

535 158

Thursday, January 07, 2021
1:39 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 188 दिनांक: 07/01/2021

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: वसई6-158-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्री जितेंद्र गंगाराम आयर - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 800.00

पृष्ठांची संख्या: 40.

एकूण: रु. 30800.00

आत दुय्यम निर्बंधक वसई-6

वसई-6

बाजार मुल्य: रु. 2672000 /-

मोबदला रु. 4200000/-

भरलेले मुद्रांक शुल्क : रु. 126000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009504516202021E दिनांक: 07/01/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0501202110887 दिनांक: 07/01/2021

बँकेचे नाव व पत्ता:

Jitendra Gangaaram Aiyar

Valuation ID		202101074030		मूल्यांकन पत्रक (वाहरी क्षेत्र - बांधीव)		07 January 2021, 01:35:09 PM	
मूल्यांकनाचे वर्ष	2020	जिल्हा	पालघर	मूल्यांकन विभाग	ठासका वसई	उप मूल्यांकन विभाग	उ.रहिवासाचे व इतर तत्सम अनुज्ञेय वापरातील जमिनी
क्षेत्राचे नांव	Vasai-Vihar Municipal Corporation			सर्व्हे नंबर / न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	सुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर	
17130	57500	64301	79400	64300			
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	46.46 चौ. मीटर	मिळकतीचा प्रकार	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव	
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे क्षेत्र	मजला	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर	Rs.575(A)	
उद्भवाहन सुविधा	नाही	Ground Floor/Stilt Floor					
Sale Type - Resale		First Sale Date - 08/05/2018					
Sale/Resale of built up Property constructed after circular dt.02/01/2018							
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
		=(57500 * (100 / 100)) * 100 / 100					
		= Rs.57500/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
	= 57500 * 46.46						
	= Rs.2671450/-						
Applicable Rules		= 3. 1. 19					
एकत्रित अंतिम मूल्य		<p>मुख्य: मिळकतीचे मूल्य - तळघराचे मूल्य + मॅन्नाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) - वरील गच्चीचे मूल्य + बंदिस्त मजलाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी</p> <p>= A + B + C + D + E + F + G + H - I</p> <p>= 2671450 + 0 + 0 + 0 + 0 + 0 + 0 - 0 + 0</p> <p>= Rs.2671450/-</p>					

वसई - ६

दस्तावेज क्रमांक १५८ / २०२१

१ / २०

Home Print



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग.
मुल्यांकन अदालत सन २०२१

दस्तावेज क्र. १
दस्तावेज क्र. १५८/२०२१
२/१००

- १) दस्तावा प्रकार : व्यावसायिक अनुच्छेद क्रमांक : _____
- २) सादरकर्त्याचे नांव : जितेंद्र विठ्ठलराव आचर
- ३) तालुका : पुणे ४) गांवाचे नांव : मलेश्वर / दिवाणगाव
- ५) नगरभुमापन क्रमांक/सर्व्हे नं./अंतिम भुखंड क्रमांक : 13, 16 18
- ६) मूल्य दरविभाग (झोन) : 57,500/- उपविभाग : पिंपरी 2
- ७) मिळकतीचा प्रकार :- खुली जमिन/नियामी/कार्यालय/दुकान/औद्योगिक/ _____
- ८) दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 500 चौ. फु. कापटे/विल्टअप/सुपर-विल्टअप/चौ. मिटर/फुट. _____
- ९) कार पार्किंग : _____ गरी : 46.46 - चौ. मीटर पोटमाळा : _____
- १०) मजला क्रमांक : 176 मजला उदयाहन सुविधा :- आहे / नाही.
- ११) बांधकाम वर्षे : _____ घसारा : _____
- १२) बांधकाम प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे.
- १३) बाजार मूल्य तपत्यातील मार्गदर्शक सुचना क्र. :- _____ ज्यान्वये दिलेली घट / वाढ.
- १४) लिट्ट अँड लायसन्सचा दस्त : _____
नियामी / अनियामी
१. प्रतिमाह भाडे रकम : _____
२. अनामत रकम/अगावू भाडे : _____
३. कालावधी : _____
- १५) निर्धारित केलेले बाजारमूल्य :- ₹. 26,72,000/- ✓
- १६) दस्तमध्ये दर्शयिलेला मोबदला :- ₹. 42,00,000/- ✓
- १७) देय मुद्रांक शुल्क :- ₹. 1,26,000/- १८) भरलेले मुद्रांक शुल्क :- ₹. 1,26,000/-
- १९) देयक नोंदणी फी :- ₹. 30,000/-

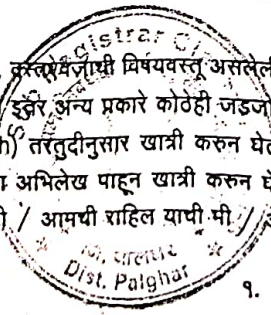
लिपिक

सह दुय्यम निबंधक

प्रतिज्ञा / घोषणा पत्र

- मी/आम्ही १. श्री./श्रीमती जितेंद्र विठ्ठलराव आचर
२. श्री./श्रीमती _____
३. श्री./श्रीमती _____

सत्य प्रतिज्ञेवर कथन करितो की, वस्तुपैकी विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लिज, मुखत्या, पोटगी वा इतर अन्य प्रकारे कोठेही जडजाखमामध्ये गुंतविलेली नाही. यांची नोंदणी कायदा - १९०८ मधील असणाऱ्या शोध (Serach) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर 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 स्वीकारतो.



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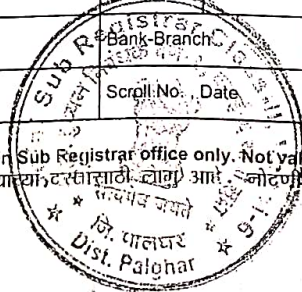
खरेदी घेणार (Purchaser)

वसई - ६
दस्तावेज क्रमांक ९५८/२०२१
०/००



CHALLAN
MTR Form Number-6

RN	MF-009504516202021E	BARCODE	Date		31/12/2020-13:31:08	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Mode of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	VS11_VASAI NO 1 SUB REGISTRAR		PAN No.(If Applicable)	ABAPA3669G			
Location	PALGHAR		Full Name	MR JITENDRA GANGARAM AYARE			
Year	2020-2021 One Time		Flat/Block No.	FLAT NO. A/4, GROUND FLOOR,			
Account Head Details		Amount In Rs.	Premises/Building	FLAT NO. A/4, GROUND FLOOR,			
30046401	Stamp Duty	126000.00	Road/Street	VASANT KARISHMA SHANTIVAN CHS, LTD. VASANT KARISHMA COMPLEX, AMBADI ROAD.			
30063301	Registration Fee	30000.00	Area/Locality	VILLAGE- NAVGHAR AND DIWANMAN, VAS			
			Town/City/District	AI, WEST.			
			PIN	4	0	1	2 0 2
Remarks (If Any)							
PAN2=AAKPF5566A-SecondPartyName=MR JIGNESH DHANESH							
FIFADRA-							
			Amount In	One Lakh Fifty Six Thousand Rupees Only			
		1,56,000.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042020123158000	203663513615	
Cheque/DD Details			Bank Date	RBI Date	31/12/2020-13:32:32	01/01/2021	
Cheque/DD No.			Bank Branch	BANK OF MAHARASHTRA			
Name of Bank			Scroll No.	Date	10101 , 01/01/2021		
Name of Branch							
Department ID :			Mobile No. :			9324089240	
<p>This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.</p> <p>हेतुचल विलेख दस्तऐवज निलेखक कार्यालयात नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करतावयाच्या दस्तावेजाची सदर चलान लागू नाही.</p>							
Validity unknown							
<p>Digitally signed by Sub Registrar, Dist. Palghar MUMBAI 03 Date: 2021.01.07 13:39:51 +05'30' Reason: Security Document</p>							
No.		Defacement No.	Defacement Date	Userid	Defacement Amount		
1	(IS -535-158)	0004504357202021	07/01/2021-13:37:37	IGR546	30000.00		
2	(IS -535-158)	0004504357202021	07/01/2021-13:37:37	IGR546	126000.00		
Total Defacement Amount					1,56,000.00		



पलघर - ६
दस्तावेज क्रमांक ९५८ / २०२२
६ / २०

AGREEMENT FOR SALE

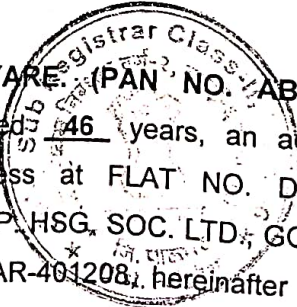
Articles of Agreement made and entered into at Vasai, on this 31st day of December in the year 2020

BETWEEN

MR. JIGNESH DHANESH FIFADRA. aged 33 years, (PAN NO. AAKPF5566A, Aadhar no.4031 4843 4533) an adult Indian Inhabitants Address at FLAT NO. A/4, GROUND FLOOR, "VASANT KARISHMA SHANTIVAN" CO-OP. HSG. SOC. LTD., VASANT KARISHMA COMPLEX, AMBADI ROAD, VASAI ROAD [WEST] DIST:PALGHAR - 401202, hereinafter referred as "THE TRANSFEROR" (which expression shall unless repugnant to the context and meaning thereof include his heirs administrators, executors and assigns etc.) of the **FIRST PART.**

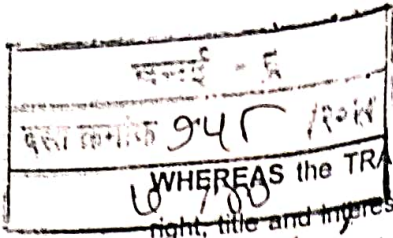
AND

MR. JITENDRA GANGARAM AYARE. (PAN NO. ABAPA3669G, Aadhar no. 4824 1328 9609) aged 46 years, an adults Indian Inhabitants having Residing Address at FLAT NO. D1/9, VIJAY ENCLAVE, VIJAY PARADISE CO-OP. HSG. SOC. LTD., GOKHIWARE, VASAI ROAD [EAST] DIST:PALGHAR-401208, hereinafter referred as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context and meaning thereof include his heirs, executors, administrators and assigns) of the **SECOND PART.**



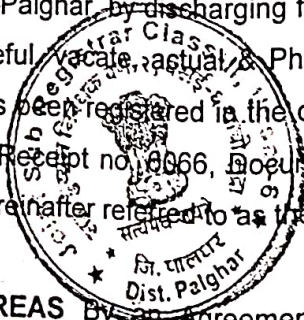
Jiffactor

Jitendra Gangaram Ayare



WHEREAS the TRANSFEROR is absolute owner and has acquired the right, title and interest in respect of FLAT bearing NO. A/4, On GROUND FLOOR, admeasuring 500 SQ. FT. i.e. 46.46 SQ. MTRS. BUILT UP AREA, in the building known as "VASANT KARISHMA SHANTIVAN" CO-OP. HSG. SOC. LTD., Standing on land bearing SURVEY NO. 13 & 16, OF VILLAGE-NAVGHAR, SURVEY NO. 18, OF VILLAGE-DIWANMAN, of Revenue VILLAGE - NAVGHAR & DIWANMAN, VASANT KARISHMA COMPLEX, AMBADI ROAD, VASAI ROAD [WEST] Within the Limits of Sub-Registrar Vasai, Vasai-Virar Shahar Mahanagarपालिका & Taluka - Vasai, Dist-Palghar, hereinafter referred to as the "SAID FLAT".

AND WHEREAS An Agreement dated-08-05-2018 entered into by & between MR. KIRAN M. NAIR. therein called as the "SELLER" of FIRST PART and MR. JIGNESH DHANESH FIFADRA. Therein called as PURCHASER/TRANSFeree of the SECOND PART and by virtue of the aforesaid agreement the present TRANSFEROR herein have acquired ownership right of the said FLAT bearing NO. A/4, On GROUND FLOOR, admeasuring 500 SQ. FT. i.e. 46.46 SQ. MTRS. BUILT UP AREA, in the building Known "VASANT KARISHMA SHANTIVAN" CO-OP. HSG. SOC. LTD. Standing On Land bearing SURVEY NO. 13 & 16, OF VILLAGE-NAVGHAR, SURVEY NO. 18, OF VILLAGE-DIWANMAN, of Revenue VILLAGE ~ NAVGHAR & DIWANMAN, VASANT KARISHMA COMPLEX, AMBADI ROAD, VASAI ROAD [WEST] Within the Limits of Sub-Registrar Vasai, Vasai-Virar Shahar Mahanagarपालिका & Taluka - Vasai, Dist-Palghar, by discharging full consideration of full price and had taken peaceful, vacant, actual & Physical possession of the said above FLAT, it was been registered in the office of Sub-Registrar Vasai-I, under registration Receipt no. 0066, Document Serial No.4625-2018 Dated-08-05-2018, hereinafter referred to as the "SAID FLAT" for brevity's sake.



AND WHEREAS By an Agreement for sale dated-27-12-2006 by & between 1] MR. ASHWANI SHYAM NARANG. & 2] MRS. BANASHREE ASHWANI NARANG. therein called as the "SELLERS" and MR. KIRAN M. NAIR. Therein called as the "PURCHASER" of the said above FLAT, it was registered in the office of Sub-Registrar Vasai-I, under registration

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Document Serial No.20-2007, Dated-02-01-2007 hereinafter referred to as the "SAID FLAT" for brevity's sake.

AND WHEREAS By an Agreement for sale dated-11-02-1998 by & between MRS. ALEYAMMA KOCAUNNUNY. therein called as the "SELLER" and 1] MR. ASHWANI SHYAM NARANG. & 2] MRS. BANASHREE ASHWANI NARANG. therein called as the "PURCHASER" of the said above FLAT, it was registered in the office of Sub-Registrar Vasai-1, under registration Document Serial No.Photo-273-1998, Dated-11-02-1998 hereinafter referred to as the "SAID FLAT" for brevity's sake.

AND WHEREAS By an Agreement for sale dated-18-05-1994 by & between M/S. SHETH SHELTERS PVT. LTD. therein called as the "BUILDERS" and MRS. ALEYAMMA KOCAUNNUNY. therein called as the "PURCHASER", of the said above FLAT it was registered in the office of Sub-Registrar Vasai-I, under registration Document Serial No.chhapil-1844-1994, Dated-23-05-1994, hereinafter referred to as the "SAID FLAT" for brevity's sake.

AND WHEREAS the "VASANT KARISHMA SHANTIVAN" CO-OP. HSG. SOC. LTD. is a registered society, registered under the provisions of the Maharashtra Co-Operative Societies Act, 1960, Vide Registration No.TNA/(VSI)/HSG/(TC)/10904/1999-2000, which Society is hereinafter for the sake of brevity's referred to as the "SAID SOCIETY".

AND WHEREAS the TRANSFEROR herein are the bonafide members of the "VASANT KARISHMA SHANTIVAN" CO-OP. HSG. SOC. LTD. And holding 5 equity shares of Rs. 50/- each, bearing distinctive Nos. From 016 to 020 (both Inclusive) under the Share Certificate No. 05 hereinafter for the sake of brevity referred to as the "SAID SHARES"

AND WHEREAS TRANSFEROR herein has agreed to sell, transfer all the rights, title and interest in respect of the said FLAT. And the TRANSFEREE herein had agreed to purchase the Said FLAT On "Ownership Basis" for the consideration and on the terms and condition hereinafter contained.

**NOW THIS INDENTURE WITNESSES AND IT IS HEREBY AGREED BY
& BETWEEN THE PARTIES AS UNDER :-**

J. H. H. H.

Jeetunshree Agave

नमूना - १
 १५९/२०२१
 १]

The TRANSFEROR is absolute owner and in exclusive possession of the said FLAT bearing NO. A/4, On GROUND FLOOR, admeasuring 500 SQ. FT. i.e. 46.46 SQ. MTRS. BUILT UP AREA, in the building Known as "VASANT KARISHMA SHANTIVAN" CO-OP. HSG. SOC. LTD., Standing On Land bearing SURVEY NO. 13 & 16, OF VILLAGE-NAVGHAR, SURVEY NO. 18, OF VILLAGE-DIWANMAN, of Revenue VILLAGE - NAVGHAR & DIWANMAN, VASANT KARISHMA COMPLEX, AMBADI ROAD, VASAI ROAD[WEST], Within the Limits of Sub-Registrar Vasai, Vasai-Virar Shahar Mahanagarpalika & Taluka - Vasai, Dist-Palghar,

2] The TRANSFEREE has agreed to Purchase the said FLAT from the TRANSFEROR and the TRANSFEROR had agreed to sell and transfer the said FLAT on ownership basis for the total sum of Rs.42,00,000/- (Rupees Forty Two Lakhs only) as the full & final consideration of the said Flat for which the TRANSFEREE has agreed upon the terms and conditions mutually agreed by and between them.

a] The TRANSFEREE hereby has paid to the TRANSFERORS a sum of Rs.2,21,000/- (Rupees Two Lakhs Twenty One Thousand only) being the part payment and the TRANSFERORS hereby admits and acknowledge the receipt of the said amount hereunder.

CHEQ.NOS.	DATE	AMOUNT	NAME OF BANK BRANCH
410655	31-10-2020	21,000/-	CORPORATION BANK(UNION BANK OF INDIA VASAI (WEST) .
017927	03-11-2020	2,00,000/-	BANK OF INDIA, VASAI (W)
TOTAL	AMOUNT	2,21,000/-	#####

SUBJECT TO REALIZATION OF ABOVE MENTIONED

B] The Balance payment amount of Rs.39,79,000/- (Rupees Thirty Nine Lakhs Seventy Nine Thousand only) shall be paid by way of Loan from Bank or any other financial institutions within 45 days from the execution of the said Agreement for sale.



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3] The TRANSFEROR shall hand over vacate, actual physical and Peaceful possession of the Said Flat to the TRANSFEREE after receipt of the full & Final consideration as mentioned in the said Agreement.

4] The TRANSFEROR hereby declare and state as under:-

(a) That the Said Flat is free from all encumbrances and liabilities and demands of any nature whatsoever the said flat and the title of the said Flat is clear, marketable and free from all reasonable doubts.

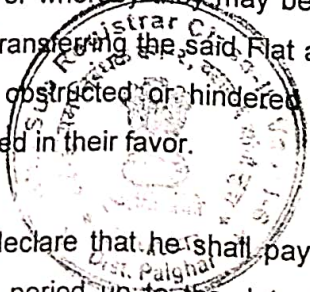
(b) That TRANSFEROR shall pay all the taxes, house tax of Vasai-Virar Shahar Mahanagarपालिका and electricity charges, Society Maintenance for the period up to the date of handed over possession to The TRANSFEREE.

(c) That TRANSFEROR hereby state and declare that the said flat is not mortgaged with any Bank or any other financial institution, the said flat is not gifted, leased exchanged, transferred, assigned or in any way encumbered or alienated their rights, title and interest in the Said Flat.

(d) The TRANSFEROR will co-operate with The TRANSFEREE in getting the Said Flat transferred to the name of The TRANSFEREE in the record of Vasai-Virar Shahar Mahanagarपालिका and "VASANT KARISHMA SHANTIVAN" CO-OP. HSG. SOC. LTD., and for the said purpose shall sign all letters, applications and forms as and when required.

(e) The TRANSFEROR have declare that he have full right and authority to enter into this Agreement he have & has not been done or performed any act, deed or thing whatsoever whereby they may be prevented from entering into this Agreement or transferring the said Flat and whereby the TRANSFEREE hereto may be obstructed or hindered in enjoying the rights to be conferred or transferred in their favor.

(f) The TRANSFEROR hereby declare that he shall pay the all dues in respect of the Said Flat for the period up to the date of handed over possession of the Said Flat to The TRANSFEREE. The TRANSFEROR agree and undertake to indemnify and keep indemnified with TRANSFEREE from all the payment of the said charges for such period.



J. H. D. 200

Tekumbari ore

92 80

7

//SCHEDULE OF THE PROPERTY//

The FLAT bearing NO. A/4, On GROUND FLOOR, admeasuring 500 SQ. FT. i.e. 46.46 SQ. MTRS. BUILT UP AREA, in the building Known as "VASANT KARISHMA SHANTIVAN" CO-OP. HSG. SOC. LTD, Standing On Land bearing SURVEY NO. 13 & 16, OF VILLAGE-NAVGHAR, SURVEY NO. 18, OF VILLAGE-DIWANMAN, of Revenue VILLAGE - NAVGHAR & DIWANMAN, VASANT KARISHMA COMPLEX, AMBADI ROAD, VASAI ROAD [WEST] DIST:PALGHAR-401202, Within the Limits of Sub-Registrar Vasai, Vasai-Virar Sahar Mahanagarpalika & Taluka - Vasai, Dist-Palghar.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED
By the within named "TRANSFEROR"
MR. JIGNESH DHANESH FIFADRA.

In the presence of

- 1) *[Signature]*
- 2) *[Signature]*

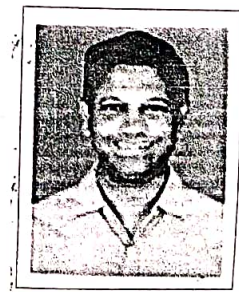


[Signature]

SIGNED SEALED AND DELIVERED
By the within named "TRANSFeree"
MR. JITENDRA GANGARAM AYARE.

In the presence of

- 1) *[Signature]*
- 2) *[Signature]*



[Signature]



वसई - ६
१०/१०
१०/०२

वसई - ६
१५/१०
१०/००

CENTRAL AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

2441 2442 2443 2444
2445 2446 2447 2448

CIDCO/VVSR/1997/0000000000

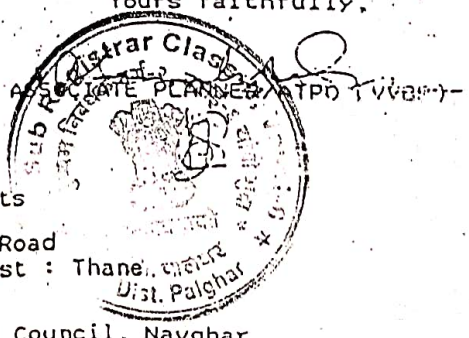
M/s. Shah Gattani Pvt. Ltd.
11, Vora Palace,
M.G. Road, Near Dena Bank
Kandivali (W)
MUMBAI - 400 067

- Sub: Grant of Part Occupancy Certificate for Residential Building, Wing 'A', 'B' & 'C' on land bearing S.No. 13, 16 & 18, H.No.4(pt), 6(pt), 7(pt), 2(pt), 8(pt) Village Diwanman & Navghar, Taluka Vasai, Dist. Thane.
- Ref: 1) Commencement certificate No.CIDCO/VVSR/1997/0000000000 dated 18/02/93.
2) Amended Plan approvals dated 20/04/96 & 05/11/96
3) N.A.Orders No.REV/D-1/T-9/NAP/SR 4/93 dtd.10/02/93 from the Collector, Thane
4) Letter from Zilla Parishad vide Receipt Form No. 10 dated 13/05/94 for potable water supply.
5) Development completion certificate dated 22/11/97 from the architect
6) Structural Stability certificate from your Structural Engineer vide letter dated 26/07/97.
7) Plumbing certificate dated 03/07/97.
8) Your architect's letter dated 03/12/98.

Sir,

Please find enclosed herewith the necessary part occupancy certificate for the Residential Building, Wing 'A', 'B' & 'C' on land bearing S.No.13, 16 & 18, H.No.4(pt), 6(pt), 7(pt), 2(pt), 8(pt) Village Diwanman & Navghar, Taluka Vasai, Dist:Thane, alongwith as built drawings.

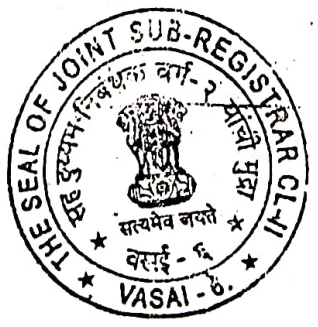
Yours faithfully,



Encl.: a/a.

Copy to:-

- 1) M/s. Shah Gattani Consultants Architects
103, Lucky Palace, Station Road
Vasai (W), Taluka Vasai, Dist : Thane.
- 2) The Chief Officer
Navghar-Manickpur Municipal Council, Navghar.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE SPACE
 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONES: 202 2401 / 202 2402 / 202 2379
 FAX: 202 2402 / 202 2509

HEAD OFFICE
 CIDCO Bh. 25, 26th Flr.,
 New Chhatrapati Shivaji
 PHONES: 261 2001 / 261 2002
 FAX: 261 2001 / 261 2002

वसई - ६
 CIDCO/VVSR/BP-785/W/
 दस्ता क्रमांक ७३२ / १०९७

DATE: 04/12/98

PART OCCUPANCY CERTIFICATE

वसई - ६
 दस्ता क्रमांक ७४१
 १५/२०

I hereby certify that the development of Residential Building, Wing 'A', 'B' & 'C' with built up area 2909.84 Sq.m. on land bearing S.No.13, 16 & 18, H.No.4(pt), 6(pt), 7(pt), 2(pt), 8(pt), Village Diwanman & Naveahr, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. Shah Gultani Consultants, (Licence/Registration No. CA/81/6322) and has been inspected on 01/02/98 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-785/W/7450 dated 05/11/96 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 water is made available in the flat.
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.

Contd..... 2.



वसई - ६
 दस्ता क्रमांक १०३/२/२०१७
 १९/०२

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

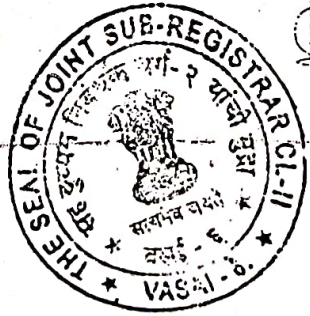
MPDA, 2nd Floor, Maharashtra
 400 021
 202 2431 202 2439 202 2574
 00-91-22-202 2509

वसई - ६
 दस्ता क्रमांक १५८/२०११
 १९/००

3. Notwithstanding anything contained in the certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority 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.
5. 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.
6. Also You shall submit a cloth mounted copy of the as-built drawings, without which the security deposit will not be refunded.
7. This certificate of occupancy is issued only in respect 48 flats contained in 1 No. of building, Wings 'B' & 'C' only.

One set of as built drawing duly certified is returned herewith for your record.

Sub Registrar
 Dist. Palghar
 (VVPB)



वसई - ६	वसई - ६
दस्ता क्रमांक १५८	७२/१०१७
२६/१००	७९/१०२

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित शहर

BY REGD. POST

निर्मित, दुसरा मजला परिपत्र पीईए
मुंबई-४०० ०२१

दस्तावटी: २०२ २४ ८१/२०२ २४ २०/२०२ २४ ७९
केस: २०२ २४ ०९ • ग्राम सिआवटीडव्हायएन्
टेलेका ०११-८३२९८ सिआवटीटी आयएन्

शिडको भवन, सी.डी.डी. वेलापुर, पोस्ट कांकाण भवन,
नवी मुंबई-४०० ६१४
दस्तावटी ७१, ७२, ७९/४२/४४/७६७ ०९ ९६/
७६७ २६ ३१/७६७ १० ६९ • केस ७६७ १० ६६
टेलेका ०१३ ११२९६ सिडीटीटी आयएन्

निर्मित, दुसरा मजला
मुंबई-४०० ०२१
दस्तावटी २०२
केस २०२ २४
टेलेका ०११-

संदर्भ क्र. CIDCO/VVSR/BP-783/II/2304

दिनांक February 18, 1993

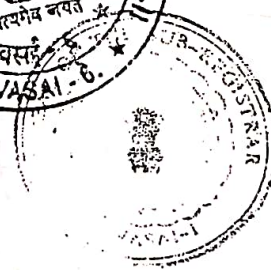
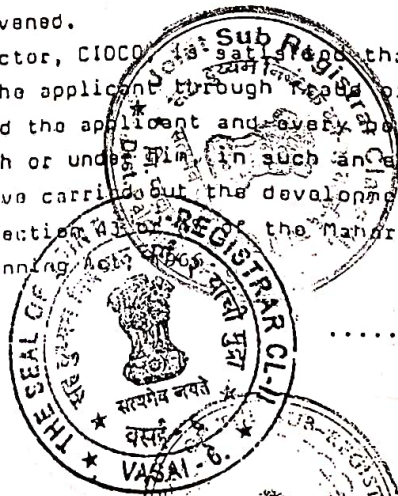
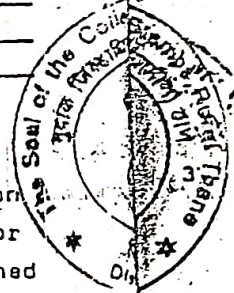
COMMENCEMENT CERTIFICATE

संख्या ७९९१/३००६
१६/२५

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXVII of 1966) to ~~Shri/Ashok H. Desai~~ Ashok H. Desai in S.No.13, 18 & 16, H.No. 2 & ~~3(pt), 4(pt); 7(pt) & 8(pt) & 3(pt) Village Divanman & Navghar,~~ 3(pt), 4(pt); 7(pt) & 8(pt) & 3(pt) Village Divanman & Navghar, Tal:Vasai, Dist:Thane, as per the approved plans and subject to the following conditions for the development work of proposed Residential Buildings.

- i) No. of buildings TWO
- ii) Total Built-up Area 3524.326 M²

1. This certificate is liable to be revoked by the Corporation if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Managing Director, CIDCO is satisfied that the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 45 of the Maharashtra Regional and Town Planning Act.



वसई - ६
 दस्त क्रमांक ७२/२०१७
 ७२/२०

दस्तावेज -- १
 दिनांक १२/११/२००६
 ७२/२०

नयाँदित शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

वसई - ६
 दस्त क्रमांक ७२/२०१७
 ७२/२०

सिडको भवन, सी.बी.डी, वेंगापूर, फाट कोकण भवन,
 नवी मुंबई-४०० ११४
 दूरध्वनी ०२२ २२ ४१/४२/४४/०६७ ०१ १६/
 ०६७ २६ ३१/०६७ १० १९ • फॅक्स ०२२ २२ ११
 टेलीग्राम ०१२-११२१६ सिडोसीओ आयएन

दिनांक

११३

-: 2 :-

- c) Give written notice to the Corporation regarding completion of the work.
- d) Obtain an occupancy certificate from the Corporation.
- e) Permit Authorised officers of the Corporation to enter the building or premises for which the purpose of endorsing the building control regulations and conditions of the Certificate.
- f) Pay to CIDCO the development charges as indicated in Appendix 'A' alongwith interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by CIDCO the same will be applicable. The applicant shall pay to CIDCO the development charges as agreed in the Undertaking submitted by you on

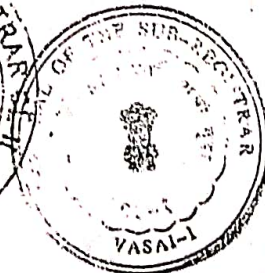
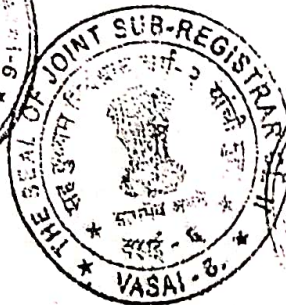
The Structural Design, Building Materials, Plumbing Services, Fire Protection, Electrical Installation etc. shall be in accordance with the provisions (except for the provisions in respect of Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Indian Standards Institution.

- 4. This certificate shall remain valid for a period of one year from the date of its issue.
- 5. The conditions of the certificate shall be binding not only on the applicant but also its successors, and every persons title through or under them.

One copy of the approved plan shall be exhibited on site

..... 3.

क्रमांक
 ११३
 ११३
 ११३
 ११३
 ११३



वसई - ६	वसई - ६
प्लॉट क्रमांक १५८	१३०११
२८/००	०३२
	०३/०२

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित शहर

निर्मित: दुसरा मजला नरिमन पोईट.
 मुंबई-४०० ०२१
 दुरुधनी २०२ २४ ८१/२०२ २४ २०/२०२ २५ ७९
 फोन २०२ २५ ०९ • ग्राम सिआयटीडब्ल्यूआयएन
 टेलिवस ०११-८३२१८ सिआयटीसी आयएन

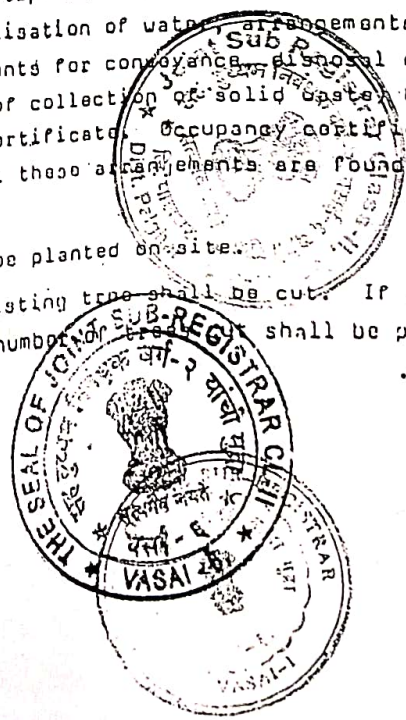
सिडको भवन, सी वी डी, बेलपूर, फेस्ट कॉम्प्लेक्स भवन.
 नवी मुंबई-४०० ६१४
 दुरावनी ७६७ १२ ४१/४२/४४/७६७ ०९ १६/
 ७६७ २६ ३१/७६७ १० ६९ • फॅक्स ७६७ १० ६६
 टेलिवस ०१२-११२१६ सिडीसीओ आयएन

निर्मित: दुसरा
 मुंबई-४०० ०
 दुरुधनी: २०
 फोन: २०२
 टेलिवस ०११

संदर्भ क्र. :- 3 :- दिनांक:

वसई - ६
 प्लॉट क्रमांक : १५८/११
 १६

- The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
- No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation.
- This permission does not entitle you to develop the land which does not vest in you.
- You shall provide over-head water tank of building as per the Bombay Municipal Corporation standards.
- You should approach Executive Engineer (MSED) for the temporary power requirement, location of transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Corporation.
- The transfer of the property under reference can be effected only after the necessary occupancy certificate is obtained by the applicant before any such transfer.
- You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, channelisation of water, arrangements of drinking water, arrangements for conveyance and disposal of sullage and sewage, arrangement of collection of solid waste) before applying for Occupancy certificate. Occupancy certificate shall not be granted unless all these arrangements are found to CIOCO's satisfaction.
- 40 Nos. of trees shall be planted on site.
- As far as possible no existing trees shall be cut. If this is unavoidable, twice the number of trees shall be planted.



16.
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वसई - ६
दस्ता क्रमांक ३३८ / १०१०
७०८/०

29 / 20

मर्यादित वसई - ६
मि. वि. दुर्गा मजला. निसाना नं. १६०३३
मूल्य ४००००/-
२००७/०७

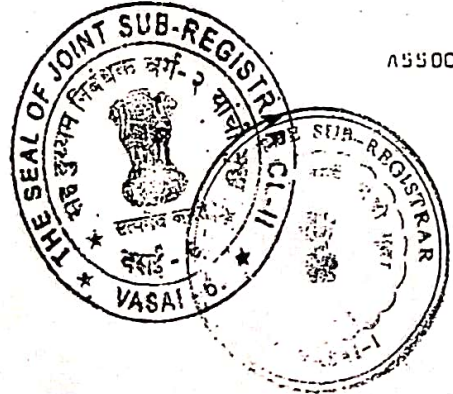
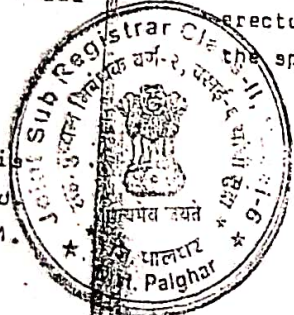
शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको भवन, सी. टी. डी., वसतपूर, पोस्ट, कोकण भवन,
 नवी मुंबई-४०० ६११
 दूरध्वनी ०२२ २७४७२४३/७२४७२४/७२४७२४/७२४७२४
 ०२२ २७४७२४ २७४७२४ २७४७२४ २७४७२४ २७४७२४
 २७४७२४ २७४७२४ २७४७२४ २७४७२४ २७४७२४

सं. मं. क्र. CIDCO/VVSR/BP-703/117: 23/4 :- दि. १८/०२/१९९३

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- The grant of this permission is subject to the provision of any other law for the time being in force and that may be applicable in the relevant other facts of the case e.g. Urban Land (Ceiling and Regulations) Act 1976 and getting the building plans approved from the various authorities, and also obtaining NOC's from such Authorities before starting the construction.
- The amount of ₹. 35,243/- deposited with CIDCO as Security Deposit shall be forfeited either in whole or in part at the absolute directions of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.
 You shall provide potable water to the consumer/occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate is obtained duly from CIDCO. The occupancy certificate will be granted only after verifying the provisions of potable water availability to the occupier.
- Notwithstanding anything contained in the commencement certificate condition it shall be lawful for the planning Authority to direct the removal or alteration of any structure erected or use contrary to the provisions of this grant within the specific time.



[Signature]
 ASSOCIATE PLANNING/ADCE. TPO
 (VVOP)
 23/4

वसई - ६
 वसई क्रमांक ०७० / १०१७
 २२ / १०

वसई - १
 वसई क्रमांक : ०११११ / २००६
 २१ / २५

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

दिनांक

निर्मित, दुसरो मजला नगिन पॉइंट.
 पुर्व-४०० ०२१
 दाखली २०२ २४ ८१/२०२ २४ २०/२०२ २५ ३९
 फारो २०२ २५ ०९ • ग्राम सिआयटीडव्हात
 दतेवस ०९१ ८३२९८ सिआयटीसी आयएम

सिडको भवन, सी.डी.डी. वसई, पोस्ट, वसई, जिल्हा, महाराष्ट्र.
 नवी पुर्व-४०० ०२१
 दाखली २०२ २४ ८१/२०२ २४ २०/२०२ २५ ३९
 फारो २०२ २५ ०९ • ग्राम सिआयटीडव्हात
 दतेवस ०९१ ८३२९८ सिआयटीसी आयएम
 February, 18, 2023

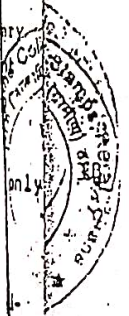
संदर्भ क्र CIOCO/VVSR/BP-703/117: 23/4 :-

16. The grant of this permission is subject to the provision of any other law for the time being in force and that may be applicable in the relevant other facts of the case e.g. Urban Land (Ceiling and Regulations) Act 1976 and getting the building plans approved from the various authorities, and also obtaining NOC's from such Authorities before starting the construction.

17. The amount of ₹. 35,243/- deposited with CIOCO as Security Deposit shall be forfeited either in whole or in part at the absolute directions of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

You shall provide potable water to the consumer/occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate is obtained duly from CIOCO. The occupancy certificate will be granted only after verifying the provisions of potable water availability to the consumer/occupier.

19. Notwithstanding anything contained in the commencement certificate condition it shall be lawful for the planning Authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.



PLANNER/ADDP/12593
 (VVQP)

पसई - ६
 दस्त क्रमांक ७३२/१०१७
 ७०/२

हर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पोस्टा बार्ध
 न पोस्टका
 प्रातियम
 नियम
 आषाढ
 गाग

BY REGD. POST
 दस्त क्रमांक ७५८/२०२२
 ७५/१००

मिडल प्लान सी.डी.डी. वेल्डर रोड कोकण प्लान
 नवी मुंबई ४०० ६५५
 दस्तावी १६७ ५२ ४५/४२/४६/१९८१ २ ५५/१
 ३६७ २५ ३५/५५५ ५५५ ६ • ४५५५ ५६७ १० ११
 ५ ५५५ ५५५ ५५५५ मिडल प्लान कोकण

दिनांक February 18, 1993

CIOCO/VVSR/BP-783/11/23-24

Shri Ashok H. Desai
 Madhavan, Manav Mandir Complex
 Vasai Road (W)
 Ambadi Road
 DIST : THANE 401 202.

७५/१००
 २५/१२५

पिडा गरा
 ती लपो
 च्छानि
 ती कहर
 वाहीजे.
 कुर

Sir,

Sub: Development Permission on S.No.13, 18 & 16, H.No.3(pt), 4(pt); 7(pt),8(pt);& 3(pt), Village Diwanman & Navghar, Taluka Vasai, Dist:Thane.

Ref: Your Architect's letter dated 27/01/93*

Please refer to your application for development permission on S.No.13, 18 & 16, H.No.3(pt),4(pt); 7(pt),8(pt);& 3(pt), Village Diwanman & Navghar, Taluka Vasai, Dist:Thane.

Development Permission is hereby granted to construct Residential Buildings on S.No.13, 18 & 16, H.No.3(pt),4(pt); 7(pt),8(pt) & 3(pt), Village Diwanman & Navghar, Taluka Vasai, Dist: Thane.

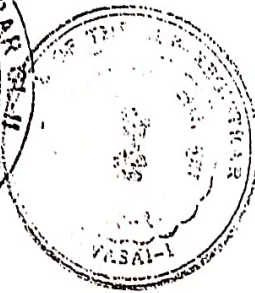
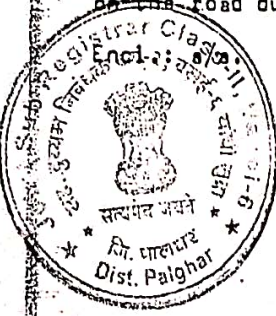
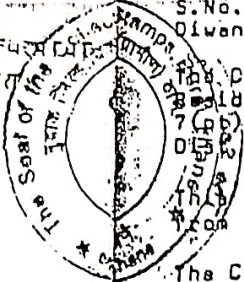
This permission is valid only after N.A. Permission is obtained from the Collector.

The Commencement Certificate as required under section 45 of the Maharashtra Regional and Town Planning Act 1966 is also enclosed herewith for the structures referred above.

You will ensure that the building material will not be stacked on the road during the construction period.

Yours faithfully,

K.A. Shinde
 K.A. SHINDE/11/93
 ASSOCIATE PLANNER/AQOL. TPO (I)



खं-2(सूचा - २)

CERTIFIED TRUE COPY

वसई - १
दस्तावेज क्रमांक १५८ / २०१९
शहरी विभाग : इतिहासिक
पत्रा क्रमांक : 4625/2018

08/05/2018

पृष्ठी क्र. 2

नोंदणी :

Regn.63m

गावाचे नाव : नवघर

(1) वित्तव्यवस्था प्रकार	करारनामा
(2) मोबदला	3000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	2547000
(4) भू-मापन, पोटोहिस्ता व परतक्रमांक (असल्यास)	
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यांत असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठरणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करून देणा-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	

1) पालिकेचे नाव: ठाणे इतर बर्णन : इतर माहिती: शहरी विभाग क्र.2 गाव गौजे नवघर येथील सर्वे क्र.13,16 व विभागमान येथील सर्वे क्र.18 या जमिनीवर बांधलेली इमारत वसंत करिष्मा शांतीवन को.ओप.ही.सोसा.सी.गधील सबनिका क्र.ए/4 तक मजला ज्याचे क्षेत्र 500 चौ.फु. म्हणजेच 46.46 चौ.मी. विल्लअप हि गिळकत. ((Survey Number : SARVE NO.13 & 16 OF VILLAGE NAVGHAR & SARVE NO.18 OF VILLAGE DIWANMAN ;))

1) 500 चौ.फूट

1): नाव:-किरण एस भायर बय:-35; पत्ता:-प्लॉट नं:-, गाळा नं:- तक मजला, इमारतीचे नाव: पुरात करिष्मा शांतीवन को.ओप.ही.सोसा.सी., ब्लॉक नं: ए/4, रोड नं: वसंत करिष्मा कॉम्प्लेक्स, अंबारी रोड, वसई वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-

1): नाव:-जिप्रेश धनेश फिगारा बय:-31; पत्ता:-प्लॉट नं:-, गाळा नं:-, इमारतीचे नाव: पुनीत अपार्टमेंट, ब्लॉक नं: सी-107, रोड नं: साई नगर वसई वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-

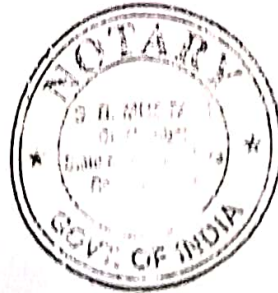
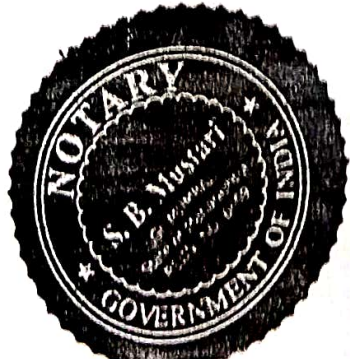


Handwritten signature and date: 1/10/19

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



वसई - ६

क्रमांक १५८ / १९९१

७३ / ७०



सत्यमेव जयते
महाराष्ट्र शासन

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : टी एन ए / (व्ही एस आय) / एच. सा. जी / [टीसी] / १०९०४ /
९९-२०००,

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

"संत करीशमा शांतीवन" को-ऑपरेटिव्ह हौसिंग सोसायटी

प्ल. संवे न. १३, १६, १८ हिस्सा न. २, ४, ६, ८ अबाडोरोड,

नवघार, दिवाणामान, वसईरोड [प.] तालुका- वसई,

जिल्हा-ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण

संस्था असून गृहनिर्माण भांडेकर सहभागीदारी गृहनिर्माण संस्था, आहे.

कार्यालयीन कोहोर



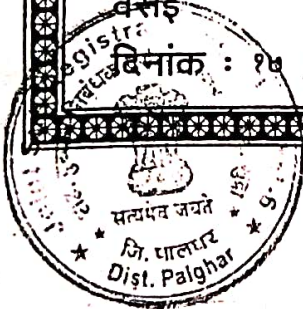
सही

Chandrashekhar

[चंद्रकांत कर्डक,
उप निबंधक, सहकारी संस्था,
वसई तालुका, वसई.

वसई

दिनांक : १४ / ५ / १९९१



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2230

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se. 12/1/49

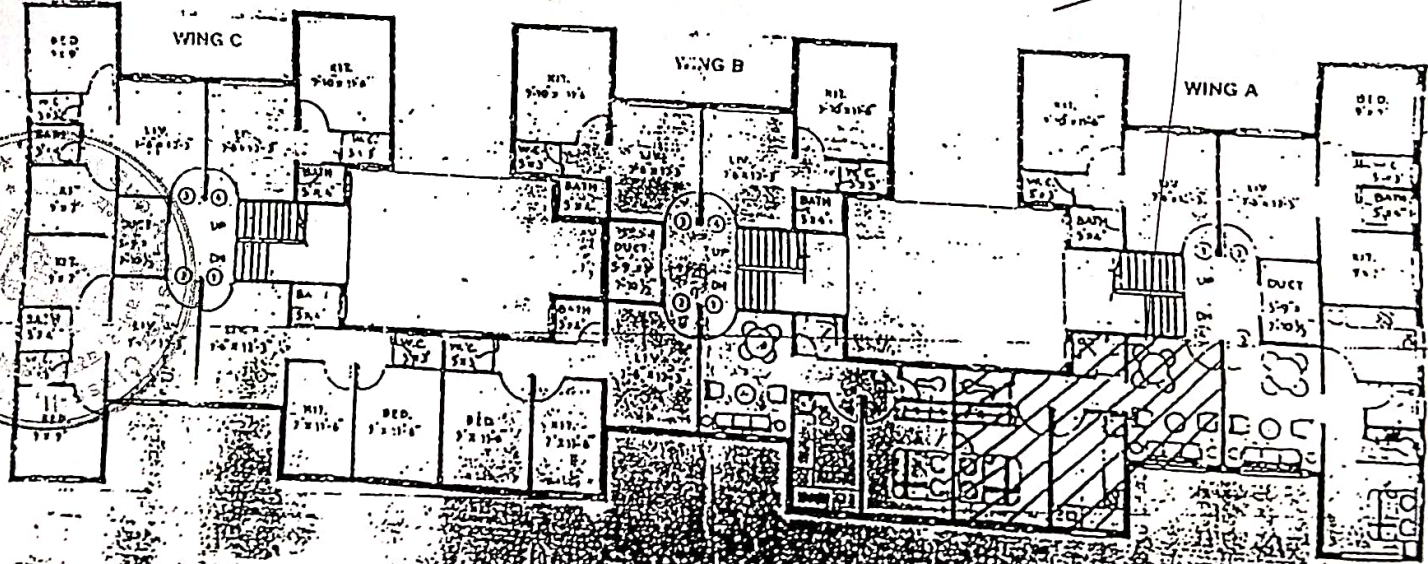
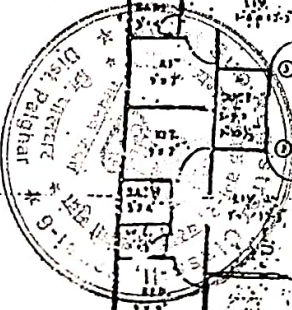
VASANT KARISHMA
AT VASAI (WEST)

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A/c 04
Shantivan Bldg.

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GARDEN



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96/100-95

22

GROUND FLOOR

FOR SHETH SHELTERS PVT. LTD.

GROUND FLOOR

FOR SHETH SHELTERS PVT. LTD.



07/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 6

दस्त क्रमांक : 158/2021

नोंदणी :

Regn:63m

गावाचे नाव : नवघर

(1) विनेखाचा प्रकार	करारनामा
(2) मोवदला	4200000
(3) बाजारभाव (भाडेपट्ट्याच्या बागतिपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2672000
(4) भू-भाषण, पोटहिस्ता व घरक्रमांक (अनल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती : शहरी विभाग क्र. 2, गाव मौजे नवघर येथील सर्वे नं. 13, व 16, व गाव मौजे दिवाणमान येथील सर्वे नं. 18, या जमिनीवर बांधलेली इमारत वसंत करिष्मा शांतीवन को-ऑप. हौ. सो. ली. मधील सदनिका क्र. ए-4, तळ मजला, ज्याचे क्षेत्र 500 चौ. फुट. बिल्ट-अप म्हणजेच क्षेत्र 46.46 चौ. मी. बिल्ट-अप, हि मिळकत. ((Survey Number : गाव मौजे नवघर येथील सर्वे नं. 13, व 16, व गाव मौजे दिवाणमान येथील सर्वे नं. 18, ;))
(5) क्षेत्रफळ	1) 500 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री जिप्रेसा धनेश फिकाद्रा - - वय:- 33; पत्ता:- प्लॉट नं:-, माळा नं: तळ मजला,, इमारतीचे नाव: वसंत करिष्मा शांतीवन को-ऑप. हौ. सो. ली., ब्लॉक नं: ए/4, , रोड नं: वसंत करिष्मा कॉम्प्लेक्स, अंबाडी रोड, वसई, प. महाराष्ट्र, ठाणे. पिन कोड:- 401202 पॅन नं:- AAKPF5566A
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री जितेंद्र गंगाराम आयरे - - वय:- 46; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: विजय एनक्लेव, विजय पॅरेडाइस को-ऑप. हौ. सो. ली., ब्लॉक नं: डी1-9, , रोड नं: गोखीवरे, वसई, प., महाराष्ट्र, ठाणे. पिन कोड:- 401208 पॅन नं:- ABAPA3669G
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	07/01/2021
(11) अनुक्रमांक, खंड व पृष्ठ	158/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	126000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वसई-६
अप - ६

मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

वसई - ६
 १७/०२

वसई - ६
 १४/०२
 १०/००

CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

23-91-22 252 2509

CIDCO/VVSR/BP-765/2000

M/s. Shah Gattani Consultants Pvt. Ltd.
 11, Vora Palace,
 M.G. Road, Near Dena Bank
 Kandivali (W)
 MUMBAI : 400 067

- Sub: Grant of Part Occupancy Certificate for Residential Building, Wing 'A', 'B' & 'C' on land bearing S.No. 13, 16 & 18, H.No. 4(pt), 6(pt), 7(pt), 2(pt), 8(pt) Village Diwanman & Navghar, Taluka Vasai, Dist: Thane.
- Ref: 1) Commencement certificate No.CIDCO/VVSR/BP-765/2000 dated 18/02/93.
 2) Amended Plan approvals dated 20/04/96 & 05/11/96
 3) N.A.Orders No.REV/D-1/T-9/NAP/SR 4/93 dtd.10/03/93 from the Collector, Thane
 4) Letter from Zilla Parishad vide Receipt Form 10 dated 13/05/94 for potable water supply.
 5) Development completion certificate dated 22/11/97 from the architect
 6) Structural Stability certificate from your Structural Engineer vide letter dated 26/07/97.
 7) Plumbing certificate dated 03/07/97.
 8) Your architect's letter dated 03/12/98

Sir,

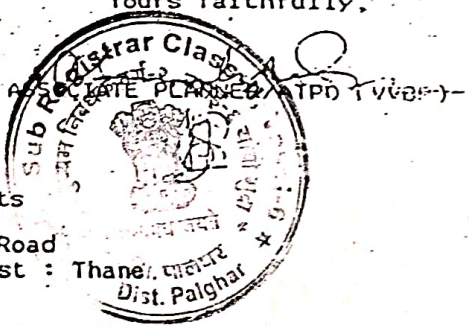
Please find enclosed herewith the necessary part occupancy certificate for the Residential Building, Wing 'A', 'B' & 'C' on land bearing S.No.13, 16 & 18, H.No.4(pt), 6(pt), 7(pt), 2(pt), 8(pt) Village Diwanman & Navghar, Taluka Vasai, Dist:Thane, alongwith as built drawings.

Yours faithfully,

Encl.: a/a.

Copy to:-

- M/s. Shah Gattani Consultants Architects
 103, Lucky Palace, Station Road
 Vasai (W), Taluka Vasai, Dist : Thane
- The Chief Officer
 Navghar-Manickpur Municipal Council, Navghar.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:
 TERNAL, 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONES: 202 2481 / 202 2482 / 202 2579
 FAX: 202 2509

HEAD OFFICE:
 CIDCO BLDG, 2nd Floor,
 New Building, 400 021
 PHONES: 202 2481 / 202 2579
 FAX: 202 2509

वसई - 6
 Ref No CIDCO/VVSR/BP-785/W/
 दस्त क्रमांक ७३८२ / १७१७
 १५/१२

Date: 04/12/96

PART OCCUPANCY CERTIFICATE

वसई
 दस्त क्रमांक १५१
 १५/१२

I hereby certify that the development of Residential Building, Wing 'A', 'B' & 'C' with built up area 2909.84 Sq.m. on land bearing S.No.13, 16 & 18, H.No.4(pt), 6(pt), 7(pt), 2(pt), 8(pt), Village Diwanman & Navghar, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. Shah Guttani Consultants, (Licence/Registration No.-CA/81/6322) and has been inspected on 01/02/96 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-785/W/7450 dated 05/11/96 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 water is made available in the flat.
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.

Contd..... 2.



वसई - ६
दस्ता क्रमांक ७३८२/२०१७
१६/२


PLANNING AND INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI

Office: 2nd Floor, 1st Avenue, Agave
 Phone: 401071
 Fax: 202 2481, 202 2420, 202 2679
 AC: 00-91-22-202 2509

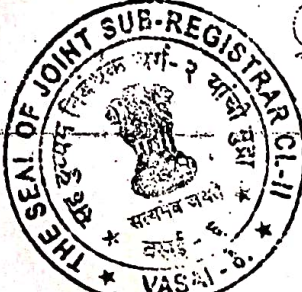
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दस्ता क्रमांक १५८/२०११
१६/२०

- Notwithstanding anything contained in the certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority 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.
- 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.
- 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.
- Also You shall submit a cloth mounted copy of the as-built drawings, without which the security deposit will not be refunded.
- This certificate of occupancy is issued only in respect of 48 flats contained in 1 No. of building, Wings 'B' & 'C' only.

One set of as built drawing duly certified is returned herewith for your record.



 M. GATEWAL
 Dist. Palghar
 ASSOCIATE PLANNER/ATPO
 (VVBP)



 THE JOINT SUB-REGISTRAR (I-II)
 VASAI - 6