

MH015835654202425U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Feb 2025	Receipt	Receipt no.: 1113919503
	Name of the Applicant :	JAY BHARGAVRAM
	Details of document has to be downloaded :	Dist :Thane SRO ;Vasai 2 Scanned Document No. : 1740 RequestID :4a2acf0ee1874b8d
	Year :	2025
	Received Fee :	100
The above mentioned Search fee has been credited to government vide GRN no :MH015835654202425U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		

LS 12 - 219 Vasai



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधाव)					
Valuation ID वसई 2	20290123428	23 January 2025, 19:16:57 AAD			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	पालघर				
मूळ्य विभाग	ता. वसई				
उप मूळ्य विभाग	11-रहियास व इतर तत्सम अनुज्ञेय कार्यालय जमिनी				
क्षेत्राचे नाव	Vasai-Virar Municipal Corporation	सई नंबर /न. प्र. क्रमांक :	सई नंबर 133		
वार्षिक मूळ्य दर सक्क्यानुसार मूळ्यदर व. खाली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमागसाठी एकक ची मीटर
13900	69500	76400	87100	76400	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	41.855ची. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वर्ष -	0 TO 2वर्ष	बांधकामाचा दर-	Rs 26620/-
उदघाटन सुविधा	आहे	मजला -	11th to 20th Floor		
Sale Type - Resale	First Sale Date - 06/08/2021				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.74712/-				
घसा-यानुसार मिळकतीचा प्रति ची. मीटर मूळ्यदर	=(((कार्षिक मूळ्यदर - बुक्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) * बुक्या जमिनीचा दर) = (((74712-13900) * (100 / 100)) + 13900) = Rs.74712/-				
A) मुख्य मिळकतीचे मूळ्य	= वरील प्रमाणे मूळ्य दर * मिळकतीचे क्षेत्र = 74712 * 41.855 = Rs.3127070.76/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूळ्य	= मुख्य मिळकतीचे मूळ्य + लेखपत्राचे मूळ्य + मेडनानाईन मजला क्षेत्र मूळ्य + सगळ्या गटवीचे मूळ्य(कुणी बाक्कली) + वरील गटवीचे मूळ्य + बंदिस्त वाहन तळाचे मूळ्य + बुक्या जमिनीवरील वाहन तळाचे मूळ्य + इमारती भोवतीच्या खुल्या आगेचे मूळ्य + बंदिस्त बाक्कली + स्वयंपातित बाळगलक = A + B + C + D + E + F + G + H + I + J = 3127070.76 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3127071/- = <input type="checkbox"/> एकतीस लाख सत्तावीस हजार एकाशतर /-				

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सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)

<http://10.10.246.39/valuation20242025/Uploads/Reports/Print.aspx>

1/23/2025





CHALLAN
MTR Form Number-6



RN	MH014838106202425E	BARCODE	Date		23/01/2025-10:09:37	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
Office Name	VS12_VASAI NO 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	BDTPJ0288C			
Location	PALGHAR		Full Name	SOHANLAL M JAIN			
Year	2024-2025 One Time		Flat/Block No.	A/1606 BACHRAJ LIFESPACE CHS LTD			
Account Head Details		Amount In Rs.	Premises/Building	BOLINJ			
0030046401 Stamp Duty		245000.00	Road/Street	VIRAR			
0030063301 Registration Fee		30000.00	Area/Locality	TOWN/CITY/DISTRICT			
			Town/City/District	PIN			
			PIN	4 0 1 3 0 3			
			Remarks (If Any)	SecondPartyName=KISHOR G THAKARE~			
			Amount In	Two.Lakh Seventy Five Thousand Rupees Only			
			Words				
Total	2,75,000.00		FOR USE IN RECEIVING BANK				
Payment Details		CENTRAL BANK OF INDIA					
Cheque-DD Details		Bank CIN	Ref. No.	02810672025012386408	335146072		
		Bank Date	RBI Date	23/01/2025-10:11:22	Not Verified with RBI		
Cheque/DD No.		Bank-Branch		CENTRAL BANK OF INDIA			
Name of Bank		Scroll No. , Date		Not Verified with Scroll			
Name of Branch				Mobile No. : 9999999999			

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Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालय नौदणी कचवयाच्या दख्खाली लागू आहे. नौदणी न कचवयाच्या दख्खाली सदर चलन लागू नाही.



Print Date 23-01-2025 10:11:27



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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at Virar, on this 23rd day of Jan in the Christian year Two Thousand Twenty five.

BETWEEN 1) MR. KISHOR GOVIND THAKARE, Age 36 years, 2) MRS. TEJAL KISHOR THAKARE, Age 33 years, 3) MR. GOVIND PADMAKAR THAKARE, Age 61 years, Indian Inhabitant/s, residing at Flat No. A/1606, Bachraj Lifespace, Behind Smart Bazar, Near Yashwanth Avneue Building, Y. K. Nagar NX, Virar (West) - 401 303, herein after called the "TRANSFERORS" [which expression shall express its true repugnant to the context or meaning thereof, be deemed to include the heirs, executors, administrators and assigns] of the FIRST PARTIES



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AND

1) MR. SOHANLAL MAFATLAL JAIN, Age 27 years, 2) MR. MAFATLAL J. JAIN, Age 56 years, 3) MRS. MINAXI M. JAIN, Age 56

years, Indian Inhabitant/s, residing at A/610, Daftari Complex, M. B.

Near M. B. Estate, Virar (West), Tal. Vasai, Dist. Palghar - 401

hereinafter called the "TRANSFEREES" [which expression shall

include those heirs, executors, administrators and assigns] of the SECOND



Sohan Jain
 ADVOCATE

१५/०१/२५

K. Kulkarni
R. Kulkarni

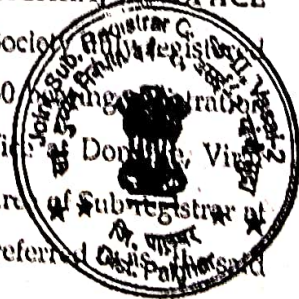
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WHEREAS:

a) By an Agreement for Sale dated 6th August 2021 and registered in the office of Sub-Registrar at Vasai-2(Virar), vide its Document No. 10021/2021, dated 06/08/2021 ("Sale Agreement"), made and executed between M/S. BACHRAJ DEVELOPERS, partnership firm, having its registered office at 1st Floor, D, Block, Shri Sitram Sadan, 276, Shamaldas Gandhi Marg, Princess Street, Mumbai - 400 002, therein referred to as "the Developer-Promoter" (hereinafter referred to as the "said Promoter") of the One Part and 1) MR. KISHOR GOVIND THAKARE, 2) MRS. TEJAL KISHOR THAKARE & 3) MR. GOVIND PADMAKAR THAKARE (the Transferor/s herein), therein referred to as "the Allottee/s" of the Other part, the Developer-Promoter have agreed to sell and the Transferors herein has agreed to purchase a Flat No. 1606, Wing "A"; on the 16th Floor, admeasuring carpet area 34.61 square meters + attached attach/enclosed balcony 3.44 sq. meters, in project known as "BACHRAJ LIFESPACI", constructed on land bearing Survey No. 3/1 of Village : Dongare and Survey No. 133/1 of Village : Bolinj, Taluka : Vasal, District : Palghar, within the area of Sub-Registrar at Vasal, (herein after called "The Said Flat") on the terms and conditions mentioned in the said agreement.

b) The Society of the said building is registered, vide its Registration No. PLR/(VSI)/HSG/(TC)/2040/2023 known as "BACHRAJ LIFESPACI CO-OPERATIVE HOUSING SOCIETY LTD."

c) The TRANSFERORS are the members of "BACHRAJ LIFESPACI CO-OPERATIVE HOUSING SOCIETY LTD.", a Society registered under Maharashtra Co-operative Societies Act, 1960 vide its Registration No. PLR/(VSI)/HSG/(TC)/2040/2023, having its office at Donville, Virar (West), Taluka Vasal, District : Palghar, within the area of Sub-Registrar at Vasal and hereinafter for brevity's sake collectively referred to as "The Transferors".



Signature
Jain

Signature

20/1/2024

Signature

Signature



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Society" and as such members the TRANSFERORS are entitled to five/ten shares having Share Certificate No. _____ of the said Society and of the face value of Rs. fifty/hundred each, bearing No. _____ to _____ (hereinafter for brevity's sake collectively referred to as "The said Shares").

d) The TRANSFERORS are ready and willing to sell, transfer rights, title and interest and five/ten shares and the said Flat to the TRANSFEREES which the TRANSFEREES has agreed to purchase for a lump sum price of Rs. 35,00,000/- (Rupees Thirty Five Lakh Only).

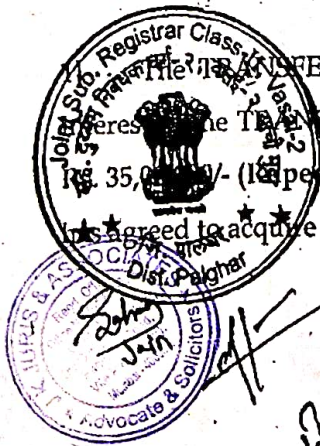
e) The TRANSFERORS shall obtain permission from the society to sell the said Flat to the TRANSFEREES.

f) The said flat is being purchased by the TRANSFEREES for residential purpose and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.

g) The TRANSFEREES have prior to the execution of the Agreement satisfied about the title of the TRANSFERORS to the said Flat and have agreed to acquire the said Flat and the right, title and interest on the terms and conditions hereinafter appearing :-

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

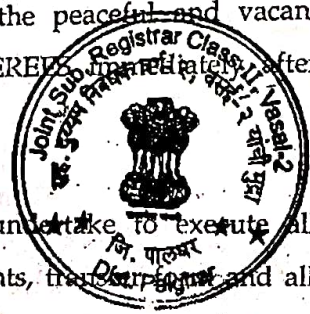
TRANSFERORS have agreed to transfer the right, title and interest in the said Flat to the TRANSFEREES in the said Flat for a total consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) which the TRANSFEREES has agreed to acquire for the said price.



[Handwritten signatures and initials]

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- 2] The TRANSFEREES has paid the sum of Rs. 7,00,000/- (Rupees Seven Lakh Only) to the TRANSFERORS as and by way of part payment of the said Flat herein above mentioned [the payment and receipt whereof the TRANSFERORS do/doth hereby admit and acknowledge of and from the TRANSFEREES.]
- 3] It has been mutually agreed upon by and between the parties hereto that the TRANSFEREES shall pay to the TRANSFERORS the balance amount of Rs. 28,00,000/- (Rupees Twenty Eight Lakh Only) within 45 days from registration of this agreement.
- 4] The Balance amount shall pay to the TRANSFERORS by the TRANSFEREES proposes to obtain a loan from the Bank/Financial Institution within 45 days from registration of this agreement. The TRANSFERORS undertake to co-operate with the TRANSFEREES by providing all necessary documents including NOC from the society to sell the said flat so as to facilitate the TRANSFEREES for obtaining the Loan.
- 5] If balance payment could not make within 45 days, then this Agreement shall deem to be cancelled.
- 6] The TRANSFERORS hereby agree to deliver to the TRANSFEREES, all the Original Agreements, Documents, Letters, Receipts etc... if any & all other necessary original papers in respect of the said FLAT on demand by bank at the time of disbursement of loan cheque.
- 7] The TRANSFERORS shall hand over the peaceful and vacant possession of the said Flat to the TRANSFEREES immediately after receiving full consideration amount.
- 8) The TRANSFERORS hereby agree & undertake to execute all further writings, deeds, papers, letter, documents, transfer and all



Johny Jain
[Signature]

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[Signature]
Trakoo
[Signature]



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taxes, assessments, charges, dues and calls made by the society, Government or any other local authority or corporation from the date of possession in respect of the said Flat.

19] The stamp duty and registration charges leviable on the Deed of transfer shall be borne and paid by the TRANSFEREES. The Transfer Charges if payable to the Society in respect of the transfer of the said flat shall be borne and paid by the TRANSFEREES and TRANSFERORS equally.

20] The Agreement is subject to provision of Maharashtra Ownership Flat (Regulations of the Promotion of Construction sale, management and Transfer) Act, 1963 with rules made thereunder.

THE SCHEDULE OF THE PROPERTY

Flat No. 1606, Wing "A", on the 16th Floor, admeasuring carpet area 34.61 square meters + attached attach/enclosed balcony 3.44 sq. meters, in project known as "BACHRAJ LIFESPACE", society known as "BACHRAJ LIFESPACE CO-OPERATIVE HOUSING SOCIETY LTD.", constructed on land bearing Survey No. 3/1 of Village : Dongare and Survey No. 133/1 of Village : Bolinj, Taluka : Vasai, District : Palghar, within the area of Sub-Registrar at Vasai.

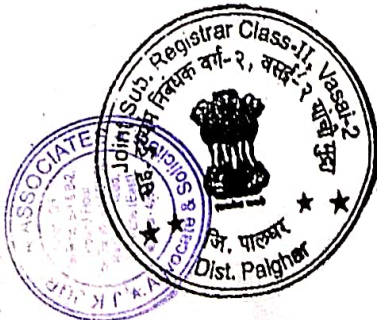
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IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SINGED, SEALED AND DELIVERED
The within named "THE TRANSFERORS"

1) MR. KISHOR GOVIND THAKARE

2) MRS. TEJAL KISHOR THAKARE

3) MR. GOVIND PADMAKAR THAKARE

in the presence of

1. *Sampurn*

2. *[Signature]*

SIGNED, SEALED AND DELIVERED BY

The within named "THE TRANSFEREES"

1) MR. SOHANLAL MAFATLAL JAIN

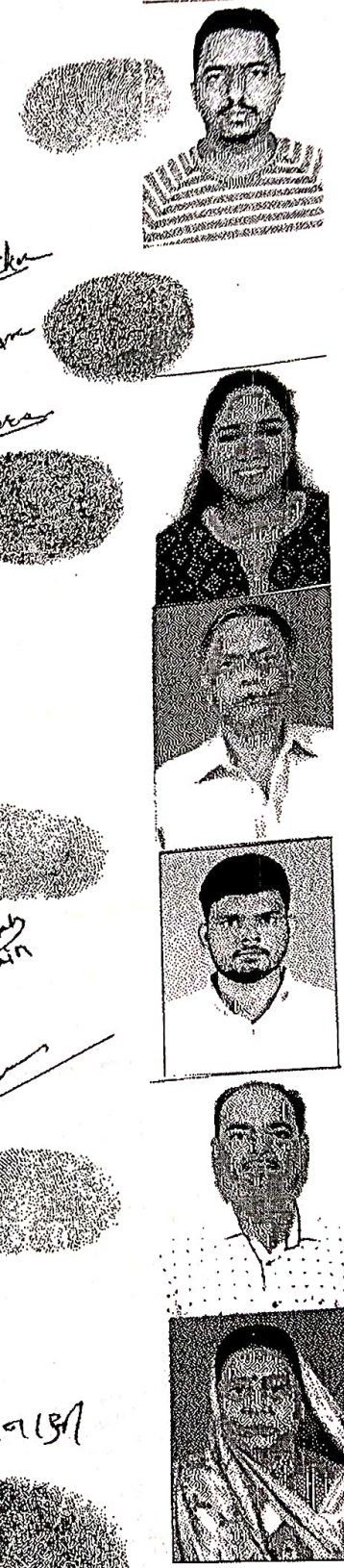
2) MR. MAFATLAL J. JAIN

3) MRS. MINAXI M. JAIN

in the presence of

1. *Sampurn*

2. *[Signature]*



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Annexure 'F'



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See sub 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number PR000020453
Project: **BACHRAJ LIFESPAC** Plot Bearing / CTS / Survey / Final Plot No.: 37, 137/1 at Vaseet-Vihar City (M Corp),
Mumbai, Palghar. 401302.

1. Bachraj Developers having its registered office / principal place of business at T-1st, Ward ABCD, District Mumbai City, Pin: 400002.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 6 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (c) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 11/04/2019 and ending with 01/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with sub 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Venu Gopalanand Prabhu
(Secretary, MahaRERA)
Date: 07/12/2019 4:08:30 PM

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

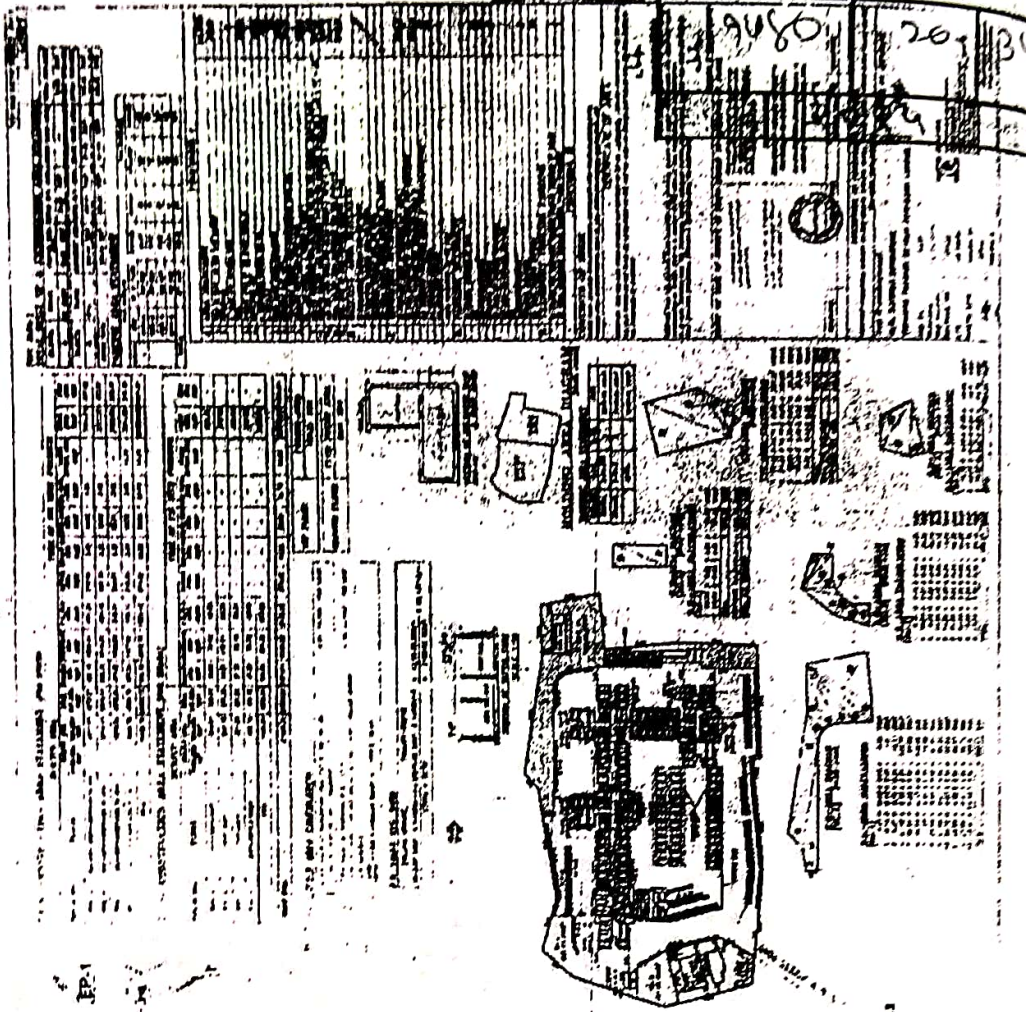
Date: 11/04/2019
Place: Mumbai



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पत्र क्रमांक 90029
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Annexure "A"

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Annexure 'E'



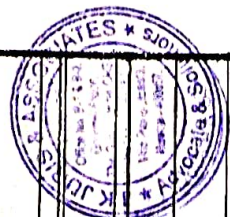
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Sub: Commencement Certificate for proposed layout of Residential Building A, C/F, Hda, (Mushroom) used on land bearing A No. 111, H.No. 111, Village: Rahur, A.S.No. 2, H.No. 11, Village: Rahur, Tal. Rahur, Dist. Palghar

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VVCMC/TP/CC/VP-5370/328/am18-13 18 b1/2019

10	Permissible FSI	1.00
11	Permissible BUA	7803.00 Sqm
12	Proposed BUA	7558.86 Sqm
13	Additional 20% Permissible BUA for MHADA	1566.66 Sqm.
14	Proposed BUA for MHADA	1566.66 Sqm.
15	Proposed BUA for CPC	458.80 Sqm

The details of the Building is given below:

Sr. No.	Predominant Building	No. of Floors	No. of Flats	Built Up Area (In sq. mt.)
	Bldg No.1 Wing A	Split-1 (pt)-2 (pt)-3 (pt)-4 to 5	21	916.61 sq.mt
	Bldg No.2 Wing B	Split-1 (pt)-2 (pt)-3 to 5	26	1093.29 sq.mt
	Bldg No.1 Wing C	Split-1 (pt)-2 (pt)-3 to 5	29	1042.18 sq.mt
	Bldg No.1 Wing D	Split-1 (pt)-2 (pt)-3 to 13	116	4506.78 sq.mt
			192	7558.86 sq.mt

The details of the CPC Building is given below:

Sr. No.	Predominant Building	No. of Floors	Built Up Area (In sq. mt.)
1	CPC bldg (with related)	SU/G+3	458.80 sq.mt

- The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001)
 - The amount of Rs. 4,36,700/- (Rupees Four Lakh Thirty Six Thousand Seven hundred only) deposited vide receipt no. 713275 dated 02/02/2019 with Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC
- You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 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 bye-laws notified by Vasai-Virar City Municipal Corporation.



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Annexure



मुख्य कार्यालय, विरार
बिगर (पूर्व),
श्री. जयदेव, मि. वासवकर ६०१ १०५.

दस्तावेज : ०२५ - १२५०१ / ०१०१/०१०१
दिनांक : ०२५ - २०१९
ई-मेल : www.vasairvirar.municipalcorp.com

नियंत्रक : व. वि. न. व.
दिनांक : १७/१२/२०२०

WCMC/TP/RDP/NP-5370/143/2020-21

To,
M/s. Bachraj Developers
Through Partner Mr. Vikas Devichand Chopra
Shri Sitaram Sedan, 1st Floor, 'D' Block,
276/284 Shamaldas Gandhi Marg,
Princess Street
Mumbai-400002.

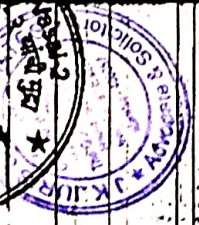
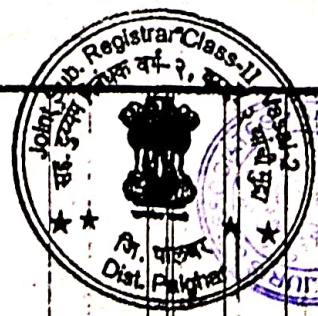
Sub: Revised Development Permission for the proposed Residential Building & CFC Building (Prayer Hall & Dormitory) on land bearing S.No. 133, H.No. 1 of Village Pottoli & S.No. 3, H.No. 1 of Village Ranare, Thakur Vasai, Dist. Palghar.

Ref :
1. Commencement Certificate No. WCMC/TP/CC/NP-5370/328/2018-19 dtd 18/02/2019.
2. Your Registered Engineer's letter dated 23/11/2020 & 04/12/2020.



Sir / Madam,
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 approved vide Notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions in respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patlipada, Mulkam, Tembi, Kolhapur, Chandrapada, Tokri, Kharipada, Vasai, Rangas, Dohy, Kharat, Khochiwada, Pall, Thri, Octane, Tarhad, Maljipada, Satpala & Kalamb. notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages WCMC is functioning as per MRTP Act 1966. The details of permission are as under:-

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. WCMC/TP/CC/NP-5370/329/2018-19 dtd. 18/02/2019. The details of the layout is given below :-



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WCMC/TP/RDP/MP-5370/143/2020-21

17/12/2020

1) Name of assess owner / P.A. Holder	M/s. Bachraj Developers Through Partner Mr. Vikas Devichand Chopra Bolinj & Dongre Residential Building & CFC Building
2) Location	
3) Land use (Predominant)	
4) Gross Plot Area (As per 7/12 Extract)	9180.00sq.m
5) Area Under DP Reservation	Nil
6) Net plot Area	9180.00 sq.m
7) RG@15%	
8) CFC@5%	
9) Buildable Plot Area (9180.00X0.85)	
10) Permissible FSI	1.00
11) Permissible Built-up-Area	7803.00 sq.m
12) Maximum Permissible FSI with DR/TDR	2.40
13) Maximum Permissible BUA with DR/TDR (9180.00X1.40) + (7803.00) Add TDR from DRC	20655.00 sq.m
14) No. 164(14100/13713X11340.00)	11657.52 sq.m
15) Add 20% MHADA(7803.00X20%)	1560.60 sq.m
16) Total Permissible BUA Including MHADA(7803.00+1560.60+11657.52)	21021.12 sq.m
17) BUA Proposed for MHADA	1566.66 sq.m
18) Proposed Built-Up-Area Including MHADA	21003.38 sq.m

This commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of the Town Planning Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
 The amount of Rs.4,36,700/- (Rupees Four lakh Thirty Six Thousand Seven Hundred and Seventy) deposited vide Receipt No. 713275 dated.02/02/2019 & Rs. 3,41,000/- (Rupees Three Lakh Forty One Thousand only) deposited vide Receipt No.899511 dated.04/12/2020 With Vasal Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved proposed Residential Building & CFC Building on land bearing S.No.133,H.No.1 of Village-Bolinj & S.No.3 H.No.1 of Village- Dongre as per the following details:-



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दस्तावेज क्र. - २५२१०१ / ०२/०३/०२/०५०१
 फोन : ०२५० २५२१००
 ई-मेल : vasantra.corporation@yahoo.com

मुख्य कार्यालय, विराट
 विराट (पूर्व),
 मा. वसई, वि. बालघाट - ४०१ ३०५.



नामक क्र. : व.वि.श.प.
 दिनांक :

VVCMC/TP/RDP/VP-5370/143/2020-21

17/12/2020

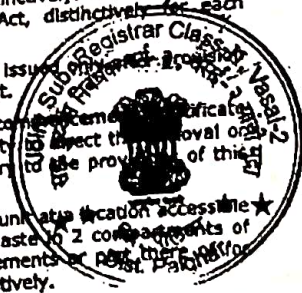
Sr. No.	Predominant Building	No. of Bldg./Wings	No. of Floors	No. of Flats	Built Up Area Including MHADA (In sq. mt.)	Remarks
1.	Residential Building	Wing A	Stilt+ 19	128	5482.24 sq.m	Now Amended
		Wing B	Stilt+ 19	127	5321.30 sq.m	Now Amended
		Wing C	Stilt+ 19.	144	5210.30 sq.m	Now Amended
		Wing D	Stilt+ 19	128	4989.54 sq.m	Now Amended
		Total			527	21003.38 sq.mt

The details of the CFC Building is given below:

1.	CFC Building (Prayer Hall & Dormitory)	--	G+1/G+3	--	324.34 sq.mt	Now Amended
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The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/VP-5370/328/2018-19 dtd. 18/02/2019. 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 when the condition of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate, in the condition it shall be lawful to the planning authority to allow the alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The 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.



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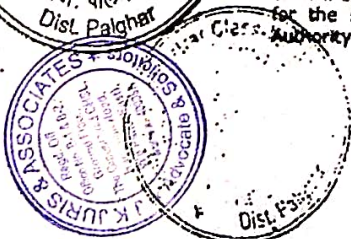
VVCMC/TP/RDP/VP-5370/143/2020-21

17/12/2020

- 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) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 13) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

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

You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal



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



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वसई क्र. - २		
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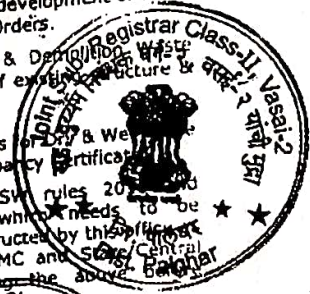
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फैक्स : ०२२० - २५२५२३०
ई-मेल : vvasaivirarcorporation@yahoo.com

भावक क्र. : व.वि.श.प.
दिनांक :

VVCMC/TP/RDP/VP-5370/143/2020-21

17/12/2020

- Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 16) As per notification no: TPB-4312/CR-45/2012/(1)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FS1. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
 - 17) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
 - 18) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
 - 19) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
 - 20) You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
 - 21) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
 - 22) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above conditions approaching this office for grant of Occupancy Certificate.



Government of India



गोविंद पद्मकर ठाकरे
Govind Padmakar Thakare
जन्म तारीख / DOB: 01/06/1963
पुरुष / Male

9755 9472 8127

मेरा आधार, मेरी पहचान

Government of India



तेजल किशोर ठाकरे
TEJAL KISHOR THAKARE
जन्म तारीख / DOB: 14/10/1991
महिला / Female

8491 8928 7033

मेरा आधार, मेरी पहचान

Government of India



किशोर गोविंद ठाकरे
Kishor Govind Thakare
जन्म तारीख / DOB: 26/11/1988
पुरुष / Male

8115 8856 4961

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



मीनाक्षी एम जैन
Minaxi M Jain
जन्म तिथि/DOB: 13/06/1968
महिला / FEMALE

4248 0892 4573

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



मफतल जे जैन
Mafatal J Jain
जन्म तिथि/DOB: 07/09/1968
पुरुष / MALE

7424 4820 8151

VID : 9115 6094 8367 5729

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA



सोहनलाल मफतल जैन
Sohanlal Mafatal Jain
जन्म तारीख / DOB: 18/12/1997
पुरुष / MALE

4206 4681 1011

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AOVPT878611

नाम / Name
GOVIND PADMAKAR THAKARE

पिता का नाम / Father's Name
PADMAKAR DATTATRAY THAKARE

जन्म की तारीख /
Date of Birth
01/06/1963



नसई क्र.- २		
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BQIPP21370

नाम / Name
TEJAL KISHOR THAKARE

पिता का नाम / Father's Name
KISHOR GOVIND THAKARE

जन्म की तारीख /
Date of Birth
14/10/1991



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MINAXI M JAIN
AMICHAND KHUBCHAND SHAH

13/06/1968

Permanent Account Number
ACMPJ2859J

