

Receipt (i) (ii)

86/2047

Friday, March 03, 2023

12:30 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाच नाव: खारघर

दस्तावेजाचा अनुक्रमांक: पवल1-2047-2023

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: वैशाली मधुकर राऊत --

पावती क्र.: 2678

दिनांक: 03/03/2023

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

JOINT S P/BANVEL 1

वाजार मूल्य: रु.6967996.1 /-

मोबदला रु.7875000/-

भरलेले मुद्रांक शुल्क : रु. 551300/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0303202300046 दिनांक: 03/03/2023

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016099887202223E दिनांक: 03/03/2023

वॅकेचे नाव व पत्ता:

वैशाली मधुकर राऊत  
वैशाली मधुकर राऊत  
मुळ दफ्तार खारघर विलास

रिजिस्ट्रार,  
खारघर

सूची क्र.2

दुग्धम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 2047/2023

नोदंणी :

Regn:63m

गावाचे नाव : खारघर

करारनामा

7875000

6967996.1

याच्या  
गी देतो की पट्टेदार

1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: सदनिका क्रमांक 402, चौथा मजला, वास्तुशिल्प को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि., प्लॉट क्रमांक 179, सेक्टर क्रमांक 10, खारघर, नवी मुंबई ता.-पनवेल जिल्हा-रायगड क्षेत्रफळ 50.172 चौ.मी. कारपेट एरिया + 1.93 चौ.मी. टेरेस एरिया, एकत्र एक स्टील्ट कार पार्किंग स्पेस बेअरिंग नं.06( ( Plot Number : 179 ; SECTOR NUMBER : 10 ; ) )

1) 50.172 चौ.मीटर

यात असेल तेव्हा.

/लिहून ठेवणा-या  
गी न्यायालयाचा  
व्यास, प्रतिवादिचे

1): नाव:-सुधाकर श्रीरामा कट्टा -- वय:-70; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्रमांक 402, वास्तुशिल्प सीएचएस लिमिटेड, प्लॉट क्रमांक 179, सेक्टर क्रमांक 10, खारघर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410210 पॅन नं:-AMLPK5764E

2): नाव:-शिल्पा सुधाकर कट्टा तर्फे कु.मु.म्हणून सुधाकर श्रीरामा कट्टा -- वय:-70; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्रमांक 402, वास्तुशिल्प सीएचएस लिमिटेड, प्लॉट क्रमांक 179, सेक्टर क्रमांक 10, खारघर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410210 पॅन नं:-DPMPK8740B

3): नाव:-स्वाती सुधाकर कट्टा तर्फे कु.मु.म्हणून सुधाकर श्रीरामा कट्टा -- वय:-70; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्रमांक 402, वास्तुशिल्प सीएचएस लिमिटेड, प्लॉट क्रमांक 179, सेक्टर क्रमांक 10, खारघर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410210 पॅन नं:-DRPPK3494D

काराचे व  
मनामा किंवा  
व व पत्ता

1): नाव:-वैशाली मधुकर राऊत -- वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अपार्टमेंट क्रमांक बी-3/10/0-1, सेक्टर क्रमांक 4, वाशी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AJPPR7877N

2): नाव:-वैभव मधुकर राऊत -- वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अपार्टमेंट क्रमांक बी-3/10/0-1, सेक्टर क्रमांक 4, वाशी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ALXPR2041L

नांक

03/03/2023

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03/03/2023

2047/2023

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551300

O.C.

पांकन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

03 March 2023 11:31:05 AM  
पवला

Valuation ID 202303031419

मूल्यांकनाचे वर्ष 2022  
जिल्हा रायगड  
मूल्य विभाग तालुका : पनवेल  
उप मूल्य विभाग 20/10-खारघर सिडको से क्र.10 कोपरा गावठाण सह  
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर /न भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.  
खुली जमीन निवासी सदनिका  
45400 108700

कार्यालय  
125100दुकाने  
135800औद्योगिक  
125100मोजमापनाचे एकक  
चौ मीटर

बांधीव क्षेत्राची माहिती  
बांधकाम क्षेत्र (Built Up)-  
बांधकामाचे वर्गीकरण-  
उद्ववाहन सुविधा -

60 206 चौ. मीटर  
1-आर सी सी  
आहे

मिळकतीचा वापर-  
मिळकतीचे वय -  
मजला -

निवासी सदनिका  
0 TO 2 वर्षे  
1st To 4th Floor

मिळकतीचा प्रकार-  
बांधकामाचा दर-बांधीव  
Rs 25289/-

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

= 100 / 100 Apply to Rate= Rs.108700/-

मजला निहाय घट/वाढ

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर )  
= ( ( 108700-45400 ) \* ( 100 / 100 ) ) + 45400 )  
= Rs 108700/-

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 108700 \* 60 206

= Rs 6544392 2/-

12.5 चौ मीटर

= 12.5 \* ( 108700 \* 25/100 )

= Rs 339687 5/-

1.93 चौ मीटर

= 1.93 \* ( 108700 \* 40/100 )

= Rs 83916 4/-

Applicable Rules

= 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य +  
बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - स्तंभवालि  
वाहनतळ

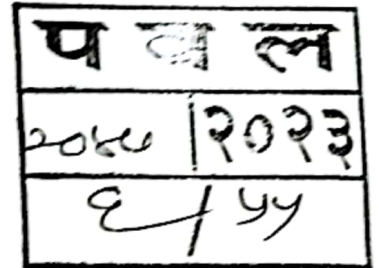
= A + B + C + D + E + F + G + H + I + J

= 6544392 2 + 0 + 0 + 0 + 339687 5 + 83916 4 + 0 + 0 + 0 + 0

= Rs. 6967996/-

= ₹ एकोणसत्तर लाख सदुसष्ठ हजार नऊ शो शहाण्णव /-

AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE made and entered into at Navi Mumbai on this 03<sup>rd</sup> day of March, 2023.

BETWEEN

1) MR. SUDHAKAR SHREERAMA KATTA (PAN NO. AMEPK5764E) aged about 70 years, 2) MRS. SHILPA SUDHAKAR KATTA (PAN NO. DPMPK8740B), aged about 39 years, through her constituted attorney MR. SUDHAKAR SHREERAMA KATTA and 3) MRS. SWATI SUDHAKAR KATTA (PAN NO. DRPPK3494D), aged about 30 years, through her constituted attorney MR. SUDHAKAR SHREERAMA KATTA all Adults, having address at: Flat No.402, Vastushilp Chs Ltd, Plot No.179, Sector-10, Kharghar, Navi Mumbai-410210, hereinafter all collectively referred to as "THE SELLERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors and administrators) of the ONE PART.

AND

*Sudhakar*  
*Sudhakar*  
*.. ..*

*Swati*  
*.. ..*

402

1) MS. VAISHALI MADHUKAR RAUT (PAN NO. AJPPR7877N) aged about 44 years and 2) MR. VAIBHAV MADHUKAR RAUT (PAN NO. ALXPR2041L) aged about 40 years both Adults, Indian Inhabitants having address at: Apartment No. B-3/10/0:1, Sector-4, Vashi, Navi Mumbai-400703, hereinafter both collectively referred to as "THE PURCHASERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors and administrators) of the **OTHER PART**.

**WHEREAS** the City and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "The Corporation") is a New Town Development Authority declared and appointed by the State Government of Maharashtra in exercise of its powers under Section 113(3A) and (1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "The MRTP Act") for the Town of Navi Mumbai.

**AND WHEREAS** The State Government in pursuant to Section 113(A) of the said Act acquired the land described therein and vesting such lands in the said corporation for development and disposal.

**AND WHEREAS** by Agreement to Lease dated 20/06/2006 executed between the Corporation of the One Part and (1) Shri Krushna Undrya Bhoir, (2) Smt Chandrabhaga Keshrinath Tandel (3) Shri Aanant Chahu Mhatre (4) Shri Aanant Kolya Todekar (5) Shri Aatmaram Kolya Todekar and (6) Smt. Hirabai Dinkar Dharnekar jointly and collectively referred to as "The original Licensees" had been allotted the Plot of Land by the Corporation bearing Plot No-179 under 12.5% erstwhile Gaothan Expansion Scheme of Cidco Ltd. in Sector No-10, Village-Kharghar, Tal.-Panvel, Dist.-Raigad, admeasuring the cond...

श्री आनंत चवु म्हात्रे  
श्री आनंत कोल्या तोंडेकर  
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169093  
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Part, the Corporation agreed to grant to the New Licensees a lease of the said plot bearing No.179 in Sector No. 10, Kharghar, Tal-Panvel, Dist-Raigad, on the terms and conditions specified therein.

**AND WHEREAS** by virtue of another Tripartite Agreement dated 22/05/2007 entered into between the Corporation of the One Part and the said M/s. Jalaram Enterprises, through its Proprietor Shri Haresh Ravji Majethia, therein referred to as "the New Licensees" of the Second Part and M/s. K. V. Enterprises, a partnership firm, therein referred to as "The Subsequent New Licensees" of the Third Part, the Corporation has agreed to grant to the Subsequent New Licensees, a lease of the said plot bearing No.179 in Sector No-10, Village-Kharghar, Tal-Panvel, Dist-Raigad, on the terms and conditions specified therein.

**AND WHEREAS** M/s. K. V. Enterprises have constructed a residential building namely "Vastushilp", on the said Plot No.179 and have sold the flats on ownership basis to the intending Purchasers.

**AND WHEREAS** by an Agreement for Sale dated 10/08/2009 duly registered with Joint Sub registrar Panvel-1, on 11/08/2009, under Doc Serial No. PNL1-04940-2009, M/s. K. V. Enterprises have sold, assigned and transferred along with all the rights, title interest, easements and benefits a Flat bearing No.402, admeasuring about 50.172 sq.mtr carpet area + 1.93 sq.mtr terrace area on the 4<sup>th</sup> Floor in the Building known as Vastushilp lying, being and situated at Plot No.179, Sector-10, Kharghar, Navi Mumbai - 410210, Tal Panvel & Dist. Raigad, (hereinafter referred to as "THE SAID FLAT"), together with One Stilt Car Parking Space bearing No.06 to Mr. Sudhakar Katta and Mrs. Lakshmi Katta for proper consideration.

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494	

**AND WHEREAS** the Corporation has granted/issued Occupancy Certificate by its Letter dated: 21.08.2009 in favour of M/s. K. V. Enterprises with respect to the development of building on the above said plot.

**AND WHEREAS** members have come together and formed the Co-operative Housing Society namely VASTUSHILP CO-OPERATIVE SOCIETY, duly registered under the Maharashtra Co-



No.NBOM/CIDCO/HSG(OH)/3208/JTR/2009-10, (hereinafter referred to as "the said society").

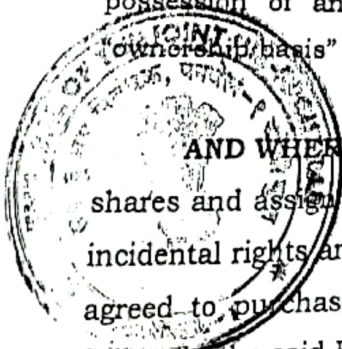
**AND WHEREAS** Mrs. Lakshmi Sudhakar Katta died intestate leaving behind her husband Mr. Sudhakar Katta and two daughters Mrs. Shilpa Katta & Mrs. Swati Katta the sellers herein as her only legal heirs in respect of the said Flat and pursuant to Miscellaneous Application bearing No. M.A. 792/2019 filed by her husband and two daughters in the Court of the Hon'ble 4<sup>th</sup> Jt. Civil Judge (Senior Division), at Panvel, the Hon'ble 4<sup>th</sup> Jt. Civil Judge (Senior Division) issued Heirship Certificate to Mr. Sudhakar Katta, Mrs. Shilpa Katta & Mrs. Swati Katta declaring them as the legal heirs of Late Mrs. Lakshmi Sudhakar Katta entitled to her share of the said Flat.

**AND WHEREAS** the Corporation by its letter dated 25/02/2022, bearing Reference No. CIDCO/ESTATE-2/2022/8000142240 transferred the share of Late Mrs. Lakshmi Sudhakar Katta in the said Flat to the name of the Sellers herein.

**AND WHEREAS** the Sellers herein are the members and registered share holder of Vastushilp Co-operative Housing Society Ltd., Plot No.179, Sector-10, Kharghar, Navi Mumbai, holding 5 shares of face value of Rs.50/- each bearing distinctive numbers from 66 to 70 (both inclusive) incorporated in Share Certificate No. 14 issued by the Vastushilp Co-operative Housing Society Limited, Sector-10, Kharghar,

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2080	2022
AND WHEREAS	
the Sellers because of the membership of the	
said Society through the ownership of the aforesaid Share Certificate	
No.14 and in the manner recited hereinabove the Sellers are in	
possession of and entitled to own, use, occupy and possess on	
"ownership basis" the said Flat.	

possession of and entitled to own, use, occupy and possess on "ownership basis" the said Flat.



**AND WHEREAS** the Sellers have agreed to sell and transfer their shares and assign their occupancy and other rights, title, interest and incidental rights and benefits in the said Flat and the Purchasers have agreed to purchase and acquire the right, title and interest of the Sellers in the said Flat together with the permanent and absolute right of use and occupation of the said Flat.

*Lakshmi*  
*Sudhakar*

*Shilpa*  
*Swati*

Sellers or any other person or persons lawfully or equitably claiming through, under or in trust for the Sellers.

10. That from the date of possession the Purchasers shall be entitled to have and hold the possession, occupation and use of the said Flat and the Purchasers shall so hold the same unto and to the use and benefit of the Purchasers themselves, their heirs, successors and assigns forever without any claim, charge, right, interest, demand or lien of the Sellers or any person or persons claiming through or under them or in trust for them subject to payment by the Purchasers of all taxes, assessments, charges, duties or calls made by the Housing Society, Government, Revenue or Local Authorities hereafter in respect of the Flat.

11. The Purchasers doth hereby covenant with the Sellers that save and except as aforesaid the Purchasers shall from the date of possession pay their share of taxes and outgoings and shall also become members of the Vastushilp Co-Operative Housing Society Ltd. and shall carry out the terms and conditions of the Agreement and also abide by the rules and regulations of the said Society.

12. The Purchasers doth hereby covenant with the Sellers that they shall abide by the rules and regulations and the bye-laws of the said Society on admission as members thereof and hereby agree and undertake to pay and discharge all calls, demands, contributions and dues which the said Society may thereafter make in respect of the said Flat.

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78	44

13. All original documents relating to the said flat and relevant papers shall be duly delivered by the Sellers to the Purchaser on receiving the full and final payment.

14. The stamp duty and registration charges of and incidental to the Agreement for Sale and Sale Deed and other documents to be executed pursuant hereto, to complete the Purchaser's title to the said flat shall be borne and paid by the Purchasers.



*Handwritten signature*

*Handwritten signature*



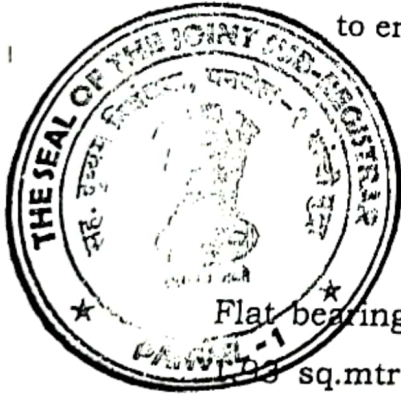
17. The Sellers hereby indemnify and agree to keep indemnified the Purchasers for any loss, harm or damage that may be caused to the Purchasers for any lack of title on the part of the Sellers or if the said Flat could not be transferred in the name of the Purchasers for any shortcoming on the part of the Sellers, the Sellers shall make good all such loss, harm or damage caused to or suffered by the Purchasers in respect thereof.

18. The Purchasers shall deduct TDS as per the Rules from the total consideration amount and shall hand over the TDS Certificate to the Sellers.

19. The Sellers shall sign/execute and duly register the Deed of Assignment/ Sale Deed in favour of the Purchasers on receiving the full and final payment in respect of the said Flat.

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2080	2023
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20. The said Flat is situated in Navi Mumbai. This Agreement for sale is executed in Navi Mumbai and all payments are to be made in Navi Mumbai. In the event of any dispute or difference between the parties, the Courts in Thane or Navi Mumbai/Panvel as the case may be alone will have jurisdiction to entertain and try the same.



**SCHEDULE OF THE ABOVE SAID FLAT**

Flat bearing No.402, admeasuring about 50.172 sq.mtr carpet area + 1.53 sq.mtr terrace area on the 4<sup>th</sup> Floor in Vastushilp Co-operative Housing Society Ltd, lying, being and situated at Plot No.179, Sector-10, Kharghar, Navi Mumbai - 410210, Tal Panvel & Dist. Raigad, together with One Stilt Car Parking Space bearing No.06.

Khudhakar  
Khudhakar  
Khudhakar

Mishali

Khudhakar

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto the day and the year first hereinabove written.

SIGNED AND DELIVERED

By the withinnamed "SELLERS"

1) MR. SUDHAKAR SHREERAMA KATTA

*Sudhakar*



2) MRS. SHILPA SUDHAKAR KATTA  
Through her Constituted Attorney  
MR. SUDHAKAR SHREERAMA KATTA

*Sudhakar*



3) MRS. SWATI SUDHAKAR KATTA  
Through her Constituted Attorney  
MR. SUDHAKAR SHREERAMA KATTA

In presence of ....

*Sudhakar*



1. Vinay Shukla *Vinay*

2. A. Kumar

*[Signature]*

SIGNED AND DELIVERED

By the withinnamed "PURCHASERS"

1) MS. VAISHALI MADHUKAR RAUT

*Vaishali*



2) MR. VAIBHAV MADHUKAR RAUT

*Vaibhav*



In presence of ....

1. *Vinay*

*[Signature]*

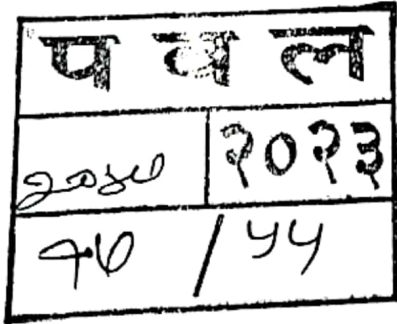
प व ल	
2024	2023
92	744

**RECEIPT**

ACKNOWLEDGED TO HAVE RECEIVED of and from the withinnamed Purchasers 1) MS. VAISHALI MADHUKAR RAUT and 2) MR. VAIBHAV MADHUKAR RAUT a sum of Rs.5,51,000/- (RUPEES FIVE LAKHS FIFTY ONE THOUSAND ONLY) as mentioned below being the part payment amount paid out of the total Sale price/consideration as hereinabove mentioned in respect of Flat bearing No.402, admeasuring about 50.172 sq.mtr carpet area + 1.93 sq.mtr terrace area on the 4<sup>th</sup> Floor in Vastushilp Co-operative Housing Society Ltd, lying, being and situated at Plot No.179, Sector-10, Kharghar, Navi Mumbai - 410210, Tal Panvel & Dist. Raigad, together with One Stilt Car Parking Space bearing No.06.

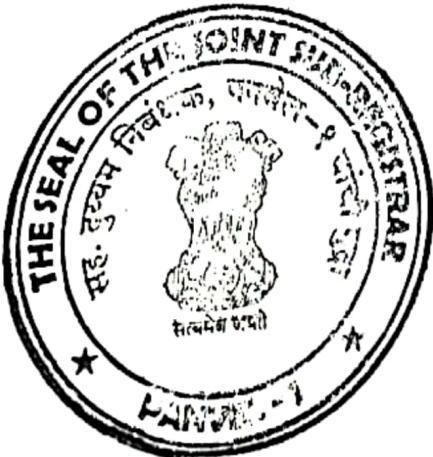
**MODE OF PAYMENT:-**

- 1) Rs.51,000/- (RUPEES FIFTY ONE THOUSAND ONLY) by Cheque bearing No.000004, dated 10.01.2023 drawn on Bank of Baroda, Juhu Vile Parle Branch.
- 2) Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY) by IMPS bearing Ref No.305320843800, dated 22.02.2023 through ICICI Bank.



WE SAY RECEIVED  
Rs.5,51,000/-

*[Handwritten signatures]*  

- 1) MR. SUDHAKAR SHREERAMA KATTA
  - 2) MRS. SHILPA SUDHAKAR KATTA  
Through her Constituted Attorney  
MR. SUDHAKAR SHREERAMA KATTA
  - 3) MRS. SWATI SUDHAKAR KATTA  
Through her Constituted Attorney  
MR. SUDHAKAR SHREERAMA KATTA
- SELLERS

WITNESSES:

V.C.  
Amojan 11/11/11

Share Certificate No. 14 Member's Regn. No. 14 No. of Shares 5

# Share Certificate

VASTU SHILP CO-OPERATIVE HOUSING SOCIETY LTD.  
Floor No- 179, Sector-10, Kharghar, NAVI Mumbai  
(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 7,000 Divided into 140 Shares of Rs. 50 each  
Registration No. NGOM/CDPO/HSG(COH)/3208/JTR/2009-10 Date 03/03/2010

This is to certify that Shri/ Smt. /M/s. SUDHAKAR KATTA &  
Mrs. LAKSHMI KATTA is the Registered Holder of \_\_\_\_\_ fully paid up shares  
of Rs. FIFTY each numbered from 56 to 70 both inclusive, in

VASTU SHILP CO-OPERATIVE HSG. SOCIETY LTD., \_\_\_\_\_  
subject to the Bye-laws of the said Society  
Given under the Common Seal of the said Society at Kharghar

is 17<sup>th</sup> day of September 20 11  
Fol No. 402



[Signature]  
Authorised  
M.C. Member

[Signature]  
Secretary

[Signature]  
Chairman

P.T.O.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
(CIN - U99999 MH 1970 SGC - 014574)

HEAD OFFICE  
CIDCO Bhavan  
CBD Belapur  
Navi Mumbai - 400614  
Phone: 00-91-22-6791 8100  
Fax : 00-91-22-6791 8166

REGD. OFFICE  
"NIRMAL", 2nd Floor  
Nariman Point  
Mumbai - 400021  
Phone: 00-91-22-6650 0900  
Fax : 00-91-22-2202 2509

Recording of Heirship

Date : 25.02.2022

Ref. No. CIDCO/ESTATE-2/2022/8000142240

To,  
M/S. VASTUSHILP CHS LTD.  
PLOT NO-179, SECTOR NO-10,  
NAVI MUMBAI 410210

Subject : Your Request for Recording of Heirship (MTS-II)  
Reference : Application number 8000142240  
In respect of property Flat No.402, Building Name/No. M/S. VASTUSHILP CHS  
LTD./ 1, Plot No. 179 , Sector 10, Kharghar, Navi Mumbai

Sir/Madam,

As per the records available in this office, 1 ) MRS. LAKSHMI KATTA is owner of the Flat/Shop  
402, M/S. VASTUSHILP CHS LTD./ 1 Plot no. 179 , Sector 10, Kharghar, Navi Mumbai , 1 )  
MRS. LAKSHMI KATTA , expired on 22/01/2016.

Subsequently, 1 ) MR. SUDHAKAR KATTA , 2 ) MRS. SHILPA KATTA , 3 ) MRS. SWATI  
KATTA has obtained heirship certificate order CIVIL MISC.APPLN.NO.792/2019 from the 4TH  
JT.CIVIL JUDGE SR.DVN.PANVEL. on 04.02.2020 which recognize 1 ) MR. SUDHAKAR  
KATTA , 2 ) MRS. SHILPA KATTA , 3 ) MRS. SWATI KATTA as the legal heir of the deceased  
1 ) MRS. LAKSHMI KATTA .

In the view of the above, our corporation has noted the name of 1 ) MR. SUDHAKAR KATTA , 2  
) MRS. SHILPA KATTA , 3 ) MRS. SWATI KATTA in respect of Flat/Shop no. 402, M/S.  
VASTUSHILP CHS LTD./ 1, Plot no. 179, Sector 10, Kharghar, Navi Mumbai in the record of  
the corporation.

Thanking You

Yours Sincerely  
AMEET A  
RAJPUT  
EO/AEO (MTS-II)  
Digitally signed by AMEET A  
RAJPUT  
Date: 2022.02.25 21:17:59  
+05'30'

HEIRSHIP CERTIFICATE :: 04 :: CIVIL MISC. APPLN. NO. 792/2020

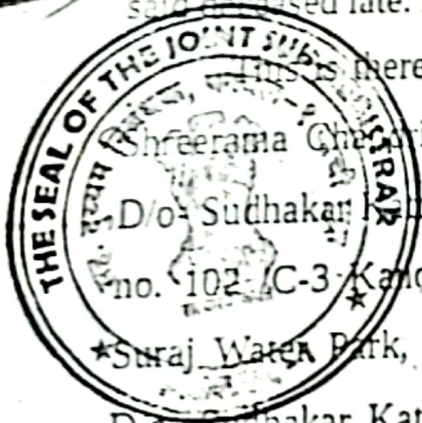
- 1) Mr. Sudhakar Katta,  
S/o- Shreerama Chandriah Katta  
Age :- 66 yrs, Occ :- Retired
- 2) Mrs. Shilpa Katta, D/o- Sudhakar Katta  
Age :- 35 yrs, Occ :- Service  
Applicant no. 1 and 2 R/o- Flat no.  
102 /C-3 Kanchanpushp Complex,  
Ghodhbunder Road, Kasarvadavali,  
Opp. Suraj Water Park, Thane (W),  
Maharashtra - 400615
- 3) Mrs. Swati Katta, D/o- Sudhakar Katta  
Age :- 27 yrs, Occ :- Service  
Applicant no. 3 R/o- 404, Meghnad  
T.I.F.R Housing Complex, Homi  
Bhabha Road, Colaba,  
Mumbai - 400 005.

APPLICANT

WHEREAS, Late Katta Lakshmi Sudhakar inhabitant Thane died on 22<sup>nd</sup> 10 and an application was made by the applicants court to be formally recognized them as legal heir of the said deceased Late Katta Lakshmi Sudhakar.

WHEREAS, the usual proclamation have been made no sufficient objection was offered to the right of the said applicant and thereupon. Applicant gave proof to the satisfaction of this court to be recognized them as legal heir of the said deceased late. Katta Lakshmi Sudhakar.

Therefore, to certify that the applicants 1) Mr. Sudhakar Katta, S/o- Shreerama Chandriah Katta. Age :- 66 yrs, Occ :- Retired 2) Mrs. Shilpa Katta, D/o- Sudhakar Katta, Age :- 35 yrs, Occ :- Service, Applicant no. 1 and 2 R/o- Flat no. 102 /C-3 Kanchanpushp Complex, Ghodhbunder Road, Kasarvadavali, Opp. Suraj Water Park, Thane (W), Maharashtra - 400615 and 3) Mrs. Swati Katta, D/o- Sudhakar Katta, Age :- 27 yrs, Occ :- Service, Applicant no. 3 R/o- 404, Meghnad, T.I.F.R Housing Complex, Homi Bhabha Road, Colaba, Mumbai - 400 005. Late. Katta Lakshmi Sudhakar.



HEIRSHIP C... Given under

Panel Date :- 04/02/2020

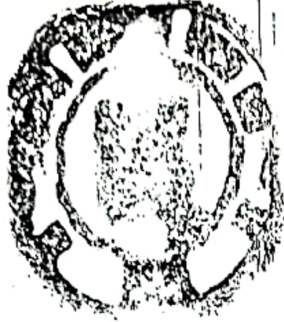
NOTE :-

are

Reg  
Y  
d


HEIRSHIP CERTIFICATE :: 05 :: CIVIL MISC. APPLN.NO. 792/2019

Given under my hands and seal of the Court.



Panvel

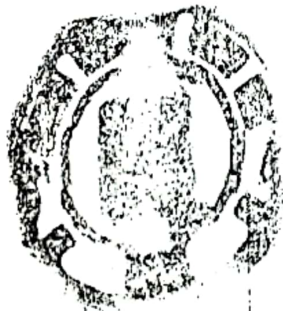
Date :-04/02/2020

  
(A.M. Mujawar)  
I/C 4<sup>th</sup> Jt. Civil Judge Sr. Dvn. Panvel.

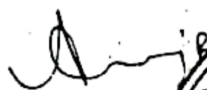
NOTE :-

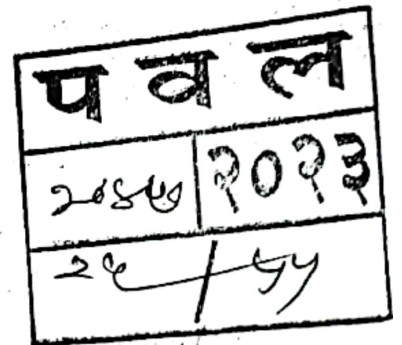
- 1) This Heirship Certificate has no concern with any right in any property and is merely a Certificate of Heirship.
- 2) The person to whom this certificate is granted or his representative, is required within six months from the date of this Certificate, or within such further time as the court may from time to time appoint, to render to the court a true account of the said property and credits, showing the assets which have come to their hands and the manner in which they have been complied or disposed of.

If you fail to do this, will be liable to punishment under section 176 of the Indian Penal Code in accordance with section 317 and 390 of the Indian succession Act, XXXIX of 1925.



Panvel

  
(A.M. Mujawar)  
I/C 4<sup>th</sup> Jt. Civil Judge Sr. Dvn. Panvel.



दुय्यम निबंधक: पनवेल 1

दस्तावेज क्रमांक व वर्ष: 4940/2009

Tuesday, August 11, 2009

11:47:43 AM

सूची क्र. दोन INDEX NO. II

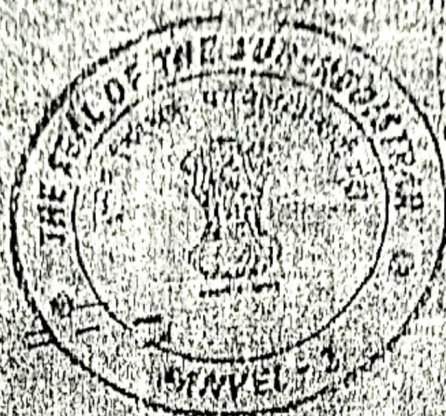
नोंदणी 83 म.

Regn. 83 m.s.

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो करारनामा  
की पट्टेदार ते नमूद करावे) मोबदला रू. 2,375,000.00  
बा.भा. रू. 1,829,460.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) यर्णन: सदनिका क्र.402, चौथा मजला, यास्तुशिल्प, प्लॉट क्र. 179, सेक्टर क्र. 10, खारघर, ता.पनवेल, जि.रायगड \*\*एकूण मजले जी +7\*\*विभागाचे नाव - मौजे : पनवेल पनवेलनगरपालिका, उपविभागाचे नाव - 20/10 - खारघर सिडको सेक्टर क्रमांक 10
- (3) क्षेत्रफळ (1) 50.172 चौ.मी.कारपेट + 1.93 चौ.मी.टेरेस
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादीचे नाव व संपूर्ण पत्ता (1) मे/के.सी.एन्ड.प्रायव्हेट.लॉफ़ ब्रिजेश पटेल - -; घर/प्लॉट नं: शॉप नं.4, गुडविल गार्डन, प्लॉट क्र. 15/16, से.नं. 8, खारघर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएआयएफके 5588 बी.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) सुधाकर कृष्ण, घर/प्लॉट नं: 404, मधनाड, टायफर कॉलनी, होमी भामा रोड, मुंबई- 05-; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (2) लक्ष्मी कृष्ण, घर/प्लॉट नं: -// -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 10/08/2009
- (8) नोंदणीचा 11/08/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 4940/2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 25,000.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 23750.00





HEAD OFFICE  
CIDCO Kharvel  
MUMBAI-400 022  
TELEPHONE: 2211 7000  
FAX: 2211 7001

Date 21/11/2009

0291 22-6650 0000  
0291 22-6650 0921  
0291 22-6650 0933

REF NO: CIDCO/BP/ATP08 55

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Buildings Total  
A=1048.665 Sq.mtrs. (Residential BUA = 1048.665 Sq.mtr No. of Units 8-22  
(Society Office BUA = 9.84 Sq.Mtr (Free of PSI) on Plot No. 179 Sector  
at Kharghar-Kopra (12.5% scheme) of Navi Mumbai completed under the  
provision of M/s. Vastospati has been inspected on 04/07/2009 and I declare  
the development has been carried out in accordance with the General  
Development Control Regulations and the conditions stipulated in the  
encement certificate dated 06/11/2007 and that the development is fit for  
use for which it has been carried out.

*(V. Venu Gopal)*  
Sr. Planner (BP)  
Navi Mumbai & Khopla

MANAGER TOWN SERVICES  
CIDCO

पवल  
20/10/09 2023  
30/1/09

# GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME:-

We, (1) Ms. SHILPA KATTA, D/o. Mr. SUDHAKAR KATTA, having PAN- DPMPK 8740 B, aged about - 34 years, (2) Ms. SWATI KATTA, D/o. SUDHAKAR KATTA, having PAN- DRPPK 3494 D, aged about- 26 years, both adult(s), Indian Inhabitants, presently addressed at - FLAT NO- 402, 4<sup>th</sup> FLOOR, in the building known as " VASTUSHILP", PLOT NO-179, SECTOR NO- 10, KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DISTRICT- RAIGAD, MAHARASHTRA, INDIA, SEND GREETING.-

पवेल - ३
22/01/2016
Executed by

AND WHEREAS due to our busy schedule, we are not able to execute personally all the relevant documents required to be signed/execute by us before the Registrar/ Sub- Registrar of Court for the purpose of obtaining Legal Heirship Certificate in respect of property or share in property held by our late Mother Mrs. LAKSHMI KATTA, W/o. SUDHAKAR KATTA (expired on 22/01/2016) and also before the Registrar/ Sub-Registrar - of - Assurance purpose of Sale/ Transfer/ Leave and License like Agreement To Assign/ Rectification Deed/ Cancellation Deed/ Sale Deed/ License/ Lease Agreement of property mentioned hereunder in our joint name or on our behalf.

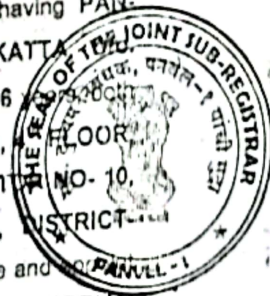


AND WHEREAS for the above said reasons and for convenience it is necessary that we should appoint some proper and fit person to act in our name or on our behalf in respect of Sale/ Conveyance/ Transfer of the such property as our true and lawful attorney and confer upon him the powers hereinafter stated:-

पवेल	
2020	2023
30/1/14	

NOW KNOW YE AND THESE PRESENTS WITNESS THAT,

We, (1) Ms. SHILPA KATTA, D/o. Mr. SUDHAKAR KATTA, having PAN- DPMPK 8740 B, aged about - 34 years, (2) Ms. SWATI KATTA, D/o. SUDHAKAR KATTA, having PAN- DRPPK 3494 D, aged about- 26 years, both adult(s), Indian Inhabitants, presently addressed at - FLAT NO- 402, 4<sup>th</sup> FLOOR, in the building known as " VASTUSHILP", PLOT NO-179, SECTOR NO- 10, KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DISTRICT- RAIGAD, MAHARASHTRA, INDIA, do hereby nominate, constitute and appoint our FATHER Mr. SUDHAKAR KATTA, S/o. SHREERAMA CHANDRIAN KATTA, having PAN- AMLPK 5764 E, aged about - 65 years, an adult, Indian Inhabitant, addressed at - FLAT NO- 402, 4<sup>th</sup> FLOOR, in the building known as " VASTUSHILP", PLOT NO-179, SECTOR NO- 10, KHARGHAR, NAVI MUMBAI- 410 210, TALUKA- PANVEL, DISTRICT- RAIGAD, MAHARASHTRA, INDIA, to act as our true and lawful attorney and confer upon him the powers hereinafter stated:-



MAHARASHTRA, INDIA, to be our true and Lawful Attorney for on o  
behalf to do or cause to be done all or any of the following acts, o  
and things that we would have done personally in respect of obtain  
Heirship Certificate and to further Sale/ Transfer/ of/ for the below  
property/ ies -

DESCRIPTION OF PROPERTIES

(I) FLAT, NO- 402, 4<sup>th</sup> FLOOR, in the building known as "VAS  
PLOT NO-179, SECTOR NO- 10, KHARGHAR, NAVI MUMBAI  
TALUKA PANVEL, DISTRICT- RAIGAD, MAHARASHTRA, INDIA.

(II) FLAT NO- A- 201, 2<sup>nd</sup> FLOOR, in the building known as  
"PAZA", PLOT NO- 14, SECTOR NO- 04, KOPARKHAIRANE, NAVI  
TALUKA & DISTRICT- THANE, MAHARASHTRA, INDIA.

पवला  
229/202  
९/२०

Hereafter collectively referred to as the said Property.

THAT IS TO SAY:-



To appear before Court to obtaining the Legal Heirship Certificate

design all applications, Vakalatnama etc., documents to obtain  
Heirship Certificate.

पवला  
2010/2023  
30-1/99

ON OUR BEHALF and in our name to commence, prosecute,  
defend such suits or proceedings in such courts of law as the said Attorney  
deem fit and for such purpose to appoint advocate/ advocates and to  
necessary pleadings and pay the fees in that accordance as the said  
may deem fit.



4. TO APPEAR before Sub- Registrar office, Local Government  
Municipal Corporations/ Gram-Panchayat/ CIDCO/ Society/ Co-Operative  
Societies/ Builder of the said Property, M.S.E.B/ M.S.E.D. Co. and other  
competent authorities under law for any purpose for and on behalf of us  
our name in respect of the said Property as the said Attorney may deem

5. ON OUR BEHALF and in our name to act, appear, sign, execute and to lodge the documents in respect of the said Property at the office of the Registrar/Sub- Registrar and to take all necessary steps for documentation in respect of the said Property in our name or on our behalf.

6. TO REGISTER THE DOCUMENTS of the said Property in our name and on our behalf upon such sale and to sign, execute the document/ documents.

7. TO appear before the Local Governing Body/ Municipal Corporations/ Gram-Panchayat/ CIDCO/ Society/ Builder and to represent us before the Local Governing Body/ Municipal Corporations/ Gram-Panchayat/ CIDCO/ Society/ Co-Operative Societies/ Builder and to sign all necessary papers and documents in respect of transfer/ sale etc of the said Property on our behalf.

8. To take care of and to maintain the said Property in all respects, our attorney may deem fit and proper and to collect Sale consideration amount on our behalf and to issue receipts for the same and also to receive the receipts for the payments made incidental to the sale/ Rent of the said Property.

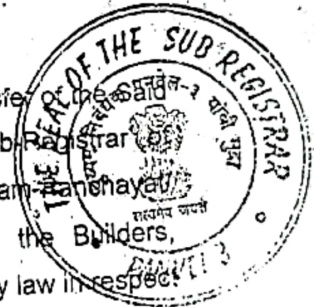
9. To apply for NOC(s) incidental to Sale/ Conveyance / Transfer of the said Property before the concerned authorities viz; Registrar/ Sub-Registrar of Assurance, Local Governing Body/ Municipal Corporations/ Gram-Panchayat/ CIDCO/ MSED, Society/ Co-Operative Societies/ Association, the Builders, Banks or Financial Institutions, any Competent Authority under any law in respect of the said Property.

10. GENERALLY to do all acts, matters and things on our behalf as may be necessary for the Sale/ Transfer of the said property in our name or to sale and purchase the said Property on our behalf as We ourselves could do in our own proper person.

11. AND WE HEREBY for ourselves, our heirs, executors and administrators RATIFY AND CONFIRM and agrees to RATIFY AND CONFIRM and agrees to whatsoever our said Attorney or by any agents duly appointed by him and acting under him shall do or purport to be done by virtue of these presents.

12. AND WE DO HEREBY further declare that this power of Attorney shall be irrevocable and specifically made to empower our said Attorney to sign, execute the relevant documents in respect of obtaining the Legal Heirship Certificate from the Court and to further manage, sale to give on Leave and License basis the said property/ ies..

पवल-३  
22/2026  
10/20



पवल  
20/2023  
10/24



*Handwritten signature*

प्रमाणपत्र क्रमांक / Certificate No.

114367

नमुना - ६ / Form - 6



सत्यमेव जयते

महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
आरोग्य विभाग  
HEALTH DEPARTMENT



ठाणे महानगरपालिका, ठाणे.  
THE MUNICIPAL CORPORATION OF THE CITY OF THANE.

मृत्यु प्रमाणपत्र  
DEATH CERTIFICATE

( जन्म व मृत्यु नोंदणी अधिनियम, १९६९ च्या कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २००० चे नियम ८/१३ अन्वये देण्यात आले आहे. )

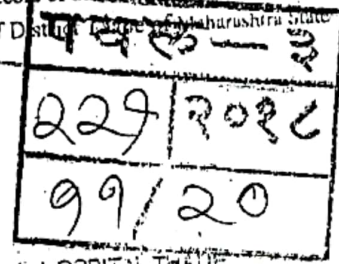
(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की ठाणे महानगरपालिका, ठाणे वॉर्ड UTHALSAR जिल्हा ठाणे, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे.

This is to certify that the following information has been taken from the original record of death which is the register for Thane Municipal Corporation, of Ward

मृताचे पूर्ण नाव :  
Full Name of Deceased YATTA LAKSHMI

लिंग :  
Sex FEMALE



मृत्यु दिनांक :  
Date of Death : 22/01/2018

मृत्युचे ठिकाण :  
Place of Death CIVIL HOSPITAL THANE

आईचे पूर्ण नाव :  
Full Name of Mother :

वडिलांचे / पतीचे पूर्ण नाव :  
Full Name of Father/Husband :

मयत व्यक्तीचा मृत्यूसमयीचा पत्ता :  
Address of the deceased at the time of death.  
ANCHAMPUSHPA GB RD THANE

मयत व्यक्तीचा कायमचा पत्ता :  
Permanent address of the deceased  
ANCHAMPUSHPA GB RD THANE



नोंदणी क्रमांक : 167  
Registration No.:

नोंदणी दिनांक : 30/01/2018  
Date of Registration :

शेरा :  
Remarks (If any)

प्रमाणपत्र दिल्याचा दिनांक : 10.02.2018  
Date of issue of Certificate :



निर्गमित करणाऱ्या प्राधिकार्याची सही  
Signature of the issuing authority  
SUB REGISTRAR  
Health Department  
Uthalsar Ward Office  
Thane Municipal Corporation  
Thane.

प्रत्येक जन्म आणि मृत्युची घटना नोंदल्याची खात्री करा  
Ensure Registration of every birth & death

1201718

आयकर विभाग

INCOME TAX DEPARTMENT

SHILPA KATTA

SUDHAKAR KATTA

26/11/1983

Permanent Account Number

DPMPK8740B

*Shilpa*  
Signature



भारत सरकार  
GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT

SWATI KATTA

SUDHAKAR KATTA

15/10/1991

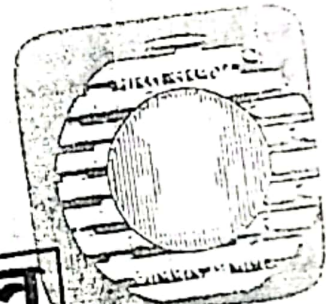
Permanent Account Number

DRPPK3494D

*Swatik*  
Signature



भारत सरकार  
GOVT. OF INDIA



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2024/2023  
49/44



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आयकर विभाग

INCOME TAX DEPARTMENT

SHILPA KATTA

SUDHAKAR KATTA

26/11/1983

Permanent Account Number

DPMPK8740B

Signature



भारत सरकार

GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT

SWATI KATTA

SUDHAKAR KATTA

15/10/1991

Permanent Account Number

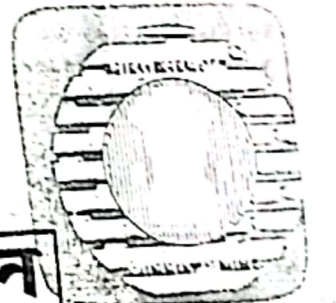
DRPPK3494D

Signature



भारत सरकार


GOVT. OF INDIA



प व ल  
2024/2023  
49/44



SHREERAMA CHANDRIAH KATTA  
 25/03/1982  
 Permanent Account Number  
 AMLPK5764E  
 Signature






*Handwritten signature*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 VAISHALI MADHUKAR RAUT  
 MADHUKAR YASHWANT RAUT  
 24/08/1978  
 Permanent Account Number  
 AJPPR7877N  
 Signature




*Handwritten signature*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 VAIBHAV MADHUKAR RAUT  
 MADHUKAR YASHWANT RAUT  
 23/12/1982  
 Permanent Account Number  
 ALXPR2041L  
 Signature

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 2024 2023

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Indekar

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s K.V. Enterprises

Plot No. 172 Road No. - Sector 10 Node Kharghar (12.5% scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+7) structure  
Total Net BUA = 1648.665 Sqm

(Nos. of Residential Units 28 Nos. of Commercial units -)

1. This Certificate is liable to be revoked by the Corporation if:

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall:

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GBCR - 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter shall be done in accordance with provision of Section-48 of GBCR - 1975.



R. S. PALAS

B. Com., LL.B.

ADVOCATE HIGH COURT

4, Gayatri Heritage, Plot No. 37, Sector-20, Behind Jalvayu Vihar Kharghar, Navi Mumbai - 410210,  
Mob.: 98920 40838, 92246 16201, Ph.: 2742 8035, 2742 8036

10: RSP / SR / 2008 / 275

Date: 20-2-08

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Subject: Plot No. 179, Sector - 10, Kharghar, Taluka. Panvel, Dist. Raigad, Navi Mumbai - 410  
210


This is to certify that undersigned have investigated the title of Open Plot No. 179, Sector - 10, Kharghar, Taluka. Panvel, Dist. Raigad, Navi Mumbai - 410 210 having area admeasuring about 699.93 Sq. Mtrs Built (Hereinafter for the sake of brevity and avoid repetition called and referred as the said Plot) as situated at revenue village Kharghar, Taluka. Panvel, Dist. Raigad (Alibaug), (Herein after referred to as the "the said property") the above said Plot is purchased in the name of M/S. K. V. Enterprises, a registered Partnership firm through its one of the Partner and authorized signatory.

Undersigned have perused the documents of title and other papers produced for my perusal and also during my visit to the office of the sub-registrar of assurances at Panvel, Raigad and Marketing / Estate Department of CIDCO, CBD, Belapur, Navi Mumbai and also given advertisement in the news paper as to whether property does have the clear and Marketable Title.

1. The City and Industrial Development Corporation of Maharashtra Ltd: a company incorporated under the companies Act, 1956(1 of 1956) and having its registered office at 'Nirmal', 2<sup>nd</sup> floor, Nariman Point, Mumbai- 400 029 (hereinafter referred to as "the said Corporation") is the new town development authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra under section (1) and (3 A) of section 11 E and Section 113 - A of the Maharashtra Regional & Town Planning Act, 1965.

2. The Government of Maharashtra has been acquiring lands and vesting such lands in the corporation for development and disposal. The said Corporation laid down plots at village Kharghar on one of pieces of land so acquired by the state Government and subsequently vested in the corporation for being leased to its intending leases. The Government of Maharashtra in exercise of the power vested in to it under section 113-A acquired the lands falling in the said designated area of Navi Mumbai. Thereafter the State Government in consultation with Corporation for the project-affected persons envisaged the scheme of 12 and ½%. The state Government has instituted a scheme above named for the rehabilitation of the landowners whose lands were acquired for the development of New Town of Navi Mumbai.

3. Under the 12.5 % scheme of the state Government the land of 1) SHRI. KRISHNA UNDRYA BHOIR 2) SMT. CHANDRABHAGA KESHINATH TANDEL 3) SHRI. ANANT CHANDU MHATRE 4) SHRI. ANANT KALYA TODKAR 5) SHRI. ATMARAM KALYA TODEKAR 6) SMT. HIRABAI DINKAR GHARNEKAR (hereafter referred to as the owner / original lessee) fell within

  
R. S. PALAS  
ADVOCATE HIGH COURT  
Shop No.4, Gayatri Heritage, Sector-20,  
Kharghar, Navi Mumbai-410210.  
Mob.: 9324370039 / 9892040838

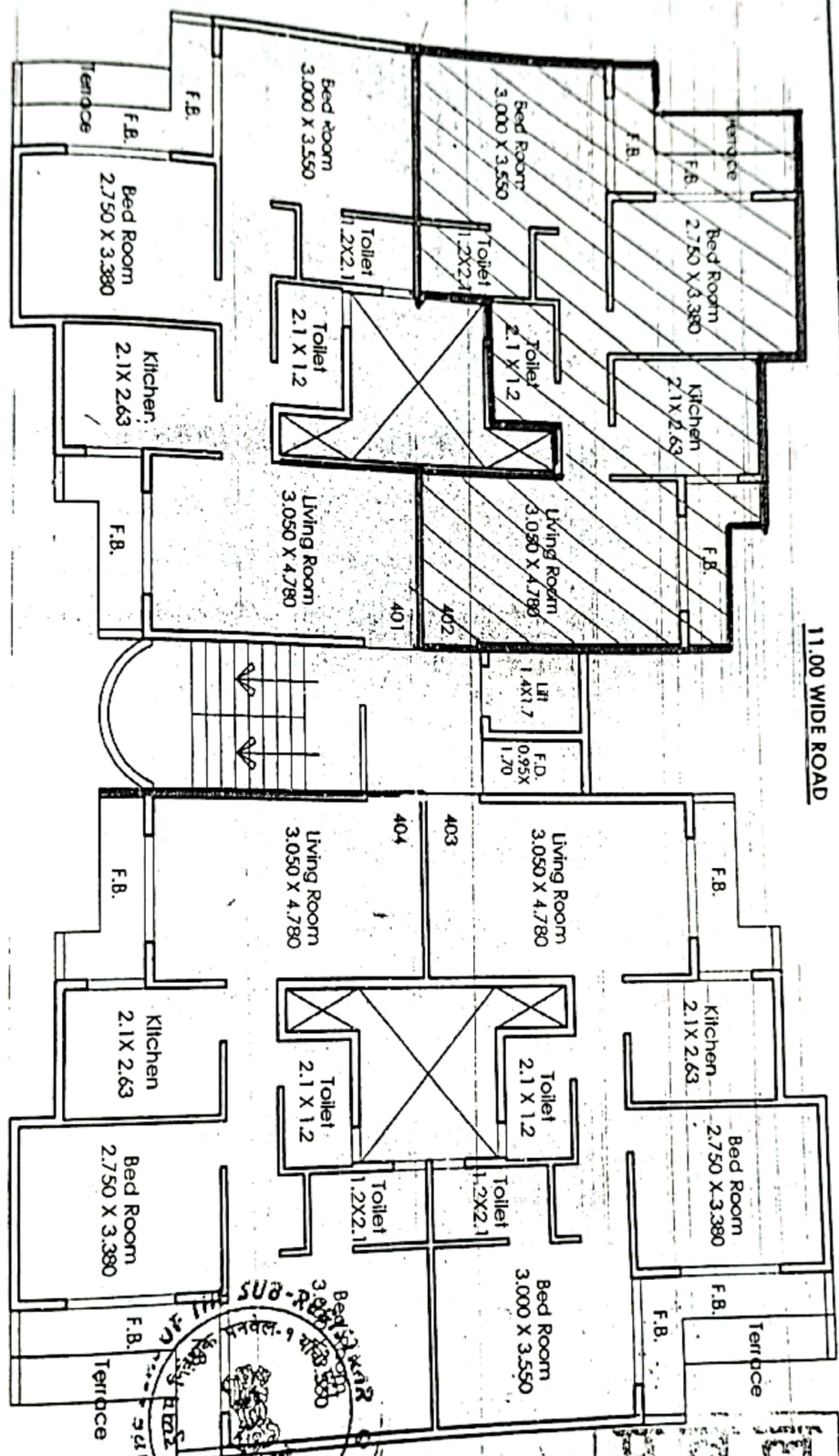
M/S K.V. ENTERPRISES  
KARAFORAB, SAUVANABAD

FOURTH FLOOR PLAN

FLAT NO 492

PURCHASER'S SIGNATURE  
*[Signature]*

SELLER'S SIGNATURE  
*[Signature]*



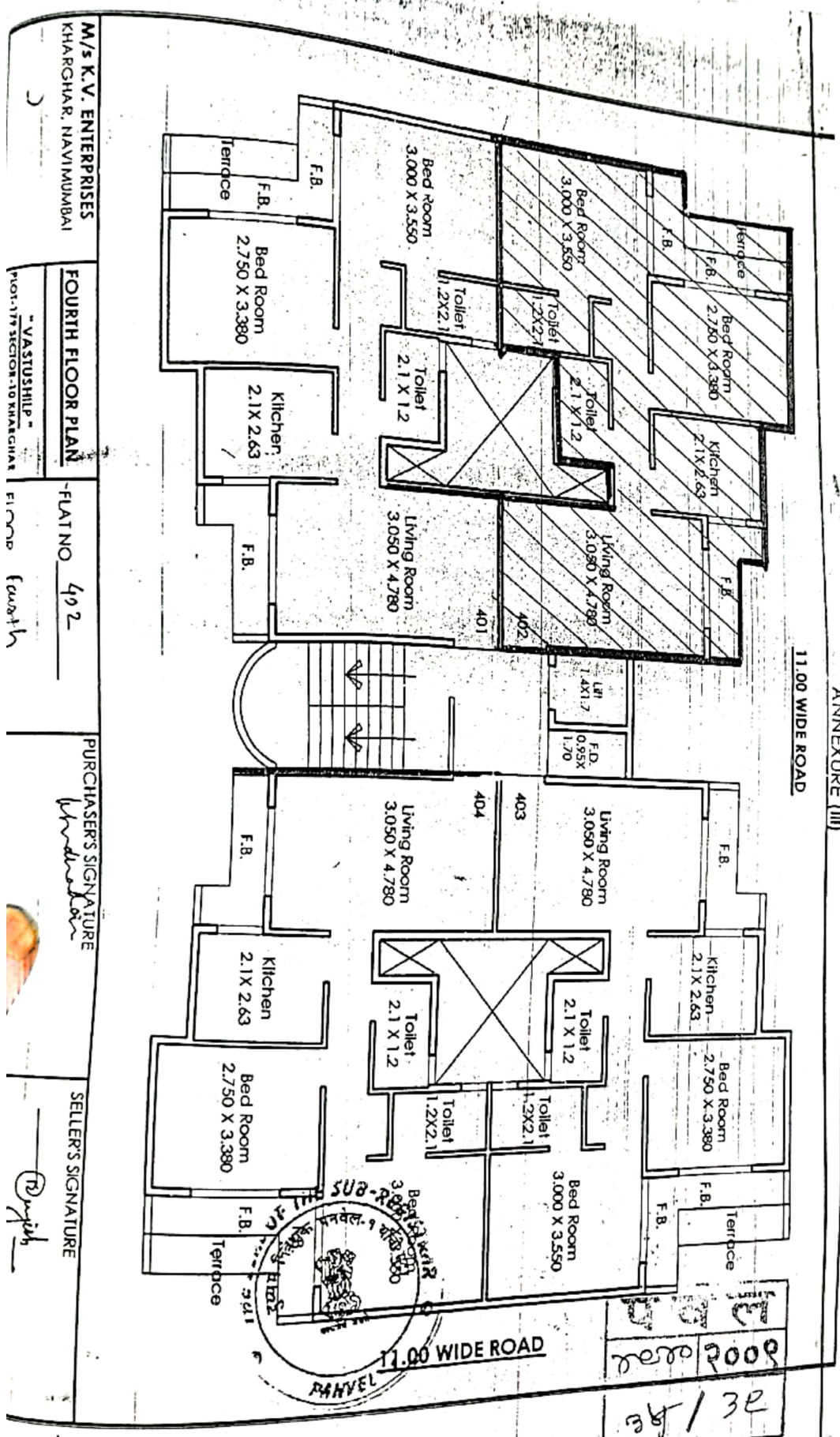
11.00 WIDE ROAD

ANNEXURE (III)

11.00 WIDE ROAD



2070/32



M/S K.V. ENTERPRISES  
KHARGHAR, NAVIMUMBAI

FOURTH FLOOR PLAN

FLAT NO 402

PURCHASER'S SIGNATURE

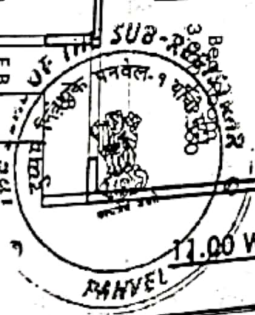
SELLER'S SIGNATURE

"VASTUSHILP"  
PROJ-117V SECTION-10 KHARGHAR

FLAND fourth

*[Handwritten Signature]*

*[Handwritten Signature]*



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 28/13E

## ANNEXURE

### RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface /underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
  - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
  - c) Coarse sand as upper middle layer upto 20% of the depth;
  - d) A thin layer of fine sand as top layer;

MAHARASHTRA, INDIA, to be our true and Lawful Attorney for  
behalf to do or cause to be done all or any of the following acts,  
and things that we would have done personally in respect of obtaining  
Heirship Certificate and to further Sale/ Transfer/ off/ for the below  
property/ies -

DESCRIPTION OF PROPERTIES

(I) FLAT NO- 402, 4<sup>th</sup> FLOOR, in the building known as "VASILP" PLOT NO-179, SECTOR NO- 10, KHARGHAR, NAVI MUMBAI 210 TALUKA PANVEL, DISTRICT RAIGAD, MAHARASHTRA, INDIA.

(II) FLAT NO- A- 201, 2<sup>nd</sup> FLOOR, in the building known as "PEE BALI PLAZA", PLOT NO- 14, SECTOR NO- 04, KOPARKHAIRANE, NAVI TALUKA & DISTRICT- THANE, MAHARASHTRA, INDIA.

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229  
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Hereafter collectively referred to as the said Property.

THAT IS TO SAY:-



To appear before Court to obtaining the Legal Heirship Certificate

sign all applications, Vakalatnama etc., documents to obtain

ON OUR BEHALF and in our name to commence, prosecute and defend such suits or proceedings in such courts of law as the said Attorney deem fit and for such purpose to appoint advocate/ advocates and to necessary pleadings and pay the fees in that accordance as the said Attorney may deem fit.

4. TO APPEAR before Sub- Registrar office, Local Government Municipal Corporations/ Gram-Panchayat/ CIDCO/ Society/ Co-Operative Societies/ Builder of the said Property, M.S.E.B/ M.S.E.D. Co. and other competent authorities under law for any purpose.

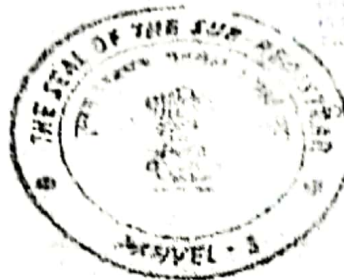
Vaishali Raut,

Jash

IND INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI

HEAD OFFICE  
C-1, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

HEAD OFFICE  
C-1, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



21 AUG 2009

CIDCO/BP/AT/PO/855 = -  
To  
M/s K. V. Enterprises  
16, Riparian Building, Manekdal Estate,  
LBS Marg, Chhatkopar,  
MUMBAI-33

Sub: Occupancy Certificate for Residential Building on Plot No 179, Sector -10 at Kharghar-Kopra (12.5% scheme) Navi Mumbai.

- Ref:-1) Your architect's letter dated 24/06/09 & 17/08/09  
 2) Fire NOC issued by Fire Officer CIDCO vide letter No. 708 dtd. 30/06/2009  
 3) 100% IDC amounting to Rs. 7,00,000/- paid vide Ch. No. EMS/B No. 200461, dtd. 20/06/2006  
 4) Drainage Connection Certificate issued by EE(KHR-II) vide letter dtd. 03/07/2009  
 5) NOC from CHO vide letter dtd. 16/06/2009  
 6) NOC from CUC vide letter dtd. 71/06/2009  
 7) PSIDC NOC issued by EE(Elect) vide letter dtd. 13/04/09

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawing duly approved.

You shall have to carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Since you have paid 100% IDC amounting Rs. 7,00,000/- vide Challan no. EMS/B. No. 200461, dtd. 20/06/2006 you may approach to the Office of Executive Engineer (Env.) & E.E(KHR) to get the water supply connection & sewerage connection to your plot.

Thanking you,

Yours faithfully,

MANAGEMENT SERVICES

(V. Venu Gopal)  
Sr. Planner (BP)

# Shailesh S. Chondekar

B.Com, LL.M

Advocate High Court

Flat No.A-403, 4<sup>th</sup> floor, A wing, Shubh  
Shagun Complex, Bhoomi Homes, Plot  
No.29,30,31, Sector 34, Kamothe.  
Mobile 9869229531.

## Report of Investigation of Title in respect of immovable Property.

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	The Assistant General Manager, RACPC/RASMECC, State Bank of India, Belapur, Navi Mumbai.		
	b) Reference No. and date	File submitted by MPST		
	c) Name of the Borrowers	Ms. Vaishali Madhukar Raut & Mr. Vaibhav Madhukar Raut		
2.	a) Person offering the property as security.	Ms. Vaishali Madhukar Raut & Mr. Vaibhav Madhukar Raut		
	b) Constitution of the persons offering the property for creation of charge.	Individuals		
	c) State as to under what capacity is security offered	Borrowers		
3.	Complete or full description of the immovable property offered as security including the following details.			
	(a) Survey No.	Plot No.179, Sector 10		
	(b) Door/House no.	Not Applicable		
	(c) Extent area	50.172 Sq Mtrs Carpet + 1.93 Sq Mtrs Terrace		
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Village Kharghar, Taluka Panvel, District Raigad		
4.	a) Particulars of the documents scrutinized-serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. registering/land/ revenue/ other authorities be examined			
	Sr. No.	Date	Name/Nature of the Document	Original/ce rtified copy/certi fied extract/ph otocopy, No
	1	03/03/2023	Registered Agreement for Sale entered into between 1). Mr. Sudhakar Shreerama Katta, 2).	Original was scru tiniz ed

