

2021

AGREEMENT FOR SALE

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KAILASH H. PATIL
B.A., LLB,
Advocate & Legal Advisor

Shop No.108-109, First Floor, Shubhlaxmi Shopping Centre, Vasant Nagri, Near Ground, Vasal East, Dist
Palghar, Maharashtra 401208, email adv_kallashpatil@yahoo.co.in, Cont No. 9823412541, off 9823410020

350/6014

पावती

Original/Duplicate

Tuesday, April 06, 2021
12:53 PM

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 6384 दिनांक: 06/04/2021

गावाचे नाव: वालीव
दस्तऐवजाचा अनुक्रमांक: वसई3-6014-2021
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: संजीवकुमार राणाप्रताप सिंह - -

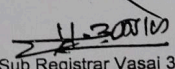
नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 53

रु. 30000.00
रु. 1060.00

एकूण:

रु. 31060.00

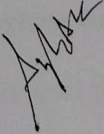
आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे
1:11 PM ह्या वेळेस मिळेल.


Sub Registrar Vasai 3

बाजार मूल्य: रु. 2910000/-
मोबदला रु. 4200000/-
भरलेले मुद्रांक शुल्क : रु. 168000/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

- 1) देयकाचा प्रकार: DHC रकम: रु. 1060/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0604202105011 दिनांक: 06/04/2021
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013914958202021M दिनांक: 06/04/2021
बँकेचे नाव व पत्ता:



महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

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दस्त क्र. ६०१४ १२०२१
११५३

मुल्यांकन अहवाल सन २०२१

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५७
२. सादर कर्त्याचे नाव : संजीवकुमार राणाप्रताप सिंह व इतर
३. तालुका : वसई
४. गावाचे नाव : वालीव
४. सर्व्हे क. क्रमांक : ३९
५. मुल्य दरविभाग झोन : १ उपविभाग :
६. मिळकतीचा प्रकार : निवासी अनिवासी
36500
७. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : 66.43 चौ. मी कार्पेट
८. कारपार्किंग : गच्ची : चौ. फूट कार्पेट
९. मजला क्रमांक : घसारा :
१०. बांधकामाचा प्रकार : आर आर सी
११. बाजारमुल्य तक्तायातील मार्गदर्शक सुचना क्र. : ज्याअन्वये दिलेली घट वाढ
१२. निर्धारित केलेले बाजारमुल्य : रु. 29,10,000 ✓
१३. दस्तात दर्शविलेला मोबदला : रु. 42,00,000 ✓
१४. देय मुद्रांक शुल्क : रु. भरलेले मुद्रांक शुल्क : रु. 1,68,000
१५. नोंदणी फी : रु. 30,000

लिपीक



सह दुय्यम निबंधक

Summary I (GoshwaraBhag-1)

मूल्यांकन पत्रक (राष्ट्रीय क्षेत्र - बांधणी)		06 April 2021, यशहिंग - ०	
Valuation ID यशहिंग	202104062878	यशहिंग क्र. E 098 / 2021	
मूल्यांकनाचे वर्ष	2020	3-1-53	
जिल्हा	पालघर		
मूख्य विभाग	सातऱ्या वसाहती		
उप मूख्य विभाग	1-साविकार विभागातील जमिनी		
शेवटचे गाव	Vasai-Virar Municipal Corporation	सर्व्ही नंबर / मू. क्रमांक :	सर्व्ही नंबर/39
घाईक मूल्य दर सक्तानुसार मूल्यदर रु. खुली जमिनी	निवासी भूदलिका 31600	कार्यालय 36500	दुकाने 42500
			औद्योगिक 36500
			श्रीजमानाचे एकक थी शीटर
बांधणीचे शेवटचे माहिती			
बांधकाम शेवट (Built Up)	73.073 चौ. मीटर	मिळकतीचा मापदर	औद्योगिक गाळा
बांधकामाचे वरीकरण	1-आर थी थी	मिळकतीचे म. व.	0 TO 2वर्षे
उद्भववाहन सुविधा	माही	मजला	1
			मिळकतीचा प्रकार
			बांधणी
			मूल्यदर/बांधकामाचा दर
			Rs. 36500/-
			कार्पाट क्षेत्र
			66.43 चौ. मीटर
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt 02/01/2018		
घसा-बाजूसार मिळकतीचा प्रति थी. शीटर मूल्यदर	-(मापिक मूल्यदर * घसा-बाजूसार टक्केवारी) * मजला निहाय घट/वाढ		
	= (36500 * (100 / 100)) * 95/100		
	= Rs. 34675/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 34675 * 73.073		
	= Rs. 2533806.275/-		
Applicable Rules	= 3		
एकचित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + सहाय्यतेचे मूल्य + गेडीगाईन मजला क्षेत्र मूल्य + सहाय्यतेचे मूल्य (खुली बाळकणी) + वरील शेवटचे मूल्य + बंदिरत वाहन तलाचे मूल्य + खुल्या जमिनीवरील वाहन तलाचे मूल्य + इमारती शीतलीक्या घेऊन आणणेचे मूल्य + बंदिरत बाळकणी = A + B + C + D + E + F + G + H + I = 2533806.275 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 2533806.275/-		



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CHALLAN
 MTR Form Number-6

13914958 202021M		BARCODE	Date	25/03/2021-10:00:22	Form ID	25.2
Inspector General Of Registration			Payer Details			
Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
VS13_VASAI NO 3 JOINT SUB REGISTRAR PALGHAR			PAN No.(If Applicable)			
2020-2021 One Time			Full Name		Sanjeevkumar Ranapratap Singh	
Account Head Details			Flat/Block No.		Ind Unit No 127 Sethia Ind Park Csl	
Amount In Rs.		Premises/Building				
Stamp Duty	168000.00	Road/Street		Waliv		
Registration Fee	30000.00	Area/Locality		Tal Vasai		
		Town/City/District				
		PIN		4 0 1 2 0 8		
Remarks (If Any)						
SecondPartyName=Pandurang Dagadu Shinde-CA=4200000						
		Amount In Words		One Lakh Ninety Eight Thousand Rupees Only		
		1,98,000.00				
IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.		
			Bank Date	RBI Date	Not Verified with RBI	
			Bank-Branch	IDBI BANK		
			Scroll No. , Date			

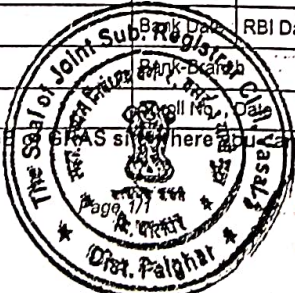
Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8655882063
 हेवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Presented at any of the listed branches * of IDBI BANK
 GOVERNMENT OF MAHARASHTRA Business Before 01/04/2021

Bank Copy ----- Cut Here

MH013914958202021M	Challan Date	25/03/2021	Challan Amount	198000.00
Sanjeevkumar Ranapratap Singh				
One Lakh Ninety Eight Thousand Rupees Only				

Account Head Details		Payment Details			
Cheque-DD Details		Bank CIN	Ref. No.		
		Bank Date	RBI Date	Not Verified with RBI	
		Bank-Branch	IDBI BANK		
		Scroll No. , Date			



For the list of branches on the HOME PAGE of the MTRAS site where you can make payment.

Print Date 25-03-2021 10:00:24

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT VASAI this 30 day of March 2021.

BETWEEN

1. MR. PANDURANG DAGADU SHINDE, Age:61years, PAN No. ABAPS5438D, 2. MRS. SHARDA PANDURANG SHINDE, Age:51Yrs, PAN No. BKEPS7313F, having common address at: A/303, Shree Silver Plaza, Mira-Bhayander Road, Near Sundar Darshan Colonies, Mira Road (East), Dist- Thane, 401101, hereinafter called "THE TRANSFERORS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors and administrators) of the One part;

AND

1. MR.SANJEEVKUMAR RANAPRATAP SINGH, Aged: 49 years, Pan No.AMSPS3701N, 2.MRS. SHEETAL SANJEEV SINGH, Aged : 45years, Pan No. HGHPS1119G, Both an adult Indian Inhabitants, Residing at B-2/702, Dheeraj Sagar, New Link Road, Opp. Goregaon Sports Club, Malad west, Mumbai-400064. Hereinafter Collectively Called "THE TRANSFEREES" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators and assigns) of the other part:

WHEREAS :

(a) The TRANSFERORS is seized and possessed of or otherwise well and sufficiently entitled to all that Industrial Unit No. 127, on First Floor, Admeasuring an Area of 715 sq.ft. (carpet area) equivalent to 66.43 Sq.Mtrs (Carpet), in the building Known as "SETHIA INDUSTRIAL PARK CO-OP. SOC. LTD", On Land Bearing Survey No. 39, Hissa No. 1, 2, 3, 4, of Village Waliv, Vasai (East), Tal Vasai, Dist- Palghar & Survey No.110,112, 113, 114, 115, 116, 117, 120, 121, 300 of Village-Pelhar, Situated at Vasai(E), Tal-Vasai Dist- Palghar, within the limits of Sub-registrar Vasai and within the Jurisdiction of Sub-registrar Vasai (hereinafter referred to as "the said Industrial Unit" for the sake of brevity).



(b) The TRANSFERORS is also the registered member and a shareholder of "SETHIA INDUSTRIAL PARK CO-OP. SOC. LTD" bearing Registration No. PLR/VSI/GNL/(O)/99 Dated 29.03.2019 (Hereinafter

Arjun B. Singh

पिण्डर

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referred to as "Said Society") and that the said society have received Occupancy Certificate from VVCMC with O.C. Bearing No. VVCMC/TP/OC/VP-0619/24/2017-2018 dated 27.06.2017 and that the said society has not issued Share Certificate yet.

(c) The TRANSFERORS have acquired the said Industrial Unit from M/S. SETHIA REALTORS by an Agreement for Sale dated 13/04/2018 which is duly registered with the Sub-registrar Vasai-2 by vide registration no.3937/2018 dated 13.04.2018 and therein referred as "BUILDERS" of the One Part and 1.MR. PANDURANG D SHINDE, 2. MRS. SHARDA P. SHINDE i.e the TRANSFERORS herein and therein referred to as the "THE PURCHASER/S" of the other part for the valuable consideration and upon terms and conditions recorded therein as required in law and the same is in possession of the TRANSFERORS herein.

(d) The TRANSFERORS is entitled to sell, transfer, convey, and assign all their right, title and beneficial interest in the Industrial Unit No. 127, on First Floor, Admeasuring an Area of 715 sq.ft. (carpet area) equivalent to 66.43 Sq.Mtrs(Carpet), in the building Known as "SETHIA INDUSTRIAL PARK CO-OP. SOC. LTD", On Land Bearing Survey No. 39, Hissa No. 1, 2, 4, of Village- Waliv, Vasai(East), Tal Vasai, Dist: Palghar & Survey No. 110, 112, 113, 114, 115, 116, 117, 120, 121, 300, 301 of Village-Pelhar, Situated at Vasai(E), Tal-Vasai, Dist-Palghar, within the limits of Sub-registrar Vasai and within the Jurisdiction of Sub-registrar Vasai and also the said shares in the favor of the said TRANSFEREES;



(e) The TRANSFEREES have agreed to purchase and acquire from the TRANSFERORS all the right, title and interest of the TRANSFERORS in the said Industrial Unit, admeasuring about 715 sq.ft. (carpet area), 66.43 Sq.Mtrs (Carpet) on the First Floor, in the building Known as "SETHIA INDUSTRIAL PARK CO.OP. SOC. LTD" along fixed furniture, fixture, and fittings attached presently free from all encumbrances and reasonable doubt, which the TRANSFERORS has agreed to do upon the terms and conditions recorded hereinafter;

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1. That the TRANSFERORS hereby agree to sell transfer, convey and assign all their right, title

अपने P. Singh पांडुरंग शर्दा शि

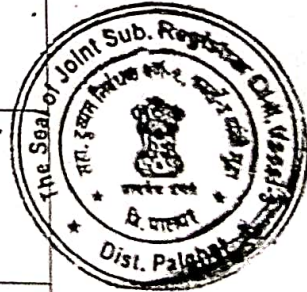
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Interest in the Industrial Unit No. 127, on First Floor, Admeasuring an Area of 715 sq.fts. (carpet area) equivalent to 66.43 Sq.Mtrs(Carpet), in the building Known as "SETHIA INDUSTRIAL PARK CO-OP. SOC. LTD", On Land Bearing Survey No. 39, Hissa No. 1, 2, 3, 4, of Village- Waliv, Vasai(East), Tal Vasai, Dist: Palghar & Survey No. 110, 112, 113, 114, 115, 116, 117, 120, 121, 300, 301 of Village-Pelhar, Situated at Vasai(E), Tal-Vasai, Dist-Palghar, within the limits of Sub-registrar Vasai and within the Jurisdiction of Sub-registrar Vasai along fixed furniture, fixture, and fittings attached presently together with all their right, Title and as also all the benefits directly and/or Indirectly attached to the said Industrial Unit and the shares in the said society free from all encumbrances and reasonable doubt for the total consideration of Rs.42,00,000/-(Rupees Forty Two Lakhs Only), out of which the TRANSFEREES have paid a sum of Rs.9,25,000/- (Rupees Nine Lakhs Twenty Five Thousand Only) to the TRANSFERORS by way of Cheques as follows:

Sr.No.	Cheque No./NEFT/R TGS & Date	Bank Name & Branch	Amount
1.	Cheque No. No/NEFT/RTGS Dated 19.11.2019.	RBL Bank, Branch	Rs.2,00,000/-
2.	Cheque No. No/NEFT/RTGS Dated 24.07.2020.	RBL Bank, Branch	Rs.4,00,000/-
3.	Cheque No. No/NEFT/RTGS Dated 05.10.2020.	RBL Bank, Branch	Rs.1,15,000/-
4.	Cheque No. No/NEFT/RTGS Dated 08.12.2020.	RBL Bank, Branch	Rs.55,000/-
5.	Cheque No. No/NEFT/RTGS Dated 09.01.2020.	RBL Bank, Branch	Rs.45,000/-
6.	Cheque No. No/NEFT/RTGS	RBL Bank,	Rs.55,000/-



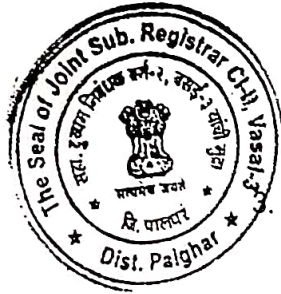
By how
S. Singh
4/5/21

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Dated		27.02.2020		Branch	
Cheque No.		RBL Bank,		Rs.30,000/-	
No./NEFT/RTGS		Branch			
Dated		31.01.2021			
8.		Cheque No.		RBL Bank,	
		No./NEFT/RTGS		Branch	
		Dated		30.01.2021	
		TOTAL		Rs.9,25,000/-	

(the payment and receipt whereof the TRANSFERORS hereby admits and acknowledges and that the balance consideration shall be paid by the Transferees to the Transferors by way of Loan from any Bank/Financial Institution within a period of 45 days from date of execution of this Agreement.

2. The TRANSFERORS has upon execution and receipt of full and final payment as agreed under this Agreement for Sale shall hand over quiet vacant and peaceful possession of the said Industrial Unit to the TRANSFEREES as the owners thereof and the other relevant Original Title Deeds.



The TRANSFERORS has agreed to obtain a No Objection Letter from the said society to the effect inter alia that the society has no objection to the TRANSFEREES being admitted as the members of the said society and for the transfer of the shares in the society by the TRANSFERORS in favour of the TRANSFEREES and all incidental rights as such shareholder including transfer of the said Industrial Unit to the name of the TRANSFEREES in the record of the said society it shall be the joint obligation of the TRANSFERORS to obtain such no objection, upon obtaining such letter from the said society, the TRANSFERORS shall apply to the said society for transfer of the said Industrial Unit along with the required documents to the name of the TRANSFEREES.

4. On execution of this present (a) the TRANSFERORS shall by an appropriate writing resign as the members of the said society and request the society to admit the TRANSFEREES as the members of the said society in place of the TRANSFERORS ; (b) the TRANSFEREES shall

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apply to the said society to become the member of the said society ; (c) the TRANSFERORS and the TRANSFEREES shall duly execute the requisite transfer form and the other relevant forms and declaration for transfer of the shares in the society from the name of TRANSFERORS to the name of TRANSFEREES, (d) the TRANSFERORS and the TRANSFEREES shall duly execute the requisite transfer forms and the other relevant forms and declaration for transfer of the said municipal tax bill, Light Bill to the name of TRANSFEREES and the TRANSFERORS shall also execute other necessary document recording completion of the sale as required by the TRANSFEREES.

5. The TRANSFERORS do and both hereby covenant with the TRANSFEREES as follows:-

i) That the TRANSFERORS have duly paid and discharged in full all the dues and liabilities in respect of the said Industrial Unit including the municipal outgoings, taxes, rates, maintenance, charges etc to the said society/or other authorities and/or person up to the date hereof:

ii) That the TRANSFERORS are the owner and beneficiary of the said Industrial Unit, which is registered in their names in the books and all other records of the said society and are absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said Industrial Unit and except the TRANSFERORS no other person have any right, title, interest, claim, or demand of any nature whatsoever onto or upon the said Industrial Unit :-

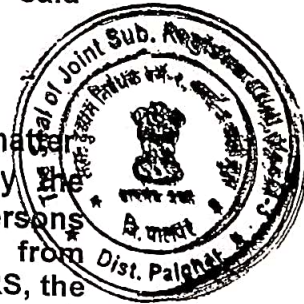
iii) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the TRANSFERORS or any person or persons lawfully and equitably claiming by from through or in trust for the TRANSFERORS, the TRANSFERORS have full power and absolute authority in their own right to transfer the said Industrial Unit and the relinquished and transfer all their rights, title and interest therein in favor of the TRANSFEREES.

iv) That neither the TRANSFERORS nor anyone on their behalf committed or omitted any act,

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B. B. B. B.

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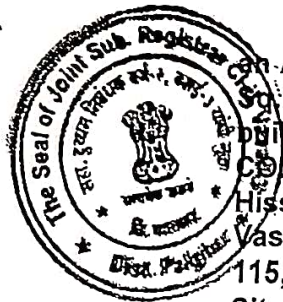
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8. The TRANSFEREES do and doth hereby agree and covenant to become members of the said society and to abide by and observe and perform all the rules and regulations and bye-laws of the said society from time to time in force . That the said Unit premises shall be used by the TRANSFEREES only for Industrial Purpose.

9. The TRANSFERORS shall sign and execute in favour of the TRANSFEREES necessary application, form, deeds and other documents or writings as may be reasonably required by the society for transfer of the shares in the Society and the said Industrial Unit and right to possess, use, occupy and enjoy the said Industrial Unit in favour of the TRANSFEREES and for implementing the terms of this agreement .



10. The stamp duty and registered charges in respect of this Agreement shall be borne and paid by the TRANSFEREES only. Both parties have also agreed to pay and bear, on 50:50 basis, the transfer fees /donations/ other charges etc. of the said society for the transfer of the said Industrial Unit in the name of the TRANSFEREES .

SCHEDULE ABOVE REFERRED TO:



All that Unit No. 127, on First Floor, Admeasuring an Area of 715 sq.fts. (carpet area) equivalent to 66.43 Sq.Mtrs (Carpet), in the building Known as "SETHIA INDUSTRIAL PARK CO-OP. SOC. LTD", On Land Bearing Survey No. 39, Hissa No. 1,2,3,4, of Village-Waliv, Vasai(East), Tal Vasai, Dist: Palghar & Survey No. 110,112, 113, 114, 115, 116, 117, 120, 121, 300, 301 of Village-Pelhar, Situated at Vasai(E), Tal-Vasai, Dist-Palghar, within the limits of Sub-registrar Vasai and within the Jurisdiction of Sub-registrar Vasai.

IN WITNESS WHEREOF THE TRANSFERORS and the TRANSFEREES have set and subscribed their respective hands, the day and year find hereinabove written .

SIGNED AND DELIVERED by the THE abovenamed 1.MR. PANDURANG DAGADU SHINDE. SIGNATURE : _____ 2.MRS. SHARDA PANDURANG. SHINDE.	THUMB  
---	---





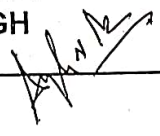


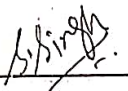



शाहदा शिबे

वसई - ३

दस्त क्र. ६०१४ / २०२१

१०/५५

SIGNATURE : _____		
IN THE PRESENCE OF WITNESSES:		
1. 		
2. 		

SIGNED AND DELIVERED by the withinamed THE TRANSFEREES abovenamed , 1.MR.SANJEEVKUMAR RANAPRATAP SINGH SIGNATURE 	THUMB 	
	2.MRS. SHEETAL SANJEEV SINGH SIGNATURE 	
In the presence of Witnesses		
1. SIGNATURE : 		
2. SIGNATURE : 		

RECEIPT

Received with thanks 1. MR.SANJEEVKUMAR RANAPRATAP SINGH, 2.MRS. SHEETAL SANJEEV SINGH, sum part payment of Rs.9,25,000/- (Rupees Nine Lakhs Twenty Five Thousand Only) by way of Cheques/NEFT/RTGS mentioned in the Schedule below:

Sr.No.	Cheque No./NEFT/R TGS & Date	Bank Name & Branch	Amount
1.	Cheque No. No/NEFT/RTGS Dated 19.11.2019.	RBL Bank, Branch	Rs.2,00,000/-
2.	Cheque No. No/NEFT/RTGS Dated	RBL Bank, Branch	Rs.4,00,000/-

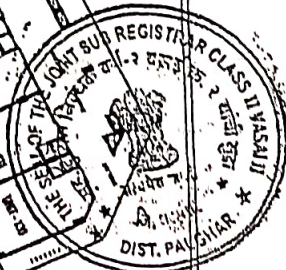
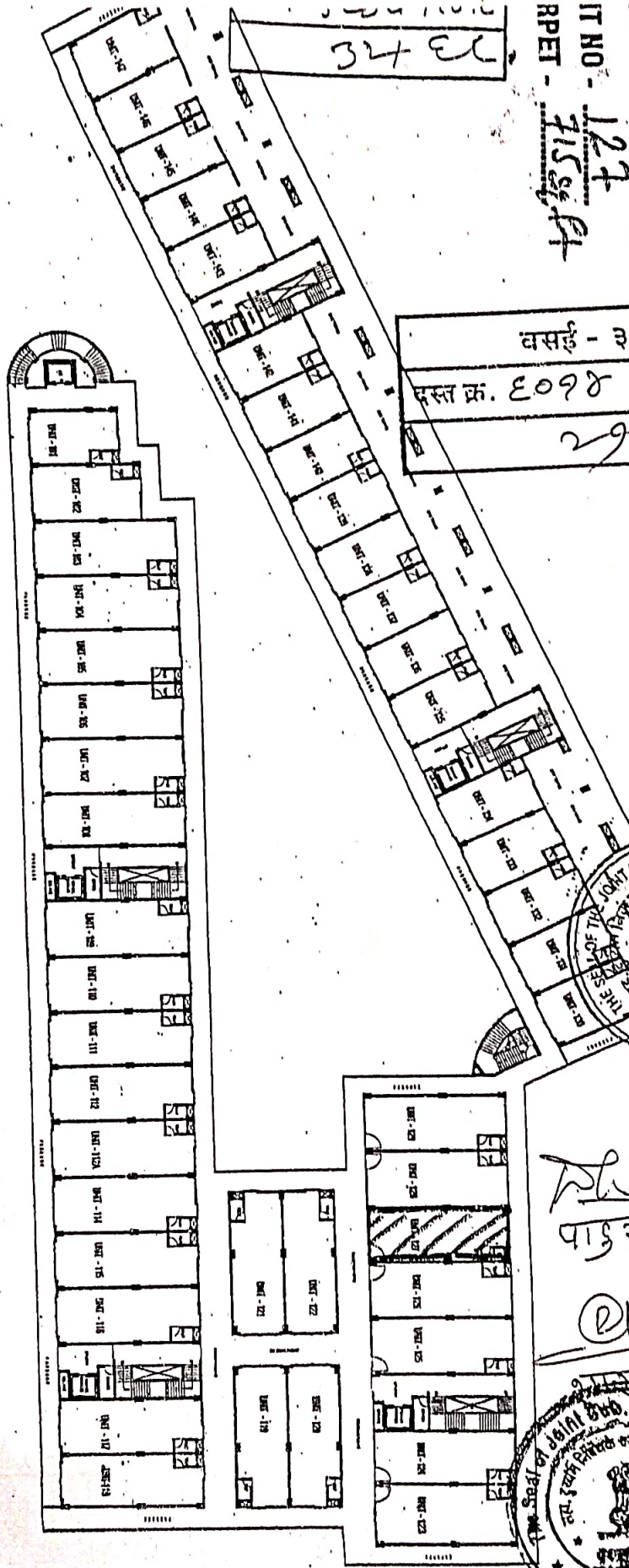


1ST FLOOR PLAN

IT NO - 127
RPEI - 715 sq ft

34 E

वसई - ३
सप्त क्र. ६०९४ १२०२१
२९१५३



Handwritten signature
५१३२३
@Nande



वसई - ३
 दस्त क्र. ६०१४. १२/०५/२०१३
 २३/५३
 वसई-२
 दस्त क्र. ३२३७/२०१८
 ३३/६८

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



दूरध्वनी : ०२५०-२५२५१०/०२/२५२५२७/०५/०६
 फॅक्स : ०२५०-२५२५१००
 ई-मेल : vasal@vrccorporation@yahoo.com

गा.क्र. : च.वि.रा.म.
 दिनांक :

VVCMC/TP/CC/VP-0619/ ६११/२०१२-१३

१७/८/२०१२

To,
 M/s. Sethia Realtors,
 No.704, Shukra Building,
 Gaushala Lane, Malad (E),
 MUMBAI.

Sub: Commencement Certificate for proposed Commercial Cum-Industrial Building on land bearing S.No. 39, H.No.1,2,3 & 4 of Village, Wally, Taluka Vasal, Dist Thane.

Ref :

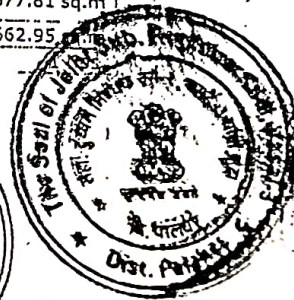
1. NOC for N.A. Permission granted by CIDCO vide letter No.CIDCO/VVSR/NAP/NANOC-357/E/301 dated 13/05/2010.
2. N.A Order, No. REV/K-1/T-9/NAP/SR-22/2011 dt. 08/08/2011.
3. TILR M.R. No. 428 dtd. 28/01/2000 for measurement.
4. Your Architect's letter dated 21/02/2012.

Sir/ Madam,

Development Permission is hereby granted for the proposed Commercial Cum-Industrial Building in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Sethia Realtors.

It is conditions mentioned in the letter No.VVCMC/TP/CC/VP-0619/611 dated 17/08/2012. The detail of the layout is given below:

1	Name of assess owner / P.A. Holder	M/s. Sethia Realtors.
2	Location	Wally
3	Land use (Predominant)	Industrial Bldg.
4	Gross plot area (as Per 7/12)	17170.00 sq.m
5	Area under Water Body reservation	834.91 sq.m
6	Balance plot Area	16330.59 sq.m
		Green zone Industrial zone
7	Net plot area	14422.49 sq.m 1908.10 sq.m
8	RG Required	2163.37 (15%) sq.m 130.1 (10%) sq.m
9	CFC 5%	721.12 sq.m 95.41 sq.m
10	Balance plot area	11538.00 sq.m 1621.88 sq.m
11	Permissible FSI	0.30 0.75
12	Permissible BUA	3461.40 sq.m 1216.41 sq.m
13	Total Permissible Area (green zone 'I' zone)	4677.81 sq.m
14	Proposed BUA	4662.95
15	Nb of Bldg.	



वसई - ३
 दस्त क्र. ६०११ / २०२१
 २४ / ५३

मुद्रा कार्यालय, विमान
 विभाग, वसई,
 ज. वसई, जि. ठाणे, दि. २०.१२.२०१३



दि. : २०/१२/२०१३
 क्र. : ६०११/२०२१
 पृ. : २४/५३
 स. : व.स.स.र.
 प. : २४/५३

वसई - २
 दस्त क्र. ६०३१ / २०१८
 ३४६८

WONG/TP/CCNP-0519/ 011 / 2018-13
 The details of the Buildings is given below:

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Shops/Ind.
1.	Commercial Cum-Industrial bldg.	1	Bas+G+1(p)	38 Shops/ 10 Ind.

- 1) The commencement certificate shall remain valid for a period of particular building under reference from the date of its issue (As MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Re
- 2) The amount of Rs. 120000/- (Rupees One Lacs Twenty Thousand) vide receipt No. 228056 dated 07/06/2012 with Vasai-Virar Corporation as interest from security deposit shall be forfeited in part at the absolute discretion of the Corporation for breach of Control Regulation & Conditions attached to the permission Commencement Certificate. Such forfeiture shall be without prejudice remedial right of the Corporation.
- 3) You shall transport all the construction material in a good transport material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage system to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy not be granted to you, which may please be noted.
- 6) You have to fix a board of public notice regarding unauthorized open spaces before applying for occupancy certificate of new format finalized by Vasai-Virar City Municipal Corporation.
- 7) You shall develop the road to the satisfaction of Vasai-Virar Corporation applying before Plinth Completion Certificate. An engineering report comprising reclamation level to be made drainage systems, sewerage systems and water supply (to be applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D.C. Re
- 9) You shall construct the compound wall & also developed standard before Plinth Completion Certificate.
- 10) You shall submit NOC from Chief Fire Officer before commencing work above Plinth Completion Certificate.
- 11) You are responsible for the disputes that may arise due to Vasai-Virar City Municipal Corporation is not responsible for any



वसई - ३
 दस्त क्र. ६०१४ / २०११
 २५/५३

वसई-१
 दस्त क्र. ६३७/२०१८
 ३५/६८

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



दूरधनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
 फॅक्स : ०२५०-२५२५१०७
 ई-मेल : vasai@virarcorporation@yahoo.com

जा.सं. : व.वि.ता.म.
 दिनांक :

VVCMC/TP/CC/VP-0619/ 811/2012-13

19/6/2012

- 12) 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.
- 13) You shall construct 12.00mt wide road along with bridge before Plinth Completion Certificate.

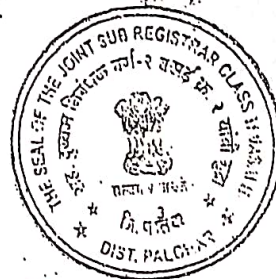


Yours faithfully,

[Signature]
 Dy. Director of Town Planning
 Vasai-Virar City Municipal Corporation

c.c. to:

1. M/s. Vastukala Architects Pvt. Ltd.,
 B-101, Chaya-Sugandh, Sugandh Vihar,
 Opp. Disha Hotel,
 Kharodi Naka, Bolinj, Virar (W),
 Tal: Vasai, Dist: Thane.
2. Asst. Commissioner, UCD,
 Vasai-Virar city Municipal Corporation.
 Ward office
3. The Collector,
 Office of the Collector, Thane.
4. The Tahasildar
 Office of the Tahasildar, Vasai



वसई - ३
दस्त क्र. २०१४ / १२०२१
20/13 / ANNEXURE वसई-२

दस्तावेज क्र. 353/2013
354/21

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



दूरध्वनी : ०२५०-२५२५२२/०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२/१३/१४/१५/१६/१७/१८/१९/२०/२१/२२/२३/२४/२५/२६/२७/२८/२९/३०/३१/३२/३३/३४/३५/३६/३७/३८/३९/४०/४१/४२/४३/४४/४५/४६/४७/४८/४९/५०/५१/५२/५३/५४/५५/५६/५७/५८/५९/६०/६१/६२/६३/६४/६५/६६/६७/६८/६९/७०/७१/७२/७३/७४/७५/७६/७७/७८/७९/८०/८१/८२/८३/८४/८५/८६/८७/८८/८९/९०/९१/९२/९३/९४/९५/९६/९७/९८/९९/१००/१०१/१०२/१०३/१०४/१०५/१०६/१०७/१०८/१०९/११०/१११/११२/११३/११४/११५/११६/११७/११८/११९/१२०/१२१/१२२/१२३/१२४/१२५/१२६/१२७/१२८/१२९/१३०/१३१/१३२/१३३/१३४/१३५/१३६/१३७/१३८/१३९/१४०/१४१/१४२/१४३/१४४/१४५/१४६/१४७/१४८/१४९/१५०/१५१/१५२/१५३/१५४/१५५/१५६/१५७/१५८/१५९/१६०/१६१/१६२/१६३/१६४/१६५/१६६/१६७/१६८/१६९/१७०/१७१/१७२/१७३/१७४/१७५/१७६/१७७/१७८/१७९/१८०/१८१/१८२/१८३/१८४/१८५/१८६/१८७/१८८/१८९/१९०/१९१/१९२/१९३/१९४/१९५/१९६/१९७/१९८/१९९/२००/२०१/२०२/२०३/२०४/२०५/२०६/२०७/२०८/२०९/२१०/२११/२१२/२१३/२१४/२१५/२१६/२१७/२१८/२१९/२२०/२२१/२२२/२२३/२२४/२२५/२२६/२२७/२२८/२२९/२३०/२३१/२३२/२३३/२३४/२३५/२३६/२३७/२३८/२३९/२४०/२४१/२४२/२४३/२४४/२४५/२४६/२४७/२४८/२४९/२५०/२५१/२५२/२५३/२५४/२५५/२५६/२५७/२५८/२५९/२६०/२६१/२६२/२६३/२६४/२६५/२६६/२६७/२६८/२६९/२७०/२७१/२७२/२७३/२७४/२७५/२७६/२७७/२७८/२७९/२८०/२८१/२८२/२८३/२८४/२८५/२८६/२८७/२८८/२८९/२९०/२९१/२९२/२९३/२९४/२९५/२९६/२९७/२९८/२९९/३००/३०१/३०२/३०३/३०४/३०५/३०६/३०७/३०८/३०९/३१०/३११/३१२/३१३/३१४/३१५/३१६/३१७/३१८/३१९/३२०/३२१/३२२/३२३/३२४/३२५/३२६/३२७/३२८/३२९/३३०/३३१/३३२/३३३/३३४/३३५/३३६/३३७/३३८/३३९/३४०/३४१/३४२/३४३/३४४/३४५/३४६/३४७/३४८/३४९/३५०/३५१/३५२/३५३/३५४/३५५/३५६/३५७/३५८/३५९/३६०/३६१/३६२/३६३/३६४/३६५/३६६/३६७/३६८/३६९/३७०/३७१/३७२/३७३/३७४/३७५/३७६/३७७/३७८/३७९/३८०/३८१/३८२/३८३/३८४/३८५/३८६/३८७/३८८/३८९/३९०/३९१/३९२/३९३/३९४/३९५/३९६/३९७/३९८/३९९/४००/४०१/४०२/४०३/४०४/४०५/४०६/४०७/४०८/४०९/४१०/४११/४१२/४१३/४१४/४१५/४१६/४१७/४१८/४१९/४२०/४२१/४२२/४२३/४२४/४२५/४२६/४२७/४२८/४२९/४३०/४३१/४३२/४३३/४३४/४३५/४३६/४३७/४३८/४३९/४४०/४४१/४४२/४४३/४४४/४४५/४४६/४४७/४४८/४४९/४५०/४५१/४५२/४५३/४५४/४५५/४५६/४५७/४५८/४५९/४६०/४६१/४६२/४६३/४६४/४६५/४६६/४६७/४६८/४६९/४७०/४७१/४७२/४७३/४७४/४७५/४७६/४७७/४७८/४७९/४८०/४८१/४८२/४८३/४८४/४८५/४८६/४८७/४८८/४८९/४९०/४९१/४९२/४९३/४९४/४९५/४९६/४९७/४९८/४९९/५००/५०१/५०२/५०३/५०४/५०५/५०६/५०७/५०८/५०९/५१०/५११/५१२/५१३/५१४/५१५/५१६/५१७/५१८/५१९/५२०/५२१/५२२/५२३/५२४/५२५/५२६/५२७/५२८/५२९/५३०/५३१/५३२/५३३/५३४/५३५/५३६/५३७/५३८/५३९/५४०/५४१/५४२/५४३/५४४/५४५/५४६/५४७/५४८/५४९/५५०/५५१/५५२/५५३/५५४/५५५/५५६/५५७/५५८/५५९/५६०/५६१/५६२/५६३/५६४/५६५/५६६/५६७/५६८/५६९/५७०/५७१/५७२/५७३/५७४/५७५/५७६/५७७/५७८/५७९/५८०/५८१/५८२/५८३/५८४/५८५/५८६/५८७/५८८/५८९/५९०/५९१/५९२/५९३/५९४/५९५/५९६/५९७/५९८/५९९/६००/६०१/६०२/६०३/६०४/६०५/६०६/६०७/६०८/६०९/६१०/६११/६१२/६१३/६१४/६१५/६१६/६१७/६१८/६१९/६२०/६२१/६२२/६२३/६२४/६२५/६२६/६२७/६२८/६२९/६३०/६३१/६३२/६३३/६३४/६३५/६३६/६३७/६३८/६३९/६४०/६४१/६४२/६४३/६४४/६४५/६४६/६४७/६४८/६४९/६५०/६५१/६५२/६५३/६५४/६५५/६५६/६५७/६५८/६५९/६६०/६६१/६६२/६६३/६६४/६६५/६६६/६६७/६६८/६६९/६७०/६७१/६७२/६७३/६७४/६७५/६७६/६७७/६७८/६७९/६८०/६८१/६८२/६८३/६८४/६८५/६८६/६८७/६८८/६८९/६९०/६९१/६९२/६९३/६९४/६९५/६९६/६९७/६९८/६९९/७००/७०१/७०२/७०३/७०४/७०५/७०६/७०७/७०८/७०९/७१०/७११/७१२/७१३/७१४/७१५/७१६/७१७/७१८/७१९/७२०/७२१/७२२/७२३/७२४/७२५/७२६/७२७/७२८/७२९/७३०/७३१/७३२/७३३/७३४/७३५/७३६/७३७/७३८/७३९/७४०/७४१/७४२/७४३/७४४/७४५/७४६/७४७/७४८/७४९/७५०/७५१/७५२/७५३/७५४/७५५/७५६/७५७/७५८/७५९/७६०/७६१/७६२/७६३/७६४/७६५/७६६/७६७/७६८/७६९/७७०/७७१/७७२/७७३/७७४/७७५/७७६/७७७/७७८/७७९/७८०/७८१/७८२/७८३/७८४/७८५/७८६/७८७/७८८/७८९/७९०/७९१/७९२/७९३/७९४/७९५/७९६/७९७/७९८/७९९/८००/८०१/८०२/८०३/८०४/८०५/८०६/८०७/८०८/८०९/८१०/८११/८१२/८१३/८१४/८१५/८१६/८१७/८१८/८१९/८२०/८२१/८२२/८२३/८२४/८२५/८२६/८२७/८२८/८२९/८३०/८३१/८३२/८३३/८३४/८३५/८३६/८३७/८३८/८३९/८४०/८४१/८४२/८४३/८४४/८४५/८४६/८४७/८४८/८४९/८५०/८५१/८५२/८५३/८५४/८५५/८५६/८५७/८५८/८५९/८६०/८६१/८६२/८६३/८६४/८६५/८६६/८६७/८६८/८६९/८७०/८७१/८७२/८७३/८७४/८७५/८७६/८७७/८७८/८७९/८८०/८८१/८८२/८८३/८८४/८८५/८८६/८८७/८८८/८८९/८९०/८९१/८९२/८९३/८९४/८९५/८९६/८९७/८९८/८९९/९००/९०१/९०२/९०३/९०४/९०५/९०६/९०७/९०८/९०९/९१०/९११/९१२/९१३/९१४/९१५/९१६/९१७/९१८/९१९/९२०/९२१/९२२/९२३/९२४/९२५/९२६/९२७/९२८/९२९/९३०/९३१/९३२/९३३/९३४/९३५/९३६/९३७/९३८/९३९/९४०/९४१/९४२/९४३/९४४/९४५/९४६/९४७/९४८/९४९/९५०/९५१/९५२/९५३/९५४/९५५/९५६/९५७/९५८/९५९/९६०/९६१/९६२/९६३/९६४/९६५/९६६/९६७/९६८/९६९/९७०/९७१/९७२/९७३/९७४/९७५/९७६/९७७/९७८/९७९/९८०/९८१/९८२/९८३/९८४/९८५/९८६/९८७/९८८/९८९/९९०/९९१/९९२/९९३/९९४/९९५/९९६/९९७/९९८/९९९/१०००

वा.क्र. : व.वि.रा.म.
दिनांक :

VVCMC/TP/RDP/VP-0619/0167/2012-13

०९/०६/२०१३

To:
M/s. Sethla Realtors,
No.704, Shukra Building,
Gaushala Lane, Malad (E),
MUMBAI.

Sub: Revised Development Permission for proposed Commercial Cum Industrial Building on land bearing S.No. 39, H.No.1,2,3 & 4 of Villages, Walliv, Tal: Vasai Dist Thane.

- Ref:
1. Commencement Certificate No.VVCMC/TP/GC/VP-0619/811/2012-13 dated 19/06/2012.
 2. Your Architect's letter dated 12/07/2012.

Sir / Madam,
Revised Development Permission is hereby granted for the proposed Commercial Cum Industrial Building No.11 under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Sethla Realtors.
The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No.VVCMC/TP/GC/VP-0619/811/2012-13 dated 19/06/2012.

The details of the layout is given below :-

1.	Name of assess. owner/P.A.Holder	M/s. Sethla Realtors,
2.	Location	Walliv
3.	Land use (predominant)	Commercial Cum Industrial Building.
4.	Gross plot area (As per 7/12)	20.00 sq.m
5.	Area under Water Body reservation	0.00 sq.m
6.	Net Plot Area	16385.00 sq.m
7.	Area under Zone	Green Zone Industrial 14428.89 sq.m
8.	15 % R.G	2885.39 sq.m (20%)
9.	5% CFC	721.34 sq.m
10.	Balance Plot Area	10820.26 sq.m
11.	Permissible FSI	0.30
12.	Permissible BUA	3462.48 sq.m
13.	Total Permissible Area (Green Zone I Zone)	1431.07 sq.m
14.	Proposed BUA	4850.95 sq.m



वसई - ३
 दस्त क्र. ९०११ / २०२१
 २६१३

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

वसई - ३
 दस्त क्र ९०१० / २०१८
 ३६१६



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

जा.क्र. : व.वि.भा.म.
 दिनांक :

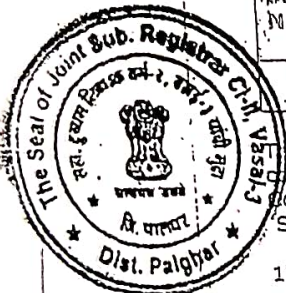
VVCMC/TP/RDP/VP-0619/0167/2012-13

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

The additional amount of Rs 17200/- (Rupees Seventy Thousand Two Hundred) deposited vide Receipt No. 43948 & 43949 dated 20/12/2012 with Vasai Municipal Corporation as interest from security deposit shall be forfeited either or in part at the absolute discretion of the Municipal Corporation for breach of building Control Regulation & Conditions attached to the permission cover Commencement Certificate. Such forfeiture shall be without prejudice to remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission proposed Commercial/Industrial Building on land bearing S.No. 39, H.No. of Village. Wall, as per the following details:-

Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Galas & Showroom	Built
	Commercial/Industrial		Basement + Gr+Part 1	15 Galas; 51 Showroom	485



The revised plan duly approved herewith supersedes all the earlier approved conditions of Commencement Certificate granted vide CIDCO Commencement Certificate No. VVCMC/TP/QC/VP-0619/811/2012-13 dated 13/12/2012. Stands applicable to this approval of amended plans along with the following

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained under section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate, the Municipal Corporation shall be lawful to the planning authority to direct the removal or alteration of structures erected or use contrary to the provisions of this grant at any specific time.
- 4) You are required to provide a solid waste disposal unit at a location near the Municipal sweepers, to store/dump solid waste in 2 compartments of 33 CUM Capacity for every 50 tenements on part thereof. One compartment for biodegradable waste and another for non-biodegradable waste respectively.



चसई - ३	
दस्त क्र. ६०१४ १२०२१	
२६१५३	दस्त क्र ३६३८२०१८
	३६१६८

मुख्यालय, विरार
विरार (पूर्व),
सा. चसई, जि. ठाणे, पिन ४०१ ३०५.



दूरधनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फैक्स : ०२५०-२५२५१०५
ई-मेल : vasalvirarcorporation@yahoo.com

ना.क्र. : च.वि.सा.ग.
दिनांक :

VVCMC/TP/RDP/VP-0619/0167/2012-13

०१/०१/२०१३

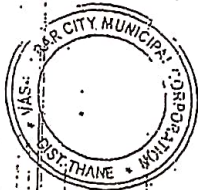
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) 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.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 07/03/2005.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other uses in the activities.
- 12) You shall develop 9.00 mt. wide Road before applying for Plinth Completion Certificate.
- 13) You shall submit CFO NOC before Commencement of work at site.

Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c. to:

1. M/s. Vastukala Architects Pvt. Ltd.,
B-101, 'Chaya-Sugandh', Sugandhi Vihar,
Opp. Disha Hotel,
Kharod Naka, Bolinj, Virar (W),
Tal: Vasai, Dist: Thane.
2. Asst. Commissioner, UCD,
Vasai-Virar City Municipal Corporation,
Ward office



वसई - ३
 दस्त क्र. ६०१४ १२०२१
 ३९ १५३

वसई-२
 दस्त क्र. ३६३७/२०१८
 ३६१६



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

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

ना.क्र. : व.वि.श.म/अम/सुविप/०६६/२०१३-०४
 दिनांक : ०६/०६/२०१३

VVCMC/TP/RDP/VP-0619/084/2013-14

05/6/2013

To,
 M/s. Sethia Realtors,
 No.704, Shukra Building,
 Gaushala Lane, Majad (E),
 MUMBAI.

Sub: Amalgamation and Revised Development Permission for proposed Commercial Cum Industrial Building and CFC Building on land bearing S.No. 39, H.No.1,2,3 & 4 of Village. Waliv and N.A. Plot No.5 of S.No.110; S.No.112 to S.No.117, S.No.120, S.no.121,S.No.300& S.No.301, of Village: Pelhar,Tal: Vasai Dist Thane.

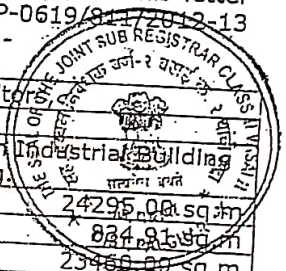
Ref: -

1. Commencement Certificate No.VVCMC/TP/CC/VP-0619/811/2012-13 dated 19/06/2012.
2. Revised Development Permission Certificate No.VVCMC/TP/RDP/VP-0619/0167/2012.13 dtd.09/01/2013
3. Your Architect' letter dated 18/04/2013.

Sir / Madam,
 Revised Development Permission is hereby granted for the proposed Commercial Cum Industrial Building and CFC Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Sethia Realtors.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No.VVCMC/TP/CC/VP-0619/811/2012-13 dated 19/06/2012. The details of the layout is given below :-

1	Name of assess owner/P.A.Holder	M/s. Sethia Realtors
2	Location	Waliv
3	Land use (predominant)	Commercial Cum Industrial Building and CFC Building
4	Gross plot area (As per 7/12)	24295.00 sq.m
5	Area under Water Body reservation	824.91 sq.m
6	Net Plot Area	23460.00 sq.m
		Green Zone Industrial Zone
7	Area under Zone	21551.91 sq.m 1908.10 sq.m



वसई - ३
 दस्त क्र. E 098/12021
 32143

दस्त क्र 32143/1209C
 501 EL

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



दूरधनी : ०२५०-२५२५१०४
 फॅक्स : ०२५०-२५२५१०५
 ई-मेल : vasalvirarcorp@vscsai.gov.in
 मुख्य कार्यालय
 विरार (पूर्व),
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.

जा.क्र. : व.वि.श.म/क/२३
 दिनांक : ०५/०६/१३

VVCMC/TP/RDP/NP-0619/084/2013-14

8	20% R.G	4310.40 sq.m
9	5% CFC	1077.60 sq.m
10	Balance Plot Area	18319.19 sq.m
11	Permissible FSI	0.30
12	Permissible BUA	5495.76 sq.m
13	Total Permissible Area (Green Zone I Zone)	
14	Proposed BUA	
15	Proposed CFC area	

VVCMC/
 letter C
 19/06/13
 followin

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

The additional amount of Rs.86500/- (Rupees Eighty-Six Thousand and Fifty) deposited vide Receipt No. 104940 dated. 03/05/2013 with the Municipal Corporation as interest from security deposit shall be forfeited whole or in part at the absolute discretion of the Municipal Corporation of any other building Control Regulation & Conditions attached to the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Amalgamation and Development Permission for the proposed Commercial Cum Industrial and CFC Building on land bearing S.No. 39, H.No.1,2,3 & 4 of VIII N.A. Plot No.5 of S.No.110; S.No.112 to S.No.117 S.No.121,S.No.300& S.No.301, of Village: Pelhar, as per the following:

Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of Galas & Showroom
1	Commercial Cum Industrial (Amended)	-	Basement + Gr+Part.1	14 Galas 72 Showroom
2	CFC Bldg.(Newly Proposed)	--	Bass+G+1	2 Hall



The revised plan duly approved herewith supersedes all the conditions of Commencement Certificate granted vide...

1)
2)
3)
4)
6)
7)
8)
9)

वसई - ३
 दस्त क्र. ६०१४ / २०२१
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वसई - २
 दस्त क्र. ६३७ / २०१८
 ८१/६८



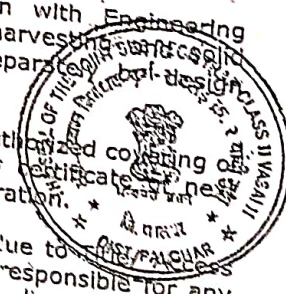
दूरध्वनी : ०२५०-२५२५२०१/०२/०३/०४/०५/०६
 फॅक्स : ०२५०-२५२५२०७
 ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./व.वि.श.म./०८४/२०२३-२४
 दिनांक : ०५/०६/२०१३

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

VVCMC/TP/RDP/VP-0619/084/2013-14
 057.6/2013
 letter Commencement Certificate No. VVCMC/TP/CC/VP-0619/811/2012-13 dated 19/06/2012. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised 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 there of for non-bio degradable & bio-degradable waste respectively.
- The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and organic waste disposal to treat dry and organic waste separately.
 - 7) You have to fix a board of public notice regarding unutilized covered or marginal open spaces before applying for occupancy certificate for new building as per the format finalized by Municipal Corporation.
 - 8) You are responsible for the disputes that may arise due to such matters. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
 - 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.



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 Corporate

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वसई - ३
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 ३४/५३

वसई क्र. २६३०/२०१८
 ४२६८

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



दूरध्वनी : ०२५०-२५२५२०१/५ मुख्य कार्यालय,
 फॅक्स : ०२५०-२५२५१०० विरार
 ई-मेल : vasalvirarcorp@vasai-virar.gov.in वसई, जि. पालघर - ४०

जा.क्र. : व.वि.रा.प/कार्य/६
 दिनांक : ०५/०६/२०१५

VVCMC/TP/0

VVCMC/TP/RDP/VP-0619/084/2013-14

- 10) Rain water harvesting systems shall be provided, by drilling and recharging the underground aquifer as per Government Notification No. 10/03/2005 & 06/07/2005.
- 11) You shall provide two distinct pipelines for drinking, cooking and rest of the activities.
- 12) You shall develop 9.00 mt. wide Road before applying for Plinth Completion Certificate.
- 13) You shall submit CFO NOC before Commencement of work at site.
- 14) You shall submit the NOC from MECB regarding the High Voltage before applying for Plinth Completion Certificate of CFC Building.
- 15) You shall submit revised Engineering report before Plinth Completion Certificate of CFC Building.
- 16) You shall submit change of user for Plot No.5 of NA plot before applying for Plinth Completion Certificate of CFC Building.

I hereby certify that the above mentioned Industrial Building at B. Walli, and I. No. 121 S.I. completed Registered Inspected and in accordance with the Commence 19/01/2015 /0156/2015 occupied site

- 1) No plan developed the flat tree in Mahar obtain
- 2) You will improve the site future disposal shifting arrangement created of waste
- 3) Notwithstanding it shall be removed provided same gran
- 4) The present reasons



Dy. Director of Vasai Virar City Municipal Corporation

c.c. to:

1. M/s. Vastukaia Architects Pvt. Ltd., B-101, Chaya-Sugandh, Sugandhi Vihar, Opp. Disha Hotel, Kharodi Naka, Bolinj, Virar (W), Tal: Vasai, Dist: Thane.
2. Asst. Commissioner, UCD, Vasai-Virar city Municipal Corporation. Ward office



वसई - ३
दस्त क्र. ६०१४ / २०११
Handwritten: ३५/५३१

प्लॉट -
दस्त क्र. ३६१७ / २०१८
६३/६८

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/ VP-0619/14/2017-18

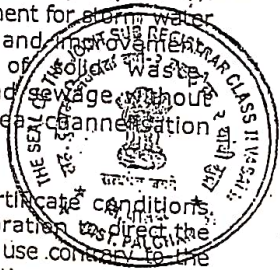
Dt. 27/06/2017

OCCUPANCY CERTIFICATE

I hereby certify that the development for Commercial (Transit Godown) Cum Industrial Building on land bearing S. No. 39, H. No. 1, 2, 3 & 4 of Village-Waliv, and N.A Plot No. 5 of S.No. 110, S. NO.112 to S. No. 117, S. No. 120, S. No. 121 S.No. 300 & S. No. 301 of Village- Pelhar, Taluka-Vasal, Dist. Palghar completed under the supervision of M/s. Vastukala Architects Pvt. Ltd., Registered Architect (Licensè/Registration No.CA/2004/33772)and has been inspected on 02/02/2017 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. VVCMC/TP/CC/VP-0619/0167/ 2012-13 dated 19/01/2013., Revised Development Permission No. VVCMC/TP/RDP /0156/2015-16 dated 13/08/2015 issued by the VVCMC 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 and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.
- 2) You will have to provide necessary Infrastructural facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms e.t.c. electric arrangements and improvements in shifting of poles to suitable locations, collection of silt and waste water arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area. cleaning of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions, it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Handwritten initials: JM



वसई - ३
 दस्त क्र. E098/2022
 B.E. 43

दस्त क्र. 3030/2096
 मुख्य कार्यालय, विरार
 विसर (पूर्व),
 ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१
 फॅक्स : ०२५० - २५२५१०७
 ई-मेल : vasalvirarcorporation

जायक क्र. : व.वि.श.म.
 दिनांक :

VVCMC/TP/OC/VP-0619/24/2017-18

Dt: 27/06/2018

: 2 :

- 5) This certificate of occupancy is issued in respect of 16 Galas & 80 Tr Godown constructed in Commercial (Transit Godown) Cum Indu Building (Basement+Gr+1+2Part) only. If deviation is observed in u mentioned in this permission, your permission shall be revoked.
 - 6) Also you shall submit a cloth mounted copy of the As built drawing w which the Security deposit will not be refunded.
 - 7) In the event of your obtaining Occupancy Certificate by suppressing vital information on submitting forged/unauthenticated docum suppressing any court order, this Occupancy Certificate is liable t cancelled. You are responsible for this type of lapse on your part VVCMC is not responsible for any consequences arising out of above yours if any, while obtaining the Occupancy Certificate.
 - 8) After complying with the conditions of all and complying with legal o of any other forum only you shall give possession of Galas & Tr Godown.
 - 9) You are responsible for the disposal of Construction & Demolition (debris) that may be generated during the demolition of existing str during the execution work of buildings.
 - 10) You shall maintain provided separate dust bins per wing of building & Wet waste as per MSW rules 2016 prior to Occupancy Certificate.
 - 11) You shall abide by the conditions mentioned in the N.A. ord Commencement Certificate. The responsibility of complying with v statutory compliances as applicable under various Acts of both Centra State, governing the development lies with you. VVCMC is not respo for non compliance of any of the statutory requirements by you.
- One set of completion plan duly certified is returned herewith.



(Issued as per approved by the Commissioner)



Mutur
 Deputy Director
 Town Planning
 Vasai Virar City Municipal Corporation



06/04/2021

सूची क्र.2

दुग्धम निबंधक : सह दुग्धम वर्ग ३

दस्त क्रमांक : 6014/2021

नोंदणी :

Regn.63m

क्रमांक	विवरण	मात्राचे नाव : कालीव
(1)शिक्षणाचा प्रचार	कारारनामा	
(2)मोडटना	4200000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेधार ते मसुदा करावे)	2910000	
(4) भू-भाषण,घोटहिरसा व धरमगांम(असल्यास)	1) पाडिबेचे माव,पाजपर इतर बर्नन ; इतर माहिती: गाव मीजे वालीव सर्वे नं 39 हिस्सा नं 1,2,3,4,गाव मीजे येव्हार सर्वे नं 110,112,113,114,115,116,117,120,121,300,301,गावा क 127,पमीना वजला,विश्विम सेठिया इन्स्टिट्यूट पार्क कॉ-ऑपरेटिव्ह सोसायटी सी,वालीव,बसई पूर्व,तालुका बसई,जिल्हा पाजपर,गाला क्षेत्रफळ 66.43 चौ मी(कार्पेट) (Survey Number : सर्वे नं 39 हिस्सा नं 1,2,3,4 ;)	
(5) क्षेत्रपट्ट	1) 66.43 चौ.मीटर	
(6)आकारणी किंवा जुट्टी देण्यात असलेले तब्दा.	1): नाव:-पांडुरंग दगडू शिंदे -- वय:-61; पत्ता:-प्लॉट नं: ए 303, माळा नं: -, इमारतीचे नाव: शिखर प्लाजा , ब्लॉक नं: -, रोड नं: मीरा भायंदर रोड , सुंदर दर्शन कॉलोनी जवळ , मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABAPSS438D	
(7) दस्तऐवज करून घेणा-या/सिद्दम ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	2): नाव:-शारदा पांडुरंग शिंदे -- वय:-51; पत्ता:-प्लॉट नं: ए 303, माळा नं: -, इमारतीचे नाव: शिखर प्लाजा , ब्लॉक नं: -, रोड नं: मीरा भायंदर रोड , सुंदर दर्शन कॉलोनी जवळ , मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BKEPS7313F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजीवकुमार राणाप्रताप सिंह -- वय:-49; पत्ता:-प्लॉट नं: बी 2/702, माळा नं: -, इमारतीचे नाव: धीरज सागर , ब्लॉक नं: -, रोड नं: न्यू लिंक रोड , गोरेगाव स्पोर्ट्स क्लब समोर , मालाड पश्चिम , महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AMSPS3701N	
(9) दस्तऐवज करून दिल्याचा दिनांक	2): नाव:-पीतल संजीव सिंह -- वय:-45; पत्ता:-प्लॉट नं: बी 2/702, माळा नं: -, इमारतीचे नाव: धीरज सागर , ब्लॉक नं: -, रोड नं: न्यू लिंक रोड , गोरेगाव स्पोर्ट्स क्लब समोर , मालाड पश्चिम , महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-HGHPS1119G	
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	06/04/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6014/2021	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	168000	
(14)शेरा	30000	

सह. दुग्धम निबंधक वर्ग- ३
घसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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