

Receipt (paid)

79/3859

पावती

Original/Duplicate

Wednesday, March 12, 2025

नोंदणी क्र. 39M

5:55 PM

Regn. 39M

पावती क्र.: 4657

दिनांक: 12/03/2025

मावाचे नाव: दिवाणमान

दरमोबजाचा अनुक्रमांक: वसई-1-3859-2025

दरमोबजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: शुभम भीर्वा - -

नोंदणी फी

रु. 30000.00

दरमो ह्यावाळणी फी

रु. 1200.00

पुस्त्याची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दरमो, भंबनेल प्रिंट, सूची-२ अंदाजे  
6:15 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 1

सह-दुय्यम निबंधक, वसई-२  
वर्ग-२

बाजार मुल्य: रु. 2424000/-

मोबदला रु. 4990000/-

भरलेले मुद्रांक शुल्क: रु. 350000/-

1) देयकाचा प्रकार: DHC रकम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325127801767 दिनांक: 12/03/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325129301700 दिनांक: 12/03/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017677513202425E दिनांक: 12/03/2025

बँकेचे नाव व पत्ता:

मुळ दस्त परत दिला'



महाराष्ट्र शासन- नोंदणी व मुल्यांकन विभाग

मुल्यांकन आहवाल सन 2025

वर्ग-१			
पुस्तक	पुस्तक	१	६०
१		२०२५	

१. दस्तावेजाचा प्रकार Agreement for Sale अगुच्छेद .....
२. सादरकर्त्याचे नाव : Shubham Mahaya, v. Shila Devi .....
३. तालुका ...Veroli..... व. गावाचे नाव : Dharaman.....
४. नगरभूगापन क्रमांक/सर्वे नं. 6/NO. 9.13.14.....
५. मूल्य दरविभाग (झोन) : ..... उपविभाग : ..... 3  
59300
६. मिळकतीचा प्रकार : खुली जमीन/निवारी/कार्यालय/दुकान/औद्योगिक/.....
७. दस्तावेज नमूद केलेल्या मिळकतीचे क्षेत्रफळ 32.42 कारपेट/बिल्टअप/सुपरबिल्टअप/ चौ.फूट / चौ.मीटर
८. कार पारितोष : ..... मच्छी : ..... पोटगाळा : .....
९. मजला क्रमांक : 5/12/1008..... उद्वाहन सुविधा : .....
१०. बांधकाम वर्ष : ..... घसारा : .....
११. बांधकाम प्रकार : आर.सी.सी./ इतर पक्के/अर्ध पक्के/कच्चे
१२. बाजार मूल्य तक्त्यातील मार्गदर्शक सूचना क्र..... ज्यान्वये दिलेली वाढ/घट
१३. लिट्टा अँड लाइसेंस दस्त : १. अनामत रक्कम/आगावू भाडे .....
२. प्रतिमाह भाडे रक्कम .....
३. कालावधी .....
१४. निर्धारित केलेले बाजारमूल्य : ..... 24,24,000/-.....
१५. दस्तावेज दक्षेविलेला मोबदला : ..... 49,90,000/-.....
१६. देय मुद्रांक शुल्क : 3,50,000/-..... १७. भरलेले मुद्रांक : 3,50,000/-.....
१८. देयक नोंदणी फी : ..... 30,000/-.....

लिपिक

साह दूर्यम निबंधक  
साह दूर्यम निबंधक, वर्ग-२

प्रतिज्ञा/घोषणापत्र

- मी/आम्ही
- १) श्री/श्रीमती SHUBHAM MAHAYA.....
  - २) श्री/श्रीमती SHILA DEVI.....
  - ३) श्री/श्रीमती .....

सत्य प्रतिशेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणान्याने कोठेही विक्री, महाण, दान, लीज, मुख्यतयार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखमामध्ये गुंताविलेली नाही. याची नोंदणी कायदा-१९०८ मधील अनुसूची ४ (search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सादर मिळकत ही खरेदी देणारे यादर्याचे मालकीची आहे. या बाबत सुद्धा अभिलेख पाहून खात्री करून घेतलेली आहे. ही मिळकती बाबत कोणते वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमची राहिल याची मी/आम्ही ठामपणे जाहीर करितो/करिता.



१. Shubham
२. शिला मोर्चा
- ३.



वसई-१			
पुस्तक	दल क	६५०	१०८०
१	२०२५		

Village	:	Diwanman
Survey No. / Hissa No.	:	S. No. 9, H. No. 1, S. No. 13, H. No. 4/A, S. No. 14, H. No. 5/A & 5/B
Name of the Building	:	CASA TERRAZA
Flat No. / Floor / Wing	:	502 / Fifth Floor / 'B' Wing
Area Admeasuring	:	32.42 Sq. Mtrs. (Carpet) i.e. 349 Sq. Ft. (Carpet)
Agreement Value	:	Rs. 49,90,000/-
Government Value	:	Rs. 24,24,000/-
Stamp Duty	:	Rs. 3,50,000/-

### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Vasai on the <sup>12<sup>th</sup></sup>..... Day of ARCH, 2025.

### BETWEEN

- 1) MRS. MEGHA SHAILESH BANSODE
- 2) MR. SHAILESH SAMPAT BANSODE

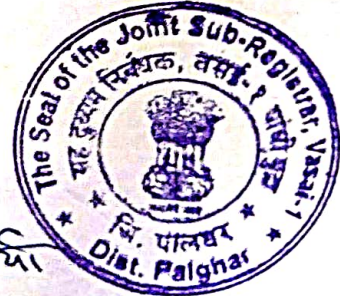
Both Adults, Indian Inhabitants,

Residing at : Flat No. 502, Fifth Floor, 'B' Wing, Casa Terraza,  
Diwanman, Vasai (W), Taluka Vasai, District Palghar.

hereinafter called and referred to as the VENDORS / TRANSFERORS (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns etc.) the party of the ONE PART,

*Bansode*  
*Bansode*

*Shailish*  
शैलिश मोघा



वसति-२			
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१		२०२५	

AND

1) MR. SHUBHAM MAURYA

2) MRS. SHILA DEVI

Both Adults, Indian Inhabitants,

Residing At : Flat No. A/301, 3<sup>rd</sup> Floor, Maurya Shopping Centre,  
Navghar, Vasai West, Taluka Vasai, District Palghar - 401202.

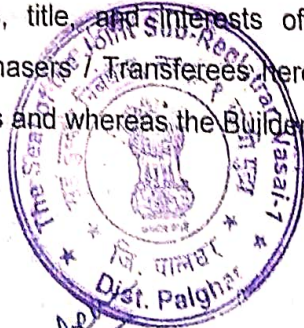
Hereinafter called and referred to as the **PURCHASERS / TRANSFEREES** expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns of the Party of the **OTHER PART**.

**WHEREAS** The Transferors are the absolute owners, possessed and acquire right, title and interest in respect of the residential **Flat No. 502** on **Fifth Floor**, **Wing**, Area admeasuring about **32.42 Sq. Mtrs. (Carpet)** i.e. **349 Sq. Ft. (Carpet)** the Building known as "**CASA TERRAZA**", together with Still Car Parking Space **19**, situate at Village Diwanman, Vasai (W), Taluka Vasai, District Palghar, within limits of Vasai-Virar Shahar Mahanagarपालिका and within the jurisdiction of Registrar Vasai. (Hereinafter referred to as the "**SAID FLAT**").

**AND WHEREAS** the above said Flat is purchased by then the Purchasers **1) MRS. MEGHA SHAILESH BANSODE 2) MR. SHAILESH SAMPAT BANSODE** then the Builder / Promoter i.e. **M/S. R & J ENTERPRISES**, by an Agreement for dated **04/12/2015** which was duly registered in the office of the Sub-Registrar Vasai bearing Regd. No. **Vasai 1 - 10503 - 2015**, Receipt No. **15640**, dated **04/12/2015**.

**AND WHEREAS** The Vendors hereby declares that they have every right and authority to deal with or dispose of the said Flat on '**ownership basis**'. The Transferors here agrees that they have paid all the outgoing including taxes and maintenance charges as of date.

**AND WHEREAS**, the Vendors / Transferors herein have agreed to sell, transfer all rights, title and interests of the said Flat to the Transferees and whereas Purchasers / Transferees herein have agreed to acquire the said Flat on **ownership basis** and whereas the Builder / Promoter have agreed to as request of the Vendors



*Bansode*  
*Bansode*

*Shila Devi*  
*शिला देवी*



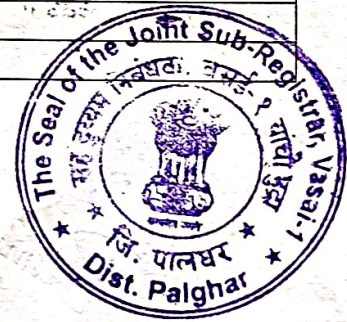
वसई-१			
पुस्तक	दस्तावेज	e	६०
Area	admeasuring		

Transfers to transfer the Flat No. 502 on Fifth Floor, in 'B' Wing, Area admeasuring about 32.42 Sq. Mtrs. (Carpot) i.e. 349 Sq. Ft. (Carpot), in the Building known as "CASA TERRAZA", together with Stilt Car Parking Space No. 19, situate at Village Diwanman, Vasai (W), Taluka Vasai, District Palghar, within the limits of Vasai-Virar Shahar Mahanagarpalika and within the jurisdiction of Sub-Registrar Vasai in the name of the Purchasers.

**THEREFORE, NOW THIS INDENTURE WITNESSETH AS UNDER:**

- 1) The Transferors are the sole and absolute owners and have the exclusive possession of the said Flat No. 502 on Fifth Floor, in 'B' Wing, Area admeasuring about 32.42 Sq. Mtrs. (Carpot) i.e. 349 Sq. Ft. (Carpot), in the Building known as "CASA TERRAZA", together with Stilt Car Parking Space No. 19, situate at Village Diwanman, Vasai (W), Taluka Vasai, District Palghar, within the limits of Vasai-Virar Shahar Mahanagarpalika and within the jurisdiction of Sub-Registrar Vasai.
- 2) The Transferees have agreed to acquire from the Transferors and the Transferors have agreed to sell and transfer the exclusive possession of the said Flat on 'Ownership Basis' for the sum of Rs. 49,90,000/- (Rupees Forty Nine Lakhs Ninety Thousand only) in full and final consideration of their claim to the condition contained in the said Agreement of Sale of the above said Flat.
- 3) The Transferees have paid Rs. 9,98,000/- (Rupees Nine Lakhs Ninety Eight Thousand Only) to the Transferors by way of N.E.F.T. / R.T.G.S. / I.M.P.S. / U.P.I. No. (Subject to realization) as under:

Sr.No.	N.E.F.T. / R.T.G.S. / I.M.P.S. / U.P.I. No.	Date	Amount	Name of Bank & Branch
1.	T25021921540 16227086379	19/02/2025	Rs. 51,000/-	HDFC Bank, Vasai (W)
2.	05421140108676	10/03/2025	Rs. 4,99,000/-	HDFC Bank, Vasai (W)
3.	00191050096274	10/03/2025	Rs. 4,48,000/-	HDFC Bank, Vasai (W)
Total:			Rs. 9,98,000/-	



*Signature*  
*Signature*

*Signature*

रविना मोरजा



पुस्तक	शुल्क क्र.	१०	६०
२०२५			

The respective PAN Nos. of the Transferors and the Transferees are given below information:

Name of the Transferors

- 1) MRS. MEGHA SHAILESH BANSODE
- 2) MR. SHAILESH SAMPAT BANSODE

Name of the Transferees

- 1) MR. SHUBHAM MAURYA
- 2) MRS. SHILA DEVI

This Agreement for Sale shall always be subject to the provision of Maharashtra Co. Hsg. Societies Act, 1960 and the rules made there under.

**SCHEDULE OF THE PROPERTY**

Village	: Diwanman
Survey No. / Hissa No.	: S. No. 9, H. No. 1, S. No. 13, H. No. 4/A, S. No. 14, H. No. 5/A, & 5/B
Name of the Building	: CASA TERRAZA
Flat No. / Floor / Wing	: 502 / Fifth Floor / 'B' Wing
Area Admeasuring	: 32.42 Sq. Mtrs. (Carpet) i.e. 349 Sq. Ft. (Carpet)

situated at Village Diwanman, Vasai (W), Taluka Vasai, District Palghar, within the limits of Vasai-Virar Shahar Mahanagarपालिका and within the jurisdiction of Sub-Registrar Vasai.



*Shila Devi*  
शिला देवी



वसई-१			
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संश्लेषित			

WITNESS WHEREOF the parties hereto have to set and subscribed their respective hands to these Presents on the day and year First hereinabove written.

No.

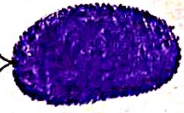
6734B

...GNED, SEALED AND DELIVERED  
...the within named the "TRANSFERORS"

6735A

MRS. MEGHA SHAILESH BANSODE

Bansode



5M

MR. SHAILESH SAMPAT BANSODE

Bansode

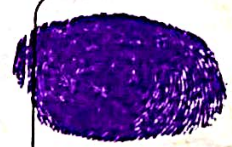


shtra Co.

...GNED, SEALED AND DELIVERED  
...the within named the "TRANSFEREES",

MR. SHUBHAM MAURYA

Maurya



MRS. SHILA DEVI

शिला देवी

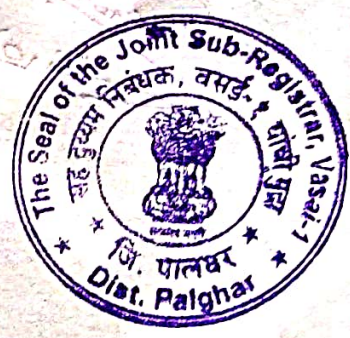


in the presence of ...

limits  
instr

1. Suresh Manekar }  
*Suresh Manekar*

2. Shailendra Maurya }  
*Shailendra Maurya*





वर्ग-१			
पुस्तक	पान नं	३४	६०
१	२०२५		

④ Copy 100503 98 20

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



दूरधनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२/१३/१४/१५/१६/१७/१८/१९/२०/२१/२२/२३/२४/२५/२६/२७/२८/२९/३०/३१/३२/३३/३४/३५/३६/३७/३८/३९/४०/४१/४२/४३/४४/४५/४६/४७/४८/४९/५०/५१/५२/५३/५४/५५/५६/५७/५८/५९/६०/६१/६२/६३/६४/६५/६६/६७/६८/६९/७०/७१/७२/७३/७४/७५/७६/७७/७८/७९/८०/८१/८२/८३/८४/८५/८६/८७/८८/८९/९०/९१/९२/९३/९४/९५/९६/९७/९८/९९/१००

फॅक्स : ०२५०-२५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म./न.र./मु.पिन/सा.वि./२९/०५/२०१४  
दिनांक : २९/०५/२०१४

VCMC/TP/RDP/VP-46/1049/2014-15

To,  
✓ M/s. R.J. Enterprises,  
Shri..Jagdish A.Dialani & Shri. Ramesh Jogani,  
77,Dharmi Nilas.R.K.Mission Road,  
Above IDBI Bank, off. Linking Road,Khar(E)  
**MUMBAI-400-052.**

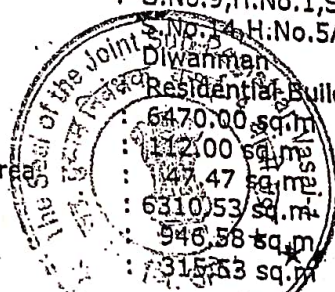
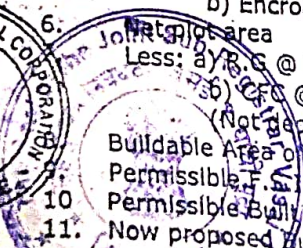
Sub:- Revised Development Permission & Revalidation for the proposed Residential Building land bearing S.No.9,H.No.1,S.No.13, H.No.14, H.No.5A & 5B of Village Diwanman, Tali Vasal, Dist Thane

Ref: - 1) Commencement Certificate No. CIDCO /VCSR/CC/BP-4000/W/655 dat.21/06/2010.  
2) Commencement Certificate No.CIDCO/VCSR/CC/BP-4000/W/656, dated 21/06/2010 & CIDCO/VCSR/CC/BP-4000/W/657 dated 21/06/2010  
3) Your Architect letter dated 01/01/2014.

Sir / Madam,

Revised Development Permission is hereby granted for the proposed Residential Building under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVI of 1966) to Shri..Jagdish A.Dialani & Shri. Ramesh Jogani.  
The drawing shall be read with the layout plan approved along with this letter under the conditions mentioned in the letter No.CIDCO/VCSR/CC/BP-4000/W/656 dated 21/06/2010.  
The details of the layout is given below :-

- |                                |  |
|--------------------------------|--|
| 1. Name of assess owner /      | : Shri. Jagdish A. Dialani & Shri. Ramesh Jogani.  |
| 2. Location                    | : S.No.9,H.No.1,S.No.13,H.No.4A, S.No.5A H.No.5A&5B of Village Diwanman, Tali Vasal, Dist Thane. |
| 3. Land use (predominant)      | : Residential Building   |
| 4. Gross plot area             | : 6470.00 sq.m   |
| 5. Less: a) Existing Road      | : 112.00 sq.m  |
| b) Encroachment area           | : 147.47 sq.m  |
| 6. Net plot area               | : 6310.53 sq.m   |
| Less: a) R.S @ 15%             | : 546.58 sq.m  |
| b) CFC @ 5%                    | : 315.53 sq.m  |
| (Not deductible)               |  |
| Buildable Area of Plot         | : 5363.95 sq.m   |
| Permissible F.F.               | : 1.00   |
| 10. Permissible Built up area  | : 5363.95 sq.m.  |
| 11. Now proposed built up area | : 5341.57 sq.m   |



*Madam*

The commencement certificate shall remain valid for a period of one year for the proposed 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).  
The amount of Rs. 81000.00/- (Rupees Eighty one thousand only) deposited vide CIDCO Form No. 25883 dated 17/05/2010 & The amount of Rs. 114000.00/- (Rupees One lakh four thousand only) Receipt No. 226207 dated 28/05/2014 with VCMC as interest 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 & Control attached to the permission covered by the Commencement Certificate. Such forfeiture



पुणे नगरपालिका, विहार  
 विहार (एफ),  
 मा. बसस्टॉप, जि. ठाणे, पिन ४०१ ५०५



क्र.सं.	दिनांक	विवरण
१	१०/०५/२०११	...
२	१०/०५/२०११	...

क्र.सं.	दिनांक	विवरण
१	१०/०५/२०११	...
२	१०/०५/२०११	...

WCMC/TP/RDP/VP-1681/049/2011-15

29/05/2011

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Building Type A (Wing A,B,C,D&E) on land bearing S.No.9,H.No.1,S.No.13,H.No.4A,S.No.14,H.No. 5A & 5B of Village Dhanurman, Taluka Vasad Dist : Thane, as per the following details:-

Sr. No.	Predominant Building	Bldg. Type	No. of Floors	No. of Flats	No. of Shops	Built Up Area (In sq. mt.)
1	Residential Building	Type A (Wing A,B,C,D&E)	St+7 (A to D) St+4pt (E Wing)	144	0	5344.57

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VVSR/CC/BP- 4000/VV/656 dated 21/06/2010, stands applicable to this approved of amended plans along with the following conditions:

- 1) This amended plan is valid for one year from the date of issue of Commencement Certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of non-bio degradable & bio- degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructures facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in construction with Engineering Department, Municipal Corporation for rain water harvesting, and solid waste disposal to treat dry and organic waste separately by design department.

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.



*[Handwritten signature]*





पुणे नगरपालिका, विराट  
नगर (पुणे):  
स. बस, वि. बस, वि. बस



दुरधनी : ०२०-२५५५५५५५  
फोन : ०२०-२५५५५५  
ईमेल : vasalvirar@vasalvirar.com

भा.स. : १४७/०१४/०३०  
मि.सं. : १४७/०१४/०३०

WVCNCT/DR/1/A 4481 1246/2014-15

29/03/2014

- 8) You shall develop the site as per Engineering Report before applying for Occupancy Certificate.
- 9) You shall obtain NOC from chief Fire Officer, before applying for the Plinth Completion Certificate of the same building.
- 10) You shall developed the road before O.C. of next building.
- 11) You are responsible for the disputes that may arise due to title / access matter. WVMC is not responsible for any such disputes.



Yours faithfully

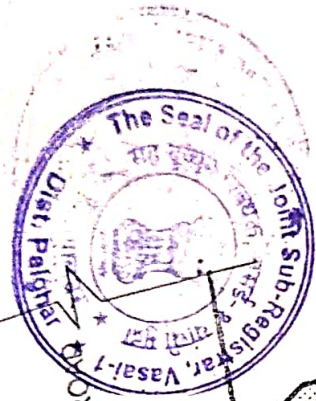
Dy. Director of Town Planning  
Vasal Virar City Municipal Corporation

C.C. to:

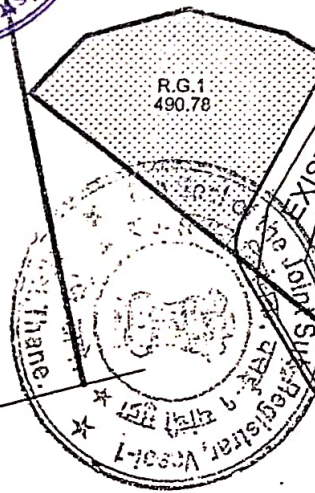
- 1) Asst. Commissioner, UCD  
Vasal Virar City Municipal Corporation,  
Ward No. 2
- 2) M/s. Shah Gattani Consultants, Architects  
103, Lucky Palace, Station Road,  
Taluka : Vasal, Dist: Thane.







30.00 M. WIDE D.P. ROAD



R.G.1  
490.78

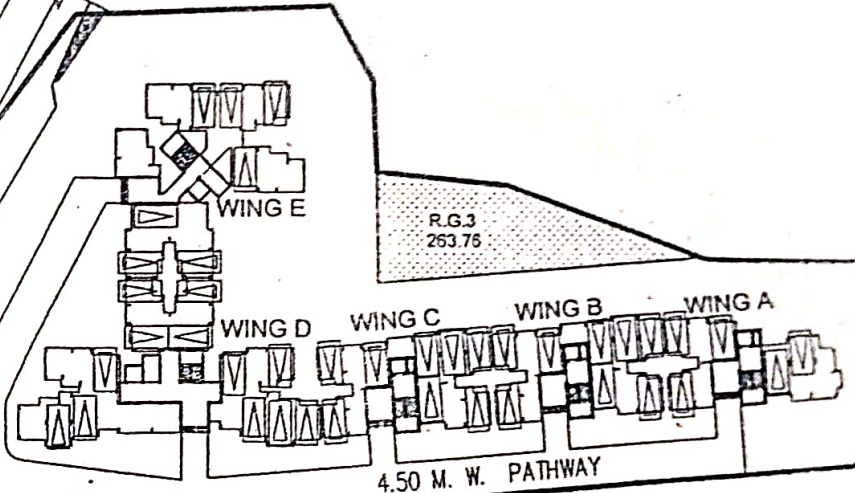
EXISTING

PUBLIC ROAD

R.G.2  
376.31

12 M. W. INT. ROAD

12.00 M. W. INTERNAL PUBLIC ROAD



R.G.3  
263.76

C.F.C.  
357.25

LAYOUT PLAN



1	2024	10	10
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3	96903	62	60
2	2024		

**BUILDERS & DEVELOPERS**  
**M/S R&J ENTERPRISES**  
 77, DHARMI NIWAS, ORFL  
 R.K. MISSION MARG  
 KHAR, MUMBAI-42

**CASA TERRAZA**

**SHAH GATTANI CONSULTANTS**  
**ARCHITECT & ENGINEERS**  
 103, LUCKY PALACE, STATION ROAD VASAI (W)



पुस्तक क्र.	पृष्ठ क्र.	दिनांक	व्यक्ति
१	१	२०१७	

मुख्य कार्यालय, विरार  
 विरार (पूर्व),  
 न. नं. वि. वासवा - ४०१ १०५.



दूरभाषी : ०२२२ - २६६००१ / ०२२२२२००१  
 फॅक्स : ०२२२ - २६६०००  
 ई-मेल : vasair@vasairmunicipal.gov.in

प्राप्त क्र. : न. वि. वा. व.  
 दिनांक :

VVCMC/TP/POC/NP-4651/19/2017-18

Dt. 09/06/2017.

To,  
 M/s. R.J. Enterprises  
 Shri. Jagdish A. Dialani & Shri. Ramesh Jogani,  
 77, Dharma Nivas, R.K. Mission Road,  
 Above IDBI Bank, Off. Linking Road, Khar (E)  
 MUMBAI- 400 052.

**Sub: Part Occupancy Certificate for the proposed Residential Building Type A (Wing-A & B) as per As built drawing on land bearing S.No.9, H.No.1, S.No.13, H.No.4, S.No.14, H.No.5A & 5B of Village-Diwanman, Taluka-Vasai, Dist -Palghar.**

**Ref:**

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-4000/W/655 dtd.21/06/2010
- 2) Commencement Certificate No. CIDCO/VVSR/CC/BP-4000/W/656 dtd.21/06/2010 & CIDCO/VVSR/CC/BP-4000/W/657 dtd.21/06/2010
- 3) Revised Development Permission No. VVCMC/TP/RDP/VP 4986/049/2014-15 dtd.29/05/2014
- 4) Development completion certificate dt. 13/12/2016 from the Architect.
- 5) Structural stability certificate from your Structural Engineer vide letter dated 13/12/2016.
- 6) Plumbing certificate dated 13/12/2016.
- 7) Receipt No.20948 Dt. 28/08/2016 from Vasai Virar City Municipal Corporation for potable water supply
- 8) NOC from Lift Inspector dt. 09/05/2016 & 04/01/2016.
- 9) NOC from Chief Fire Officer dt. 21/11/2016.
- 10) Letter from Rain Water Harvesting Consultant Dt. dt. 07/05/2016.
- 11) NOC from Tree Plantation Department of VVCMC Dtd. 19/10/2016.
- 12) Your Architect's letter dated 17/12/2016.

COLOUR XEROX

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the proposed Residential Building Type A (Wing-A & B) as per As built drawing on land bearing S.No.9, H.No.1, S.No.13, H.No.4, S.No.14, H.No.5A & 5B of Village-Diwanman, Taluka-Vasai, Dist -Palghar along with as built drawings.



Scanned With OKER Scanner  
 Palghar



*Handwritten signature*

*Handwritten mark*

SHAH GATTANI CONSULE PANTS

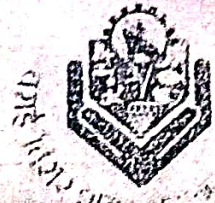


SHAH GATTANI CONSULTANTS  
ARCHITECT & ENGINEERS  
103, LUCKY PALACE, STATION ROAD VASAI, (E)

CASA TERRAZA



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ब. बस. वि. पालघर - ४०१ ३०५.



दस्तावेज : ०२५५ - २४२५५५ / ०२१०३ / ०६१५००२  
दिनांक : ०२५५ - २४२५५५  
ई-मेल : vasai@vsnl.com

जाचक क्र. : व.वि.रा.प.  
दिनांक :

WCMC/TP/POC/NP-4651/19/2017-18

Dt. 09/06/2017.

To,  
M/s. R.J. Enterprises  
Shri. Jagdish A. Dialani & Shri. Ramesh Jogani,  
77, D'Armi Nivas, R.K. Mission Road,  
Above IDBI Bank, Off. Linking Road, Khar (E)  
MUMBAI- 400 052.

Sub: Part Occupancy Certificate for the proposed Residential Building Type A (Wing-A & B) as per As built drawing on land bearing S.No.9, H.No.1, S.No.13, H.No.4, S.No.14, H.No.5A & 5B of Village-Diwanman, Taluka-Vasai, Dist -Palghar.

- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-4000/W/655 dtd.21/06/2010
  - 2) Commencement Certificate No. CIDCO/VVSR/CC/BP-4000/W/656 dtd.21/06/2010 & CIDCO/VVSR/CC/BP-4000/W/657 dtd.21/06/2010
  - 3) Revised Development Permission No. WCMC/EP/RDP/NP 4986/049/2014-15 dtd.29/05/2014
  - 4) Development completion certificate dt. 13/12/2016 from the Architect.
  - 5) Structural stability certificate from your Structural Engineer vide letter dated 13/12/2016.
  - 6) Plumbing certificate dated 13/12/2016.
  - 7) Receipt No.20948 Dt. 28/08/2016 from Vasai Virar City Municipal Corporation for potable water supply
  - 8) NOC from Lift Inspector dt. 09/05/2016 & 04/01/2016.
  - 9) NOC from Chief Fire Officer dt. 21/11/2016.
  - 10) Letter from Rain Water Harvesting Consultant Dt. dt. 07/05/2016.
  - 11) NOC from Tree Plantation Department of VVCMC Dtd. 19/10/2016.
  - 12) Your Architect's letter dated 17/12/2016.

COLOUR COPY

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for the proposed Residential Building Type A (Wing-A & B) as per As built drawing on land bearing S.No.9, H.No.1, S.No.13, H.No.4, S.No.14, H.No.5A & 5B of Village-Diwanman, Taluka-Vasai, Dist -Palghar along with as built drawings.





वसाई-२			
पुस्तक क्र.	पृष्ठ क्र.	५०	६०
१		२०२५	



मुख्य कार्यालय, विरार  
विरार (पूरुव),  
ता. वसाई, जि. पालघार - ४०१ ३०५.

पुस्तकी : ०२५० - ३३३३३३ / ३३३३३३  
पुस्तक : ०२५० - ३३३३३३  
पुस्तक : ३३३३३३  
जायक क्र. : ३.३.३.३.३.  
दिनांक :

WCMC/TP/POC/NP-4651/ 19 / 2017-18  
: 2 :

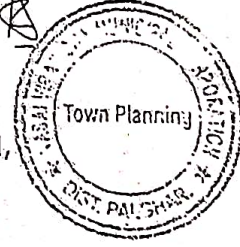
Dt. 09/06/2017.

You are required to submit revised DILR 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,

Deputy Director  
Town Planning,  
Vasai Virar City Municipal Corporation

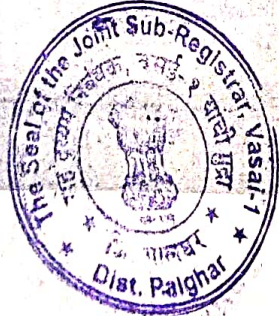
Encl.: a.a.  
c.c. to:  
1) M/s. Shah Gattani Consultants  
Architects  
103, Lucky Palace, Station Road,  
Vasai Road (W), Tal. Vasai  
DIST: PALGHAR.



- 2) Asst. Commissioner  
Ward Office.....  
----- City Municipal Corporation
- 3) Tax superintendent  
Ward Office.....  
----- City Municipal Corporation

CC: Mr. XER.

For necessary action during taxation procedure.





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



यसई - १		
पुस्तक	दस्तावेज	पृष्ठ
१	३८५९	५९
२०२५		

दूरध्वनी : ०२५० - २५२५१०१ / ०२/०१/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०९  
ई-मेल : vasai@corporation@yahoo.com

जाचक क्र. : व.वि.श.प.  
दिनांक :

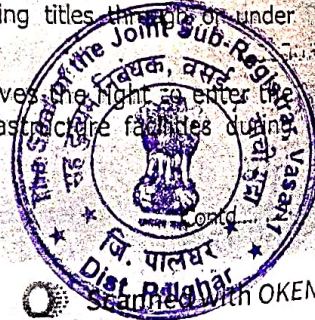
WCMC/TP/POC/VP-4651/19/2017-18

Dt. ०९/०६/२०१७.

### OCCUPANCY CERTIFICATE

I hereby certify that the development for the the proposed Residential Building Type A (Wing-A & B) with Built Up Area 1826.22 sq.m.on land bearing S.No.9, H.No.1, S.No.13, H.No.4, S.No.14, H.No.5A & 5B of Village-Diwanman, Taluka-Vasai, Dist -Palghar completed under the supervision of M/s. Shah Gattani Consultants, Architect (License/Registration No. CA/81/6322) and has been inspected on 13/02/2017 and I declare the development has been carried out in accordance with regulaticns and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-4641/E/887 dated 07/07/2010 Commencement Certificate No. CIDCO/VVSR/CC/BP-4000/W/656 dtd.21/05/2010 & CIDCO/VVSR/CC/BP-4000/W/657 dtd.21/06/2010, Revised Development Permission No. VVCMC/TP/RDP/VP-4986/049/2014-15 dtd.29/05/2014 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 is obtained from the concerned Municipal Council/offices of Municipal Corporation.
- 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



OKEN Scanner

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वसई-२			
पुस्तक	दस्त क	४२	६०
१	२०२५		

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



दूरध्वनी : ०२५० - २५२५७०१ / ०२५३१०६ / ०२५३१०६  
फैक्स : ०२५० - २५२५७०१  
ई-मेल : vasairmrccorporation@yahoo.com

जावक क्र. : व.वि.श.म.  
दिनांक :

VVCMC/TP/POC/VP-4651/19/ 2017-18  
..... 2 .....

Dt. ०९ / 06 / 2017.

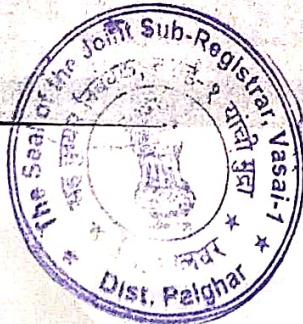
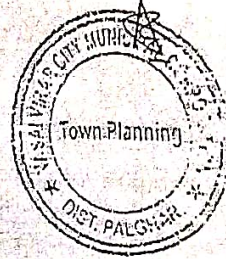
- 5) This certificate of occupancy is issued only in respect of 47 Flats constructed in Residential Building Type A (Wing-A & B) (Still+7) only.
- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum only you shall give possession of flats.
- 9) 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.
- 10) You shall maintain provided separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to Occupancy Certificate.
- 11) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

One set of completion plan duly certified is returned herewith.

(Issued as per approved by the Commissioner).

*[Signature]*  
Deputy Director  
Town Planning

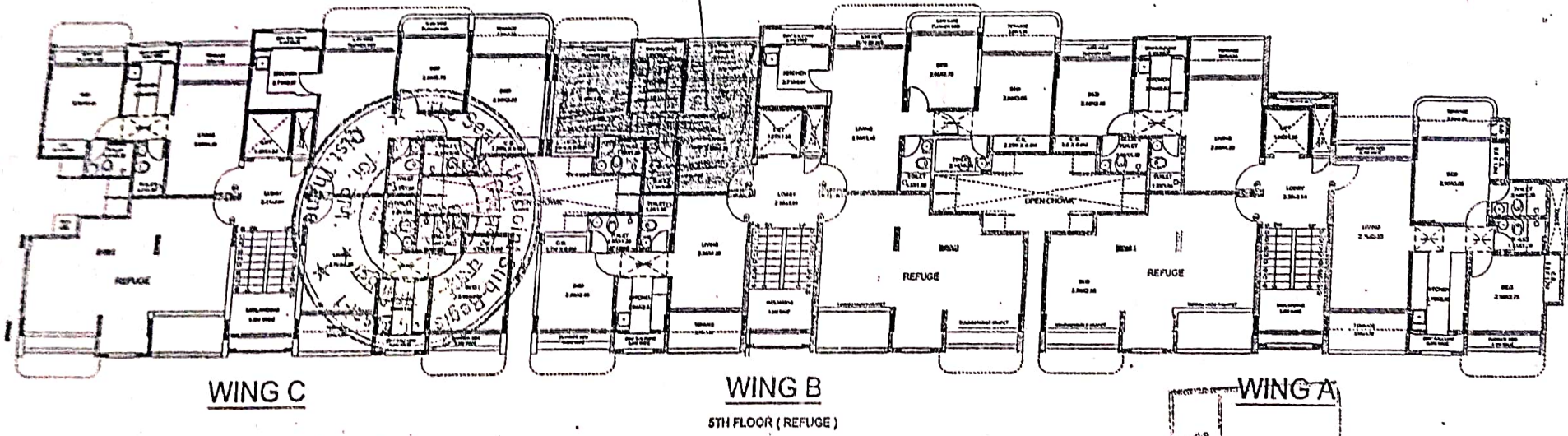
Vasai Virar City Municipal Corporation





पुस्तक क्रमांक	2148	३०
वर्ष	2024	

*Signature*  
*Signature*



५३०६	३
२७९८०६	

*Signature*

Flat No. 502 on the 5<sup>th</sup> floor of the B wing of "Casa Terraza" agreed to be acquired by the Purchaser.



## गावाचे नाव : दिवाणमान

पत्रांक 4990000

1) (भाडेपट्ट्याच्या  
कार आकारणी देतो की पट्टेदार  
)

1) मोटर्सिंगा व  
कल्याण

1) पालिनेचे नाव:पालघर इतर वर्णन :, इतर माहिती: गाव गौजे दिवाणमान,तालुका वसई,जिल्हा पालघर  
येथील सर्वे नं. 9,हिस्सा नं. 1,सर्वे नं. 13,हिस्सा नं. 4ए,सर्वे नं. 14,हिस्सा नं. 5/ए व 5/बी,या जमीन  
मिळकतीवर बांधण्यात आलेले कागा टेरेझा,या विल्डींग मधील सदनिका नं. 502,पाचवा मजला,बी विंग,च्याचे  
एकूण क्षेत्र 32.42 चौ. मी.(कारपेट)म्हणजेच 349 चौ. फुट.(कारपेट),हे मिळकत( ( Survey Number : सर्वे  
नं. 9, हिस्सा नं. 1, सर्वे नं. 13, हिस्सा नं. 4ए, सर्वे नं. 14, हिस्सा नं. 5/ए व 5/बी ; ) )  
1) 32.42 चौ.मीटर

किंवा जुडी देण्यात असेल तेव्हा.

ज करून देणा-या/विहून ठेवणा-या  
नाव किंवा दिवाणी न्यायालयाचा  
वेळा आदेश असल्यास,प्रतिवादिचे

1): नाव:-मेघा शैलेश बनसोडे - - वय:-45; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: कासा टेरेझा, ब्लॉक  
नं: सदनिका नं. 502, पाचवा मजला, बी विंग, रोड नं: दिवाणमान, वसई पश्चिम, तालुका वसई, जिल्हा पालघर,  
महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AHCPB6734B  
2): नाव:-शैलेश संपत बनसोडे - - वय:-49; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: कासा टेरेझा, ब्लॉक  
नं: सदनिका नं. 502, पाचवा मजला, बी विंग, रोड नं: दिवाणमान, वसई पश्चिम, तालुका वसई, जिल्हा पालघर,  
महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AHCPB6735A

ज करून घेणा-या पक्षकाराचे व किंवा  
त्याच्याचा हक्कनामा किंवा आदेश  
प्रतिवादिचे नाव व पत्ता

1): नाव:-शुभम मीर्या - - वय:-30; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: मीर्या शॉपिंग सेंटर, ब्लॉक नं:  
सदनिका नं. ए/301,तिसरा मजला, रोड नं: नवघर, वसई पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे.  
पिन कोड:-401202 पॅन नं:-CUWPM1475M  
2): नाव:-शीला देवी - - वय:-60; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: मीर्या शॉपिंग सेंटर, ब्लॉक नं:  
सदनिका नं. ए/301,तिसरा मजला, रोड नं: नवघर, वसई पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे.  
पिन कोड:-401202 पॅन नं:-FGKPD4299D

वज करून दिल्याचा दिनांक 12/03/2025

नोंदणी केल्याचा दिनांक 12/03/2025

मांक,खंड व पृष्ठ 3859/2025

ग्भावाप्रमाणे मुद्रांक शुल्क 350000

ग्भावाप्रमाणे नोंदणी शुल्क 30000

सह. दुय्यम निबंधक, वसई-१  
वसई-२

माठी विचारात घेतलेला तपशील:-

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