

Bill of Supply For: FEB-2025

Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002756550648

HSN code 27160000

Consumer No: 001840310686
GANESH SHANTARAM PATIL
JANAVI-I SHOP NO 14 GR.FLR S.NO.16 OPP WALIV LAKE VASAI (E) 401202
Mobile/Email: 91*****10/sal**@cityzoneinfonet.com

Bill Date: 07-FEB-25
Bill Amount Rs: 3,480.00
Due Date: 27-FEB-25
If Paid After Due Date: 3,520.00

Billing Unit: 4359 :VASAI RD. EAST S/DN.
Tariff/Category: 052 /LT II Comm 1Ph < 20KW
Pole No: 00000000
PC/MR/Route Sequence/DTC: 1 / 01-0111-2505 /1551090
Meter No: 09800602069
Reading Group: A1

Supply Date: 19-Oct-2012
Sanct. Load: 1 KW
Security Deposit(Rs): 11,825.82
Current Reading Date: 01-FEB-25
Previous Reading Date: 01-JAN-25

Scan this QR Code with BHIM App for UPI Payment

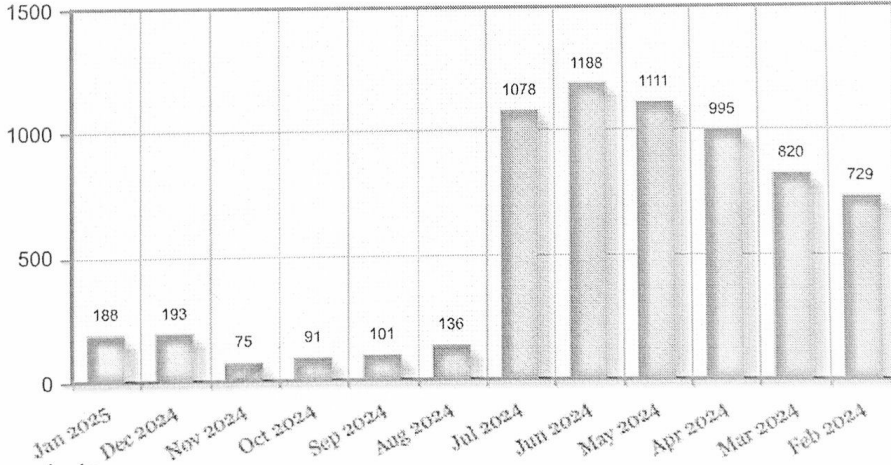


In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
86736	86511	01	225	0	225

Meter status: NORMAL
Bill Period:1.03 Month(s) /

Billing History:



* For any queries on this bill please contact

MSEDCL Call Center:
18002333435
18002123435
1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on www.mahadiscom.in > ConsumerPortal > CGRF

Important :

- 1.Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill.For registration:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting-<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp>
- 4.Next month's reading will mostly take place on 01-03-2025 .

विशेष संदेश :

* Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number:**MSEDCL01001840310686**
- IFS Code: **SBIN0008965**
- Name of Bank: **STATE BANK OF INDIA**
- Name of Branch: **IFB BKC**
- Amount:**As per Bill**

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

Billing Unit: 4359	Consumer No: 001840310686	PC: A1	Tariff: 052	If Paid by this Date: 17-FEB-25	3,450.00
Due Date: 27-FEB-25				If Paid After this Date: 27-FEB-25	3,520.00
Bank Copy:	DTC No: 1551090			Due Date: 27-FEB-25	3,480.00

वेब क्र. : 26206

प्रभाग क्र. : 1

पालमत्ता क्र. : VL01/5695/19



वसई-विरार शहर महानगरपालिका

करांची पावती

विभागीय कार्यालय, वालीव
नियम क्र. ७८(१), ८३(४), ८५, ८६(४), व ९६(४) पहा

पुस्तक क्र. : सं/21-22

Customer Copy पावती क्र. : 11885

मागणी नोंद वहीतील अनुक्रमांक : 11414

लकाचे/ भोगवटदाराचे नाव : जानवी बिल्डर्स अॅण्ड डेव्ह./

ता : , सार्वजनिक क्षेत्रात पावती नं. 1, वालीव - 401208

रकम रु.

अक्षरी रु. : दोन हजार नऊशे एकोणपन्नास घनादेशाने मात्र मिळाले.

यांचेकडून सन : 2021-22

जुना मा. क्र. :

वर्षाचा पुढील करांवद्दल



कराचे नाव / तपशिल	Payable Amount / मागणी रकम			Received Amount / स्वीकारलेली रकम		
	थकवाकी (रु.)	चालू (रु.)	एकूण (रु.)	थकवाकी (रु.)	चालू (रु.)	एकूण (रु.)
एकात्रिक मालकी कर	99	1024	1123	99	1024	1123
शिक्षण उपकर	0	341	341	0	341	341
रोजगार हमी उपकर	0	85	85	0	85	85
वृक्ष कर	0	34	34	0	34	34
अग्निशमन उपकर	0	150	150	0	150	150
विशेष स्वच्छता कर	0	360	360	0	360	360
शास्ती कर (अन. बांधकाम)	0	0	0	0	0	0
शास्ती कर(२%) ४१ अन्वये	28	108	136	28	108	136
उपभोक्ता कर	0	720	720	0	720	720
मोठ्या निवासी जागेवरील कर	0	0	0	0	0	0
वॉ./अ.ध./इ.ख.फी	0	0	0	0	0	0
अतिरिक्त जमा						
एकूण	127	2822	2949	127	2822	2949
वजा सूट					0	0
एकूण	127	2822	2949	127	2822	2949

घनादेश / घनाकर्ष क्र. : 209608

देनांक : 22/03/2022

दि : 22/03/2022

बँक : Canara Bank

सदर पावती चेक वाटल्यानंतर ग्राह्य धरण्यात येईल.

अनधिकृत बांधकामावरील कर भरल्यामुळे सदर बांधकाम अधिकृत होणार नाही. कोर्टातील कामकाजाम व

निकालावर कार्यवाही करण्यात वाधा होणार नाही या अटीवर अनधिकृत बांधकामावरील कर वसूल करण्यात येत आहे.

उपायुक्त / कर संकलक

वसई-विरार शहर महानगरपालिका

Shop No-14

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-0233/ 117 / 2017-18

Dt. 14/03/2018

To,
✓ M./s.Janavi Builders & Developers Through Partner
Mrs. Rekha Jagdish Sutar
Near Z.P.School, Village-Waliv,
Vasai (E), Taluka Vasai,
DIST-Palghar .

Sub: Grant of Occupancy Certificate for Residential with Shopline Building No.1(Gr.+1) on land bearing S.No.1, H.No.5A of Village -Waliv, Taluka- Vasai Dist.-Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-4639/E/412 dated 26/05/2010.
- 2) Receipt No.582 Dtd.04/03/2015 from Vasai Virar City Municipal Corporation for potable water supply.
- 3) Development Completion Certificate dtd. 28/07/2016 from the Licensed Surveyor.
- 4) Structural stability certificate from Structural Engineer vide letter dated 24/02/2015.
- 5) Plumbing certificate dated 10/03/2015.
- 6) Letter from Rain Water Harvesting Consultant Dtd.05/12/2013.
- 7) NOC from Tree Plantation Department of VVCMC dtd.11/02/2016.
- 8) Your Registered Engineer's letter dated 28/07/2016.
- 9) The amount of Rs.13,980/-Deposited receipt No.626613 dtd.05/02/2018 with VVCMC as from Security Deposit Shall be forfeited

muti

A



Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential with Shopline Building No.1(Gr.+1) on land bearing S.No.1, H.No.5A of Village -Waliv, Taluka- Vasai Dist.-Palghar, along with as built drawings.

Contd.....2....

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-0233/117/2017-18


Dt. 14/03/2018

: 2 :

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

Yours faithfully,

(Issued as per approved by the Commissioner)


Deputy Director
Town Planning,
Vasai Virar City Municipal Corporation

Encl.: a.a.

c.c. to:

- 1) M/s. Centroid Architectural & Engineering Consultants
001, Deep Jyot Chs. Ltd.,
Near Suryoday Bajaj Showroom,
Ambadi Road, Vasai (W), Tal. Vasai
DIST: Palghar
- 2) Asst. Commissioner
Ward Office.....
Vasai Virar City Municipal Corporation
- 3) Tax superintendent
Ward Office.....
Vasai Virar City Municipal Corporation



For necessary action during taxation procedure.

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



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

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/VP-0233/ 117/2017-18

Dt. 14/03/2018

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential with Shopline Building No.1(Gr.+1) with Built up area 424.373 sq.m on land bearing S.No.1, H.No.5A of Village -Waliv, Taluka- Vasai Dist.-Palghar completed under the supervision of M/s. Centroid Architectural & Engineering Consultants, Registered Engineer(License/Registration No. VVCMC/ENGR/11) and has been inspected on 11/04/2017 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-4639/E/412 dated 26/05/2010 issued by the CIDCO and 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 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, channelisation 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.

Contd...2.....

79/827

पावती

Original/Duplicate

Wednesday, January 21, 2015

नोंदणी क्र. :39म

4:12 PM

Regn.:39M

पावती क्र.: 1234

दिनांक: 21/01/2015

गावाचे नाव: वालीव

दस्तऐवजाचा अनुक्रमांक: वसइ1-827-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्री. गणेश शांताराम पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

एकूण:

रु. 31420.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 4:23 PM ह्या वेळेस मिळेल.

रु. दुय्यास विषयवार्ता, वसई-१
वर्ग - २

बाजार मुल्य: रु.1239000 /-

मोबदला: रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 180000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005298812201415M दिनांक: 21/01/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1420/-

Patel

वसई-१			
पुस्तक	दस्त क्र.	७	७९
१	२०१५		

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१५

- १) दस्तावा प्रकार : कराजनामा अनुच्छेद क्रमांक : _____
- २) सादरकर्त्याचे नांव : गणेश ब्राम्हणराव पाटील
- ३) तालुका : वसई ४) गांवाचे नांव : वाळीव
- ५) नगरभुमापन क्रमांक/सर्व्हे नं./अंतिम भुखंड क्रमांक : १/५३
- ६) मूल्य दरविभाग (झोन) : _____ उपविभाग : _____
- ७) मिळकतीचा प्रकार :- खुली जमिन/निवासी/कार्यालय/दुकान/औद्योगिक/ ४५.३००/- ५.५० मिटर
- ८) दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- २२.३० कारपेट/विल्टअप/सुपर विल्टअप/चौ. मिटर/फुट.
- ९) कार पार्किंग : _____ गच्ची : _____ पोटमाळा : _____
- १०) मजला क्रमांक : ००१ उदयाहन सुविधा :- आहे / नाही.
- ११) बांधकाम वर्षे : _____ घसारा : _____
- १२) बांधकाम प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे.
- १३) बाजार मूल्य तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्यान्ये दिलेली घट / वाढ.
- १४) लिहू अॅन्ड लायसन्सचा दस्त : १. प्रतिमाह भाडे रक्कम : _____
निवासी / अनिवासी २. अनामत रक्कम/अगावू भाडे : _____
३. कालावधी : _____
- १५) निर्धारित केलेले बाजारमूल्य :- १२.३०.०००/-
- १६) दस्तमध्ये दर्शविलेला मोबदला :- ३०.००.०००/-
- १७) देय मुद्रांक शुल्क :- १.६०.०००/- १८) भरलेले मुद्रांक शुल्क :- १.६०.०००/-
- १९) देयक नोंदणी फी :- ३०.०००/-

लिपिक

सह दुय्यम निबंधक

प्रतिज्ञा / घोषणा पत्र

- मी/आम्ही १. श्री./श्रीमती गणेश ब्राम्हणराव पाटील
२. श्री./श्रीमती _____
३. श्री./श्रीमती _____

सत्य प्रतिज्ञेवर कथन करितो/की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणान्याने कोठेही विक्री, गहाण, दान, लिज, मुखत्यार, पोटगी या इतर अन्य प्रकारे कोठेही जडजोखमामध्ये गुंतविलेली नाही. यांची नोंदणी कायदा - १९०८ मधील अरसाच्या शोध (Serach) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सादर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमची राहिल याची मी/आम्ही हमी देतो.

खरेदी घेणार (Purchaser) १.





CHALLAN
MTR Form Number-6

१-वसई-१			
परतिका	परतिका	२०	३
१३		२०१५	

GRN	MH005298784201415M	BARCODE		Date	21/01/2015-10:44:45	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Non-Judicial Customer-Direct Payment Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID (If Any)			
Office Name	VSI1_VASAI NO 1 SUB REGISTRAR			PAN No. (If Applicable)	ANUPP2909E		
Location	THANE			Full Name	MR. GANESH SHANTARAM PATIL		
Year	2014-2015 One Time			Flat/Block No.	S. NO. 1 H. NO. 5/A		
Account Head Details		Amount In Rs.	Premises/Building				
0030046401	Sale of NonJudicial Stamp	180000.00	Road/Street	22.30 SQ.MTRS. CARPET			
			Area/Locality	WALIV			
			Town/City/District				
			PIN	4	0	1	2 0 8
			Remarks (If Any)	PAN2--PN=M/S. JANVI BUILDERS AND DE VELOPERS-CA=3000000			
			Amount In	One Lakh Eighty Thousand Rupees Only			
Total		180000.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA			Bank CIN	REF No.	02300042015012155150	220284998	
Cheque-DD Details			Date	21/01/2015-14:58:34			
Cheque/DD No			Bank-Branch	BANK OF MAHARASHTRA			
Name of Bank			Scroll No. , Date	Not Verified with Scroll			
Name of Branch							

Mobile No. : Not Available

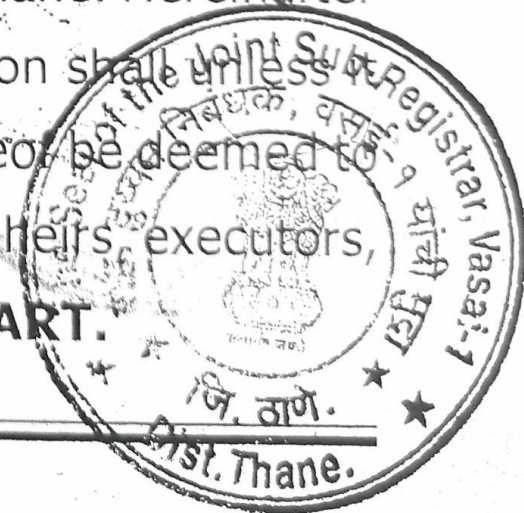


ARTICALES OF AGREEMENT

ARTICALES OF AGREEMENT made at **VASAI**, on
this.....21st..... day ofJan.....2015....

BETWEEN

M/s. JANAVI BUILDERS & DEVELOPERS a Regd. Partnership firm having its Regd. Office at Waliv , Tal. Vasai, Dist . Thane . Through Partner SHRI. JAGDISH BHALCHANDRA SUTAR . Age 35 R/O Waliv, Tal. Vasai, Dist. Thane. Hereinafter referred to as "**BUILDER**" (Which expression shall unless be repugnant to the context of meaning thereof be deemed to include the survivor of the proprietor and his heirs, executors, administrators and assigns) **OF THE ONE PART.**



वसई-१			
पुस्तक	दस्त क्र.		
	120	e	69
२०१५			

AND 

1 MR/MRS/ GANESH SHANTARAM PATIL 38
 2. MR/MRS..... Age.....
 R/O. Flat No. 103, Sai Kunj Bldg.
 Janavi complex, Waliv near Jambh.
Vasai (E) Tal. Vasai Dist. Palghar. 401208.

hereinafter called " **THE PURCHASER** " (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include them from the time being, the survivor or survivors of them and their respective, heirs, executors, administrators and assigns) **OF THE SECOND PART.**

1. Janavi Builders & Developers (Hereinafter referred to as owner for brevity' sake) are sized and possessed of or well and sufficiently entitled to ALL THAT property situate at village Waliv, Tal. Vasai, Dist : Thane land bearing S. No. 1 H. No. 5/A, Area 4500 sq.mtrs., Asst. 7.80 more particularly described in schedule written hereinunder and hereinafter referred to as said property for brevity's sake) as absolute owner.

i) The owner and Builder herein has decided to develop the said property and the Builder/ Developer herein in actual vacant possession of the said property with a power & authority to develop the said property as absolute owner. The said property is absolute and self acquired property of Janavi Builders & Developers. The said property is purchased by owners by registered conveyance dated 1/10/2010 Regd. No. Vasai 1 /10652/ 10 from Shri. Rajendra J. Parmar & Others.

ii) The said property is self acquired property of Owners & Developers and 7/12 extract and other revenue records of said property stands in the name of owner and developer and owner and developer has legal right and authority to develop said property. The owner and developer is having absolute physical possession over said property .







iii) In the premises aforesaid the Builder/ Developer is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land & has power to develop the said land.

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iv) The Builder has got the plans approved of the Building on the said plot and land sanctioned through their Architect from CIDCO the planning Authority vide order no . CIDCO / VVSR / CC /BP-4639(VPO) Dated 26/05/10 And also obtained requisites N. A. permission vide order No. Revenue /K- 1/ T- 9/NAP/SR 63/10 dated 04 / 05 / 10.

v) The Builder /Developer is now constructing residential complex on the said land with a vide to sell the flats/ shops on what is known as "**OWNERSHIP BASIS**" as per the sanctioned plans stated hereinabove with such variations and modifications which may be permitted and which the Builder may consider necessary and desirable hereinafter.

vi) The purchaser has taken inspection of the documents and papers and plans herein before recited and has satisfied himself/herself with all the terms and conditions and covenants therein contained and also other document such as lay out scheme referred to herein and the plans designs and the specifications of the said building proposed to be constructed and /or under construction.

vii) The Builder has supplied to the purchaser such other documents mentioned in rule of the Maharashtra Ownership Flat Rules 1964 (hereinafter called " the said Rules") as demanded by the purchaser. The Builder is entering into separate Agreement similar to his Agreement with such modifications or variations as may be necessary with various persons in respect of flats & other rights in the said building and the said land.



गावाचे नाव : 1) वालीव

(1) बिलेखाचा प्रकार

(2) मोबदला

(3) बाजारभाव(भाडेपट्ट्याच्या बंधितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

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

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

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

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

करारनामा

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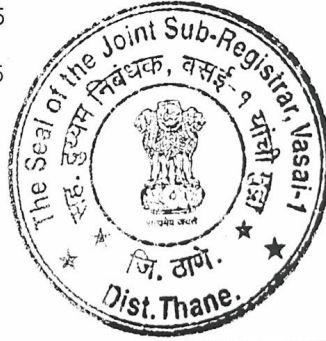
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1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: गाव मौजे वालीव, ता. वसई, जि. पालघर, जुना, जि. ठाणे येथील स.नं. 1, हि.नं. 5/ए या मिळकतीवरील जान्हवी प्लाझा बि.नं. 1 या इमारतीमधील शॉप नं. 14, तळ मजला, क्षेत्र 22.30 चौ.मी. (कारपेट), वसई पुर्व. ((Survey Number : 1 ; HISSA NUMBER : 5/ए ;))

1) 22.30 चौ.मीटर

1): नाव:-मेसर्स. जान्हवी बिल्डर्स अण्ड डेव्हलपर्स तर्फे भागीदार श्री. जगदीश भालचंद्र सुतार वय:- 36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- वालीव, वसई पुर्व, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-

1): नाव:-श्री. गणेश शांताराम पाटील वय:-38; पत्ता:-प्लॉट नं: 103, माळा नं:-, इमारतीचे नाव: साई कुंज, जान्हवी कॉम्प्लेक्स, ब्लॉक नं:-, रोड नं: तलावाजवळ, वालीव, वसई पुर्व, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ANUPP2909E



सह. दुय्यम निबंधक, वसई-१
वर्ग - २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

दर्श क्र. :

CIDCO/VVSR/CC/BP-4639/E/ 111

To,
Shri Rajendra J.Parmar & 4 others,
Shop No.1&2, Parmatma Nagar CHS,
Vasai (E), Taluka Vasai.
DIST:THANE.

दिनांक 26/05/2010			
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Sub: Commencement Certificate for the proposed Residential with Shopline Building No.1 on land bearing S.No.1, H.No.5A of Village Waliv, Taluka Vasai, Dist. Thane.

- Ref: 1) N.A. Order No.REV/DESK-1/T-9/NAP/SR-63 dated 04/05/2010 from the Collector, Thane.
2) TILR M.R. No.2922/2009 dated 05/12/2009 for measurement.
3) NOC from Grampanchayat Waliv vide letter dated 11/02/2009 for construction.
4) Letter from GSDA vide letter No.LGW 10-2009/CN 2-5/55/141/2009 dated 25/02/2009 for potable water supply.
5) EE(VV & BP)'s report dated 30/04/2010.
6) Your Architect's letter dated 24/05/2010.

Sir / Madam,

Development Permission is hereby granted for the proposed Residential with Shopline Building No.1 under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Rajendra J.Parmar & 4 others.

This drawing shall be read with the layout plan approved vide letter No.CIDCO/VVSR/CC/BP-4639/E/ 409 dated /05/2010 & the conditions mentioned in the letter No.CIDCO/VVSR/CC/BP-4639/E/ 408 dated 26/05/2010. The detail of the building are given below:

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)
1.	Residential	1	(Gr.+ 1pt)	3 Nos.	14 Nos.	424.373

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 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO.

Contd..... 2.

कृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पोईंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९

कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ६७९१ ८१०० फॅक्स : ००-९१-२२-६७९१८१६६



Date: २२/१२/२०१९		
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CERTIFICATE

I have scrutinized the Original/Photocopies of the title deeds etc. relating to the property/ies i.e. of ALL THAT piece or parcel of land situate lying, and being at Talathi Saja - Waliv, bearing Survey No. 1, HISSA NO. 5A, H.R.O. 0-45-0 Area area situated at Village - Waliv, Taluka - Vasai, District - Thane, in the Registration Sub-District Vasai, and that the original documents of title referred to above are perfect evidence of title.

There are no prior mortgages/charges whatsoever as could be seen from the records of Sub- Registrar, Talathi Saja - Waliv, THANE - Vasai, subject to the available records, have been verified by me for the period of last 30 years (1981 to 2009) for investigation of title in respect of above plot of land pertaining to the immovable property/ies covered by the above said title deeds.

- I certify that M/s. Janavi Builders and Developers through its Partner Mr. Jagadish Bhalchandra Sutar have valid **clear and marketable** title to the plot of land of H.R.O. 0-45-0 Area of abovesaid property/ies.

Prepared & Identified by me.

Mukta Jitendra Sohoni-Ayare
Mrs. Mukta Jitendra Sohoni-Ayare
ADVOCATE HIGH COURT

