

Receipt (Rajhi)

034/2300

पावती

Original/Duplicate

Friday, February 07, 2025

नोंदणी क्र.: 39M

2:04 PM

Regn.: 39M

पावती क्र.: 2540 दिनांक: 07/02/2025

गावाचे नाव: डोंगरे

दस्तावेजाचा अनुक्रमांक: वसई-2300-2025

दस्तावेजाचा प्रकार: कारारनामा

सादर करणाऱ्याचे नाव: बाळकृष्णा राजधर भट्ट

नोंदणी फी

₹. 30000.00

दस्त द्यावाळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

एकूण:

₹. 31000.00

आपणारा मूळ दस्त, थंयनेल प्रिंट, सूची-२ अंदाजे

2:22 PM ह्या वेळेस मिळाले.

Joint S R Vasal-5

बाजार मूल्य: ₹. 4235000/-

मोयदला ₹. 3300000/-

भरलेले मुद्रांक शुल्क: ₹. 298450/-

सह दुय्यम भिवंधक वर्ग-२
वसई क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: ₹. 180/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0225071309261 दिनांक: 07/02/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: ₹. 840/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0225074406098 दिनांक: 07/02/2025

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: oChallan रक्कम: ₹. 30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH015752607202425E दिनांक: 07/02/2025

बँकेचे नाव व पत्ता:

जोना शह

मुळ दस्त परत दिला

गावाचे नाव : डोंगरे

करारनामा	3300000
पट्टयाच्या कारणी देतो की पट्टेदार ते	4235000
सा व घरक्रमांक(असल्यास)	1) पानिकेचे नाव:वसई विरार महानगरपालिका इतर वर्णन :, इतर माहिती: विभाग क्र. 1/1,गाव मौजे - डोंगरे,न्यू सर्व्हे नं. 5,5बी,5डी,5एफ आणि 5जी,वरील इमारत अख्हेन्यू डी,बिल्डिंग नं. 38,सदनिका क्र.604,पाचवा मजला,अख्हेन्यू डी फेज 1 को-ऑप.हो.सो.लि.,सदनिकेचे क्षेत्र - 510 चौ.फूट.(कारपेट एरिया).((Survey Number : New Survey Number 5, 5B, 5D, 5F & 5G ;))
पुढी देण्यात असेल तेव्हा.	1) 47.39 चौ.मीटर
शणा-या/लिहून ठेवणा-या दिवाणी न्यायालयाचा अहमल्याम,प्रतिवादिचे	1): नाव:-शिवाजीराव पांडुरंग पाटील वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: फ्लॅट नं. बी / 101, गोकुळ समर्पण फेज 1, बोळीज रोड, मुलजीभाई मेहता स्कुल जवळ, गोकुळ टाऊनशीप, बोळीज, विरार पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ALWPP6051D 2): नाव:-सलिला शिवाजीराव पाटील वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: फ्लॅट नं. बी / 101, गोकुळ समर्पण फेज 1, बोळीज रोड, मुलजीभाई मेहता स्कुल जवळ, गोकुळ टाऊनशीप, बोळीज, विरार पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-APHPP9679N
शणा-या पक्षकाराचे व किंवा हुकुमनामा किंवा आदेश नाव व पत्ता	1): नाव:-बाळकृष्णा गजधर भट्ट च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. जोना बाळकृष्णा भट्ट वय:-20; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ए / 410, गोविंद नगर अपार्टमेंट, विजय नगर, लोकमान्य शाळे मागे, नालामोपारा पूर्व, वसई, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:- 2): नाव:-जोना बाळकृष्णा भट्ट वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ए / 410, गोविंद नगर अपार्टमेंट, विजय नगर, लोकमान्य शाळे मागे, नालामोपारा पूर्व, वसई, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-CBPB4419H
न्यायाचा दिनांक	07/02/2025
गाचा दिनांक	07/02/2025
पृष्ठ	2369/2025
गे मुद्रांक शुल्क	296450
गे नोंदणी शुल्क	30000

गत घेतलेला तपशील:-

ता निवडमेमा अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

202502073651

2024

पालघर

तासुका : वसई

1/1-रहिवास व इतर तत्सम वापरातील जमिनी

Vasai-Virar Municipal Corporation

सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#5

स्थानानुसार मूल्यदर रु.

निवासी सदनिका
76200

कार्यालय
86300

दुकाने
95400

औद्योगिक
86300

मोजमापनाचे एकक
चौ. मीटर

हत्ती

Up)-
ण-

56.868 चौ. मीटर
1-आर सी सी
आहे

मिळकतीचा वापर-
मिळकतीचे वय -
मजला -

निवासी सदनिका
9 वर्षे
5th to 10th Floor

मिळकतीचा प्रकार-
बांधकामाचा दर-

बांधीय
Rs.26620/-

First Sale Date - 11/01/2023

It up Property constructed after circular dt.02/01/2018

/वाढ

= 105 / 100 Apply to Rate= Rs.80010/-

मिळकतीचा प्रति चौ. मीटर मूल्यदर

=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= ((80010-18400) * (91 / 100)) + 18400)
= Rs.74465/-

मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 74465 * 56.868

= Rs.4234675.62/-

= 3, 9, 18, 19

मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य + तगव्या गळीचे मूल्य(बुली बात्कनी) + वरील गळीचे मूल्य + बंदिल
वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिल बात्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 4234675.62 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.4234676/-
= ₹ देचाळीस लाख चौतीस हजार सहा शे शहात्तर /-

Home

Print

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

वसई क्र.-५

दस्त क्र. २३६९ / २०२५

१ / ५०



CHALLAN
MTR Form Number-6



307202425E	BARCODE	Date	07/02/2025-12:17:57	Form ID	25.2
Director General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
		PAN No.(If Applicable)	CCOPB4335B		
VASAI NO 5 JOINT SUB REGISTRAR		Full Name	BALKRISHNA GAJDHAR BHATT		
SHAR					
2025 One Time		Flat/Block No.	FLAT NO. 504, BLDG NO. 3B		
Amount Head Details	Amount In Rs.	Premises/Building			
Duty	296450.00	Road/Street	AVENUE D PHASE I CHS LTD, DONGARE		
Registration Fee	30000.00	Area/Locality	VIRAR WEST		
		Town/City/District			
		PIN	4	0	1 3 0 3
		Remarks (If Any)			
		SecondPartyName=SHIVAJIRAO PANDURANG PATIL-			
		Amount In	Three Lakh Twenty Six Thousand Four Hundred Fifty		
		Words	Rupees Only		
		3,26,450.00			
IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025020713120	2913558076
		Bank Date	RBI Date	07/02/2025-12:19:21	Not Verified with RBI
		Bank-Branch	IDBI BANK		
		Scroll No. , Date	Not Verified with Scroll		

is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9022303595
 दस्तावेज निकाश करीलयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू.

Patil

जोना भट्ट

FOR - BALKRISHNA GAJDHAR BHATT
 BY - JONA BALKRISHNA BHATT
 POA HOLDER

Patil

जोना भट्ट



दसई क्र.-५
दस्ता क्र. २३६९/२०२५
५ / ५०



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at **VIRAR**, on this 07th Day of February in the Christian year Two Thousand Twenty Five (2025).

Between

1) **MR. SHIVAJIRAO PANDURANG PATIL**, aged about **48** years, having Pan No. **ALWPP6051D** & 2) **MRS. LALITA SHIVAJIRAO PATIL**, aged about **43** years, having Pan No. **APHPP9679N**, Both are adults, Indian Inhabitant, currently residing at Flat No. B/101, Gokul Samarpan Phase 1, Bolini Road, Near Muljibhai Mehta School, Gokul Township, Bolini, Virar West, Taluka Vasai, District Palghar, Pin 401303, Hereinafter called "**The Vendors**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **FIRST PART:-**

A N D

1) **MR. BALKRISHNA GAJDHAR BHATT**, aged about **42** years, having Pan No. **CCOPB4335B** Through POA holder **MRS. JONA BALKRISHN BHATT** & 2) **MRS. JONA BALKRISHN BHATT**, aged about **35** years, having Pan No. **CBIPB4419H**, Both are adults, Indian Inhabitants, residing at A/410, Govind Nagar, Apartment, Vitay Nagar, Behind Lokmanya School, Nallasopara East, Vasai, Palghar, Maharashtra - 401209, Hereinafter called "**The Purchasers**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **SECOND PART:-**

[Handwritten signatures]

FOR - BALKRISHNA GAJDHAR BHATT
BY - JONA BALKRISHNA BHATT
POA HOLDER

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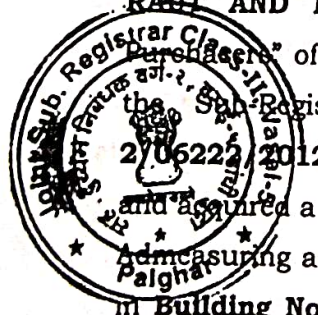
वसई क्र.-५
दस्त क्र. २३६८ / २०२५
१६ / ५०

WHEREAS THE VENDORS DO HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE PURCHASERS AS FOLLOWS :

A. M/S. VENUS DEVELOPERS, a Partnership Firm, hereinafter referred to as the "DEVELOPER" and ENIGMA CONSTRUCTIONS PRIVATE LIMITED ("ENIGMA") and MESSRS. EVERSHERE DEVELOPERS ("EVERSHINE"), carrying on business as Joint Ventures in the name of "M/s. RUSTOMJEE EVERSHERE JOINT VENTURE" hereinafter referred to collectively as the "Owners" (Confirming Party) had constructed Building No. 38, "AVENUE D" constructed on N.A. Land bearing New Survey No. 5, 5B, 5D, 5E and 5G, lying being and situated at Village - Dongare (Dongar Padga) also known as "Village Narangi", Taluka-Vasai, Dist-Palghar (Formerly known as Thane), within the area of Sub-Registrar Vasai.

B. By an Agreement for Sale dated 25th day of May, 2012, made and entered into between M/S. VENUS DEVELOPERS, a Partnership Firm, thereafter referred to as the "DEVELOPER" of the "First Part" and ENIGMA CONSTRUCTIONS PRIVATE LIMITED ("ENIGMA") and MESSRS. EVERSHERE DEVELOPERS ("EVERSHINE"), carrying on business as Joint Ventures in the name of "M/s. RUSTOMJEE EVERSHERE JOINT VENTURE" hereinafter referred to collectively as the "Owners" (Confirming Party) M/S. VENUS DEVELOPERS, a Partnership Firm, hereinafter referred to as the "DEVELOPER" and ENIGMA CONSTRUCTIONS PRIVATE LIMITED ("ENIGMA") and MESSRS. EVERSHERE DEVELOPERS ("EVERSHINE"), carrying on business as Joint Ventures in the name of "M/s. RUSTOMJEE EVERSHERE JOINT VENTURE" hereinafter referred to collectively as the "Owners" (Confirming Party) of the Second Part, and MR. MAHESH KRISHNA RAUT AND MRS. MANASI M. RAUT, therein called as "the Purchasers" of the Third Part and same was duly registered before the Sub-Registrar of Assurances under Serial No. VASAI/2706225/2012, Dated - 25/06/2012, thus they had purchased and acquired a residential Flat on ownership basis i.e. Flat No. 50 measuring area 510 Sq. Ft. of Carpet Area, on the Fifth Floor in Building No. 38, Within the Building Known as "AVENUE D" constructed on N.A. Land bearing New Survey No. 5, 5B, 5D, 5E and 5G, lying being and situated at Village - Dongare (Dongar Padga)

also know more par (hereinafte upon the considerat of the Saic C. That the operative OPERATI Maharash No. TNA, (hereinafte KRISHNA of the said distinctive society an brevity's s D. By an Agre entered in MANASI M Part, and LALITA S the Third Registrar Dated - 1 residential terms and therefore a Flat after transferrec SHIVAJIR SHIVAJIR E. In view of sufficiently hereby reit have hand Vendors a Ownership



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FOR - BALKRISHNA GAJDHAR BHATT
BY - JONA BALKRISHNA BHATT
POA HOLDER

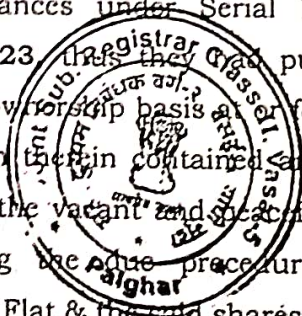
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वसई क्र.-५
दस्ता क्र. २३६९ / २०२५
५७ / ५०

also known as "Village Narangi" Taluka-Vasai, Dist- Thane, and more particularly described in the schedule written hereunder (hereinafter referred to as "THE SAID FLAT") at or for the price and upon the terms and condition therein contained and paid full consideration therefore and took the vacant and peaceful possession of the Said Flat.

- C. That the various Purchasers of the said building formed a Co-operative Housing Society namely "AVENUE D PHASE I CO-OPERATIVE HOUSING SOCIETY LTD.", registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/VSI/HSG/(TC)/28974/2016 Dated - 26/10/2016, (hereinafter called "the said Society") and the said MR. MAHESH KRISHNA RAUT AND MRS. MANASI M. RAUT, one of the members of the said Society entitled ___ Shares having Certificate No. ___ distinctive Numbers starting from Sr. No. ___ to ___ of the said society and of the face value of Rs. 50/- each, (hereinafter for brevity's sake collectively referred to as "THE SAID SHARES").
- D. By an Agreement for Sale dated 11th day of January, 2023, made & entered into between MR. MAHESH KRISHNA RAUT AND MRS. MANASI M RAUT, therein Called as "the Transferors" of the Second Part, and MR. SHIVAJIRAO PANDURANG PATIL & 2) MRS. LALITA SHIVAJIRAO PATIL, therein called as "the Purchasers" of the Third Part and same was duly registered before the Sub-Registrar of Assurances under Serial No. VASAI-5/467/2023, Dated - 11/01/2023, wherein they had purchased and acquired a residential Flat on ownership basis at Vasai for the price and upon the terms and condition therein contained and paid full consideration therefore and took the vacant and peaceful possession of the Said Flat after following the due procedure the said society has transferred the said Flat & the said shares in favour of the said MR. SHIVAJIRAO PANDURANG PATIL & 2) MRS. LALITA SHIVAJIRAO PATIL (hereinafter called as "the Vendors").
- E. In view of the aforesaid, the said Vendors herein are well and/or sufficiently entitled to the Said Flat in all respects. The Vendors hereby reiterate and confirm that the said Developers And Owner have handed over the possession of the Said Flat and the said Vendors are in possession of the same on what is called on Ownership Basis;



[Handwritten signature]

FOR - BALKRISHNA GAJDHAR BHATT
BY - JONA BALKRISHNA BHATT
POA HOLDER

[Handwritten signature]

F. The Vendors have paid to The Developers And Owner the amount of the Sale Price for purchase of the said Flat as per the Agreement and that by virtue of such Sale Price the Vendors become the sole, absolute and exclusive owners of the Said Flat;

G. The Vendors are legally entitled to the Said Flat together with all attached benefits and that neither the Vendors herein personally or through any of their agent/s or constituted attorney has/have or had at any time heretofore neither created or agreed to create any third party rights or rights, title, interests or whatsoever in respect of the Said Flat, except that mentioned hereunder;

H. The Vendors herein are in use occupation & possession of & sufficiently entitled to the **Flat No. 504**, Admeasuring area **510 Ft. i.e. 47.39 Sq. Mtrs. (Carpet Area)**, on the **Fifth Floor, Building No. 38**, Within the Building Known as "**AVENUE D**" Society known as "**AVENUE D PHASE I CO-OPERATIVE HOUSING SOCIETY LTD.**", lying being and situated at **Village - Dongar Pada** (Dongar Pada) also known as "**Village Narangi**" Taluka-Vasai, District Palghar (Formerly known as Thane). (Herein referred to as "**Said Flat**").

I. The Vendors shall obtain "No Dues Certificate" and "No Objection Certificate" from the said Society in respect of the present deals a transfer of the said Flat in the name of Purchasers.

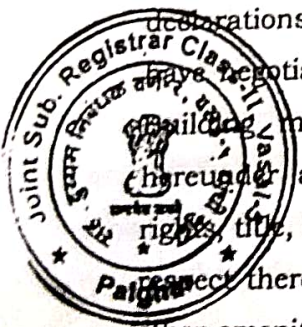
J. AND WHEREAS upon the strength of the representations and declarations made by the Vendors to the PURCHASERS, the parties negotiated for sale and purchase of the Said Flat in the said Building more particularly described in the Schedule written hereunder and all attached benefits including the benefits and rights, title, interest, claim, estate, possession and property rights thereof at law, equity and otherwise along with transfer other amenities at the said Building for the lump-sum price / to consideration of **Rs. 33,00,000/- (Rupees Thirty Three Lakh Only)**, hereinafter referred to as "**The Consideration Amount**" payable to the Vendors by the Purchasers. And the Vendors shall sell, transfer, assign, grant, release and assure unto the Purchaser all their rights, title and interest accrued along with right to have vacant and peaceful possession of the Said Flat, with all attached benefits with clear & marketable title free from

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having
papers
conten

NOW THE

The Vendors herein represent same clause/PURCH Vendor s

The Vendor and the Flat No (Carpe Building PHASI Said I claim, equity consid Lakh said Vende



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FOR KRISHNA GAJDHAR BHATT
BY - JUNA BALKRISHNA BHATT
POA HOLDER

Handwritten signature

Rs
Joint Sub-Registrar
Handwritten signature

वसई क्र.-५
दस्त क्र. २३६९/२०२५
५९ / ५०

encumbrances and reasonable doubts along with the Purchasers having legal right to have and call for all relevant deeds, documents, papers and writings from the Vendors and the concerned parties contemplated by law as hereinafter mentioned in these presents.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:-

1. The Vendors hereby declare and confirm that what is recited hereinabove in respect of the Said Flat shall be treated as representations and irrevocable declarations on their part as if the same are reproduced herein verbatim and form part of this clause/agreement. The Vendors hereby confirms that the PURCHASERS have agreed to purchase the Said Flat relying upon the correctness of the declarations and representations made by the Vendors in these presents.

s

2. The Vendors shall sell, transfer, assign and assure to the Purchasers and the Purchasers shall purchase and acquire the said Flat being Flat No. 504, Admeasuring area 510 Sq. Ft. i.e. 47.39 Sq. Mtrs. (Carpet Area), on the Fifth Floor, in Building No. 38, Within the Building Known as "AVENUE D" and Society known as "AVENUE D PHASE I CO-OPERATIVE HOUSING SOCIETY LTD.", situated at the Said Property, and all attached benefits and rights, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise free from all encumbrances at or for the total consideration / total price of Rs. 33,00,000/- (Rupees Thirty Three Lakh Only)., being the full and final consideration amount and the said Consideration Amount to be paid by the Purchasers to the Vendors in the following manner:

Rs. 13,00,000/-



(Rupees Thirteen Lakh Only)

Being the part payment before the execution of these presents being the complete Own Contribution paid by the PURCHASERS to the Vendors, i.e. on or before the registration of the said Agreement for Sale. The Vendors hereby acknowledges and confirms the receipt of

FOR - BALKRISHNA GAJDHAR BHATT
BY - JONA BALKRISHNA BHATT

FOR - BALKRISHNA GAJDHAR BHATT
BY - JONA BALKRISHNA BHATT

FOR - BALKRISHNA GAJDHAR BHATT
BY - JONA BALKRISHNA BHATT

PURCHASERS in respect of the said Unit/Flat, the Vendor give possession of the said unit/Flat to the Purchasers.

22. This agreement shall always be subject to the Proviso Maharashtra Ownership Flats (Regulation of the Promotion Construction, Sale Management and transfer) Act, 1963 And Co-operative Societies Act, 1960 with rules made there under.

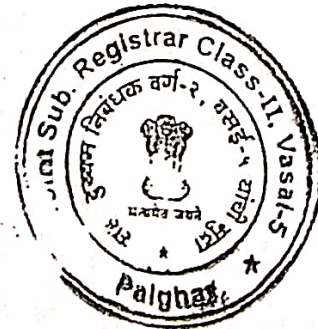
THE SCHEDULE ABOVE REFERRED TO

Flat No. 504, Admeasuring area 510 Sq. Ft. i.e. 47.39 Sq. (Carpet Area), on the Fifth Floor, in Building No. 38, With Building Known as "AVENUE D" and Society known as "AVENUE PHASE I CO-OPERATIVE HOUSING SOCIETY LTD.", Constructed on N.A. Land bearing New Survey No. 5, 5B, 5D, 5F, and 5G., Lying and situated at Village - Dongare (Dongar Pada) also known as "Narangi" Taluka-Vasai, Dist- Palghar. Within the area of sub Registrar's Assurances at Vasai - I to VI.s

[Handwritten signature]

जोना भट्ट
FOR - BALKRISHNA GAJDHAR BHATT
BY - JONA BALKRISHNA BHATT
POA HOLDER





जोना भट्ट



वसई क्र.-५
 दरत क्र. २३६९ / २०२५
 १७ / १०

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





Signed Sealed and Delivered by the within named "THE VENDORS"

<p><i>Shivaji</i> signature 1) MR. SHIVAJIRAO PANDURANG PATIL</p>		 Left Thumb
<p><i>Lalita</i> signature 2) MRS. LALITA SHIVAJIRAO PATIL</p>		 Left Thumb

in presence of (Witnesses)

1. Name :- Sachin Jadhav signature:- *Sachin*
 2. Name:- Kusum Singh Bakshi signature:- *Kusum*

Signed Sealed and Delivered by the within named "THE PURCHASERS"

<p>FOR - BALKRISHNA GAJDHAR BHATT BY - JONA BALKRISHNA BHATT POA HOLDER <i>जोना भट्ट</i> Signature 1) MR. BALKRISHNA GAJDHAR BHATT Through POA holder MRS. JONA BALKRISHN BHATT</p>		 Left Thumb.
<p><i>जोना भट्ट</i> signature 2) MRS. JONA BALKRISHN BHATT</p>		 Left Thumb

in presence of (Witnesses)

1. *Sachin*
 2. *Kusum*



गावाचे नाव : डोंगरे

वसई क्र.-५

दस्त क्र. २३६९/२०२५

१० / ५०

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GAJDHAR
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प्रकार	करारनामा
	3421000
भाव(भाडेपट्ट्याच्या बाबतितपट्टाकार तो की पट्टेदार ने नमुद करायो)	4304800

न,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पानिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: गांव मोजे डोंगरे,मळें नं.

5,5वी,5डी,5एफ,5जी,विभाग-1.1,मदनिका क्र. 504,पाचवा मजला,क्षेत्र-47.39,चौ.मी. कारपेट एरिया,विस्थापन
नं-38,एखल्यु डी-फेज-1 को.ऑ.हो.मो.मि.मनोयल मिटी.((Survey Number : 5, 5वी, 5डी, 5एफ, 5जी :))

1) 47.39 चौ.मीटर

किंवा जुरी देण्यात असेल नेह्या.

ज करून घेणा-या/मिळून ठेवणा-या

नाव किंवा दिवाणी न्यायामयाचा

किंवा आदेश असल्यास,प्रतिवादिचे-नाव

1): नाव:-महेश कृष्णा राऊत - - वय:-57; पत्ता:-प्लॉट नं: 7, माळा नं: -, इमारतीचे नाव: तपोधन को.ऑ.हो.मो.मि.
सहयोग नगर, फोर बंगलो, अंधेरी-प., मुंबई, प्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-
AFOPR1182F2): नाव:-मानसी महेश राऊत - - वय:-56; पत्ता:-प्लॉट नं: 7, माळा नं: -, इमारतीचे नाव: तपोधन को.ऑ.हो.मो.मि.
सहयोग नगर, फोर बंगलो, अंधेरी-प., मुंबई, प्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-
AKUPR6344Q

ज करून घेणा-या पक्षकाराचे व किंवा

प्यासयाचा हुकुमनामा किंवा आदेश

प्रतिवादिचे नाव व पत्ता

1): नाव:-शिवाजीराव पांडुरंग पाटील - - वय:-47; पत्ता:-प्लॉट नं: बी/101, माळा नं: पहिला मजला, इमारतीचे नाव:
गोकुळ समर्पण फेज-1, बोर्लीज रोड, मुसजीभाई मेहता स्कुल जवळ, गोकुळ टाऊनशीप, बोर्लीज, विरार-प., प्लॉक नं: -,
रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-ALWPP6051D2): नाव:-ससिता शिवाजीराव पाटील - - वय:-42; पत्ता:-प्लॉट नं: बी/101, माळा नं: पहिला मजला, इमारतीचे नाव:
गोकुळ समर्पण फेज-1, बोर्लीज रोड, मुसजीभाई मेहता स्कुल जवळ, गोकुळ टाऊनशीप, बोर्लीज, विरार-प., प्लॉक नं: -,
रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-APHPP9879N

ज करून दिव्याचा दिनांक

11/01/2023

दिणी केल्याचा दिनांक

11/01/2023

किं.खंड व पृष्ठ

467/2023

भावाप्रमाणे मुद्रांक शुल्क

301400

भावाप्रमाणे नोंदणी शुल्क

30000

कोटी विभागान घेतलेला तपशील:-

भाकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to II.

fater
MeteFOR - BALKRISHNA GAJDHAR BHATT
BY - JONA BALKRISHNA BHATT
POA HOLDER

Jona Bhatt



वसई क्र.-५
 दस्त क्र. २३६६ / २०२५
 ९६ / ५०

वसई
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 ६० ६०

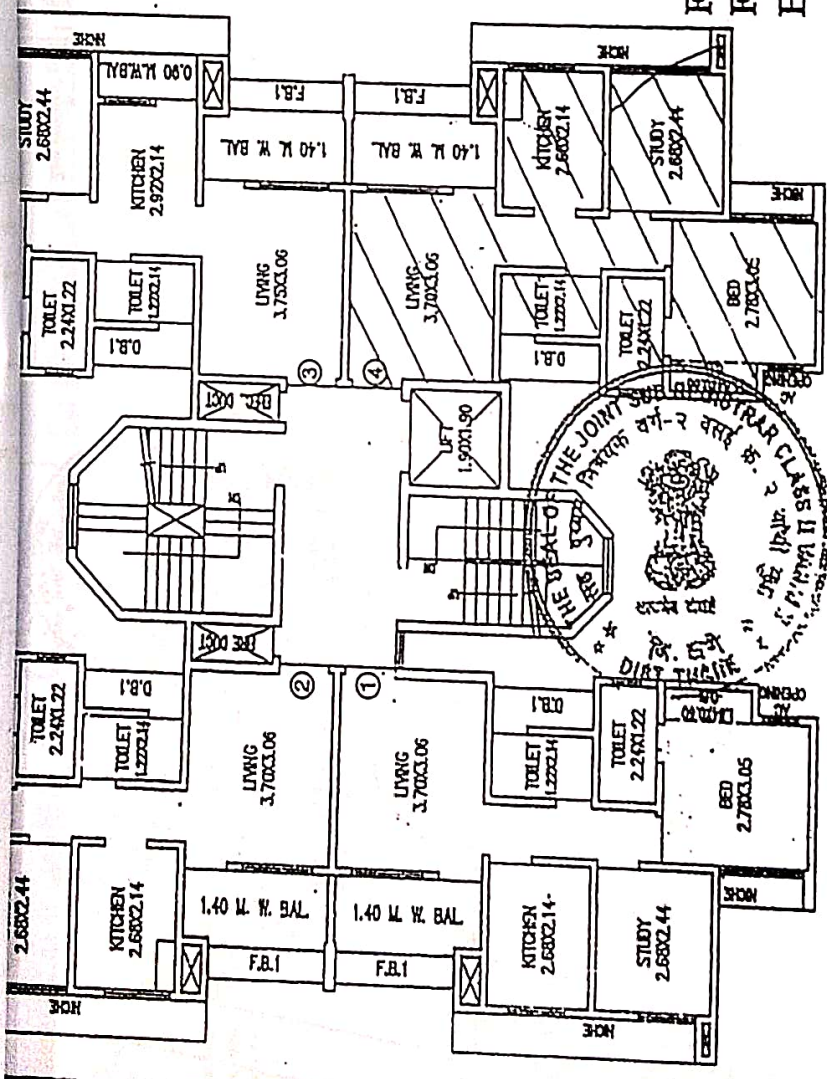
ANNEXURE "G"

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वसई क्र.-५
 दस्त क्र. २३६६ / २०२५
 ३६ / ९२



FLAT NO. 504
 FLOOR 5th
 BUILDING NO. 38



TYPICAL FLOOR PLAN



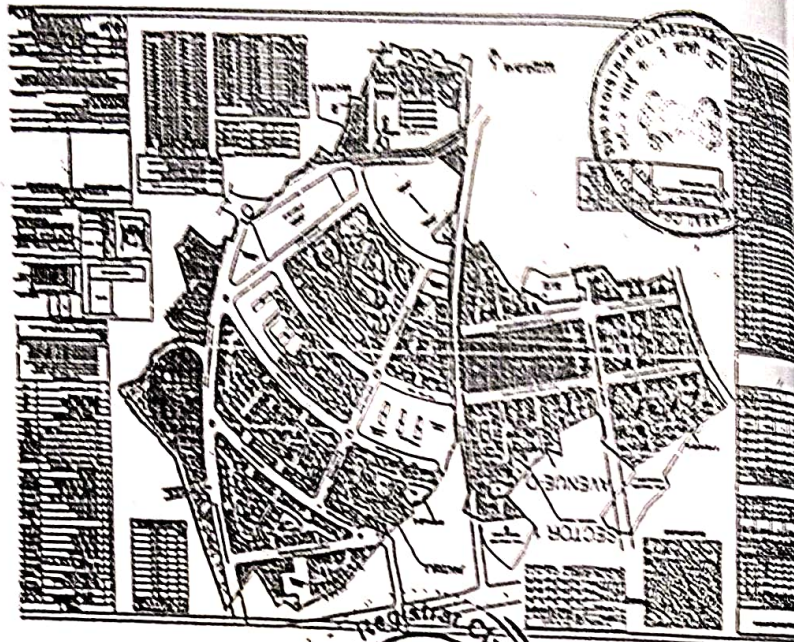
FOR - BALKRISHNA GAJDHAR BHATT
 BY - JONA BALKRISHNA BHATT
 POA HOLDER

वसई क्र. -
दस्ता क्र. १३६८ / २०२५
२० / ५०

वसई क्र. - ५
दस्ता क्र. १३६८ / २०२५
३८ / २२

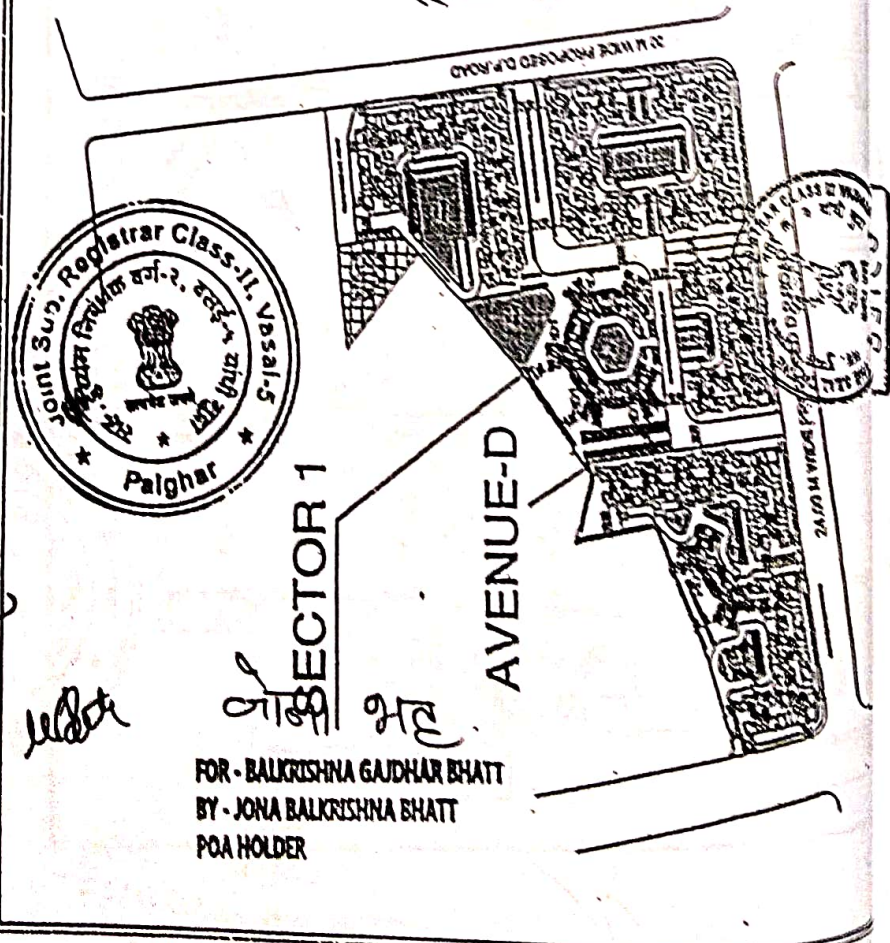
दस्ता क्र. -
२१

ANNEXURE "A" १५६८ / २०२५
६२१६०



Joint Sub. Registrar Class-II, Vasai-Vandri
Palghar

६२१६०



Joint Sub. Registrar Class-II, Vasai-Vandri
Palghar

SECTOR 1

AVENUE-D

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जोना भट्ट

FOR - BALKRISHNA GAUDHAR BHATT
BY - JONA BALKRISHNA BHATT
POA HOLDER

जोना भट्ट

Joint Sub. Registrar Class-II, Vasai-Vandri
Palghar

वसई क्र.-५
दस्त क्र. २३६९ / २०२५
२३ / ५०

वसई क्र.-५
दस्त क्र. २६६७ / २०२३
३० / ०२

मुख्य कार्यालय, शिरार
शिरार (०६),
म. बार्दा, वि. ठाणे, दि. २०१३



मुख्य कार्यालय, शिरार
शिरार (०६),
म. बार्दा, वि. ठाणे, दि. २०१३

मुख्य कार्यालय, शिरार
शिरार (०६),
म. बार्दा, वि. ठाणे, दि. २०१३



मुख्य कार्यालय, शिरार
शिरार (०६),
म. बार्दा, वि. ठाणे, दि. २०१३

13/08/2011.

WCHC/TP/AM/VP-0453/063/2011-1

13/08/2011.

WCHC/TP/AM/VP-0453/064/2011-1

AMENDED BUILDINGS IN AVENUE-B(2)

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldgs.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
8.	Residential with Shopline	AB3-11,14	S/G+7	2246.33	02	84	32	4492.66
9.	Residential with Shopline	CB2-12,13	S/G+7	1843.55	02	56	16	3687.10
Total								29097.18



AMENDED BUILDINGS IN AVENUE-A

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldgs.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential with Shopline	YA1-1,17,19,26	S/G+7	1721.77	04	112	24	697.09
2.	Residential with Shopline	TA3-2,13,16,20, 25,27	S/G+7	2361.42	06	264	30	1866.52
3.	Residential	TA4-3,10,12,15, 22,23,29	S/G+7	2294.06	07	322	--	1898.42
4.	Residential	YA2-4,11,14,21, 24,28	S/G+7	1697.82	06	180	--	1186.96
5.	Residential	RSAL-5,6,7,8,9	S/G+7	2351.88	05	310	--	1157.10
6.	Residential with Shopline	TA2-18	S/G+7	2369.57	01	42	08	2369.57
Total								61429.91

AMENDED BUILDINGS IN AVENUE-B(1)

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldgs.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential with Shopline	AB1-1,7	S/G+7	1369.06	02	56	14	2738.12
2.	Residential with Shopline	AB4-2,6	S/G+7	2179.67	02	18	18	4359.34
3.	Residential	AB2-3	S+7	1249.62	02	36	06	1249.62
4.	Residential	A1-4,5	S+7	1100.60	02	36	06	2141.20
5.	Residential	CB1-8,17	S+7	1577.98	02	36	06	3155.96
6.	Residential with Shopline	B2-9,16	S/G+7	2179.67	02	36	06	4758.82
7.	Residential with Shopline	A2-10,15	S/G+7	1157.18	02	36	06	2314.36



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दस्ता क्र. २४६९ / २०२५
३२ / ५०

वसई क्र.-५
दस्ता क्र. ४६५ / २०२५
३१ / ३३

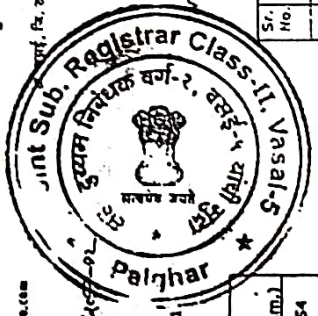
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४५

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प्लान नं. : १५५-१५५५/२०१२/५५५५
दस्ता नं. : १५५-१५५५
ई-मेल : १५५५५५५५५५५५@palghar.com
दस्ता नं. : १५५५५५५५५५५५
दिनांक : १३/०९/२०११



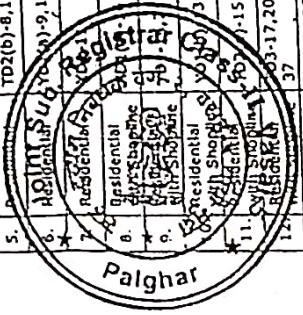
मुख्य कार्यालय, सिव्हा
मिशन (एड.)
म. कार्यालय, सि. कार्यालय, सि. कार्यालय



WMC/CTP/AMVP-0453/084/2011/2
13/09/2011

AMENDED BUILDINGS IN AVENUE-D

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential with Shopline	TD1(p)-1,3,4,38,40	S/G+7	1549.22	05	145	7746.10
2.	Residential with Shopline	TD1B-2	S/G+7	2370.40	01	43	2370.40
3.	Residential with Shopline	TD2-5,12	S/G+7	2388.85	02	90	4777.70
4.	Residential	TD1-6,7,19,23,31, 32,33,34	S/G+7	1528.05	08	248	12224.40
5.	Residential	TD2(b)-8,10	S/G+7	2372.46	02	94	4644.92
6.	Residential	TD3(a)-9,18	S/G+7	1785.71	02	62	3571.42
7.	Residential	TD3(b)-1	S/G+7	2261.66	01	31	2261.66
8.	Residential	TD4-1	S/G+7	2318.17	01	29	2318.17
9.	Residential with Shopline	TD5-2, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	S/G+7	1803.93	03	87	5411.79
10.	Residential with Shopline	TD6-1	S/G+7	1911.38	01	29	1911.38
11.	Residential with Shopline	TD7-1,15	S/G+7	2402.13	01	43	2402.13
12.	Residential	TD8-1,17,20,22,30, 37	S/G+7	2388.78	05	225	11943.90
13.	Residential	TD9-24,25,26,27, 28,35,36	S/G+7	1902.74	02	329	13319.10
14.	Residential with Shopline	TD4-39	S/G+7	2261.66	01	31	2261.66
Total					1498	1498	77113.40



प्लान नं. : १५५-१५५५/२०१२/५५५५
दस्ता नं. : १५५-१५५५
ई-मेल : १५५५५५५५५५५५@palghar.com



मुख्य कार्यालय, सिव्हा
मिशन (एड.)
म. कार्यालय, सि. कार्यालय, सि. कार्यालय

५६९६ / २०१२
७२१६०

प्लान नं. : १५५-१५५५/२०१२/५५५५
दस्ता नं. : १५५-१५५५
ई-मेल : १५५५५५५५५५५५@palghar.com
दस्ता नं. : १५५५५५५५५५५५
दिनांक : १३/०९/२०११



मुख्य कार्यालय, सिव्हा
मिशन (एड.)
म. कार्यालय, सि. कार्यालय, सि. कार्यालय

WMC/CTP/AMVP-0453/084/2011/2
13/09/2011

AMENDED BUILDINGS IN AVENUE-E

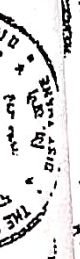
Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential with Shopline	YE1-2,3	S/G+7	1721.77	02	56	3443.54
2.	Residential with Shopline	TE2-1,4	S/G+7	2369.57	02	64	4739.14
Total					140	28	8182.68

AMENDED BUILDINGS IN AVENUE-F

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential with Shopline	TF1-1,2,3	S/G+7	1721.77	03	84	5165.31
2.	Residential with Shopline	TF3-4,11	S/G+7	2361.42	02	10	4722.84
3.	Residential	TF4-7	S/G+7	2294.06	01	46	2294.06
4.	Residential with Shopline	TF1-12	S/G+7	1505.59	01	20	1505.59
5.	Residential	TF5-5,6,8,9,10	S/G+7	1480.47	05	150	7402.35
Total					396	32	21090.15

AMENDED BUILDINGS IN AVENUE-G

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Flats	No. of Shops	Total BUA (In sq.m.)
1.	Residential	RS11-21,22,23, 24,25,26	S+7	2178.93	06	336	12773.04
Total					06	336	12773.04



प्लान नं. : १५५-१५५५/२०१२/५५५५
दस्ता नं. : १५५-१५५५
ई-मेल : १५५५५५५५५५५५@palghar.com



वसई क्र.-५
दस्ता क्र. ४६९ / २०२५
१५ / ५०

वसई क्र.-५
दस्ता क्र. ४६९ / २०२३
३२ / २२



Joint Sub-Registrar
Vasai, Palghar



Joint Sub-Registrar
Vasai, Palghar

13/08/2011
City
VVCHC/ANVP-0453/05-7/2011-7
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 CUH. Capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
You shall obtain the required permissions / NOC from the concerned authority for the Information Technology Establishment & Multiplex Theatres.
The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
You shall submit physical map showing the D.P. road network before Occupancy Certificate.
You shall submit detailed proposal in consultation with Engineering Department, Vasai-Virar City Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
The responsibility of adhering to MOEF conditions solely lies with you as per the undertaking given by you.
You shall show Vasai Virar City Municipal Corporation to connect the roads to external linkages if any mismatches are found.
You shall surrender all roads to WCHC treating them as D. P. Road.

13/08/2011
City
VVCHC/ANVP-0453/05-7/2011-7
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 CUH. Capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
You shall obtain the required permissions / NOC from the concerned authority for the Information Technology Establishment & Multiplex Theatres.
The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
You shall submit physical map showing the D.P. road network before Occupancy Certificate.
You shall submit detailed proposal in consultation with Engineering Department, Vasai-Virar City Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
The responsibility of adhering to MOEF conditions solely lies with you as per the undertaking given by you.
You shall show Vasai Virar City Municipal Corporation to connect the roads to external linkages if any mismatches are found.
You shall surrender all roads to WCHC treating them as D. P. Road.

Yours faithfully,

Dy. Director of Town Planning,
Vasai-Virar City Municipal Corporation



M/s. Shah Gashani Consultants, Architects
103, Lucky Palace, Station Road, Vasai (W),
Taluka : Vasai, Dist: Thane.
Dy. Commissioner CMC,
Vasai-Virar City Municipal Corporation.

CERTIFIED TRUE COPY

End: 4/5
C.C. to:



TRUE COPY

SHAH GASHANI



Joint Sub-Registrar
Vasai, Palghar



Joint Sub-Registrar
Vasai, Palghar

13/08/2011
City
VVCHC/ANVP-0453/05-7/2011-7

AMENDED BUILDINGS IN AVENUE-P

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldgs.	No. of Flats	No. of Shops	Total BUA (In Sq.m.)
1.	Residential with Shopline	V1-4,5,7	S/G+7	2438.43	03	84	30	7315.29
Total					03	84	30	7315.29

AMENDED BUILDINGS IN AVENUE-P

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldgs.	Units	Total BUA (In Sq.m.)
1.	Commercial & Information Technology Establishment Building with Multiplex Theatres	Mall & Multiplex Theatres	B/G+5	84000.00	01	63 Shops, 15 Offices, 09 Food Stalls, 08 Theatres, 01 Anchor Store, 01 Auditorium, 01 Kitchen.	84000.00
Total					01	96	84000.00

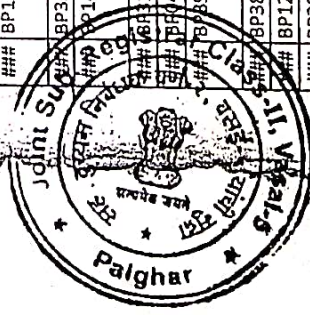
The Revised Development Permission duly approved herewith supersedes all the earlier approved plans where amendment to already approved building or New buildings are proposed. The condition of Commencement Certificate granted by CIDCO vide their office letter No. Commencement Certificate No. CIDCO/MSR/CC/BA-3519/W/2617 Dated 02/12/2005; Commencement Certificate No. CIDCO/MSR/CC/BA-3519/LAYOUT/ W/151 Dated 29/01/2008; Commencement Certificate No. CIDCO/MSR/ROF/BA-3519/ W/1122 Dated 15/06/2009, 08/10/2009 & 07/07/2010. & by Vasai Virar City Municipal Corporation office letter No. VVCHC/TP/ANVP-0453/010/2011-12 Dated 10/05/2011. Stands applicable to this approval of amended plans along with the following conditions:

- 1) The Revised Development Permission plan is valid for one year from the date of issue of commencement certificate for each building. After the expiry of the period, the revalidation shall be obtained as per section 48 of HIRA 1956. The responsibility for the revalidation shall be obtained as per section 48 of HIRA 1956. The responsibility for the revalidation shall be obtained as per section 48 of HIRA 1956.
- 2) The Occupancy certificate for the building shall be issued only after the 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 demolition of any structures erected or use contrary to the conditions specified in the plan within the specific time.



TRUE COPY

###	BP	SATHIRAJ N.NAHATA	ENCON CONSULTANTS	S.NO.379 A-2 PLOT NO.5,7	VIRAR	24-Nov-05	2575	2497.05	RESC	56	1
###	BP3922	SATHIRAJ N.NAHATA	ENCON CONSULTANTS	S.NO.379 A-2 PLOT NO.5,7	VIRAR	24-Nov-05	2575	2497.05	RESC	56	1
###	BP3512	MAHENDRA SANGOI	ENCON CONSULTANTS	S.NO.65,H.NO.2, 66,64	DEVDAL	24-Nov-05	16310	3837	INDU	5	5
###	BP3858	B.M.MHATRE	PRITHVI	S.NO.1/1 PLOT NO.4	VIRAR	30-Nov-05	445.05	327.73	RESI	14	1
###	BP3859	SHAILESH TRIVEDI	SHREE CONSULTANTS	S.NO.402 PLOT NO.18 A	VIRAR	30-Nov-05	240	204.72	RESI	1	1
###	BP3485	HARESH SANGHVI	RJ.ASHAR	S.NO.44,	WALUV	01-Dec-05	29970	9934.4	INDU	75	7
###	BP3466	RIKY LAGARWAL	SHAH & GATTANI	H.NO.1,7,8/1,13,15	BOLUNJ	01-Dec-05	8909	7040.09	RESI	1	1
###	BP3022	L.P.AGARWAL	SHAH & GATTANI	S.NO.354 PLOT NO.1,2,3,4,5,6	BOLUNJ	01-Dec-05	44100	245.03	RESI	11	221
###	BP3519	RIKWADEVAN	SHAH & GATTANI	S.NO.1,5,6,7,8,12	DONGARE	02-Dec-05	932440	563487.3	RESI	564	
###	BP3932	VINOD PATEL	ENCON CONSULTANTS	S.NO.45 PLOT NO.12	NAVGHAR	09-Dec-05	650.52	502.73	RESC	34	1
###	BP3545	SANDEEP SANKHE	SHAH & GATTANI	S.NO.355 H.NO.8,9 TO 23	BOLUNJ	09-Dec-05	21850	14604.37	RESI	11	1
###	BP1538	KRISHNAJI W. PATIL	J.M.FAROZ	S.NO.75/5; S.NO.74	UMELMAN	12-Dec-05	2360	2119.56	RESI	60	2
###	BP1775	M/S MANIK LAND DEVELOPEME	SANAT MEHTA & ASSOCIATES	S.NO.8(PT), H.NO.(MORE	13-Dec-05	2316.1	2315.78	RESI	62	1
###	BP1776	M/S MANIK LAND DEVELOPEME	SANAT MEHTA & ASSOCIATES	S.NO.8(PT), H.NO.(MORE	13-Dec-05	1326	1325	RESI	23	1
###	BP3535	SANJAY K.YADAV	SHREE CONSULTANTS	S.NO.73 PLOT NO.A	NILEMORE	14-Dec-05	414	74.85	RESI	1	1
###	BP1474	M/S AMBIKA FURNITURE	J.M.FAROZ	S.NO.77 PLOT NO.1,	WALUV	15-Dec-05	1020	760.89	INDU	1	1
###	BP1136	HEMANT A.KAPADIA	EN-ARCH CONSULTANTS	S.NO.157 H.NO.12	VIRAR	15-Dec-05	3160	327.93	RESI	16	1
###	BP1446	H.M. SHAH	M.H.DESAI	S.NO.13, H.NO.15(P	NAVGHAR	19-Dec-05	500	488	RESI	6	1
###	BP8941	ARCHANA AVINASH	AVINASH MARATHE	CTS NO.2369 B/C PLOT NO.1,2	DHOVALI	20-Dec-05	898.5	897.15	RESI	12	1
###	BP3821	CM C	J.M.FAROZ	S.NO.76 H.NO.1/4	SANDOR	26-Dec-05	2672	747	RESI	12	3
###	BP1265	DILIP CHAUDHARI	AJAY WADE ASSOCIATES	S.NO.106, H.NO.4	DHOVALI	27-Dec-05	3480	1412.19	RESI	41	1
###	BP3886	SURESH PEDNEKAR	AJAY WADE ASSOCIATES	S.NO.104, H.NO.A-1 PLOT NO.71	DHOVALI	27-Dec-05	1195.87	705.55	INDU	4	1
###	BP0882	MAHESH NAGESH KAMATH	MAHENDRA SANGHAVI	S.NO.30, H.NO.1/1	VIRAR	29-Dec-05	10173.29	4645.04	INDU	34	1
###	BP3899	ASHOK SHAH	ENCON CONSULTANTS	S.NO.26 H.NO.B/2	GOKHIVARE	30-Dec-05	2576	1065.9	INDU	24	1
###	BP0321	SALIN N. D'SOUZA	J.M.FAROZ	S.NO.104A PLOT NO.6,	DHOVALI	02-Jan-06	750	541.4	INDU	1	1
###	BP3969	VILAS GAVANKAR	AJAY WADE ASSOCIATES	S.NO.2238,2240	DHOVALI	02-Jan-06	350.97	333.14	RESI	1	1



वसई क्र.-५
दस्त क्र. २३६९ / २०२५
२८ / ५०

वसई क्र.-५
दस्त क्र. २६६० / २०२३
२८ / ५०

मुख्य कार्यालय, विहार
विहार (पूर्व),
छा. बसई, नि. ठाणे, पिन ४०१ १०५.

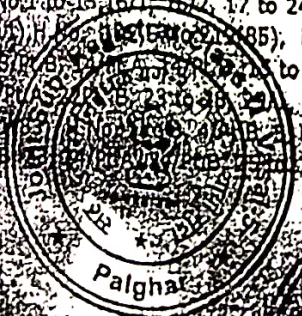


दस्तावेज : ०२५०-१५२५००/०१/०१/०५/०५/०५
फोन : ०२५०-१५२५००
ई-मेल : vasai@racorporation@yahoo.com

आ.क्र. : प.वि.रा.न./न.र./
दिनांक : Dt. १०/०९/२०१५

WCMC/TP/OC/VP-0453/152/2015-16
OCCUPANCY CERTIFICATE

I hereby certify that the development for the Residential with Shopline Building Type-TD2-37(Stillt+Gr.+7) Built Up area 2344.57 sq.m., Type-TD1-38 (Stillt+Gr.+7) Built Up area 1532.39 sq.m., Type-TD5-39(Stillt+Gr.+7) Built Up area 2240.54 sq.m. & Type-TD1-40(Stillt+Gr.+7) Built Up area 1532.39 sq.m in Avenue -D in Global City on land bearing S.No. 5(118), H.No. 1 to 7, S.No.6 (494), H.No.1 (Pt), 2(Pt), S.No.7 (112), H.No. 1 to 18, S.No.8 (492), H.No.1(Pt), 2(Pt), 3(Pt), 4(Pt), S.No.10(113), H.No.1/1B, 1/1A, 1/2, 1/3,1/4, 1/5,1/6,1/7,1/8, S.No. 11 (114), H.No.1 to 21, S.No.12(117), H.No.1, 2, 3/1, 3/2, 3/3, S.No.13 (115), H.No. 1 to 28, S. No. 14(438), H.No.1 to 41, S.No.15(444), H.No.1 to 31, S.No.16 (116), H.No.1 to 11, S.No.67 (170), H.No.1, 2, 3/1, 3/2, 4, 5, 6, S.No.68(171), H.No.1, S.No.69(172), H.No.1 to 4, 6, S.No.71(173), H.No.4, S.No.92(493), H.No.1/Pt., 2/Pt., 3/Pt., 4/ Pt., S.No.93(177), H.No. 1, 2 S.No. 172(106), H.No. 1 to 7, 8/1, 8/2, 9 to 29, S.No. 173(107), H.No.1/Pt.A, 1/Pt. B, 2 to 6, 7/1, 7/2, 7/3, 7/4, 8 to 31, 32/Pt.A, 32/Pt. B, 33 to 43, S.No.174 (108), H.No.1 to 10, 11A, 11B, 12, 13, 14/1, 14/2, 15, 16/Pt. A, 16/Pt. B, 17 to 22, 23/Pt.A, 23/Pt.B, 24 to 29, 31 to 50, S.No.175 (105), H.No.1 to 26, S.No.176(104), H.No.1 to 23, S.No.177(103), H.No. 1 to 4, 5/1, 5/2, 6 to 22, 23/1, 23/2Pt., 24 to 31, S.No. 178(102), H.No.1, 2, S.No.185(7), H.No. 1 to 8, 9/Pt.A, 9/Pt.B, 10 to 33, S.No.190(9), H.No.1/Pt., 2, 3, S.No.191(8), H.No.1 to 17, S.No.192(96), H.No. 1/Pt.A, 1/Pt.B, 2 to 10, 10 A, 12 to 19, 20/1, 20/2, 21 to 42, S.No.193 (97), H.No. 1 to 25, 25A, 26 to 39, S.No. 194(100), H.No. 1 to 37, S. No.195(101), H.No.1, 2/1, 2/2, 3 to 32, S.No.196 (99), H.No.1 to 13, S. No.197(98), H.No.1 to 22, 23/1, 23/2, 24, 25, S.No.198(109), H No.1 to 52, S.No.199(110), 1 to 19, 20/1, 20/2, 21 to 42, S.No.200(94), H.No.1 to 14, S.No.201(95), H.No. 1 to 8, 9/1, 9/2, 10 to 18 S.No. 202(92), H.No. 1 to 7, 8A, 8B, 9 to 16, S.No.203(93), H.No. 1 to 21, S.No.204 (111), H.No.1 to 64, S.No. 205(91), H.No.1 to 10, 11/1, 11/2, 11/3, 11/4, 12 to 31, S.No. 206(90), H.No. 1 to 14, 15A, 15B, 16 to 22, S.No. 207(88) H.No.1 to 5, 6/1, 6/2, 7 to 18, 18/1, 19/2, 19/3, 20 to 36, S.No.208, (87), H.No.1 to 8, 9/1, 9/2, 9/3, 10 to 29, S.No.209(86), H.No.1 to 15, 15/1, 15/2, 17 to 24, S.No.210(10), H.No. 1 to 26, S.No.211(10), H.No.1 to 21, S.No.212(85), H.No.1, S.No.220(84), H.No.1 to 12, 13/Pt.A, 13/Pt. B, 14 to 18, 19/Pt. A, 19/Pt. B, 20, 21/Pt.A, 21/Pt.B, 22, 23, 24, 25, 26, 27, 28, 29, 30/Pt.A, 30/Pt. B, 31, 32, S.No.221, 22, 23, 24, 25, 26, 27, 28, 29, 30/Pt. A, 6/Pt. B, 7/Pt.A, 7/Pt. B, 8 to 21, 22, 23, 24, 25, 26, 27, 28/Pt.A, 28/Pt.B,



वसई क्र.-५
दस्त क्र. २३६ ए/२०२५
३० / ५०

वसई क्र.-५
दस्त क्र. २६६ / २०२३
२६६ / ०२

मुख्य कार्यालय, विरार
विरार (पूर्व),
ठा. वसई, वि. ठाणे, पिन ४०१ ३०५.



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

भा.क्र. : प.वि.रा.प / व.र. /
दिनांक :

VCMC/TP/OC/VP-0453/162/2015-16

Dt. /09/2015.
11/01/2015

..... 3

- 2) You will have to provide necessary Infrastructural facilities on site and also the Improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These Infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channellisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasal 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. Vasal 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) You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Vasal 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.



Contd.... 4

वसई क्र.-५
दस्त क्र. २३६९ / २०२५
३१ / ५०

वसई क्र.-५
दस्त क्र. २६१० / २०२३
२० / ५२

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CamScanner

मुख्य कार्यालय, विरार
विरार (पूर्व),
सा. बसई, वि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५-२६२५१०७३/१११११११
फॅक्स : ०२५-२६२५१०७
ई-मेल : vasaircitycorporation@17002.vc

ना.क्र. व.वि.रा.प.१२२/१
दिनांक Dt. 10/09/2015
०१/१०/२०१५

VCMC/TP/OC/VP-04531/52/2015-16

- 4
- 6) This certificate of occupancy is issued only in respect of 06 Shops & 45 Flats, Constructed in Residential with Shopline Building Type-TD2-37(Stilt+Gr.+7), 04 Shops & 29 Flats, Constructed in Type-TD1-38(Stilt+Gr.+7), 10 Shops & 43 Flats Constructed in Type-TD5-39(Stilt+Gr.+7) & 04 Shops & 29 Flats, Constructed in Type TD: 40(Stilt+Gr.+7) in Avenue -D in Global City (Stilt+Gr +7) only.
 - 7) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
 - 8) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
 - 9) After complying with the conditions of all orders of any other forum only you shall give possession of flats.
 - 10) The compliances at various stages as prescribed in MOEF No.21-544/2006-1A-III Dt. 13/03/2007 and the responsibility lies with the applicant. Any violations of MOEF order if done after the date of issue of this certificate, the responsibility lies with the applicant only.
 - 11) You shall submit TILR of surrendered D. P. Road area within 3 months.
 - 12) You shall abide by the conditions mentioned in the N.A. Order & Commitment Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VCMC is not responsible for non-compliance of any of the statutory requirements by you.



The set of completion plan duly certified is returned herewith.



Deputy Director
Town Planning
Virar City Municipal Corporation



वसई क्र.-५
दस्ता क्र. ७६० / २०२३
२३ / २२

वसई क्र.-५
दस्ता क्र. २७६९ / २०२५
३२ / ५०



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र.

क्रमांक टिएनए/व्हीएसआय/एचएसजी/(टीसी)/ २८९७४/सन २०१६
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

प्लेन्वू डी फेज-I को - ऑपरेटिव्ह हौसिंग सोसायटी लि.

५. ५ बी. ५ डी, ५ एफ व ५ जी. डोंगरे. नारंगी, विरार (प.) ता. वसई जि. पालघर

महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र

अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थाचे नियम १९६१

नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून

रण "भाडेकरू सहभागीदारी गृहनिर्माण संस्था" असे आहे.

न मोहर

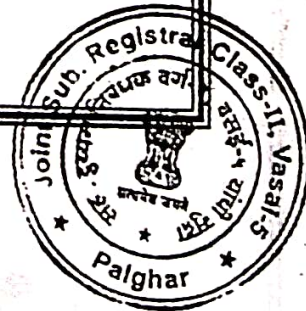
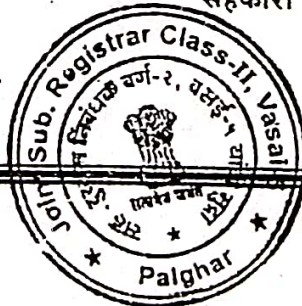
वसई.

२६/१०/२०१६



(प्रियंका गाडीलकर)

उप निबंधक
सहकारी संस्था, वसई



08:00 PM
07/02/2025
करारपामा

पक्षकाराचे नाव व पत्ता

शिवाजीराव पांडुरंग पाटील
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: पल्लेट नं. बी
101, गोकुळ समर्पण फेज 1, बोळीज रोड, मुलजीभाई मेहता स्कुल
पथ, गोकुळ टाऊनशीप, बोळीज, बिरार पश्चिम, ता. बराई, जि.
पालघर, रोड नं. - , महाराष्ट्र, ठाणे.
नंबर: ALWPP6051D

पक्षकाराचा प्रकार

सिंहन देणार
वय :-48
स्वाधरी:-

[Signature]

छायाचित्र



ठसा प्रमाणित



सल्लिता शिवाजीराव पाटील
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: पल्लेट नं. बी
101, गोकुळ समर्पण फेज 1, बोळीज रोड, मुलजीभाई मेहता स्कुल
पथ, गोकुळ टाऊनशीप, बोळीज, बिरार पश्चिम, ता. बराई, जि.
पालघर, रोड नं. - , महाराष्ट्र, ठाणे.
नंबर: APHPP6070N

सिंहन देणार

वय :-43
स्वाधरी:-

[Signature]



बाळकृष्णा गजधर भट्ट
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: ए / 410,
विजय नगर अपार्टमेंट, विजय नगर, लोकमान्य शाळे मागे,
सातोपारा पूर्व, बराई, पालघर, महाराष्ट्र, , रोड नं. - , महाराष्ट्र,
MAANE.
नंबर:

सिंहन देणार

वय :-20
स्वाधरी:-

जोबा भट्ट



बाळकृष्णा भट्ट
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: ए / 410,
विजय नगर अपार्टमेंट, विजय नगर, लोकमान्य शाळे मागे,
सातोपारा पूर्व, बराई, पालघर, महाराष्ट्र, , रोड नं. - , महाराष्ट्र,
नंबर: CBIPB4419H

सिंहन देणार

वय :-35
स्वाधरी:-

जोबा भट्ट



सिंहन देणार तयारीत करारपामा चा दरत ऐवज करून दिल्याचे कळुल करतात.
07/02/2025 02:04:34 PM

मांचा कॅम्बुजीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे

of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
सिंहन देणार राव पांडुरंग पाटील	07/02/2025 02:05:35 PM	शिवाजीराव पांडुरंग पाटील M 1312050074508353536
सिंहन देणार शिवाजीराव पाटील	07/02/2025 02:05:17 PM	सल्लिता शिवाजीराव पाटील F 1337341375139045376
बाळकृष्णा भट्ट बाळकृष्णा भट्ट	07/02/2025 02:05:52 PM	Jona Balkrishn Bhatt F 1337341525152583680
सिंहन देणार बाळकृष्णा भट्ट	07/02/2025 02:06:04 PM	Jona Balkrishn Bhatt F 1337341525152583680

07/02/2025 02:06:06 PM

वर्ग-२

