jagdish kaut & others through P.A. Holder Shri Hemant Mhatre Mhatre Wadi, Vadi, Kar Bhawan Gachan, Virar (E), taluka Vasai, DIST: THANE.

Sub: Amended Plan approval for the proposed Residential with Shopline buildings on land bearing S.No. 110, H.No. 4, S.No. 127, H.No. 2, S.No. 128, H.No. 2, S.No. 129, H.No. 2, Village Virar, tal. Vasai, Dist. Thane.
 Ref: 1) Commencement Certificate No. CIDCU/VVSB/CC/8P-3362/1797 dated 15/06/2004.
 2) Your Licensed Surveyor's letter dated 14/02/2005.

Sir / Madam,

With reference to your licensed surveyor's letter referred above, please find enclosed herewith approved amended plans for Residential / Residential with Shopline Buildings on land bearing S.No. 110, H.No. 4, S.No. 127, H.No. 2, S.No. 128, H.No. 2, S.No. 129, H.No. 2, Village Virar, tal. Vasai, Dist Thane under the following details:

Sr. No.	PHED (INANI) USE	B.LDG. No.	NO. OF FLOORS	S.U.A. (sq. mt)
1.	Residential with Shopline	1	Gr. + 1	2532.73
2.	Residential	2	Gr. + 4/11	3746.09
3.	Residential	3	Gr. + 4	2092.75
4.	Residential with Shopline	4	Gr. + 4	3305.45
5.	Residential	5	Gr. + 4	1641.60
6.	Residential with Shopline	6	Gr. + 4	1290.05
7.	Residential with Shopline	7	Gr.	1909.69
Total				16518.34



महाराष्ट्र शासन, नगरपालिका, वसाई, महाराष्ट्र, भारत
 मुख्य कार्यालय : वसाई, महाराष्ट्र, भारत

वसई क्र.-५
 दस्ता क्र. 9/CE/E/2024
 39 / 1 82

शिवधरो

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

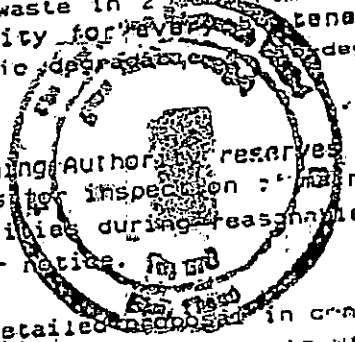
अधिका कार्यालय कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१
 दूरध्वनी: (फॉड - २५२५०) - २३९०४८६ / २३९०४८७ फॅक्स: (२५२५०) २३९०४८६

वसई-२
 25/1/2025
 दिनांक २५/१/२५

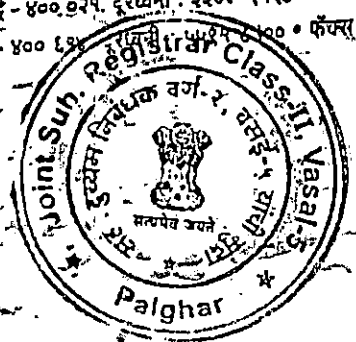
संदर्भ क्र.:

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/SR/CC/SP-3362/E/785 dated 15/06/2004 shall be applicable to this approval of amended plans alongwith the following conditions.

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide solid waste disposal unit at a location accessible to the municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM & 1.33 CUM. capacity for every 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 & maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately or as suggested by design department.



निर्मला दुसरा मजला, नरीमन पॉइंट - मुंबई - ४०० ०२९. दूरध्वनी: २२०६ १९९७ • फॅक्स: ००-२९-२२-२२०२ २५८९
 सिडको भवन सी.बी.डी. वेलापूर नवी मुंबई - ४०० ६३९. दूरध्वनी: २२०६ १९९७ • फॅक्स: ००-२९-२२-५६९९ ८९६६



वसाई क्र-५
 दस्त क्र. 9100E/2024
 32-1-82

शहर व औद्योगिक विकास महानगर (महाराष्ट्र) समिति

अधिका कार्यालय कॉम्प्लेक्स, दुसरा मजला, अरवि (फ्लॉर) रोड दादर ४०१ २१०
 दूरध्वनी : (कोड - ०५२५०) - २३९०४८६ / २३९०४८७

संदर्भ क्र.:

दिनांक:

वसाई - २
 32/1/82

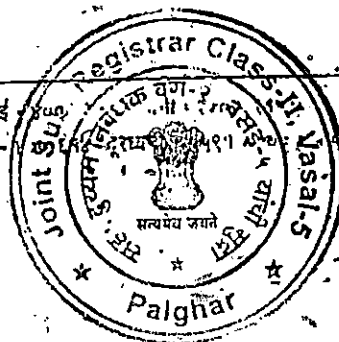
- 7) You shall submit detailed proposal in connection with the treatment of effluents by way of package treatment plant recycling of water and solid waste, etc. through composting/vermiculture project.
- 8) You shall not undertake any other construction work of site office at site in the provision plot of GDA 1950-1998 and the plinth level is to be removed before applying for occupancy certificate.

Yours faithfully,

ASSOCIATE PLANNER (A/P) (E)

c.c. to:

M/s. En-Con Architectural & Project Consultants
 G-7, B, Sethi Palace, Ambadi Road
 Vasai (W), Taluka Vasai.
 DIST : THANE.



सहायक कार्यलय : 'निर्मल', दुसरा मजला, अरवि रोड, मुंबई
 मुख्य कार्यलय : शिंदको भवन, सी. वी. वी. वेलापूर, नवी मुंबई

२३०२ २५०९
 २५१९ ०५६६

वसई क्र. - 4
दस्त क्र. 91002/2028
33/1082

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
PHONES : (Code - 95250) 390486 / 390487 • FAX : (Code - 95250) 390466

Ref. No. CIDCO/VVSR/POC/RP-3362/E/17-66

Date 18/07/2008

To,
✓ Shri Jagdish Raut & others through
P.A. Holder Shri Hemant Mhatre
Mhatre Wadi, Vadivkar Bhavan
Gaokhan, Virar (E), Taluka Vasai
DIST : THANE

Sub: Grant of Part Occupancy Certificate for Residential Building No.6, Wing A & B (Gr.+ 4) on land bearing S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of Village Virar, Tal. Vasai, Dist. Thane.

- Ref: 1) Commencement Certificate No.CIDCO/VVSR/CC/BP-3362/F/788, dated 15/06/2004.
2) Amended plan approved vide letter No.CIDCO/VVSR/AM/RP-3362/E/1304 dated 15/02/2005.
3) N.A. Order No. REV/DESK-1/T-9/NAP/SR-14/2004 dated 15/04/2004 from the Collector, Thane.
4) Receipt No.2996, dated 25/04/2008 from Virar Municipal Council for potable water supply.
5) Development completion certificate dated 29/04/2008 from the licensed surveyor.
6) Structural Stability certificates from your Structural Engineer vide letter dated 29/04/2008.
7) Plumbing certificate dated 29/04/2008.
8) Your licensed Surveyor's letter dated 05/05/2008.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No.6, Wing A & B (Gr.+ 4) on land bearing S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of Village Virar, Taluka Vasai, Dist. Thane, alongwith as built drawings.

You are required to submit revised DILR 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 provisional o.c.c. or o.c.c. of last building.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for occupancy certificate.

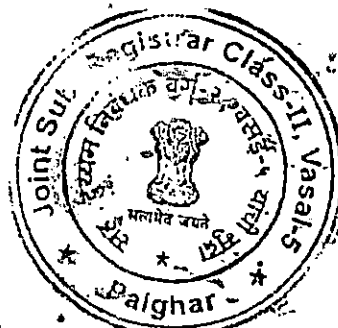
Yours faithfully,

Encl.: a.3.

c.c. to:-

- 1) M/s. En-Con Architectural & Project Consultants
G-7,8, Wing D, Sethi Palace
Ambadi Road, Vasai (W)
Taluka Vasai, Dist. : Thane.
- 2) The Chief, Officer

[Signature]
10/07-08
EXECUTIVE ENGINEER (BP & VV)



38 82
9/07/2008

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
PHONES : (Code - 95250) 390486 / 390487 • FAX : (Code - 95250) 390466

Ref. No. CIDCO/VVSR/PDC/BP-3362/E/1766

Date 18/07/2008

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building No.6, Wing A & B (Gr.+4) with Built Up Area 1290.05 sq.m. on land bearing S.No.110, H.No.4, S.No.111, H.No.3, 9, 13 & 14, S.No.127, H.No.2, S.No.128, H.No.13 and S.No.352 of Village Virar, Tal.Vasai, Dist. Thane, completed under the supervision of M/s. En-Con Architectural & Project Consultants, Architect (License/ Registration No. N/111/LS) and has been inspected on 12/06/2008 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No.CIDCO/VVSR/CC/BP-3362/E/E/788, dated 15/06/2004 and Amended plan approved vide letter No.CIDCO/VVSR/ M/BP-3362/E/1304 dated 15/02/2005 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 potable water is made available in the flat and also mosquito proof treatment certificate is obtain 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 improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of surlage and sewage without creating any insanitary conditions in the surrounding area and also the provision of water courses and culverts, if any.



वसाई क्र. = 4
दस्ता क्र. 9LEUE/2028
34 / 82

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
 PHONES : (Code - 95250) 390486 / 390487 • FAX : (Code - 95250) 390466

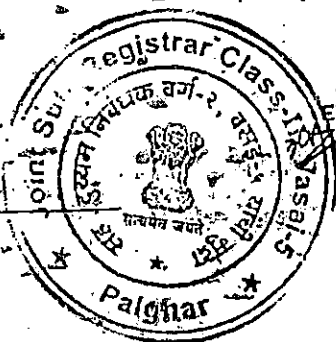
Ref. No. CIDCO/VVSR/POC/BP-3362/E/1766

Date 18/07/2008

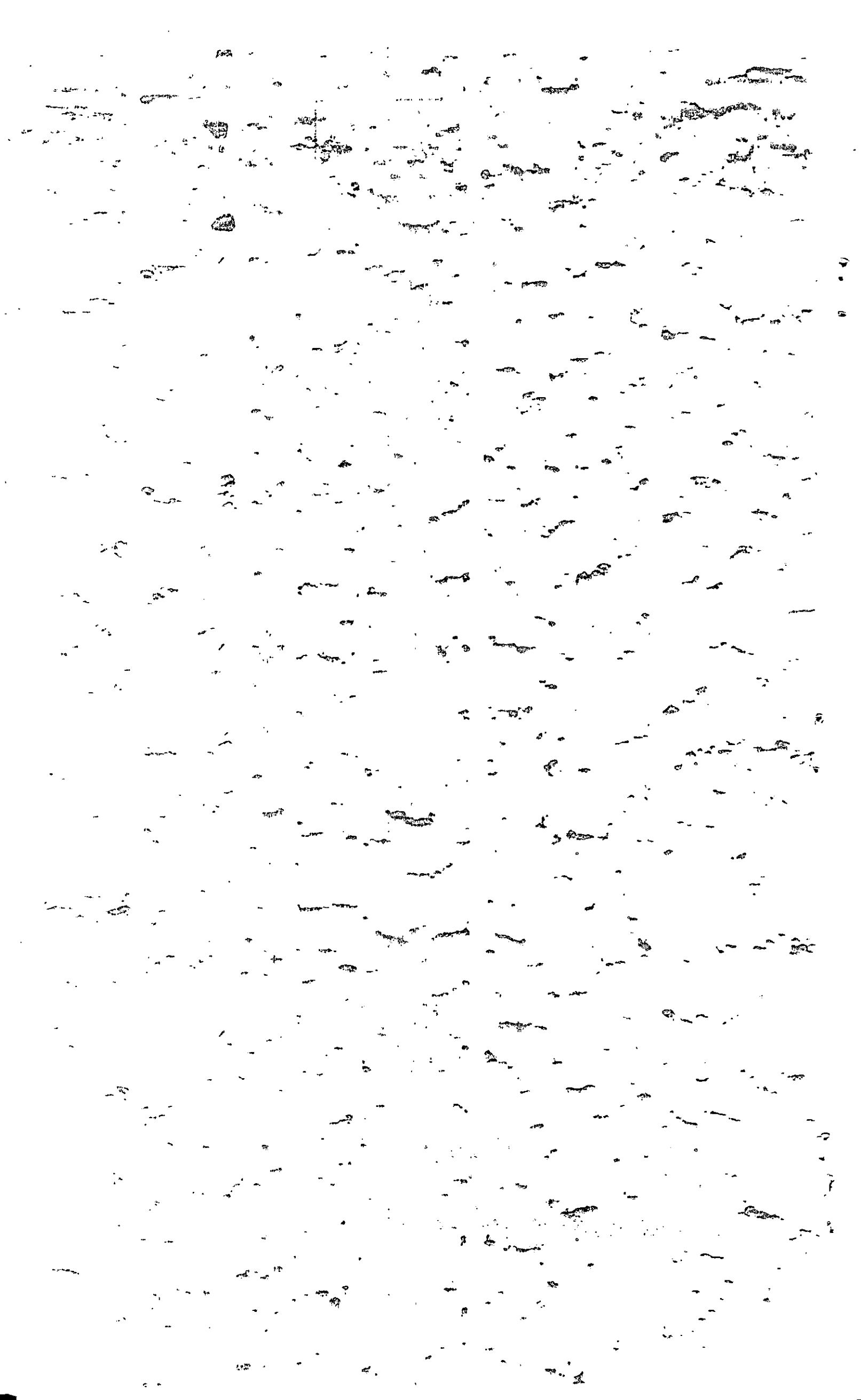
2

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 of 40 Flats contained in Residential Building No.6, Wing A & B (Gr. + 4) only.
7. Also you shall submit a cloth mounted copy of the As-Built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned herewith for your record.

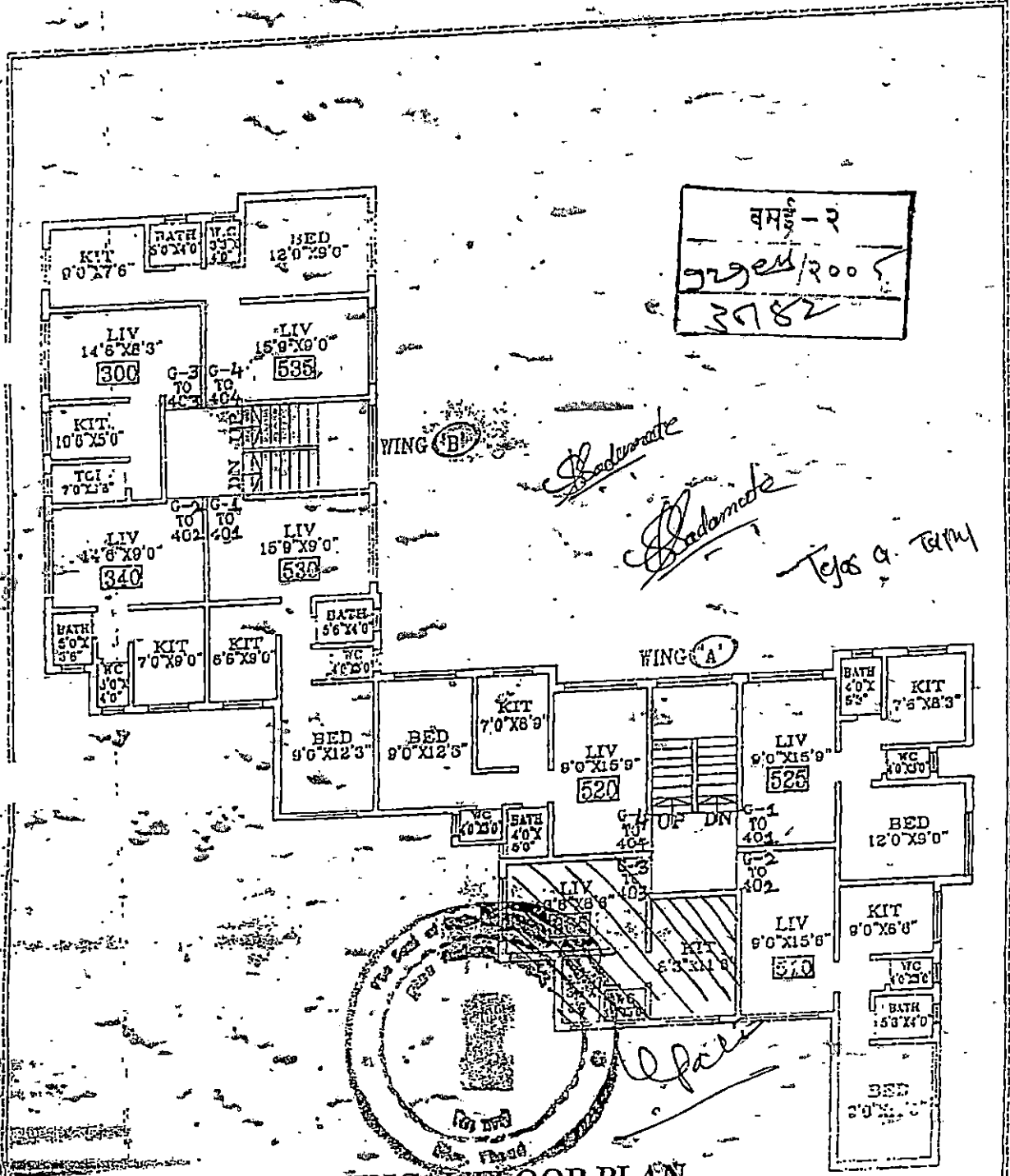


[Signature]
 18.07.08
 EXECUTIVE ENGINEER (BP & VV)



वसई क्र.-५
 फ्लॉर क्र. 9/E/001/2028
 3E-7-12

वसई-२
 9/2/005
 3782



TYPICAL FLOOR PLAN
 (BLDG.NO. 6)

BUILDERS
SHREY-GANESH DEVELOPERS
 SHOP NO. 7
 MANKU NARAYAN COMPLEX
 NEAR DODDI DARIYA BLDG.
 VIRAR (E)
 PH: 9822557294 9822337293

EKDANT
 PROPOSED RESIDENTIAL BLDG. ON PLOT BEARING
 S.NO.110, H.NO. 11, S.NO.11, H.NO.3,8,13,14,
 S.NO.127, H.NO.2, S.NO.13, S.NO.352.
 VIL-VIRAR, TA. VASAI, DIST. PALGHAR, THANE.

EN-COM
 Architectural & Structural Works
 Project Consultants
 G 7/8 "D" WING, SETHI PALACE,
 AMBADI ROAD, VASAI ROAD (WEST)
 PHONE: 95250-336318, 333404
 Email: encon@boms.vsnl.net.in



वसई क्र.-५
 वसई क्र. 94800/1/2008
 34/1/82

CH NO	EPNO	OWNER	ARCHITECT	SURV THIS	VILLAGE	DT OF OCC	TOT PLAR	TOT BARE	USER	NO TENA	NO BLDG
2333	BP1779	RAJENDRA GUPTA	M/S KANTILAL & CO.	S.NO. 2,66, H.NO. (P	SATVALI	19-Jun-08	30150	915.383	INDU	1	1
2334	BP3190	ARORA	SHAH & GATTANI	S.NO.102	MANIKPUR	19-Jun-08	8220	5261.89	RESI		
2335	BP3689	KENETH N.D'SOUZA	M/S ENCON CONSULTANT	S.NO.22/7,8, 23/6,8, 24	GOKHIVARE	19-Jun-08	13230	3053.16	RESI	28	1
2336	BP0271	M/S NEPTUNE BUILDERS	M/S MAHENDRA SANGHAVI & P	S.NO.316 B	BOLUNJ	20-Jun-08	0	1502.88	RESI	48	1
2337	BP2231	PARANIAPRE BUILDERS	SANAT MEHTA & ASSOCIATES	S.NO.138, A,I,II, PL	BOLUNJ	23-Jun-08	3994.96	3355.92	RESI	1	
2338	BP2246	J.A. CHOPADA	M/S CREARCH ASSOCIATES	PLOT NO.218,222,	VIRAR	25-Jun-08	929.65	929.588	RESI	27	
2339	BP3353	VIJAY J.SHAH	M/S PRITHVI	S.NO.46 H.NO.1/2	BILALPADA	25-Jun-08	4860	1898.023	INDU	20	
2340	BP4009	RAMESH WALINJKAR	SHREE CONSULTANT	H.NO.100,101,102	SOPARA	04-Jul-08	605	585.68	RESC	12	
2341	BP2085	RAMCHANDRA GAWAD	SHAH & GATTANI	48/1(PT)	VIRAR	07-Jul-08	9940	3289.04	RESI	36	
2342	BP2135	ABHISHEK BLDR. & DEVELOPE	KIRIT GOSALIA	S.NO.184,185 H.NO.1,	BOLUNJ	10-Jul-08	0	3476.53	RESI	2	
2343	BP3570	VIJAY REBELLO	SANAT MEHTA & ASSOCIATES	CTS NO.2904	DHOVALI	15-Jul-08	3203	1473	RESI	24	
2344	BP0367	V. GOPALAN	S.R. KARNIK	S.NO.71, H.NO.1/2	MORE	18-Jul-08	4950	1474.45	RESI	24	
2345	BP3180	SHANKAR VARMA	PATKI AND ASSOCIATES	S.NO.1,2 PLOT NO.6	DIWANMAN	18-Jul-08	330	329.64	RESI	8	
2346	BP3362	HEMANT MHATRE	ENCON CONSULTANTS	S.NO.110/4, 111/3,9,127	VIRAR	18-Jul-08	0	2092.73	RESI	60	1
2347	BP3362	HEMANT MHATRE	ENCON CONSULTANTS	S.NO.110/4, 111/3,9, 127	VIRAR	18-Jul-08	0	1290.05	RESI	40	1
2348	BP3507	PRATAP M.SHAH	J.P. MEHTA & ASSOCIATES	S.NO.15 H.NO.1	WALIV	18-Jul-08	0	1561.55	INDU	4	1
2349	BP3480	SANDESH JADHAV	M/S ENCON CONSULTANT	S.NO.52,53 H.NO.1/2	SATVALI	21-Jul-08	0	1206.81	RESI	54	1
2350	BP3602	R.K.WADHWAN	SHAH & GATTANI	S.NO.90/3,4,5, 1,96,111,110	DIWANMAN	21-Jul-08	0	4881.6	RESC	86	2
2351	BP3602	R.K.WADHWAN	SHAH & GATTANI	S.NO.90/3,4,5, 1,96,111,110	DIWANMAN	21-Jul-08	0	738.76	RESC	16	1
2352	BP3739	MOHAN R.KHATRI	M/S PRITHVI	S.NO.16 H.NO.2/5	SATVALI	21-Jul-08	6161.579	311.562	INDU	3	2
2353	BP2838	GOPINATH J.PATIL	M/S PRITHVI ASSOCIATES	S.NO.75/1T05,12,13,14 70/13	DIWANMAN	22-Jul-08	2282.15	2281.96	RESI	27	1
2354	BP2898	SMT.P.D.LATH	M/S PRITHVI	S.NO.32 PLOT NO.28	NAVGHAR	22-Jul-08	330.4	214.28	RESI	4	1





आयकर विभाग
INCOME TAX DEPARTMENT
SANTOSH SADAMATE
BHIMRAO SADAMATE
06/09/1978
Permanent Account Number
FSIPS7936A
Signature
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
TEJAS G. TUKRUL
GAJANAN SHANKAR TUKRUL
11/02/1988
Permanent Account Number
AIDPT5782A
Tejas G. Tukrul
Signature
भारत सरकार
GOVT. OF INDIA

Sadamate

Tejas G. Tukrul

वगई क्र.-५
दस्त क्र. 9C810E/2018
आधार

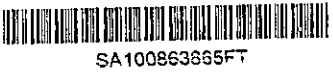
भारत सरकार
Unique Identification Authority of India
Government of India

भारत सरकार
GOVERNMENT OF INDIA
तुषार गजानन टुकरुल
Tushar Gajanan Tukrul
जन्म तिथि / DOB: 02/12/1983
पुरुष / MALE
Mobile No.: 8082405171
4196-7608-3629
VID: 9191-8869-0926-3013
मेरा आधार, मेरी पहचान
Issue Date: 18/04/2018

नोंदविण्याचा क्रमांक / Enrollment No 1008/74222/42396

To,
संतोष भिमराव सदांमते
Santosh Bhimrao Sadamate
R. B. 1 Central Railway Colony, Building No.
Dr. Ambedkar Road,
Maru Hospital, Parel
Mumbai
Parel Mumbai Mumbai
Maharashtra 400012
9869612229

Ref: 961 / 010 / 172161 / 172256 / P



SA100863655FT



भारत सरकार
GOVERNMENT OF INDIA
संदीप सुरेश उतेकर
Sandeep Suresh Utekar
जन्म वर्ष / Year of Birth : 1982
पुरुष / Male
9885-3083-1206
आधार - सामान्य माणसाचा अधिकार

आपला आधार क्रमांक / Your Aadhaar No. :

8571 1361 6207

माझे आधार, माझी ओळख

भारत सरकार
Government of India
संतोष भिमराव सदांमते
Santosh Bhimrao Sadamate
जन्म तारीख / DOB : 06/09/1978
पुरुष / Male
8571 1361 6207

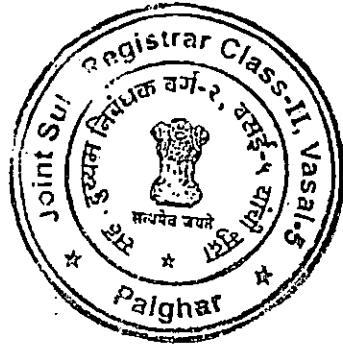
माझे आधार, माझी ओळख

Sadamate

भारत सरकार
GOVERNMENT OF INDIA
तेजस गजानन टुकरुल
Tejas Gajanan Tukrul
जन्म वर्ष / Year of Birth : 1988
पुरुष / Male
4969-9691-5945
आधार - सामान्य माणसाचा अधिकार

Tejas G. Tukrul

वसाई क्र.-५
दस्त क्र. १८६०६/२०२४
८० / ८२



534/18676

शुक्रवार, 29 नोव्हेंबर 2024 5:04 म.नं.

दस्त गोषवारा भाग-1

वसई 5 819 / 82
दस्त क्रमांक: 18676/2024

दस्त क्रमांक: वसई 5 /18676/2024

बाजार मूल्य: रु. 19,54,000/-

मोबदला: रु. 21,30,000/-

भरलेले मुद्रांक शुल्क: रु. 1,49,100/-

दु. नि. सह. दु. नि. वसई 5 यांचे कार्यालयात

अ. क्र. 18676 वर दि. 29-11-2024

रोजी 5:02 म.नं. वा. हजर केला.

पावती: 19866

पावती दिनांक: 29/11/2024

सादरकरणाचे नाव: तेजस गजानन टूकरूल - -

नोंदणी फी

रु. 21300.00

दस्त हाताळणी फी

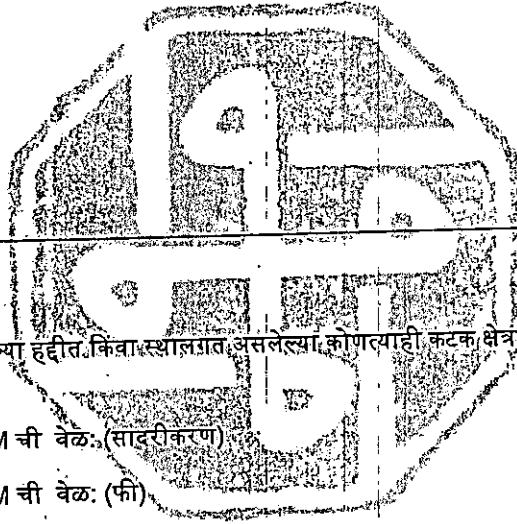
रु. 840.00

पृष्ठांची संख्या: 42

एकुण: 22140.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५



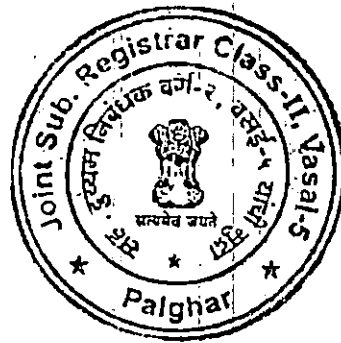
सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 29 / 11 / 2024 05 : 02 : 26 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 11 / 2024 05 : 03 : 08 PM ची वेळ: (फी)



1941

1941

1941

1941



सूची क्र.2

दुय्यम निबंधक; सह दु.नि.बसई 5

दस्त क्रमांक: 18676/2024

नोंदणी :

Regn:63m

29/11/2024

गावाचे नाव विरार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2130000
(3) वाजारभाव (भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1954000
(4) भू-मापन पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालधर इतर वर्णन: इतर माहिती: गाव मांजे विरार, स. नं. 110, हिस्सा नं. 4(पाटी), 4(पाटी), स. नं. 111, हिस्सा नं. 3(पाटी), 3(पाटी), 9, 13, 14, स. नं. 127, हिस्सा नं. 2(पाटी), स. नं. 352, विभाग 4, सदनिका क्र. 403, चौथा मजला, ए विंग, विल्डिंग नं. 6, एकदंत, एकदंत कृपा को-ऑप हौसिंग सोसायटी लि., श्रीगणेश संकुल, क्षेत्र 33.909 चौ. मी. सुपर विल्ट अप (Survey Number : 110, हिस्सा नं. 4 (पाटी), 4 (पाटी), स. नं. 111, हिस्सा नं. 3 (पाटी), 3 (पाटी), 9, 13, 14, स. नं. 127, हिस्सा नं. 2 (पाटी), स. नं. 352 ;))
(5) क्षेत्रफळ	1) 33.909 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: संतोष भिमराव सुदामते - वय: 46; पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: -, रोड नं.: आर बी 1, सेंट्रल रेल्वे कॉलनी, विल्डिंग नं. 250/22, डॉ आवेडकर रोड, परेल, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड: 400012 पॅन नं.: FSIPS7936A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: तेजस गजानन टकरल - वय: 36; पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: -, रोड नं.: रुम नं. 6, चाळ नं. 2, बेहराम बाग रोड, ज्ञानसागर विद्यालया जवळ, न्यू लिंक रोड, जोगेश्वरी (प), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड: 400102 पॅन नं.: AIOPT5782A
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	18676/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	149100
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	21300
(14) शेर	

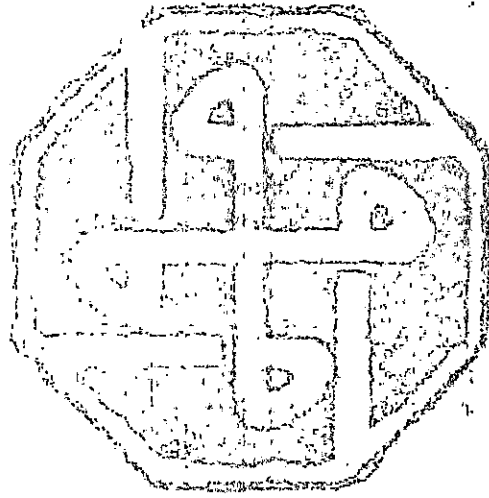
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TEJAS GAJANAN TUKRUL	eChallan	69103332024112918318	MH011799591202425E	149100.00	SD	0006496312202425	29/11/2024
2		DHC		1124299415471	840	RF	1124299415471D	29/11/2024
3	TEJAS GAJANAN TUKRUL	eChallan		MH011799591202425E	21300	RF	0006496312202425	29/11/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



सह दुय्यम निबंधक वर्ग-२
वेसई क्र. ५