



KOTAK MAHINDRA BANK LIMITED
RURAL HOUSING BUSINESS - VASAI - ACCOUNTS COPY

29991 = 30K

13-Dec-2024 ✓

apal Verma
 Apartment Chulna Road BASSEIN RD
 401202
 - India

adam,

In response to your letter / telephonic requisition regarding Foreclosure of your loan, find here below a detailed report of the same.

Loan Details

Loan No.	Agreement Date	Amount Financed	Tenure (Months)	1st EMI Date	Last EMI Date
	31-Jul-2021	3600000.00	180	10-Sep-2021	10-Sep-2041

Property Details

Property Description	Model	Reg No.
Residential Property		

Foreclosure Details

Please provide GST registration number before making any foreclosure or charges payments. In absence of GST number, transactions will be treated as non-GST. Any modification thereafter will not be possible.

Repayment Details

Category	No	Amount
Repay Recd	2	2,21,067.22
EMI Paid	241	72,39,987.00
Prinl Int Recd	1	6,609.00
EMI/Int due till 13-DEC-24	40	12,25,665.00

Foreclosure Amount Receivable / Payable

Prinl Outstanding as on 13-DEC-2024	30,61,986.99
Int due for broken period	2,263.97

Prinl Receivables : 30,64,250.96

ables : 0.00

Fore Receivables /Payables : 30,64,250.96

at this Foreclosure receivable amount is valid upto 13-Dec-2024 and next EMI date is 10-Jan-2025.

ated above are subject to realization of the foreclosure amount received by the bank as on date.

is received post the above mentioned date, per day interest till next EMI date is Rs 754.66, which will be applicable till the total payment is received

ated Cheque (PDC) cases, please ensure that the bank receives the Foreclosure amount at least 7 working days before the Scheduled EMI, as processed 7 working days in advance of next EMI dates.

nic Clearing Service(ECS) cases, please ensure that the bank receives the Foreclosure amount at least 5 working days before the Scheduled EMI, processed 5 working days in advance of next EMI dates.

of loan shall be initiated post realization of the foreclosure amount as per the foreclosure letter issued or on maturity of the loan as the case may be, overdue as on the day of receipt of final payment.

al property documents shall be handed over to the borrower(s) within 30 days from the date of receipt of foreclosure amount in the respective loan subject to no cross defaults / cross collaterals within the Bank.

s) shall intimate the Bank on clearance of cross default / cross collateral, if any, and place fresh request for release of property documents.

ure of the loan, the borrower shall collect the original property documents from the Bank branch / outlet where the loan account was serviced or any branches/outlets of the Bank as per the borrower(s) preference communicated to the customer service of the Bank.

the mortgage is registered at the Sub-Registered office, the borrower shall provide prior information of the date of appointment with the Sub-Registrar please of charge. On the date of appointment, the Bank shall arrange for Authorized Bank official or representative to be present at the Sub-Registrar removal of charge.

orrower agrees and understand that effective 31st Dec 2023, in the event of any change in applicable Benchmark Rate, the Bank offers a choice to the to switch the applicable rate of interest from Floating to Fixed. The Borrower further agrees and understand that any such switch of applicable rate of mentioned herein shall be subject to switch and foreclosure charges as per GSFC (General Schedule of Fees and Charges) prescribed by the Bank to time. Only one switch shall be permitted for a Borrower during the tenor of the loan as per the Bank Policy defined from time to time."

if any further assistance on your loan, please feel free to contact our care number on 18602662666 (Local call rates apply) between to Saturday(9:00 AM to 7:00 PM) excluding holidays and we would be help you.

uly,
Mahindra Bank Ltd.

computer generated letter and does not require a signature.

Share Certificate

Mem. Register No. 20

Certificate No. 20

TEJAS CO-OP HOUSING SOCIETY LTD.
Reg. NO. TNANVS/HSC/TC/16813/2005-06
Survey No. 81, H. No. 13, Chulna Road,
Manickpur, Vassal(W), Dist. Thanu - 401202

This is to certify that Chitra H. Chapaneri

Flat No. B-301

is/are the Registered Holder/s of Five

fully paid - up shares Numbered 96 to 100

both inclusive, of Rupras Fifty each in the above named

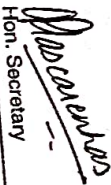
Tejas Co-op Housing Soc. Ltd.

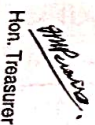
Subject to the Bye-laws thereof.

Given under the Common Seal of
the said society, this 22nd
day of December 2013

No. 2501-








Chairman


Hon. Secretary


Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. In the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. In the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	09.05.2021	Mr. Chetan Chapaneri	20	29	Chairman  Hon. Secretary  Hon. Treasurer 
2	2021	MS. MONU VIRENDRA PAL VERMA	20		Chairman  Hon. Secretary  Hon. Treasurer 
3					Chairman Hon. Secretary Hon. Treasurer
4					Chairman Hon. Secretary Hon. Treasurer
5					Chairman Hon. Secretary Hon. Treasurer

79/5261

पावती

Original/Duplicate

Tuesday, May 25, 2021

11:56 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6238

दिनांक: 25/05/2021

गावाचे नाव: माणिकपूर

दस्तऐवजाचा अनुक्रमांक: वसह1-5261-2021

दस्तऐवजाचा प्रकार: करारनामा

साथर करणाऱ्याचे नाव: मोनू वीरेंद्रपाल वर्मा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:15 PM ह्या वेळेस मिळेल.

Sub Registrar Vasal 1

सह. दुय्यम नियंत्रक, वसह-१
वर्ग - २

बाजार मुल्य: रु. 3868000/-

मोबदला रु. 4500000/-

भरलेले मुद्रांक शुल्क :

रु. 270000/-

1) देयकाचा प्रकार: DHC रकम: रु. 800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2505202101243 दिनांक: 25/05/2021
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001487115202122E
दिनांक: 25/05/2021
बँकेचे नाव व पत्ता:

M. Ma

DELIVERED

CHALLAN
MTR Form Number-6



MH001487115202122E	BARCODE	Date	25/05/2021-11:20:34	Form ID	25.2
Inspector General Of Registration					
Stamp Duty	TAX ID / TAN (If Any)		५२६९	६	४०
Registration Fee	PAN No.(If Applicable)		१	२०२१	
Name	Full Name	MONU VIRENDRAPAL VERMA			
Location	Flat/Block No.	FLAT NO. 301 THIRD FLOOR, B WING, TEJAS			
2021-2022 One Time	Premises/Building	C.H.S. LTD.,			
Account Head Details		Amount In Rs.			
46401 Stamp Duty		270000.00	Road/Street	MANIKPUR, TALUKA VASAI DISTRICT	
63301 Registration Fee		30000.00	Area/Locality	PALGHAR	
			Town/City/District		
			PIN	4	0 1 2 0 2
Remarks (If Any)					
SecondPartyName=CHETAN HIRALAL CHAPANERI-					
			Amount In	Three Lakh Rupees Only	
			Words		
Total		3,00,000.00			
Payment Details			FOR USE IN RECEIVING BANK		
IDBI BANK			Bank CIN	Ref. No.	69103332021052511500 2682133674
Cheque-DD Details			Bank Date	RBI Date	25/05/2021-11:30:26 Not Verified with RBI
Cheque/DD No.			Bank-Branch		
Name of Bank			IDBI BANK		
Name of Branch			Scroll No. , Date		
			Not Verified with Scroll		

25/05/2021-11:30:26
270000
3,00,000

Department ID : Mobile No. : 7387627255
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
प्रदत्त चालन केवल दृश्य निबंधक कार्यालय नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता दस्तासाठी सदर चालन लागू नाही.



वसई-१			
पुरावा	दस्त क्र.		
	५२६९	९	६०
१	२०२१		

Village	:	Manickpur
Survey No. / Hissa No.	:	81 / 13
Name of Society	:	TEJAS C.H.S. Ltd.
Flat No./ Floor / Wing	:	B/301 / Third Floor / 'B' Wing
Area Admeasuring	:	785 Sq. Ft. (Built Up) + Terrace Area 480 Sq. Ft. (Built Up)
Agreement Value	:	Rs. 45,00,000/-
Government Value	:	Rs. 38,68,000/-
Stamp Duty	:	Rs. 2,70,000/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Vasai on the 25th day of MAY, 2021.

BETWEEN

MR. CHETAN HIRALAL CHAPANERI

An Adult, Indian Inhabitant,

Residing At : Flat No. B/301, Third Floor, 'B' Wing, Tejas C.H.S. Ltd.

Manickpur, Vasai (W), Tal. Vasai, Dist. Palghar.

hereinafter called and referred to as the **VENDOR / TRANSFEROR** (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns etc.) the Party of the **ONE PART,**

Chetan



पत्रांक-१			
पुस्तक	पृष्ठ नं.	१०००	
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AND

MS. MONU VIRENDRAPAL VERMA

An Adult, Indian Inhabitant,

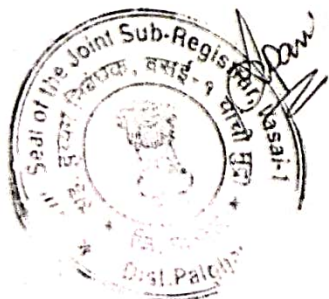
Residing At : Flat No. A/101, First Floor, 'A' Wing, Tejas C.H.S. Ltd,
Manickpur, Vasai (W), Tal. Vasai, Dist. Palghar.

hereinafter called and referred to as the **PURCHASER / TRANSFEREE** (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include her legal heirs, executors, administrators and assigns etc.) the Party of the **OTHER PART**.

WHEREAS The Transferor is the absolute owner, possessed and acquired the right title and interest in respect of the residential **Flat No. B/301** on **Third Floor, 'B' Wing** Area admeasuring about **785 Sq. Ft. (Built Up) + Terrace Area 480 Sq. Ft. (Built Up)** in the Building known as "**TEJAS C.H.S. Ltd.,**" constructed on N.A. plot of land situated at revenue village Manickpur, Vasai (W), Tal. Vasai, Dist. Palghar, within the limits of Vasai-Virar Shahar Mahanagarपालिका and within the jurisdiction of Sub-Registrar Vasai (hereinafter referred to as the "**SAID FLAT**").

AND WHEREAS The Transferor has been admitted as the member of **TEJAS Co-operative housing Society Limited** bearing registered under Maharashtra Co-operatives Society Act 1960 under Registration No. **TNA/ (VSI) / HSG / (T.C.) / 16813 OF 2005-06**.

AND WHEREAS the above said flat was purchased by the then Purchasers i.e. 1) **MRS. CHITRE** alias **CHITRA HIRALAL CHAPANERI**, 2) **MR. CHETAN HIRALAL CHAPANERI** from the then Developers i.e. **M/S. JOSHUA DEVELOPERS** by an Agreement for Sale dated **19/03/2004**, which is duly registered in the office of the sub-Registrar Vasai 1, bearing Regn. No. **1589/2004**, Receipt No. **1588** dated **19/03/2004** **MRS. CHITRE** alias **CHITRA HIRALAL CHAPANERI** died intestate on **10.05.2014** leaving behind present Vendor **MR. CHETAN HIRALAL CHAPANERI** as his legal heir to the said flat. The 100% share, right, title and interest of the said flat transferred in the name of present vendor as per society records.



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पुरतक	दातक		
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AND WHEREAS The Vendor hereby declares that he has every right and authority to deal with or dispose off the said Flat on 'ownership basis' along with the Shares in respect of the said Flat. The Transferor hereby agrees that he has paid all the outgoings including taxes and maintenance charges as of date.

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AND WHEREAS, the Vendor / Transferor herein has agreed to sell, transfer all the rights, title, and interests of the said Flat along with Share Certificate No. 20 of five Shares of Rs.50/- each bearing No. 96 to 100 to the Transferee and whereas the Purchaser / Transferee herein have agreed to acquire the said Flat on **ownership basis** and whereas the Hon'ble Secretary / Chairman / Treasurer / Managing Committee of the Society have agreed to as request of the Vendor / Transferor to transfer the Flat No. B/301 on Third Floor, 'B' Wing Area admeasuring about 785 Sq. Ft. (Built Up) + Terrace Area 480 Sq. Ft. (Built Up) in the Building known as "TEJAS C.H.S. Ltd.," constructed on N.A. plot of land situated at revenue village Manickpur, Vasai (W), Tal. Vasai, Dist. Palghar, within the limits of Vasai-Virar Shahar Mahanagarpalika and within the jurisdiction of Sub-Registrar Vasai in the name of the Purchaser (hereinafter referred to as the **THIRD PART** for the name sake).

THEREFORE, NOW THIS INDENTURE WITNESSETH AS UNDER:

- 20-
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- 1) The Transferor is the sole and absolute owner and has the exclusive possession of the said Flat No. B/301 on Third Floor, 'B' Wing Area admeasuring about 785 Sq. Ft. (Built Up) + Terrace Area 480 Sq. Ft. (Built Up) in the Building known as "TEJAS C.H.S. Ltd.," constructed on N.A. plot of land situated at revenue village Manickpur, Vasai (W), Tal. Vasai, Dist. Palghar, within the limits of Vasai-Virar Shahar Mahanagarpalika and within the jurisdiction of Sub-Registrar Vasai.
 - 2) The Transferee has agreed to acquire from the Transferor and the Transferor has agreed to sell and transfer the exclusive possession of the said Flat along with the said Shares on 'Ownership Basis' for the sum of Rs. 45,00,000/- (Rupees Forty Five Lakhs only) in full and final consideration of his claim to the condition contained in the said Agreement of Sale of the above said Flat
 - 3) The Transferee have paid Rs. 5,00,000/- (Rupees Five Lakhs only) to the Transferor by way of NEFT/CHEQUE No. as under:

[Handwritten Signature]

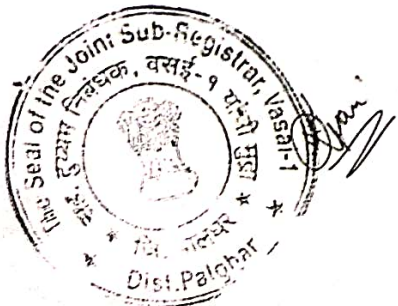


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१	१	१	१

Sl. No.	NEFT / CHEQUE no.	Date	Amount	Name of Bank Branch
1.	NEFT	06.03.2021	Rs. 75,000/-	IDBI BANK,
2.	NEFT	07.03.2021	Rs. 75,000/-	IDBI BANK,
3.	NEFT	08.03.2021	Rs. 50,000/-	IDBI BANK,
4.	NEFT	09.03.2021	Rs. 50,000/-	IDBI BANK,
5.	NEFT	13.03.2021	Rs. 50,000/-	IDBI BANK,
6.	NEFT	25.03.2021	Rs. 50,000/-	IDBI BANK,
7.	NEFT	27.03.2021	Rs. 50,000/-	IDBI BANK,
8.	NEFT	02.04.2021	Rs. 50,000/-	IDBI BANK,
9.	NEFT	07.04.2021	Rs. 50,000/-	IDBI BANK,
Total:			Rs. 5,00,000/-	

towards the part payment which has been admitted and acknowledged by the Transferor by way of separate receipt attached to the said Agreement for Sale and the balance amount of **Rs. 40,00,000/- (Rupees Forty Lakhs only)** (subject to providing all the original documents of the said flat to the bank of Transferee) shall be paid by the Transferee to the Transferor after obtaining bank loan within the stipulated period of 60 days from the date of registration of the said Agreement for Sale of the said Flat. If the Transferee fails to pay the remaining balance amount to the Transferor within the above stipulated period then Transferor shall have every right and authority to dispose of the said Flat to any third person after issuance of one month prior written notice about the cancellation of the said Agreement for Sale of the said Flat along with the part payment received by the Transferor from the Transferee.

- 4) On receiving full price consideration of the said Flat, the Transferor shall put the Transferee in the possession of the said Flat along with all right, title and interest and thereby all right, title and interest of the said Flat shall stand transferred in the name of the Transferee and the Transferee will be entitled to enter upon, occupy, possess and enjoy the said Flat with all the amenities including electricity, sanitary, fittings and fixtures to the said Flat given by the then Vendor.



Mema

5) The Purchaser / Transferee has agreed to purchase the said Flat with all deposit and contribution and benefit thereof at and for the total consideration as aforesaid and to get the ownership rights transferred in her name with permanent right to use and occupation of the said Flat.

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१	२०२१		

6) The Transferor hereby declares and states as under:

a) That the said Flat is free from all encumbrances and liabilities and demands of any nature whatsoever and the title of the said Flat is clear, marketable and free from all reasonable doubts.

b) That he shall pay and discharge the rates and taxes, society charges and electricity charges, if any, for the period up to the date of handing over possession to the Transferee.

c) That he has not mortgage, gifted, leased, exchanged, transferred, assigned or in any way encumbered or alienated his right, title and interest in the said Flat on or before the date of execution of this agreement.

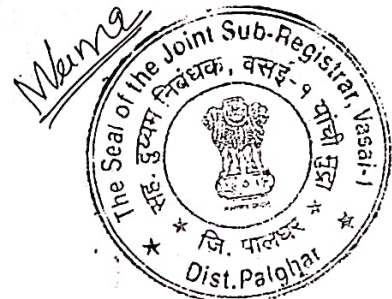
7) The Transferor will co-operate with the Transferee in getting the said Flat transferred to the name of the Transferee in the records of Vasai-Virar Shahar Mahanagar Palika and the Society and for the said purpose shall sign all letters, applications and forms as and when required.

8) The Transferor hereby declares that he has full right and authority to enter into this Agreement and he has not done or performed any act, deed or thing whatsoever where he may be prevented from entering into this agreement or transferring the said Flat and whereby the Transferee hereto may be obstructed or hindered in enjoying the rights to be conferred or transferred in her favour.

9) The Transferor hereby declares that he shall pay his shares of the water and electric charges, maintenance charges, Vasai-Virar Shahar Mahanagar Palika house taxes and other dues for the said Flat for the period up to the date of handing over possession of the said Flat to the Transferee. The Transferor agrees and undertakes to indemnify and keep indemnified Transferee from the payment of the said charges for such period.

10) That in pursuance of this Agreement, the Transferor shall put the Transferee in quite, vacant, exclusive, actual, physical and peaceful possession of the said Flat only after receiving full and final consideration amount in respect of the said Flat.

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१	२०२	HIRALAL CHAPANERI	

All other relevant papers and receipts of payments made by MR. CHETAN HIRALAL CHAPANERI to the Society or the concerned Government Authorities in respect of the said Flat.

Subject to Clause 2, 3 & 4 above, the Transferor hereby assigns his right, title and interest in the said Flat to the Transferee who is entitled to hold possess, occupy and enjoy the said Flat without any interruption from him.

The respective PAN Nos. of the Transferor and the Transferee are given below for information:

Name of the Transferor

MR. CHETAN HIRALAL CHAPANERI

PAN No.

AHDPC5450G

Name of the Transferee

MS. MONU VIRENDRAPAL VERMA

PAN No.

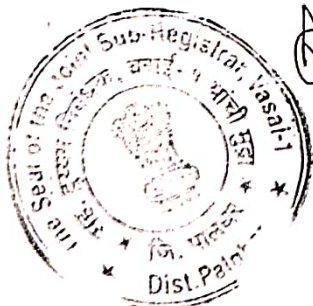
ADZPV7261L

This Agreement shall always be subject to the provision of Maharashtra Co-op. Hsg. Society Act, 1960 and the rules made there under.

SCHEDULE OF THE PROPERTY

Village	: Manickpur
Survey No. / Hissa No.	: 81 / 13
Name of Society	: TEJAS C.H.S. Ltd.
Flat No./ Floor / Wing	: B/301 / Third Floor / 'B' Wing
Area Admeasuring	: 785 Sq. Ft. (Built Up) + Terrace Area 480 Sq. Ft. (Built Up)

situated at Village Manickpur, Vasai (W), Tal. Vasai, Dist. Palghar, within the limits of Vasai-Virar Shahar Mahanagar Palika and within the jurisdiction of Sub-Registrar Vasai.



Handwritten signature

Handwritten signature

MR. CHETAN HIRALAL CHAPANERI
Government

IN WITNESS WHEREOF the parties hereto have to set and subscribed their respective hands to these presents on the day and year First hereinabove written.

Right, title & occupancy

SIGNED, SEALED AND DELIVERED by the within named the "TRANSFEROR"

MR. CHETAN HIRALAL CHAPANERI

Chetan



in the presence of ...

1. RAVI MISHRA

2. VIKAS VERMA

Vikas Verma

below

SIGNED, SEALED AND DELIVERED by the within named the "TRANSFeree",

MS. MONU VIRENDRAPAL VERMA

Monu



in the presence of ...

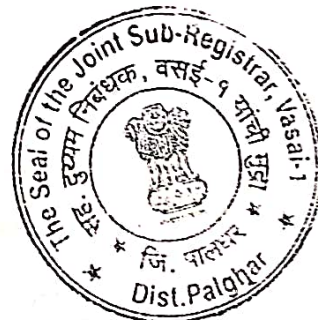
1. RAVI MISHRA

2. VIKAS VERMA

Vikas Verma

Hsg.

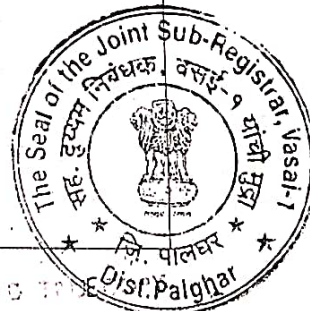
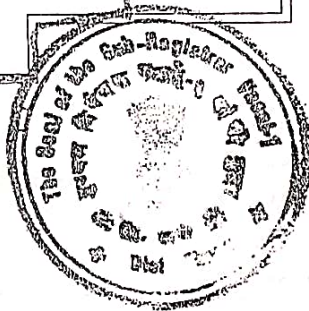
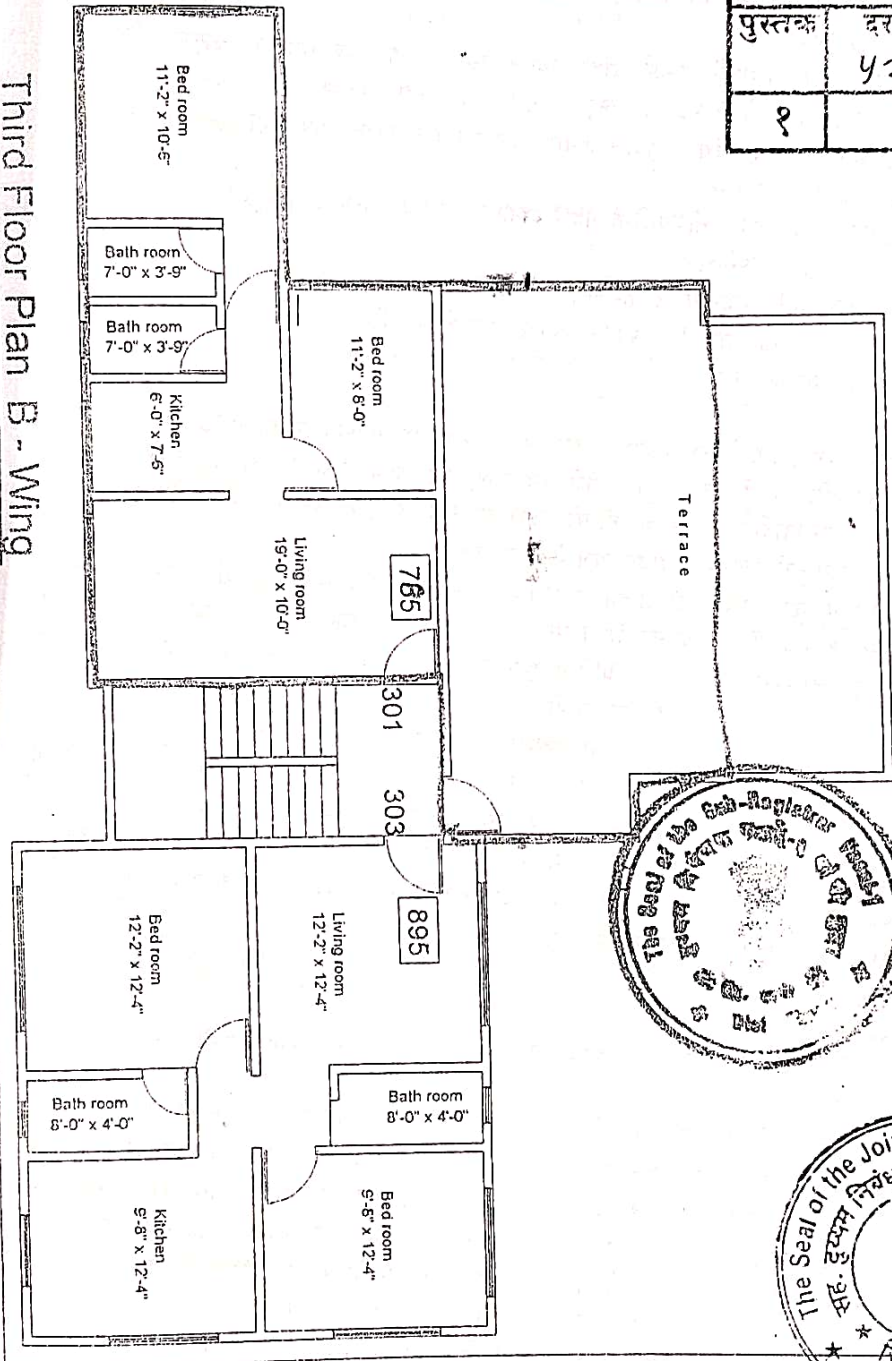
वसई-१			
पुस्तक	दस्त क्र.		
	4287	20	80
१	२०२१		



वसई-१
दस्तावेज क्र. २९८९ / १५४८
१५ / २८

वसई-१			
पुस्तक क्र.	दस्तावेज क्र.	पृष्ठ क्र.	पृष्ठ सं.
१	४२६९	२९	६०
२०२१			

Third Floor Plan B - Wing



Handwritten signature

वसई-१			
पुस्तक	दस्त क्र.		
	५२६९	२७	६०
१		२०२१	

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/AM/BP-2342/W/3621

Date 31/10/2002

To.
Smt. P.J. Faroz & 1 Other,
Shop No.9, Ground Floor,
Mangalam Apt., Near Lal Godown,
Vasai Road(W). Tal. Vasai,
Dist. Thane.

वसई-१	
दस्ता नं.	१५६९ / २००८
	२३ / २६

Sub: Revalidation & Amended Plan approval for the proposed Residential Building on land bearing S.No. 81, H.No.13, Village Manickpur, Tal. Vasai, Dist. Thane.

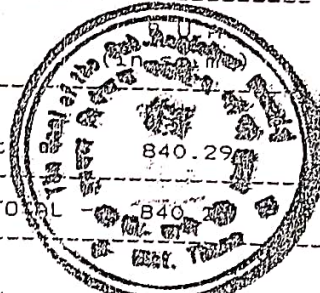
- Ref: 1) Commencement Certificate No.CIDCO/VVSR/CC/BP-2342/W/958, dated 12/11/2001.
2) Amended Plan approval No.CIDCO/VVSR/AM/BP-2342/W/3302, dated 11/09/2002.
3) Your Architect's letter dated 23/10/2002.

Sir / Madam,

With reference to your Architect's letter referred above, please find enclosed herewith approved amended plans for Residential Building on land bearing S.No. 81, H.No.13, Village Manickpur, Taluka Vasai, Dist. Thane, as per the following details : -

Sr. No.	PREDOMINANT USE	BLDG. No.	NO. OF FLOORS
1.	Residential	1	Gr.+ 3(Pt)

TOTAL



The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VVSR/CC/BP-2342/W/958, dated 12/11/2001 stands applicable to this approval of amended plans alongwith the following conditions.

Contd...2

GD. OFFICE : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 202 2420 / 202 2579 • Fax : 00-91-22-202 2509
AD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 612. Phone : 757 1241 (9 lines) • Fax : 00-91-22-757 1066



CERTIFIED TRUE COPY

Additional Public Prosecutor
THANE

वसई-१			
पुस्तक	पान क्र.		
	५२६९	२५	६०
१	२०२१		

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) 390488

वसई - १
 वसई क्रमांक १५६९ / १५६९
 Date
 २५/१/२००३

Ref No

-: 2 :-

- 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 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 may at any time enter the premises for inspection & maintenance of infrastructure facilities during normal hours of the day and with prior notice.
- 6) The development permission granted to you by our letter dated 12/11/2001 is hereby revalidated on your request upto 11/11/2003.



Yours faithfully,

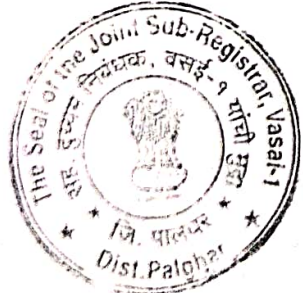
[Signature]
 ASSOCIATE PLANNER / ATPO (W)

c.c. to :-

Shri J.M. Faroz, Architects
 Shop No.9, Ground Floor,
 Mangalam Apt., Near Lal Godown,
 Vasai Road(W), Tal. Vasai,
 Dist. Thane.

Ready

REGD. OFFICE : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 202 2420 / 202 2579 • Fax : 00-91-22-202 2509
 HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 757 1241 (9 lines) • Fax : 00-91-22-757 1066

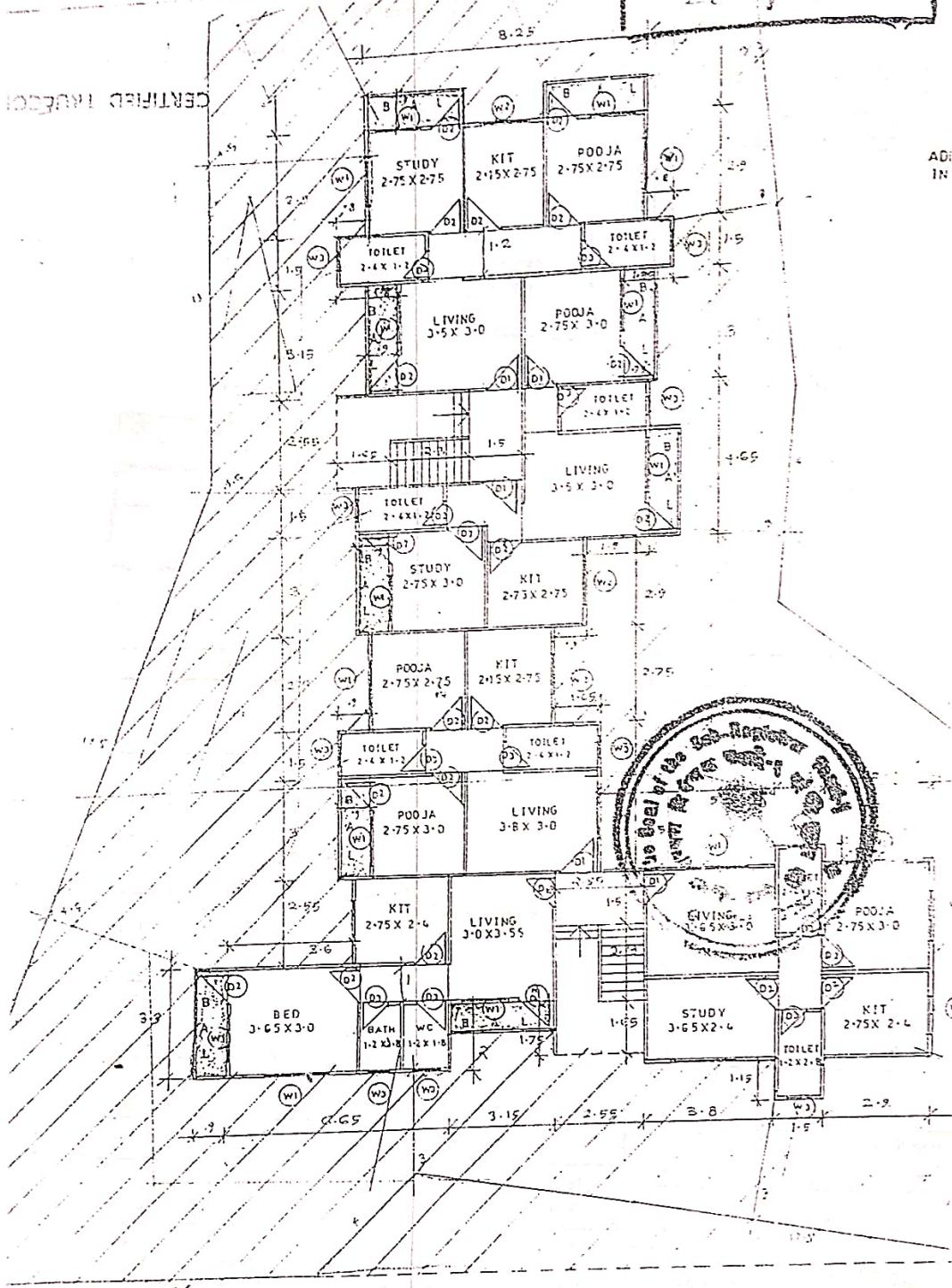


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[Handwritten notes and stamps]

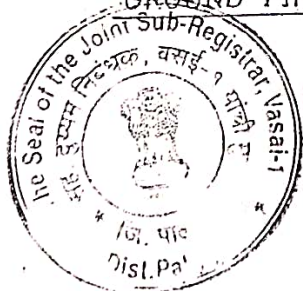
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१	२०२३	

फ्लोर - १
रकबा 7468, 2000
28/1/21



GROUND FIRST AND SECOND FLOOR PLAN

SCALE - 1:100



Additional Public Prosecutor
THANE



25/05/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

दस्त क्रमांक : 5261/2021

नोंदणी :

Regn:63m

गावाचे नाव : माणिकपूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4500000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3868000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिका इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मीजे माणिकपूर, तालुका वसई, जिल्हा पालघर येथील सर्वे नं 81, हिस्सा नं 13 या जमीन मिळकती वर बांधण्यात आलेले तेजस को. हो. सो. ली या विल्डींग मधील सदनिका नं. बी/301, तिसरा मजला, बी विंग ज्याचे एकूण क्षेत्र 785 चौ. फुट (बिल्ट अप)+ टेरेस ज्याचे क्षेत्र 480 चौ. फुट (बिल्ट अप) हि मिळकत ((Survey Number : 81 ; HISSA NUMBER : 13 ;))
(5) क्षेत्रफळ	1) 785 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-चेतन हिरालाल चापानेरी - - वय:-39; पत्ता:-प्लॉट नं: बी/301, माळा नं: तिसरा मजला , इमारतीचे नाव: तेजस को. हो. सो. ली. , ब्लॉक नं: माणिकपूर, वसई पश्चिम,, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AHDPC5450G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोनु वीरेंद्रपाल वर्मा - - वय:-36; पत्ता:-प्लॉट नं: ए/101, माळा नं: पहिला मजला , इमारतीचे नाव: तेजस को. हो. सो. ली., ब्लॉक नं: माणिकपूर, वसई पश्चिम, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ADZPV7261L
(9) दस्तऐवज करून दिल्याचा दिनांक	25/05/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/05/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5261/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	270000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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