

Receipt (pavti)

350/16362

Wednesday, August 14, 2024

10:56 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई3-16362-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: किशोर वेलजी घरणीया

पावती क्रं.: 17434

दिनांक: 14/08/2024

नोंदणी फी

रु. 21070.00

दस्त हाताळणी फी

रु. 1680.00

पृष्ठांची संख्या: 84

एकूण:

रु. 22750.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:15 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

सह. दुय्यम निबंधक चर्ग-३
वसई क्र. ३

बाजार मुल्य: रु.1852000 /-

मोबदला रु.2106500/-

भरलेले मुद्रांक शुल्क : रु. 147500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1680/-

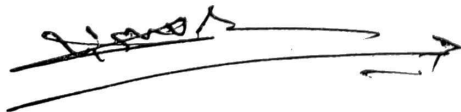
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824140600439 दिनांक: 14/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.21100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006737880202425E दिनांक: 14/08/2024

बँकेचे नाव व पत्ता:



महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

वसई-३
दस्त क्र. १६३६२ / २०२४
१ / ८४

मुल्यांकन अहवाल सन २०२४

१. दस्ताचा प्रकार : करारनामा अनुच्छेद कमांक : २९(b)
२. तालुका : वसई
३. गावाचे नाव : विरार
४. सर्व्हे क. कमांक : २४२/८/२
५. मुल्य दरविभाग झोन : २
६. मिळकतीचा प्रकार : निवासी अनिवासी
52300
७. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : २४.२८ चौ. मी कार्पेट
८. कारपार्किंग : _____ गच्ची : ८.३५ & ७.२ चौ. मी
९. मजला कमांक : _____ घसारा : _____
१०. बांधकामाचा प्रकार : आर आर सी
११. बाजारमुल्य तक्त्यातील मार्गदर्शक सुचना क. : _____ ज्याअन्वये दिलेली घट वाढ
१२. निर्धारित केलेले बाजारमुल्य : रु. १८,५२,००० ✓
१३. दस्तात दर्शविलेला मोवदला : रु. २१,०६,५०० ✓
१४. देय मुद्रांक शुल्क : रु. भरलेले मुद्रांक शुल्क : रु. १,४७,५०० ✓
१५. नोंदणी फी : रु. २१,१००



(Handwritten Signature)

लिपीक

सह दुय्यम निबंधक



वसई-३
दस्त क्र. १६३६२ / २०२४
३ / २४

CHALLAN
MTR Form Number-6



GRN	MH006737880202425E	BARCODE			Date	14/08/2024-08:06:53	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	VSI3_VASAI NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)						
Location	PALGHAR			Full Name	KISHOR VELJI GHARANIYA					
Year	2024-2025 One Time			Flat/Block No.	Flat No 1615 Building No 6 SHEETAL MAYRA					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	147500.00		Road/Street	Village Virar					
0030063301	Registration Fee	21100.00		Area/Locality	Taluka Vasai					
				Town/City/District						
				PIN	4	0	1	3	0	5
				Remarks (If Any)	SecondPartyName=DGS INFRA-CA=2106500					
				Amount In	One Lakh Sixty Eight Thousand Six Hundred Rupees O					
Total			1,68,600.00	Words	nly					
Payment Details				FOR USE IN RECEIVING BANK						
IDBI BANK				Bank CIN	Ref. No.	69103332024081411060	2884065374			
Cheque-DD Details				Bank Date	RBI Date	14/08/2024-08:08:18	Not Verified with RBI			
Cheque/DD No.				Bank-Branch		IDBI BANK				
Name of Bank				Scroll No. , Date		Not Verified with Scroll				
Name of Branch										

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

Mobile No. : 9823412541



27/1/28

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Vasai, on 14th day of Aug in the Christian Year **2024** BY AND BETWEEN **M/S. DGS INFRA**, having Pan No.AATFD9604J, a partnership firm, duly registered under Indian Partnership Act, 1932, having its office at of Raghunath Krupa, Walawalkar Wadi, Aarey Road, Goregaon East, Mumbai 400065, through its partner through its partner **MR. SURAJDEV D. SHUKLA**, hereinafter referred to as "The PROMOTERS" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include his/her/their respective heirs, executors, administrators and assigns/partners for the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns of the deceased partners/directors of the said Company, their successors and assigns) of One Part;

AND

MR. KISHOR VELJI GHARANIYA aged 49 years, having Pan Card No. AIWPG1119N and Aadhar card No. 3454 2140 3592, AND **MRS. GAURI KISHOR GHARANIYA (As per aadhar card)** aged 39 years, having Pan Card No. AOCPG1238G and Aadhar card No. 7002 3058 6073, residing at: Behind B. M. C. Colony, Near Kurla Garden, Lokmanya Nagar Parigh Khadi Vasahat No 2, L. B. S. Marg, Kurla West, Mumbai 400070, hereinafter referred to as "**The ALLOTTEE/s**" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include his/her/their respective heirs, executors, administrators and assigns/partners for the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns of the deceased partners/directors of the said Company, their successors and assigns) of the Other Part:


Promoter/s

{1}


Allottee/s

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दस्त क्र. १६३६२ / १०९४
५ / ८४

WHEREAS:

A) That by a Deed of Conveyance dated 18/06/1996 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 1705/1996 on 18/06/1996, of Book No 01, wherein One SMT. BHANUMATI KRISHNA CHOUDHARI and others had sold, conveyed & assigned all that N. A. land bearing Survey No. 246, Hissa No. 4, admeasuring 1440 Square Meters, assessed at Rs.2.94 Paise, lying, being & situated at Village: Virar, Taluka Vasai, District Palghar (hereinafter referred to as THE FIRST LAND"), to One MR. ASHUTOSH MADHUKAR JOSHI, for a valuable consideration & on the terms and conditions as mentioned therein. The said Deed of Conveyance is valid & subsisting as on date hereof & that the said Owners have been put into the Vacant & peaceful possession of the said First Land and accordingly by virtue thereof the said Owners herein came to be vested unto with the Ownership Right, Title, Interest with respect to the First Land as more particularly mentioned in the First Schedule hereunder written and accordingly are in settled possession in respect of the said First Land, having custody of all the Original Title Documents, relevant 6/12, 7/12 extracts, Land Revenue Bills and Payment Receipts etc. interalia in that behalf.

B) That by Deed Conveyance dated: 18/06/1996 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 1704, on 18/06/1996, Mr. Mohan Krishna Choudhari & 3 others had sold and conveyed the N. A. land bearing Survey No. 245, Hissa No. 1B, admeasuring 2500 Square Meters, assessed at Rs.5.41 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar (hereinafter referred to as "THE SECOND LAND"), to Mrs. Veena Ashutosh Joshi for a valuable consideration & the said Conveyance Deed is valid & subsisting as on date hereof & that the said Owners have been put into the vacant & peaceful possession of the said Second Land & accordingly by virtue thereof the said Owners herein came to be vested unto with the Ownership right, title interest with respect to the Second Land as more particularly mentioned in the First Schedule hereunder written and accordingly are in settled possession in respect of the said Second Land, having custody of all the Original Title Documents, relevant 6/12 & 7/12 extracts Land Revenue Bills & Payment Receipts etc., interalia in that behalf.

C) That by Deed of Conveyance dated 05/12/1996 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 3031 on 05/12/1996, One Mr. Harishchandra Krishna Choudhari & 2 others, had sold and conveyed the N. A. land bearing Survey No. 245, Hissa No.1-C, admeasuring 3900 Square Meters, assessed at Rs.8.45 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar, (hereinafter referred to as "THE THIRD LAND"), to Mr. Ashutosh Madhukar Joshi,

Promoter/s

{2}

Allottee/s

वसई-३
दस्त क्र. १६३६२ / २०२४
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- FF) AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- GG) AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs.3,44,068/- (Rupees Three Lakhs Forty Four Thousand Sixty Eight only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.
- HH) The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai on 26/09/2022 under registration No. **P99000046948**; under the provisions of **The Real Estate (Regulation & Development) Act, 2016** with the Real Estate Regulator Authority;
- II) AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- JJ) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment).



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

1. The Promoter has constructing the said building No.6, Basement+St+Podium+3rd Gr+16 Pt upper Floor and Proposed 16th Part to 28th Floor upper floor the said Building shall be known as '**SHEETAL MAYRA**' on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to changes in law:
 - 1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Flat No. 1615**; area admeasuring **24.28 sq. Mtrs RERA Carpet area** along with enclosed balcony Area **8.35 Sq. Mtrs** and EF area admeasuring **7.2 Sq. Mtrs.** on **16th Floor** in the **building No.6**, building known as **SHEETAL MAYRA**' (hereinafter referred to as "**the Apartment**") as shown in the Floor plan hereof hereto annexed and marked Annexures XI for the consideration of **Rs.21,06,500/-**

Promoter/s

[Signature]

{9}

Allottee/s

[Signature]
[Signature]

वसई-२
दस्त क्र. १९३९२ / २०२४
२७ / ८४

B" SCHEDULES OF FS I

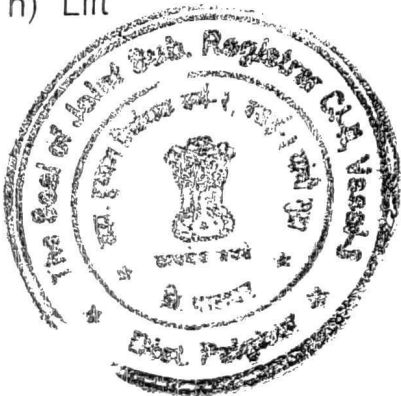
ALL THAT FSI of Residential with Shopline Building No. 06, consist of Basement+St+Podium +3rd Gr+16 Pt, FSI admeasuring 21431.84 Square Meters Built-up area and Proposed 16th Part to 28th upper Floor, lying, to be constructed on the portion of land bearing new Survey No. 242B/2, lying, being and situated at Village **Virar**, Taluka Vasai, District **Palghar**

C" SCHEDULES OF APARTMENT

ALL THAT residential Flat No. 1615, admeasuring to 24.28 Sq. Mtrs Rera Carpet along with enclosed balcony Area 8.35 Sq. Mtrs and EF area admeasuring 7.2 Sq. Mtrs. area on 16th Floor, Building No.6, the said Building shall be known as '**SHEETAL MAYRA**, situate on land bearing new Survey No. 242B/2, lying, being and situated at Village **Virar**, Taluka Vasai, District **Palghar**, (more particularly described in second schedule) within the local limit of Vasai-Virar City Municipal corporation, District Palghar, and within the jurisdiction of Sub-Registrar Vasai, Dist Thane (Palghar).

THE SECOND SCHEDULE ABOVE REFERRED TO DESCRIPTION OF COMMON AREAS AND COMMON FACILITIES

1. Common areas shall include :-
 - a) Areas covered under the external and internal walls and pardis (built up areas)
 - b) Staircases, lobbies, passages and landings, common terraces (excluding pocket/attached terraces abutting certain flats and, as such, exclusively allotted to Purchaser of the said flat) Open spaces appurtenant to the building including garden.
2. Common facilities in the building shall include :-
 - a) Overhead and underground water storage tanks and water pipes, water meter, pump room with pumps and accessories.
 - b) Drainage and sewerage including septic tank and soak etc.
 - c) Electrical common load wiring, starters/switches and all common wirings.
 - d) Common lights in staircases, landings, gates, terrace and compounds.
 - e) Unallotted open bathroom spaces.
 - f) Compound gate/s
 - g) Common Compound walls.
 - h) Lift



M. Shor Ghoshaniya



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P99000046948

Project: **SHEETAL MAYRA**, Plot Bearing / CTS / Survey / Final Plot No.: Survey No 242 H No B/1 B/2 & B/3at
Vasai-Virar City (M Corp), Vasai, Palghar, 401305;

1. Dgs Infra having its registered office / principal place of business at Tehsil: Borivall, District: Mumbai Suburban, Pin: 400063.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 26/09/2022 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 26-09-2022 13:00:51

Dated: 26/09/2022
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



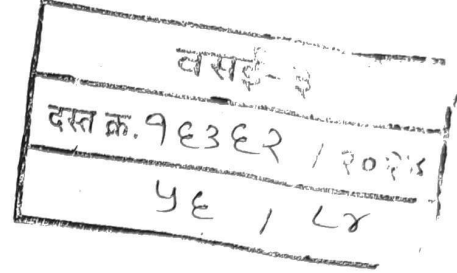
दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. । व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-0019 & 5062/516/2021-22

2022
04/01/2021

- To,
1. Shri Ashutosh M. Joshi
B/301, Parljat Apartment,
Virar (West), Tal.: Vasal,
Dist.: Palghar.
 2. M/s. Prithvi Arch Consultant
122, Gauri Complex, 1st Floor,
Near Bank of Baroda, Vasal (East),
Tal.: Vasal, DIST: PALGHAR



Sub: Commencement Certificate for proposed Residential Building No. 06 on land bearing S. No. 242, H. No. B/1, B/2 & B/3, Village: Virar, Tal.: Vasal, Dist.: Palghar.

1. TILR MR No.: 1132/2021, Dated 09/02/2021.
2. Your Licensed Surveyor's letter dated 22/12/2021.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification, No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembl, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Dolliv, Khardi, Khochiwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd. 2nd December 2020. In the capacity of as Planning Authority/Planning Authority for



Manoj Ghosaniya

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दस्त.क्र. १९३९२ / २०२४
५७
VVCMC/TP/CC/VP-0019 & 5062/516/2021-22

2022
04/01/2021

respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTPA Act 1966. The details of permission are as under:
The conditions mentioned in the letter No. VVCMC/TP/CC/VP-0019-5062/516/2021-22 dated 04/01/2022 are binding on you.

The details of the Buildings is given below:

Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)
1.	Residential	06	St+Gr+22	372	19	13360.110

- 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 (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 2) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 4) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasal-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 5) You shall develop the access road to the satisfaction of Vasal-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 6) You shall construct cupboard if any, as per UDCPR Regulation.
- 7) 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.



Gharaniya

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



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

जायक क्र. : व. वि. वसई
दिनांक :

वसई-३
क्र. १६३६२ / २०१४
५८
२०२२/८४
०४/०१/२०२१

VVCMC/TP/CC/VP-0019 & 5062/516/2021-22

- 8) You shall provide two distinct pipelines for potable and for non-potable water.
- 9) You shall provide the Rain Water Harvesting systems, as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 12) 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.
- 13) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 14) 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.
- 15) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.



You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.



Promoter/s

{55}

Allottee/s

वसई-३
वस्तु क्र. १६३६३ / २०२४
५६ / ८४

2022
04/01/2021

VVCMC/TR/CC/VP-0019 & 5062/516/2021-22

17) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasal Virar City Municipal Corporation has no role in the said matters. However If any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

18) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property

19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.

20) 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.

21) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.

22) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate

23) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies.



कोषालय, विरार
वि. पालाघर - ४०१ ३०५.



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

जाचक क्र. : व.वि. नं. /
दिनांक :

वसई-३
दस्त क्र. १६३६२ / २०२४
६० २०२२
०५/०१/२०२१ / ८४

VVCMC/TP/CC/VP-0019 & 5062/516/2021-22

The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.

- 24) 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.
- 25) You shall provide Septic tank & Underwater tank on site as per IS Code 2470.
- 26) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 27) You shall provide Grey Water recycling plant for said layout, if applicable.
- 28) You shall provide Solar Assisted water heating SWH system to said layout if applicable.
- 29) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 30) Right to access agreement, if applicable shall be submitted before commencement of work failing to which this Commencement Certificate stands invalid.



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

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office

Sd/-
Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.



Gharaniya

PROFORMA II

CONTENTS OF SHEET

PLOT AREA CAL., LOCATION PLAN, FLOOR PLAN, LINE DIA, AREA CAL., BAL AREA STATEMENT, DOORS AND SCHEDULE, VENTILATION STATEMENT, SECTION, ELEVATION, CONSTRUCTION AREA STATEMENT, ETC.

The amended plan duly approved herewith Supercedes all the earlier approved plans.

STAMP

APPROVAL OF PLANS
 Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TPIAMEND/.....
 VPI... 09.19... 2.50.62/1.408/2022-2
 Dated : ... 04.11.2022

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW.

Signature
COMMISSIONER
 VASAI-VIRAR CITY MUNICIPAL CORPORATION
 Virar (East), Pin No. 401 305, Dist. Palghar.

Certified that the above permission is issued by Commissioner VVCMC, Virar.



Deputy Director,
 VVCMC, Virar.

PART OF PROFORMA - I

Certified that the building plans submitted for approval satisfy the safety requirements for stru constructed in Seismic Zone-III is correct to the best of our knowledge and understanding. It is also certified that the structural design including safety from natural hazards has been duly qualified structural engineer at least B.E.(Civil) or equivalent.

Signature
 SIGNATURE OF OWNER/APPLICANT.

SIGNATURE OF STRUCTURAL ENGINEER.

SIGNATURE LICENSE

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING S.NO.242, H:NO.B1,B2 & B3
 VILLAGE: VIRAR, TALUKA: VASAI, DISTRICT: PALGHAR.

NAME OF OWNER

SHRI ASHUTOSH JOSHI

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKER
	376	02			

NORTH LINE



SIGNATURE: NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGN STRUCTURAL ENGINEER.

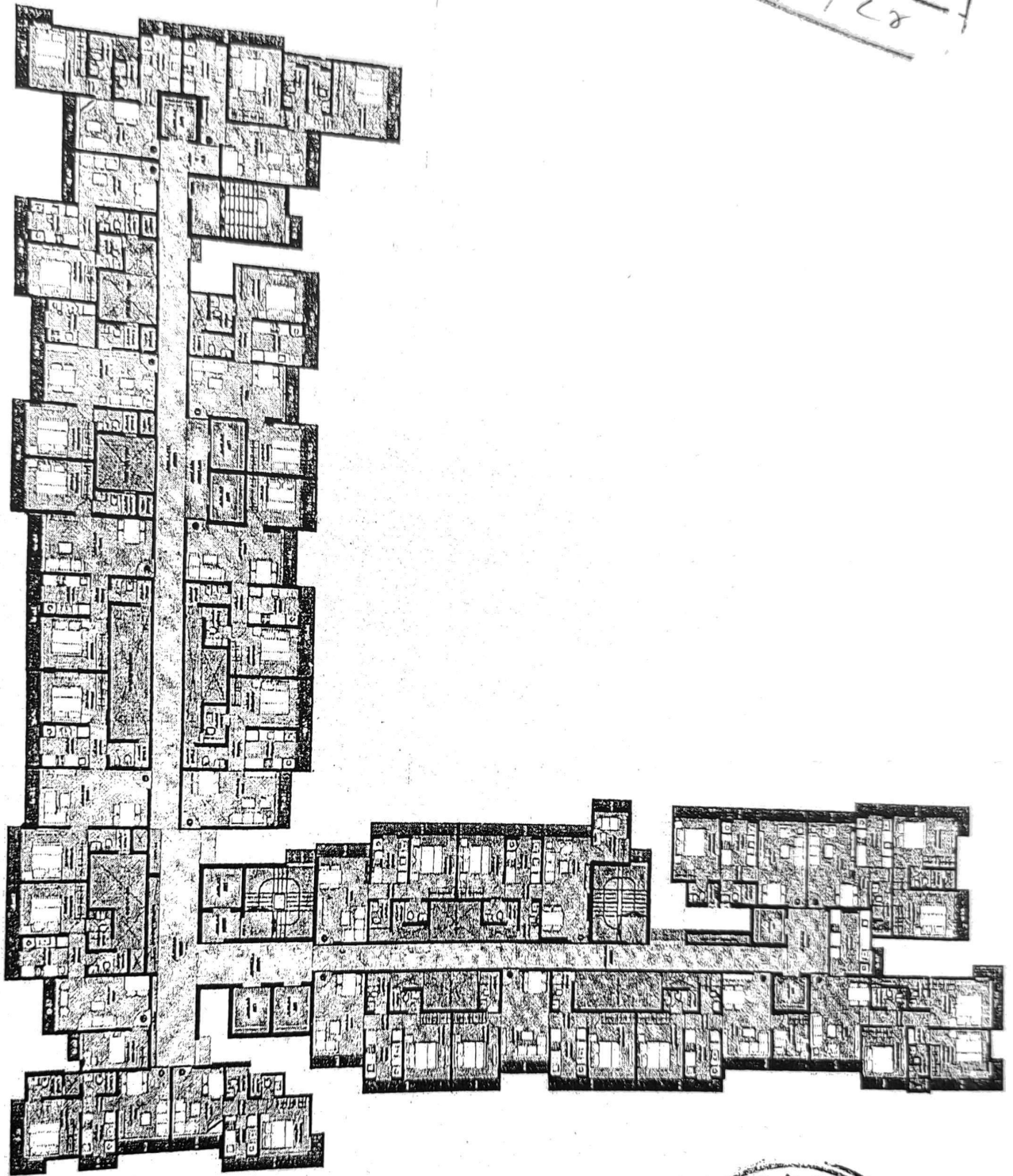
LICENSE SURVEYOR & ENGINEERS

PRITHVI

ARCH CONSULTANTS
 182 GAURI COMPLEX, 1st FLOOR
 NEAR BANK OF BARODA,
 VASAI (E), DIST - THANE.
 PHONE - 95250 2393435/31



वसई-३
दस्ता क्र. १९३९२ / २०२४
९८ / ८४



M. M. Gharaniya

गावाचे नाव : विरार

करारनामा

2106500

1852000

वाजागरभाव (भाडेपट्ट्याच्या
इच्छितपट्टाकार आकारणी देतो की पट्टेदार ते
समुद्र करावे)

(4) भू-मापन, पॉटॅन्सिया व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: पालघर इतर वर्णन : , इतर माहिती: गाव मॉजं विरार, नवीन सर्वे नं. 242/बी/2, मदनिक
क्र. 1615, सोळावा मजला, बिल्डिंग नं. 6, शीतल मायरा बिल्डिंग, विरार गाव, ता. कुका वसई, जिल्हा
पालघर, मदनिका क्षेत्र. 24.28 चौ. मी. कार्पेट आणि वाल्कनी 8.35 चौ. मी आणि इण्फ 7.2 चौ. मी ((Survey
Number : 242/B/2 ;))

(5) क्षेत्रफळ

1) 24.28 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले वेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या
पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा
हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे
नाव व पत्ता.

1): नाव:- मेमर्स डीजीएस इन्फ्रा तर्फे भागीदार सुरजदेव डी. शुक्ला तर्फे कु. मु. दिवाण गोविंद नाईक वय:-; पत्ता:-
प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रघुनाथ कृपा, ब्लॉक नं: आर रोड, रोड नं: गोंगाव पूर्व, महाराष्ट्र, मुम्बई.
पिन कोड:-400065 पॅन नं:-AATFD9604J

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा
दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश
असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- किशोर बेलजी घरणीया वय:-49; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: वी एम सी
कॉलनी, कुर्ला गार्डन, लोकमान्य नगर, रोड नं: कुर्ला पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-
AIWPG1119N
2): नाव:- गौरी किशोर घरणीया वय:-39; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: वी एम सी
कॉलनी, कुर्ला गार्डन, लोकमान्य नगर, रोड नं: कुर्ला पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-
AOC PG1238G

(9) दस्तऐवज करून दिल्याचा दिनांक

14/08/2024

(10) दस्त नोंदणी केल्याचा दिनांक

16/08/2024

(11) अनुक्रमांक, खंड व पृष्ठ

16362/2024

(12) वाजागरभावाप्रमाणे मुद्रांक शुल्क

147500

(13) वाजागरभावाप्रमाणे नोंदणी शुल्क

21070

(14) शेरग

मह. दुय्यम निबंधक वसई-3
वसई क्र. 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Under-construction

Pending



STATE BANK OF INDIA

Branch Saki Vihar Road

Branch Code 18874

*Mortgage
not
allowed
in
under
construction
property*

Mr. Kishor Y. Gharaniya
Mrs. Gausi K. Gharaniya.

RLMS No: SD1250121042935

23/01/25
Vandana
SAB Company

23/01/25
SAB Company

FORM-A (PERSONAL DETAILS)

APPLICANT **CO-APPLICANT**

Existing Customer Yes No CIF No/ Account No. _____

Name **KISHOR VELJI GHARANIYA**

Salutation Mrs Ms Dr. Other **MR** Gender M F Transgender

Marital Status Single Married Other _____ Date of Birth **14/08/1974**

Name of Spouse **GAURI**

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor) _____

Name of Father **VELJI**

Aadhaar / UID No. **3454 2140 3592** PAN No. **AJWPG1119N**

Passport No. _____ Driving License No. **MH03 200400348**

Voter ID No. **HPK0282350** MGNREGA Job Card No. _____

Residential Status Resident NRI / CIO Citizenship **INDIAN**

Religion Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist

Category SC ST OBC General

Residential Address

Present Address: Years at current address Months at current address Residence Type Owned

Address 1 **LBS ROAD, LOKMANYA NAGAR, PARIGH KHADI V**

Address 2 **BEHIND, BMC COLONY**

Address 3 _____

Pincode **400070** Village **KURLA (W)** City **MUM**

District _____ State **MAHARASTRA** Country **INDI**

Mobile No. **9022224339** Email ID **KGHARANIYA @ YAHOO**
GHARANIYAK @ GMAIL .COM

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1 **JVLR, MILIND NAGAR, MMRDA, BLDG NO. 1**

Address 2 _____

Address 3 _____

Pincode **400072** Village **POWAI** City **MUM**

District _____ State **MAHARASTRA** Country **IND**

Mobile No. **9022224339** Email ID **KGHARANIYA @ YAHOO.I**

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank?

Designation Chairman Managing Director Other Director