

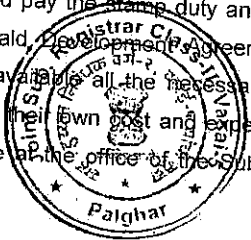
वसई क्र.-५
दस्त क्र. १७६६ / २०२२

32. The Developers shall in all course of erection and completion of the said buildings do all lawful acts and things required by and perform the works in conformity in all respects with the provisions of the statutes applicable thereto. The developers shall from time to time handover to the owners the original copy of the building plans, commencement certificate, Revised /amended Development permission, NOC's Completions Certificate and such other document/s executed by the Developers with the respective local authorities.

33. The Developers shall not at any time cause or permit any public or private nuisance in or upon the said property or do any things which shall cause unnecessary annoyance, inconveniences suffering hardship or disturbance to the owners or to the occupants of the neighboring properties.

34. The Developers shall be entitled to form and register a co-operative society / Association of persons and /or a limited company of all the purchasers of various premises in the newly constructed building and shall also admit/accept the owner as member /shareholder of the same, but the name of the said co-operative society /Association of persons and /or a limited company shall be as decided by the Developers.

35. The Developers shall bear and pay the stamp duty and Registration Charges in respect of the said Development Agreement and the Developers shall also make available all the necessary documents required for the registration at their own cost and expenses and the owner shall execute the same at the office of the Sub-Registrar of Assurance, Vasai.



36. In the event of any dispute by and between the parties hereto referred above, it shall be referred to an Arbitrator in accordance with the Indian Arbitration Act and the decision of the Arbitrator in that event of disputes shall be binding on both the parties herein above referred. All Arbitration Proceedings shall held at Vasai and shall in

वसई क्र.-५
दस्त क्र. १७६६ / २०२२

accordance with and subject to the provisions of the Indian Arbitration and Conciliation Act, being in force no party shall go to Court challenging such Award and Award given by the arbitrators shall be final binding and conclusive in all respects.

THE FIRST SCHEDULE ABOVE REFERRED TO

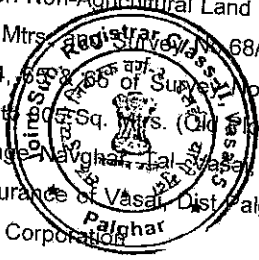
ALL THAT piece or parcels of land or ground of Non-Agricultural Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) of Revenue Village Navghar, Tal- Vasai, Dist- Palghar within the limit of Sub-Registrar Assurance of Vasai, Dist Palghar, within the Limits of Vasai Virar City Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT residential with shopline Building No.1 consisting St+Gr+22 upper floor, having 8477.560 Sq. Mtrs. approved by Vasai Virar City Municipal Corporation (VVCMC) vide its Revised Development Permission No.VVCMC/TP/RDP/VP-383/2021-22 dated 25/08/2021 to be constructed on Non-Agricultural Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) of Revenue Village Navghar, Tal- Vasai, Dist- Palghar

THE THIRD SCHEDULE ABOVE REFERRED TO

all that residential. FSI of 8230.72 Sq. Mtrs of residential with shopline building no 1 consisting st.gr+22 upper floor having total FSI admeasuring 8477.560 Sq. Mtrs. approved by (VVCMC) vide its Revised Development Permission No.VVCMC/TP/RDP/VP-383/2021-22 dated 25/08/2021 to be constructed on Non-Agricultural Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) of Revenue Village Navghar, Tal- Vasai, Dist- Palghar within the limit of Sub-Registrar Assurance of Vasai, Dist Palghar, within the Limits of Vasai Virar City Municipal Corporation



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दस्त क्र. १०६६ / २०२२

IN WITNESS WHEREOF

the Owner and the Developers have signed this Development Agreement on the day month and year herein above mentioned in the presence of the witnesses:

SIGNED BY THE WITHINNAMED

The party of **OWNERS:**

M/s. Shree Dindayal Constructions Co.

through its authorized Partner

1) M/s. Mahavir Mahalaxmi Land Developers LLP
through its Partner Mr. Mahesh Kantilal Shah,

Mahesh K. Shah
Signature

Left hand Thumb Impression



M/s. Shree Dindayal Constructions Co.

through its authorized Partner

2) Mr. Chandrashekhar Shantaram Dhuri,

[Signature]
Signature

Left hand Thumb Impression



SIGNED BY THE WITHINNAMED

The party of **DEVELOPERS:**

M/S. GHANSHYAM INFRA

Through its Partners

1) MR. GHANSHYAM VIRJIBHAI DHADUK

[Signature]
Signature

Left hand Thumb Impression



M/S. GHANSHYAM INFRA

Through its Partner

2) MR. YUSUF AKBARALI INDORWALA

[Signature]
Signature

Left hand Thumb Impression



in presence of

1. *[Signature]*

2. *[Signature]*



RECEIPT

We M/s. Shree Dindayal Constructions Co. the Owner hereby receipt of Rs.45,000/- (Rupees Forty-Five Thousand only) Toward the Part payment of non Refundable amount from M/S. GHANSHYAM INFRA.

Cash	Bank	Date	Amount
10000+	Bassein Catholic Co-op Bank Ltd	10/01/2022	Rs.45,000/-
			Rs.45,000/-

We Say Received

For M/s. Shree Dindayal Constructions Co.

Mahe/k k /hak

Partner

[Signature]

वसई क्र.-५
वस्त क्र. १०६६ /२०२२
<i>24/1/22</i>

Witness :

1. *[Signature]*

2. *Ajay Savadga*



Date :

Place :



बसई क्र.-५
 दरत क्र. १५६ / २०३३
 २६/५२

Annexure -A

"Owner Retained FSI"

No.	Shop / Flat	Floor	Area In sq. Mtrs Built up
1	Flat No.201, 202, 203	Second	
2	Flat No.401, 402, 403	Forth	381.160
3	Flat No. 601, 602, 603	Sixth	381.160
4	Flat No.801, 802, 803	Eighth	381.160
5	Flat No.1001, 1002, 1003	Tenth	358.060
6	Flat No.1201, 1202, 1203	Twelfth	381.160
7	Flat No.1301, 1302, 1303	Thirteenth	381.160
8	Flat No.1601, 1602, 1603	Sixteenth	358.060
9	Flat No.1801, 1802, 1803	Eighteenth	381.160
10	Flat No.2001, 2002, 2003	Twentieth	358.060
11	Flat No.2101, 2102, 2103	Twenty-First	381.160
		Total Residential area	4123.46

Annexure -B

"DEVELOPERS Retained FSI"

No.	Shop / Flat	Floor	Area In sq. Mtrs Built up
1	Flat No.101, 102, 103	First	
2	Flat No.301, 302, 303	Third	295.660
3	Flat No.501, 502, 503	Fifth	381.160
4	Flat No.701, 702, 703	Seventh	381.160
5	Flat No.901, 902, 903	Ninth	381.160
6	Flat No.1101, 1102, 1103	Eleventh	381.160
7	Flat No.1401, 1402, 1403	Fourteenth	381.160
8	Flat No.1501, 1502, 1503	Fifteenth	381.160
9	Flat No.1701, 1702, 1703	Seventeenth	381.160
10	Flat No.1901, 1902, 1903	Nineteenth	381.160
11	Flat No.2201, 2202, 2203	Twenty-Second	381.160
		Total Residential area	4107.26



make/2 k Mah
 young

[Signature]



RECEIPT

We M/s. Shree Dindayal Constructions Co. the Owner hereby receipt of Rs.45,000/- (Rupees Forty-Five Thousand only) Toward the Part payment of non Refundable amount from M/S. GHANSHYAM INFRA.

Cash	Bank	Date	Amount
100004	Bassein Catholic Co-op Bank Ltd	10/01/2022	Rs.45,000/-
			Rs.45,000/-

We Say Received

For M/s. Shree Dindayal Constructions Co.

Maheeth K. Shah

Partner

[Signature]

वसई क्र.-५
दस्ता क्र. १०६६ / २०२२
<i>[Signature]</i>

Witness :

1. *[Signature]*

2. *Ajay Savadey*



Date :

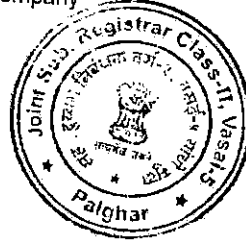
Place :



Annexure - C
AMMENITIES

तसाई क्र.-५
दस्ता क्र. १७६६/२०२२
२०१४

- LIFT : Otis or Tyson
- Coulor : Asian Paint / Royal Velvet
- Plumbing : Jaquar
- & Toilet Fitting
- Iron /stiiil : 500D Certified
- Cement : Ambuja / Ultratech
- Electric Wire : Polycab
- Kitchen : Modular Kitchen
- POP : Fall ceiling in all Rooms
- Tiles : 8 x 4 feet in living room and other rooms, i.e. kitchen, passage and Bedroom 3 x 3 Feet
- Intercom facility : in all Flat / shop unit
- Electricity backup : Lift, passage light, staircase light,
- Fans : in all Rooms
- Tube/LED bulb : in all Room and Toilet Bathroom,
- Geyser : in all Bathroom Bajaj company



Mohesh K. Patel

12/12

MR

[illegible]

पृष्ठ क्र. १/२

matematik k. hach





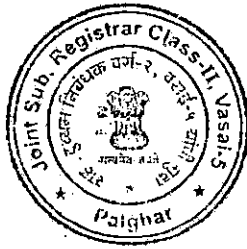
गाव नमुना भाषा (शिकायी नोंदवही)
[महाराष्ट्र जमीन महसूल अधिकार कमिशन आणि नोंदवही (संगणक करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- नवलघर
 भुमिपत क्रमांक व उपविभाग :- ६८/२
 पालिका :- वसई
 जिल्हा :- पालघर

विकासातील क्षेत्राचा उपशीट										सागवडीसाठी उपलब्ध नसलेली जमीन		जल विस्ताराचे साधन	शेता
मिश्र विकासातील क्षेत्र					निर्भूत विकासातील क्षेत्र								
वर्ष	हंगाम	खाते क्रमांक	(४)	(५)	विकासाचे नाव	जल स्थिति	अजल स्थिति	विकासाचे नाव	जल स्थिति	अजल स्थिति	स्वरूप	क्षेत्र	
													(६)
(१)	(२)	(३)											
					कायदा			कायदा					

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल स्थिति, *६ - अजल स्थिति

वसई क्र.-५
 वस्त क्र. १०६८ / २०२२
 ३९१४४



या ७/१२ अगिलेखा पणिल या.ग.नं. ७ (पि. ३०/०८/२०२२) १५:५६ PM रोजी या.ग.नं. ७२ (पि. १५/१२/२०१९) ०६:३३:५१ PM रोजी डिजिटल स्वाक्षरीत कोस अगिलेखाने स्वाक्षर कोसलेखाची सही-सिगनेचरची आवश्यकता नाही.
 सुचना : यावर ७/१२ डिजिटल स्वाक्षरीत आलेल्या प्रमाणित आलेखा कोडवर क्र. ३०२१, ३०२३, ३०२४ ची सत्यस्थिती <https://mahabhumi.mahabhumi.gov.in> या पंक्तीत सहाकार वगुणी.
 ७/१२ कायदा/२०२२ : ०८/०८/२०२२ : ०८:५८:०० AM, येथे या पदासहभागीसाठी <https://digital.mahabhumi.gov.in/dsk/> या संकेता स्थानावर जाऊन ३६८८१०००११७०३३० हा क्रमांक वापरला.

meher k. Meh

(Signature)

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पृष्ठ क्र. १/२

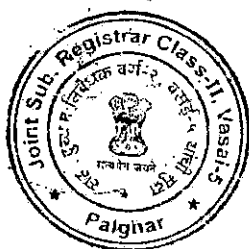


Math 12 K. Neb

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टीप : '४' - निमज्जमा संक्रान्ता प्रमाणक, '५' - जल शिवाय, '६' - जल शिवाय
 वसई क्र.-५
 दस्त क्र. १४६९ / २०२२
 ३३/५२



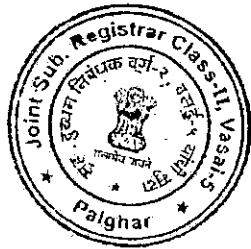
१) ७/१२ अगिलेला गरीब मा.ग.नं. ७ (इ. ३०/०४/२०१४:०५:५३:३३ PM रोजी) या मा.ग.नं. १२ (इ. १४/१२/२०१४:०६:३६:५७ PM रोजी) डिजिटल स्वक्षरीत फोटो अग्रव्यक्तुने रजवत
 फोटोव्यातीती. डिजिटवणी आंगरवयवा गाती.
 सुत्रक : ७/१२ डिजिटल स्वक्षरीत फोटोवयवत फोटोफार. न. २५४२, २०११, ३०३३, ३०५४ मागवित झालेले अरवतवणे या मा.ग.नं. १२ मध्ये विभागीय गाडिती अरवतवत अरवतवणे तालुकी
 संपत्तीती <https://dsghs.mahabharat.gov.in> या वेबसाइटवर फोटो, व
 ७/१२ अरवतवणे या फोटो ति. : ०१/०१/२०१२ : ०८/०३/२३ AM, फोटो मरवतवणीतीती <https://dsghs.mahabharat.gov.in/dsghs/> या वेबसाइटवर मागवत 3608180001178025 ए
 मरवतवणे मरवतवणे

पृष्ठ क्र. २/३

Math to Math

A handwritten signature in dark ink, appearing to be "M. J. ...". The signature is written in a cursive style with several loops and flourishes. It is located at the bottom right of the page, below the typed name "M. J. ...".

 गवामुना सात (अधिकार अधिकृत पत्रक) गाव :- नवघर		वसई क्र.-५ वसई क्र. १७६६/२०२२ ३०१४	
भुतापन क्रमांक व उपविभाग गुणवत्ता पद्धती		मोगवटदार वर्ग - १ सातुला :- वसई दिवस :- फाल्गुन	
क्षेत्र, एकक व आकारणी क्षेत्राचे एकक आर.सो.सो. अक्षयिक क्षेत्र विन सोती २९.२४.५० विन सोती ३१.१६.४७ आकारणी	खाते क्र. १६५ १२१७	भोगवटदारचे नाव वसई विरार शहर महानगरपालिका श्री. दिनदयाळ कण्ठुरे व सौ. श्री. शशि वि. पवार	क्षेत्र १७.८६.११ ११.३७.१९
		आकार २५५३.८१ १३६५.५८	पो.वा. फेरफार क्र. (३०१४) (३०१४)
		भेताचे स्थानीक नांव : कुळ, लंड व इतर अधिकार कुळचे नाव व लंड इतर अधिकार इतर सवराळा प्लॉट नं. उपविभाग अधिकारी निवृत्ती विभाग वगैरे संबंधित आदेश क्रमांक ६८/नाए/६४/५० dated - २२/१/०५ अन्वये मार्फत साठी राखून ठेवलेले आलेला आहे. १९.३.१७ गुना सर्व्हे नंबर ४४+५+६+७ पै ले.आउट प्लॉट नं ६६ (२७७६) (३०२५) प्रलंबित फेरफार : नाही. रोखट फेरफार क्रमांक : ३०१४ व दिनांक : ३०/०४/२०२१	
जुने फेरफार क्र. : (८४३) (१३५) (१११०) (२१७७) (२१२०) (२१६३) (३०२५) (३०६३)		सीमा आणि भुतापन विवळे	



या ७/१२ अगिरेचा मधील मा.ग.नं. ७ दि. ३०/०४/२०२१ ३:५७:२२ PM रोजी व मा.ग.नं. १२ दि. १४/१२/२०१९ ०६:२२:५३ PM रोजी डिजिटल स्वाक्षरीत कोस अत्याचारपुळे तयार
 कोसपुढी सही-विषयवर्गी आदेशचक्रमा नाली.
 सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर प्रामाणिक ह्यानेक फेरफार ७/३०२५, ३०१३, ३०१४ या संदर्भात <https://tshukh.mahachurn.gov.in> या संकेत स्थळावर पहावी.
 ७/१२ सातुला व सौ. वि. : ०३/०२/२०२२ : ०८:५०:५० AM. वेवता पद्धतवर्गीसाठी <https://digital.mahachurn.gov.in/cas/> या संकेत स्थळावर जाऊन 3688188001176028 या क्रमांक घ्यावया.
 पुढे क्र. ५/२

mahek k. mah
 [Signature]
 [Signature]

गाव नमुना भारा (विकासी नोंदणी)

[महाराष्ट्र जमीन भरसूल अधिकार अधिलेख आणि नोंदणी अधिनियम (१९७१) च्या १९(१) यातील नियम २९]

गाव :- **महधर**

तालुका :- **दर्राई**

मुद्रापत्र क्रमांक :- **४७७७७७७७**

दिनांक :- **२०२०**

विकासीय क्षेत्राचा तपशील										गावपतीपती तपशील		जल संधि	शेरा	
विकासीय क्षेत्र							विकासीय क्षेत्र			गावपतीपती तपशील		जल संधि	शेरा	
विकासीय क्षेत्र			विकासीय क्षेत्र				विकासीय क्षेत्र			गावपतीपती तपशील				
वर्ग	हंगाम	खेती क्रमांक	विकासीय क्षेत्र	जल संधि	अपल संधि	विकासीय क्षेत्र	जल संधि	अपल संधि	विकासीय क्षेत्र	जल संधि	अपल संधि	विकासीय क्षेत्र	जल संधि	अपल संधि
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)

टीप :- "४" - विकासीय क्षेत्राचा तपशील

[illegible]

पृष्ठ क्र. २/३

Moham K. Nesh

[Signature]

Ar

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



वैराई क्र.-५
दस्ता क्र. १७६६/२०२२
३५१२
दूरध्वनी : ०२५० - २५२५०१७/०२७०५४/०५४/०६
फैक्स : ०२५० - २५२५१०९
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-5970/ 18/2021-22

16/04/2021

To,
✓ 1. M/s. Shree Dindayal Construction Co.
Through its Partner M/s. Mahavir Mahalaxmi
Land Developers LLP through its Partner
Shri Mahesh Kantilal Shah
C/o.M/s.Prithvi Arch Consultants
122, Gauri Complex, 1st Floor,
Near Bank of Baroda, Vasai (East),
Tal.: Vasai, Dist.: palghar.

2. M/s. Prithvi Arch Consultants
122 Gauri Complex, 1st Floor,
Near Bank of Baroda, Navghar,
Vasai (East), Tal.:Vasai,
Dist.: Palghar.

Sub: Commencement Certificate for proposed Residential With Shopline Building on land bearing Plot No.63, 64, 65 & 66 of S.No. 4A+5+6Pt(Old) / S.No.68, H.No. 1 & 2 (New) and Plot No. 67 of S.No.4A+5+6Pt (Old) / S.No. 66/67 (New) of Village: Navghar, Taluka Vasai, Dist Palghar.

Ref :

1. TILR M.R. No. 1307 and 61, dtd 12/03/2019 and 26/07/2019 resp. for measurement.
2. Your Licensed Surveyor's letter dated 22/03/2021.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Terdal, Kolhapur, Chandrapada, Tokri, Khalipada, Vasalal, Rangao, Dohiv, Bhardi, Khochipada, Pali, Tivri, Octane, Tarkhad, Malipada, Satpala & Kalamb, Navghar no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The



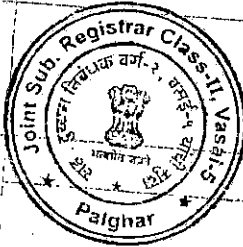
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वसई क्र.-५
दस्ता क्र. ११६६/२०२२
२२ २०/१२ १६/०४/२०२१

VVCMC/TP/CC/VP-5970/18/2021
details of permission are as under:
The conditions mentioned in the letter No. VVCMC/TP/CC/VP-5970/18 dated 16/04/2021 Are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	M/s. Shree Dindayal Construction Co. Through its Partner M/s. Mahavir Mahalaxmi Land Developers LLP through its Partner Shri Mahesh Kantilal Shah
2	Location	Plot No.63, 64, 65 & 66 of S.No. 4A+5+6Pt(Old) / S.No.68, H.No. 1 & 2 (New) and Plot No. 67 of S.No.4A+5+6Pt (Old) / S.No. 66/67 (New) of Village: Navghar
3	Land use (Predominant)	Residential With Shopline Building
4	Area of Plot	3889.50 Sq.mt
a	Area as per 7/12 Extract	
b	Area as per Measurement Sheet= 3549.520(Encroachment Area= 212.960) (3549.520-212.96)	3336.56 Sq.mt
5	Deductions for	
a	Area under 12.0 mtr wide DP Road	
b	Area under "G" Reservation	160.00 Sq.mt
	Total (a+b)	3081.47 Sq.mt
6	Net Plot Area	3241.47 Sq.mt
7	Built-Up Area with reference to Basic FSI as per front road width [(6+5b) as per clause no.11.1, Table 11A] x basic FSI @ 1.10 (3081.47 + 95.09) x 1.10	3494.22 Sq.mt
8	Addition of FSI on payment of Premium	
a	Maximum permissible premium FSI - based on road width / TOD Zone 0.50 of 4(b) above 3336.56 x 0.50	1668.28 Sq.mt
b	Proposed FSI on payment of Premium	
9	Total entitlement of FSI in the proposal	1550.00 Sq.mt
a	(7+8b)	
	RESI.	4907.09 Sq.mt
	COMM.	137.13 Sq.mt



Mahesh K. Shah

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[Signature]

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



वसई क्र.-५
दस्ता क्र. १७६६ / २०२२
३८१/१८

दस्ता क्र. : ०२५० - २५२५१०१ / ०२०३/०४/०५/०६
फोन : ०२२५० - २५२५१०१
ई-मेल : vasai-virarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-5970/ 18/2021-22

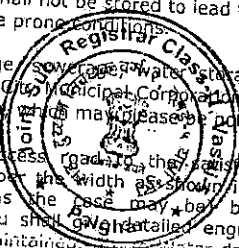
16/04/2021

b	Ancillary Area FSI upto 60% or 80% with payment of charges (as per plan)	5044.22 Sq.mt
	RESI.	2944.25 Sq.mt
	COMM.	109.71 Sq.mt
c	Total entitlement (9a+9b)	3053.96 Sq.mt
10	Total Built-up area in proposal	8098.18 Sq.mt
a	Proposed BUA as per UDCPR	
b	Proposed Ancillary Area as per UDCPR	5043.11 Sq.mt
11	Total P-Line Area (10a+10b)	3053.29 Sq.mt
12	Total BUA proposed	8096.40 Sq.mt
		5043.11 Sq.mt

The details of the Buildings is given below:

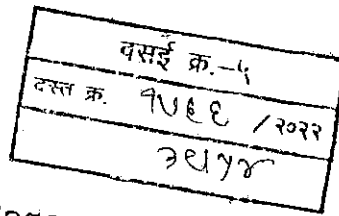
Sr. No.	Predominant Building	No. of Bldg	No. of Floors	No. of flats	No. of Shops	Built Up Area (in sq. mt.)
1.	Residential with Shopline	1	St+Gr+22	66	8	5043.11

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 2) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- You shall provide drainage and water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you which may be as follows:
- You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall provide detailed engineering report comprising reclamation level to be maintained, water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 6) You shall construct cupboard if any, as per UDCPR Regulation.



Mahesh K. Bhat

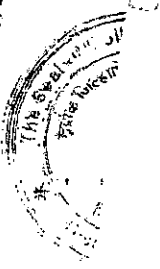
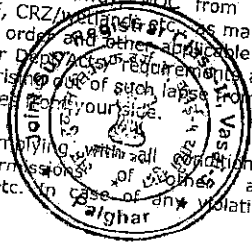
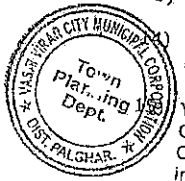
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VVCMC/TP/CC/VP-5970/18/2021-22

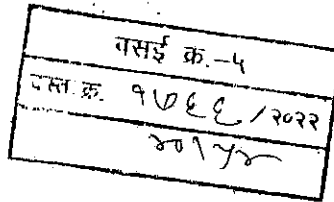
16/04/2021

- 7) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 8) You shall provide two distinct pipelines for potable and for non-potable water.
- 9) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 12) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 13) You shall provide flush tanks in all W.C/Tollets with dual valve system.
- 14) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 15) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
- 16) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/Wetlands etc. as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept. Act or requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapse from your side.
- 17) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to



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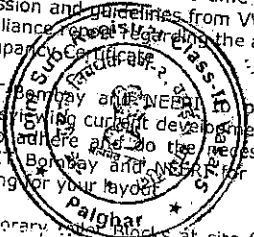


VVCMC/TP/CC/VP-5970/18/2021-22

16/04/2021

conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

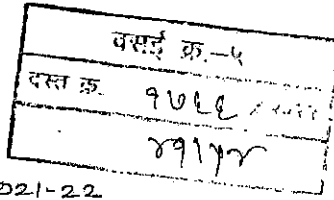
- 18) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 20) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 21) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 22) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 23) VVCMC has asked IIT Bombay and WERB to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and WERB for flood management of Vasai Virar Sub region affecting for your layout.
- 24) You shall provide temporary toilet blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 25) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.



Mahesh K. Reddy

[Signature]





VVCMC/TP/CC/VP-5970/18/2021-22

16/04/2021

- 26) You shall provide Grey Water recycling plant for said layout, If applicable.
- 27) You shall provide Soiar Assisted water heating SWH system to said layout If applicable.
- 28) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 29) Right to access agreement shall be submitted before Commencement of work failing to which this Commencement Certificate stands invalid.
- 30) You shall submit fresh 7/12 extract in the name of Vasai Virar City Municipal Corporation at the time of Plinth Completion.



Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.

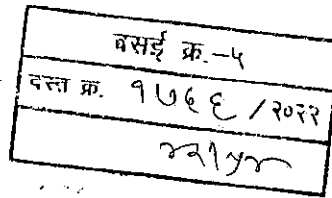
Encl.: a/a.

c.c. to:

1. Asst. Commissioner, UCD
Vasai-Virar City Municipal Corporation
Ward office

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



दूरध्वनी : ०२५० - २५२५६०१ / ०२/०३/०४/०६
फैक्स : ०२५० - २५२५६०९
ई-मेल : vasaiVirarCorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-5970/383/2021-22

25/08/2021

To,
1. M/s. Shree Dindayal Construction Co.
Through its Partner M/s. Mahavir Mahalaxmi
Land Developers LLP through its Partner
Shri Mahesh Kantilal Shah
C/o. M/s. Prithvi Arch Consultants
122, Gauri Complex, 1st Floor,
Near Bank of Baroda, Vasai (East),
Tal.: Vasai, Dist.: Palghar.

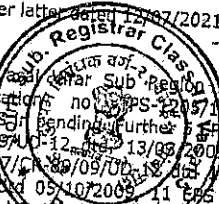
2. M/s. Prithvi Arch Consultants
122, Geuri Complex, 1st Floor,
Near Bank of Baroda, Vasai (East),
Tal.: Vasai, Dist.: Palghar.

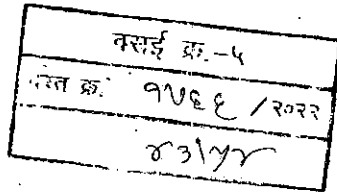
Sub: Revised Development Permission for proposed Residential with Shopline Building on land bearing Plot No. 63, 64, 65 & 66 of S. No. 4A + 5 + 6 Pt (Old) / S. No. 68, H. No. 1 & 2 (New) and Plot No. 67 of S. No. 4A + 5 + 6 Pt (Old) / S. No. 66/67, of Village: Navghar, Tal: Vasai Dist Palghar.

Ref: -

1. Commencement Certificate No. VVCMC/TP/CC/VP-5970/18/2021-22, Dated 16/04/2021.
2. Your Licensed Engineer letter dated 12/07/2021.

Sir/ Madam,
The Development Plan of Vasai-Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no. TPS-1205/1448/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPSs pending further 6 EPSs were approved vide Notification No. TPS-1208/1917/CR-89/08/UD-12 dated 13/08/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/08/UD-12 dated 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dated 4th April 2012, 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasai, Rangao, Doliv, Khardi, Khochiwada, Pail, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamba, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd. 2nd December 2020. In the capacity of as Planning





VVCMC/TP/RDP/VP-5970/383/2021-22
Authority/Planning Authority for respective Jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

25/08/2021

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter no.: VVCMC/TP/CC/VP-5970/18/2021-22, Dated 16/04/2021. The details of the layout is given below:

1	Name of owner/P.A.Holder	assess	M/s. Shree Dindaya Construction Co. Through its Partner M/s. Mahavir Mahalaxmi Land Developers LLP through its Partner Shri Mahesh Kantilal Shah
2	Location		Navghar
3	Land use (predominant)		Residential With Shopline Building
4	Gross plot area (Minimum area to be considered)		3889.50 Sq.mt.
5	Gross plot area as per (7/12 Extract)		3889.50 Sq.mt.
6	Area under Encroachment		3336.56 Sq.mt.
7	Area under 12.0 mtr wide DP Road		160.00 Sq.mt.
8	Area under "G" Reservation		3081.47 Sq.mt.
9	Balance Plot Area (4b-5)		95.09 Sq.mt.
10	Built-up area with reference to Basic FSI as per front road width		3494.22 Sq.mt.
11	Additions of FSI on payment of premium (Maximum permissible premium FSI)		1668.28 sq.mt.
12	Proposed FSI on payment of premium @ 0.50		1550.00 sq.mt.
13	In-Situ FSI / TDR loading		239.00 sq.mt.
14	Total entitlement of FSI in the proposal		5283.22 sq.mt.
15	Ancillary Area FSI up to 60% or 80% with payment of Charges		3197.36 sq.mt.
16	Total entitlement		8480.57 sq.mt.
17	Proposed BUA		5281.331 sq.mt.
18	Proposed Ancillary Area for the building as per UDCPR		3196.229 sq.mt.
19	Proposed BUA (As per P-Line Area)		8477.560 sq.mt.
20	Total BUA proposed		5281.331 sq.mt.



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



वसई क्र.-५
दस्ता क्र. १७६६/२०२२
४४१५४

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

जायक क्र. : व.वि.पा.प.
दिनांक :

VVCMC/TP/RDP/VP-5970/363/2021-22

25/08/2021

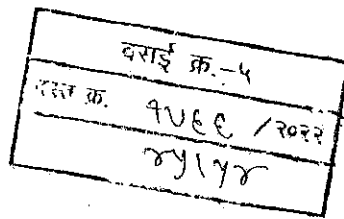
The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its Issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Building on land bearing Plot No. 63, 64, 65 & 66 of S. No. 4A + 5 + 6Pt (Old) / S. No. 68, H. No. 1 & 2 (New) and Plot No. 67 of S. No. 4A + 5 + 6Pt (Old) / S. No. 66/67, of Village: Navghar, Tal: Vasai Dist Palghar, as per the following details:-

Sr. No.	Predominant Building	No. of Bldg	No. of Floors	No. of Flats	No. of Shops	Built Up Area (In sq.mt.)	Remarks
1.	Residential With Shopline	1	St + Gr +22	66	8	8477.560	Now Amended

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Development Permission granted vide VVCMC office letter No. VVCMC/TP/CC/VP-5970/17/2021-22, Dated 16/04/2021. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of Issue of commencement certificate for each building constructed. The revalidation shall be obtained as per section 48 of MRTP Act, respectively 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 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) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its Issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.



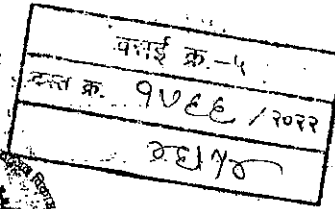
VVCMC/TP/RDP/VP-5970/383/2021-22

25/08/2021

- 7) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 8) 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.
- 9) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
- 10) You shall see that water shall not be stored to create unhygienic conditions like mosquito breeding/disease prone conditions.
- 11) You shall provide drainage, sewerage and water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 12) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road) obtained as the case may be before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 13) You shall construct cupboard if any, as per UD CPR Regulation.
- 14) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covelis system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 15) You shall provide two distinct pipelines for potable and for non-potable water.
- 16) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.



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



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

जाबक क्र. : व.वि.रा.म.
दिनांक :

VVCMC/TP/RDP/VP-5970/383/2021-22

25/08/2021

- 17) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
- 18) You shall submit subsoll investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 19) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 20) You shall provide flush tanks in all W.C/Toilets with dual valve system.
- 21) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 22) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation. You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under Intimation to this office.
- 23) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc. as applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Departmental requirements are not done, only you shall face the consequence arising out of such lapses from your side and VVCMC is not responsible for the lapses from your side.
- 24) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However, if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 25) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence,



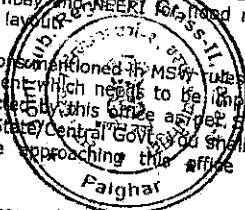
दस्तावेज क्र.-५
दस्तावेज क्र. ११६९ / २०२२
२०१५५

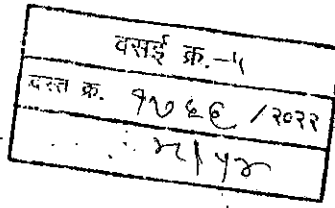
VVCMC/TP/RDP/VP-5970/383/2021-22

25/08/2021

In providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property

- 26) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 27) 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.
- 28) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 29) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 30) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Vihar Sub region affecting for your layout.
- 31) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swachh Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 32) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 33) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- 34) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by VVCMC/any other competent authority.
- 35) You shall provide Grey Water recycling plant for said layout, if applicable.





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

जाचक क्र. : ब.वि.श.न.
दिनांक :

VVCMC/TP/RDP/VP-5970/383/2021-22

25/08/2021

- 36) You shall provide Solar Assited water heating SWH system to sald layout if applicable.
- 37) Fire infrastructure charges to be paid as per guidelines from Govt. of Maharashtra.
- 38) You shali obtain Fire NOC from CFO before applying for Occupancy Certificate.
- 39) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from interested party or persons. Any disputes that may arise due to violation of sald provisions Vasal Virar City Municipal Corporation is not responsible for such disputes
- 40) You shall submit Revised Provisional Fire NOC before Commencing work at site.
- 41) You shall submit Revised Provisional Tree NOC before Commencing work at site.



c.c. to:

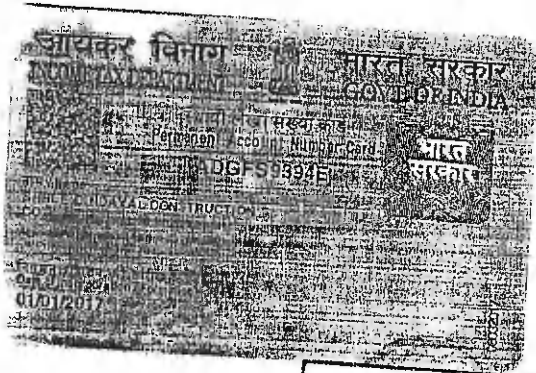
1. Asst. Commissioner, UCD,
Vasai-Virar City Municipal Corporation,
Ward Office

Vasai Virar City Municipal Corporation
Certified that the above permission is
Issued by Commissioner VVCMC, Virar.



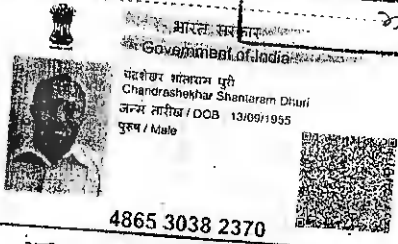
Deputy Director,
VVCMC, Virar.

Mahesh K. Patel



PERMANENT ACCOUNT NUMBER
AFJPD2103H
NAME
CHANDRASHEKHAR DHURI
FATHER'S NAME
SHANTARAM DHURI
DATE OF BIRTH
13-09-1955
SIGNATURE
DIRECTOR OF INCOME TAX (SYSTEMS)

नसाई क्र.-५
नसा क्र. १७६६/२०२२



पत्ता S/O: शान्तराम धुरी, हाउस नं. 1469, श्रीमंगल बंगला, नवपूर, वसई
नीत चिन्मय समीर, साई नगर, वसई
वेस्ट, उमले, वसई रोड, ठाणे, महाराष्ट्र, 401202
Address: S/O: Shantaram Dhuri, House No 1469, Shree Mangal Bungalow, Navpur, Opp Vasant Geet Building, Sai Nagar, Vasai West, Umale, Bassein Road, Thane, Vasai, Maharashtra. 401202

आधार - सामान्य माणसाचा अधिकार

4865 3038 2370



6050.5453 6370

आधार - सामान्य माणसाचा अधिकार

Mahesh K. Mahesh



भारत सरकार
GOVERNMENT OF INDIA
गणेश्याम विरजिभाई धडुक
Ghanshyam Virjibhai Dhaduk
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male

5409 4625 9935

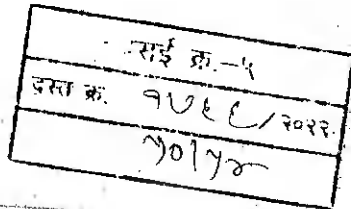
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India
युसुफ अकबराली इंदोरवाला
Yusuf Akbarali Indorewala
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male

7885 5369 9006

आधार - सामान्य माणसाचा अधिकार



Yusuf



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: श्रीविभाई धडुक, गोल्डन
विला बंगलो 05, दिवानमान, अंबाडी रोड,
मध्यम शिवम सुंदराम गणेश, वसई रोड
वेस्ट, वसई रोड, बेसेन रोड, ठाणे,
महाराष्ट्र, 401202

Address: S/O: Virjibhai Dhaduk,
Golden Villa Bungalow 05,
Diwanman, Ambadi Road, Opp
Salyam Shivam Sundaram, Vasai
Road West, Vasai, Bassein Road,
Thane, Vasai, Maharashtra,
401202

COLOUR XEROX



1800 180 1847



help@uidai.gov.in



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P.O. Box No. 1947,
Bengaluru-560 001



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: अकबराली इंदोरवाला,
घर: 03, तप्री अपार्टमेंट एवर्शायन
ईस्टेट, रस्ता: 100 फीट रोड,
जागेबाजतये खण: ग्रीन हाउस हॉटेल
समीर, परिसर / बस्ती / सेक्टर: वसई
वेस्ट, वसई/महानगर: वसई, जिल्हा:
ठाणे, पोस्ट ऑफिस: 401202
महाराष्ट्र, पिन कोड: 401202

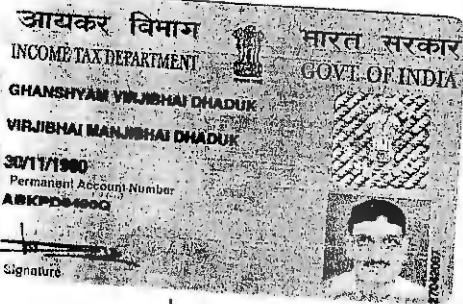
Address: S/O: Akbarali
Indorewala, House/Bldg./Apt.:
03, Tapi Apartment Evershine
Estate, Street/Road/Lane: 100
feet Road, Landmark: Opp Green
House Hotel, Area/Locality/Sector:
Vasai West, Village/Town/City:
Vasai, District: Thane, P.O.:
Bassein Road, State:
Maharashtra, PinCode: 401202



1800 300 1947

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वसई क्र.-५
दस्ता क्र. १७६६/२०२२
५११५२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAXFG5354L

नाम/Name
GHANSHYAM INFRA

स्थापना/गठन की तारीख
Date of Incorporation/Formation
09/12/2021

17122021



[Handwritten signature]

[Signature] ADVOCATE

BAR COUNCIL OF
MAHARASHTRA & GOA

HIGH COURT, BOMBAY
☎ : 2267 3371/ 2265 6567

[Seal of Bar Council of Maharashtra & Goa]

NAME: Kailash H. Patil
RESIDENCE: Nallasopara, Dist. Thane.
ROLL No.: Mah/ 1173/2008
ENROLLED ON: 09-04-2008
DATE OF BIRTH: 21-08-1980

[Signature] SECRETARY

[Handwritten signature]

534/1766

गुन्वारा, 03 फेब्रुवारी 2022 4:57 म.नं.

दस्त मोषवारा भाग-1

वसई-5

दस्त क्रमांक: 1766/2022

दस्त क्रमांक: वसई-5 /1766/2022

वाजार मुल्य: रु. 7,11,62,000/-

मोवदला: रु. 11,87,75,500/-

भरलेले मुद्रांक शुल्क: रु. 59,38,800/-

दु. नि. मह. दु. नि. वसई-5 यांचे कार्यालयान

अ. क्र. 1766 वर दि. 03-02-2022

जेजी 4:56 म.नं. या. हजर केला.

पावती: 1882

पावती दिनांक: 03/02/2022

मादगकर्णाराचे नाव: मेसर्स चनश्याम इन्फ्रा लॅफे भागीदार चनश्याम वीरजीभाई धडुक -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1080.00

पृथांची संख्या: 54

दस्त हजर करणाऱ्याची मही:

एकुण: 31080.00

Joint S R Vasai वसई क्र. ५

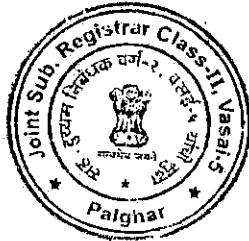
सह दुय्यम निबंधक वसई क्र. ५

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही तागरी क्षेत्रान

शिफ्टा क्र. 1 03 / 02 / 2022 04 : 56 : 13 PM ची वेळ: (मादगकर्ण)

शिफ्टा क्र. 2 03 / 02 / 2022 04 : 57 : 22 PM ची वेळ: (फी)



03/02/2022 5 00:18 PM

दस्तावेज भाग-2

वसई5

43178

दस्तावेज क्रमांक:1766/2022

दस्तावेज क्रमांक: वसई5/1766/2022

दस्तावेज प्रकार :- विकसित करणाऱ्या

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव:मेमर्स घनश्याम इन्फ्रा तर्फे भागीदार घनश्याम वीरजीभाई लिहून घेणार धडुक -
पत्ता:प्लॉट नं: शॉप नं. 1, माळा नं: -, इमारतीचे नाव: त्रिमूर्ती
व्यॉक नं: अंबाडी रोड, कॉर्पोरेशन बँक समोर, रोड नं: वसई
पश्चिम, महाराष्ट्र, ठाणे.
पिन नंबर: AAXFG5364L
- 2 नाव:मेमर्स घनश्याम इन्फ्रा तर्फे भागीदार युसूफ अकबर अली लिहून घेणार इंदोरवाला -
पत्ता:प्लॉट नं: शॉप नं. 1, माळा नं: -, इमारतीचे नाव: त्रिमूर्ती
व्यॉक नं: अंबाडी रोड, कॉर्पोरेशन बँक समोर, रोड नं: वसई
पश्चिम, महाराष्ट्र, ठाणे.
पिन नंबर: AAXFG5364L
- 3 नाव:मेमर्स श्री दिनदयाल कॉन्स्ट्रक्शन्स कंपनी तर्फे भागीदार मेमर्स महावीर महालक्ष्मी वेंड डेव्हलपर्स एल एल पी तर्फे भागीदार महेश कांतीनाथ शाह -
पत्ता:प्लॉट नं: जी 1- आणि जी-2, माळा नं: -, इमारतीचे नाव: कोनी एन्क्लेव्ह, व्यॉक नं: लाल गोडाऊन, रोड नं: वसई
पश्चिम, महाराष्ट्र, ठाणे.
पिन नंबर: ADGFS9394E
- 4 नाव:मेमर्स श्री दिनदयाल कॉन्स्ट्रक्शन्स कंपनी तर्फे भागीदार चंद्रशेखर धानागम धुनी -
पत्ता:प्लॉट नं: जी 1- आणि जी-2, माळा नं: -, इमारतीचे नाव: कोनी एन्क्लेव्ह, व्यॉक नं: लाल गोडाऊन, रोड नं: वसई
पश्चिम, महाराष्ट्र, ठाणे.
पिन नंबर: ADGFS9394E



वरील दस्तावेज करून देणार तबाकशीत विकसित करणाऱ्या वा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ: 03 / 02 / 2022 04 : 59 : 33 PM

ओळख:-

गदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तावेज करून देणाऱ्यांनी व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:अॅड. कैलास पाटील -
वय:40
पत्ता:आचोळे, नालागोपाग पूर्व
पिन कोड:401209

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



शिका क्र.4 ची वेळ: 03 / 02 / 2022 04 : 59 : 59 PM

शिका क्र.5 ची वेळ: 03 / 02 / 2022 05 : 00 : 13 PM नोंदणी पुस्तक 1 मध्ये

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२

Payment Details

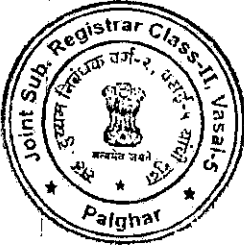
sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date



2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

वसई क्र.-५
पत्त क्र. ११४६६ / २०२२
५०१५२



प्रमाणित करण्यात येते की, या दस्त्यास एकूण ५२ पृष्ठे
असून, त्यास पुस्तक क्रमांक १ चे ११४६६ क्रमांकावर नोंदला
दि. ०२/०२/२०२२

सह दुय्यम निबंधक नमो २
नमो क्र. ५



03/02/2022

सूची क्र.2

दुस्यम निबंधक : मह. दु. नि. व. मंड 5

दस्त क्रमांक : 1766/2022

नोदणी :

Regn:63m

गावाचे नाव : नवधर

(1) विवेकाचा प्रकार	विकसनकरनामा
(2) मोवदला	118775500
(3) वाजाराभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)	71162000
(4) भू-मापन, पोटनिष्पन्न व घरक्रमांक(असल्यास)	1) पानिकेचे नाव:पालघर इतर वर्णन : , इतर माहिती: , इतर माहिती: गाय मोजे नवधर, सर्वे नं. 68/1, सर्वे नं. 68/2, (जुना प्लॉट नं. 63, 64, 65 आणि 66 सर्वे नं. 4A +5+6+7पैकी), सर्वे नं. 66/67, (जुना प्लॉट नं. 67 सर्वे नं. 4A+5+6+7पैकी), ह्या मिळकती वरील एकूण रहिवाशी आणि वाणिज्य एफ. एम. आय. 8477. 580 चौ. मी. पैकी फक्त रहिवाशी एफ. एम. आय. धेंव. 8230. 72 चौ. मी. मधर विकसन कराराचा विषय आहे. सदर दस्त मुद्रांक जिल्हाधिकारी कार्यालय पालघर कार्यालयातून एडीजे प्रकरण क्र. 4/2022 नुसार मुद्रांक शुल्क 59,38,800/- ची दिनांक 2/02/2022 रोजी भरणा केली आहे. (Survey Number : S.N. 68/1, S.N.68/2, (OLD PLOT NO. 63, 64, 65 & 66 S.N. 4A +5+6+7PART), S.N. 66/67, (OLD PLOT NO. 67 S.N.4A+5+6+7PART) :)
(5) क्षेत्रफळ	1) 8230.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेज नव्हा.	
(7) दस्तऐवज करून घेणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्स श्री दिनदयाल कॉन्स्ट्रक्शन्स कंपनी तर्फे भागीदार मेमर्स महावीर महालक्ष्मी लॅन्ड डेव्हलपर्स एल एल पी तर्फे भागीदार महेश कांतीलाल शाह - वय:-63; पत्ता:-प्लॉट नं: जी 1- आणि जी-2, माळा नं: -, इमारतीचे नाव: कांती एन्क्लेव्ह, ब्लॉक नं: लान गोडाऊन , रोड नं: वमई पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ADGFS9394E 2): नाव:-मेमर्स श्री दिनदयाल कॉन्स्ट्रक्शन्स कंपनी तर्फे भागीदार चंद्रशेखर शांताराम धुरी - वय:-66; पत्ता:-प्लॉट नं: जी 1- आणि जी-2, माळा नं: -, इमारतीचे नाव: कांती एन्क्लेव्ह, ब्लॉक नं: लान गोडाऊन , रोड नं: वमई पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ADGFS9394E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेमर्स घनश्याम इन्फ्रा तर्फे भागीदार घनश्याम वीरजीभाई धडुक - वय:-59; पत्ता:-प्लॉट नं: शॉप नं. 1, माळा नं: -, इमारतीचे नाव: विमूर्ती, ब्लॉक नं: अंबाडी रोड, कॉर्पोरेशन बँक समोर, रोड नं: वमई पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AAXFG5364L 2): नाव:-मेमर्स घनश्याम इन्फ्रा तर्फे भागीदार युसूफ अकबरअली इंदोरवाला - वय:-48; पत्ता:-प्लॉट नं: शॉप नं. 1, माळा नं: -, इमारतीचे नाव: विमूर्ती, ब्लॉक नं: अंबाडी रोड, कॉर्पोरेशन बँक समोर, रोड नं: वमई पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AAXFG5364L
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	03/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1766/2022
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	5938800
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारनाचा निवडलेला अनुच्छेद :-

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