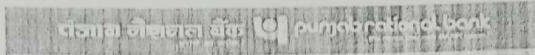


Annexure-I



APPLICATION FORM for HOME LOAN

For office use only

Branch: \_\_\_\_\_  
Reference no.: \_\_\_\_\_  
Received on: \_\_\_/\_\_\_/\_\_\_




Personal Details

Information	Applicant	Co-Applicant
First Name	PURAN	
Middle Name	LAL	
Last Name	SUTHAR	
Father's/Husband's Name	LACHCHURAMJI SUTHAR	
Income Tax PAN No.* AADHAR No.*	HEGPSS881J 273782703866	746532185120
Identification no. (tick any one)* <input type="checkbox"/> Passport no. <input type="checkbox"/> Voter ID <input type="checkbox"/> Driving License <input type="checkbox"/> UID		
Date of Birth* and Gender	16/08/1986 <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Third gender	<input type="checkbox"/> Male <input checked="" type="checkbox"/> Female <input type="checkbox"/> Third gender
Category	<input type="checkbox"/> Physical <input type="checkbox"/> Ex-Serviceman <input type="checkbox"/> Minority <input type="checkbox"/> Handicapped <input type="checkbox"/> None of these <input type="checkbox"/> SC/ST	<input type="checkbox"/> Physical <input type="checkbox"/> Ex-Serviceman <input type="checkbox"/> Minority <input type="checkbox"/> Handicapped <input type="checkbox"/> None of these <input type="checkbox"/> SC/ST
Educational Qualification*	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input type="checkbox"/> Professional course <input type="checkbox"/> Other	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input type="checkbox"/> Professional course <input type="checkbox"/> Other
Marital Status and No. of dependents in the household	<input type="checkbox"/> Single <input type="checkbox"/> Married No. of Dependents [ ]	<input type="checkbox"/> Single <input type="checkbox"/> Married No. of Dependents [ ]
Email address	ADITI APARTMENT C401 AGASAN ROAD NEAR PA+IYALI TALAV DIYA EAST	
Phone details (STD code - Tel res.)		
Mobile No.	825047897	925047897
Relative of Staff/ Director of bank?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Residence Address* (Present)	Plot-103, Plot No-119 Sec 4/5 Pimple.	
Residence Address* (Permanent)	Same as above	
Status of current residence	<input checked="" type="checkbox"/> Owned (Self/spouse/ dependent children) <input type="checkbox"/> Owned (Parents) <input type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt. <input type="checkbox"/> Other	<input type="checkbox"/> Owned (Self/spouse/ dependent children) <input type="checkbox"/> Owned (Parents) <input type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt. <input type="checkbox"/> Other
Years at current residence*	10 Years <input type="checkbox"/> Months	10 Years <input type="checkbox"/> Months
Address for correspondence	<input type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office	<input type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office

\*Supporting documents duly signed by the applicant should be attached

ANANTNARAYAN  
Advocate, High Court

1-B, Deval Chamber, 3<sup>rd</sup> floor

 **CIDCO** WE MAKE CITIES **OCCUPANCY COMPLETION CERTIFICATE**

CIDCO/BP-16178/TPO(NM & K)/2018/9221

Date : 16 March, 2022

Unique Code : 20190402102128401

To,

Shri. Vasant Raghunath Patil, AND Ranjana Arun  
Patil, PAresh Arun Patil, Pradnya Avinash Patil,  
Pragati Avinash Govari, Priyanka Ashok  
Kamotkar, Parinita Waman Patil  
At. Waghivaliwada, Post-Pargoan, Tal. Panvel,  
Dist. Raigad.  
PIN - 410206

Sub : Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on Plot  
No. **119**, Sector **R5** at **Pushpak**, Navi Mumbai.

Ref : 1) Your architect's resubmitted online application dtd. 11.03.2022  
2) No dues vide letter No.CIDCO/ESTATE/2022/154 dtd. 22.02.2022  
3) Final Transfer Order vide order No.CIDCO/ ACLSO(NMIA)/Vaghivaliwada/2022/126 dtd. 18.02.2022

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on above mentioned plot along with as built drawing duly approved.

You shall 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 premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<assoplr4.naina@cidcoindia.com>

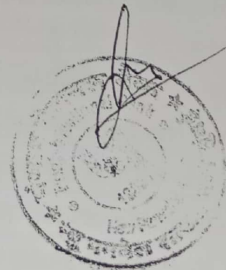
Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

CIDCO/BP-16178/TPO(NM & K)/2018/9221  
Unique Code : 20190402102128401

Date : 16 March, 2022

## OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building G+4 [ Total BUA = 654.78Sq.mtrs , Residential BUA = 597.33 Sq.mtrs , Commercial BUA = 57.45 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 28No. , No. of Residential Units = 24No. , No.of Commercial Units = 4No. , Any Other Units = 0No. Ground+No. Of Floors = G+4 ] Plot No. 119 ,] , Sector - R5 at Pushpak of Navi Mumbai completed under the supervision of **DEEPAK PANDURANG THAKARE** Architect has been inspected on **14 March, 2022** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **14 January, 2019** and that the development is fit for the use for which it has been carried out.



528/2061

पावती

Original/Duplicate

Monday, February 24, 2020

नोंदणी क्र.: 39म

5:42 PM

Regn.: 39M

पावती क्र.: 2257 दिनांक: 24/02/2020

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवल4-2061-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: पुरनलाल लच्छुरामजी सुतार - -

नोंदणी फी

रु. 27500.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 28700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:02 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panel 4

बाजार मुल्य: रु. 1540000/-

मोबदला रु. 2750000/-

भरलेले मुद्रांक शुल्क : रु. 165000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 27500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012310059201920E दिनांक: 19/02/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1902202003440 दिनांक: 19/02/2020

बँकेचे नाव व पत्ता:

Present on





24/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 2061/2020

नोदंणी :

Regn:63m

गावाचे नाव : वडघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2750000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1540000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्र. 5,दर 37300,सदनिका नं. 103,पहिला मजला,साई धाम,प्लॉट नं. 119,सेक्टर नं. आर5,पुष्पक-वडघर,ता. पनवेल,जि. रायगड,चटई क्षेत्र 37.525 चौ.मी.( ( Plot Number : 119 ; SECTOR NUMBER : आर5 ; ) )
(5) क्षेत्रफळ	1) 37.525 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पुर्वा डेव्हलपर्स तर्फे भागीदार संदिप गुंडाजी सावंत - - वय:-37; पत्ता:-प्लॉट नं: 34/34ए, माळा नं: -, इमारतीचे नाव: भुमी लॅन्ड मार्क , ब्लॉक नं: ऑफिस नं. 408/409, रोड नं: सेक्टर नं. 17, खांदा कॉलनी,न्यू पनवेल,पश्चिम,ता. पनवेल,जि. रायगड , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AAWFP8312N 2): नाव:-मे. पुर्वा डेव्हलपर्स तर्फे भागीदार अविनाश व्यंकटेश किराणे - - वय:-52; पत्ता:-प्लॉट नं: 34/34ए, माळा नं: -, इमारतीचे नाव: भुमी लॅन्ड मार्क , ब्लॉक नं: ऑफिस नं. 408/409 , रोड नं: सेक्टर नं. 17, खांदा कॉलनी,न्यू पनवेल,पश्चिम,ता. पनवेल,जि. रायगड , महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AAWFP8312N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पुरनलाल लच्छुरामजी सुतार - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आदिती अपार्टमेंट, ब्लॉक नं: रूम नं. सी/401, रोड नं: दिवा आगसान रोड, दातीवली तलाव जवळ, मारुती नगर, दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-HEGPS5881J 2): नाव:-नारायणी भगतवार जी (लग्नाअगोदरचे नाव) नारायणी पुरनलाल सुतार (लग्नानंतरचे नाव) - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आदिती अपार्टमेंट, ब्लॉक नं: रूम नं. सी/401, रोड नं: दिवा आगसान रोड, दातीवली तलाव जवळ, मारुती नगर, दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BYRPN8730N
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/02/2020
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2020
(11)अनुक्रमांक,खंड व पृष्ठ	2061/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	165000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27500
(14)शेरा	

सह. दुय्यम निबंधक वर्ग २  
पनवेल क्र. ४

24 FEB 2020

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

## Summary1 (GoshwaraBhag-1)

528/2061

सोमवार, 24 फेब्रुवारी 2020 5:42 म.नं.

दस्त गोषवारा भाग-1

पवेल 4

9/60

दस्त क्रमांक: 2061/2020

दस्त क्रमांक: पवेल 4 /2061/2020

बाजार मूल्य: रु. 15,40,000/- मोबदला: रु. 27,50,000/-

भरलेले मुद्रांक शुल्क: रु.1,65,000/-

दु. नि. सह. दु. नि. पवेल 4 यांचे कार्यालयात

पावती:2257

पावती दिनांक:

अ. क्र. 2061 वर दि.24-02-2020

24/02/2020

रोजी 5:40 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: पुरनलाल लच्छुरामजी सुतार --

नोंदणी फी

रु. 27500.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकुण: 28700.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Panvel 4

Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 24 / 02 / 2020 05 : 40 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 02 / 2020 05 : 42 : 07 PM ची वेळ: (फी)

असांगित करण्यात येते फी, या

दस्तामध्ये

116

पृष्ठे आहेत.

दस्त गोषवारा जोडलेले कागदपत्रे कुळमुख्यार घट्ट  
दस्ताच्या वसायट उद्दहकून आल्यास याची संपुर्ण  
दस्तासुरी मिथाइकाची राहिल.

Y. S. S.  
लिहून देणारे

Prasanna All

दिग्गुण देणार

सह दुय्यम निबंधक पवेल 4



मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )					
Valuation ID	202002246173	24 February 2020, 05:10:41 PM			
मूल्यांकनाचे वर्ष	2019	पवला 4			
जिल्हा	रायगड				
तालुक्याचे नांव :	पनवेल				
गावाचे नांव :	वडघर				
क्षेत्राचे नांव	Rural	सर्व्हे नंबर / न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुर्ती जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
3650					
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र -	41.277 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.3650/-
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	=(37300 * (100 / 100)) * 1				
	= Rs.37300/-				
मजला निहाय घट/वाढ	= 100% of 37300 = Rs.37300/-				
ख) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 37300 * 41.277				
	= Rs.1539632.1/-				
Applicable Rules :	3, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 1539632.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.1539632.1/-				

Home Print

पवला - 4  
2019 2020  
2 / 60





CHALLAN  
MTR Form Number-6



GRN	MH012310059201920E	BARCODE			Date	19/02/2020-19:18:01	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	HEGPS5881J			
				Full Name	PURANLAL LACHCHURAMJI SUTHAR AND OTHER			
Location	RAIGAD			Flat/Block No.	FLAT NO. 103, 1ST FLOOR, SAI DHAM,			
Year	2019-2020 One Time			Premises/Building	PLOT NO. 119, SECTOR - R 5, PUSHPAK - VADGHAR,			
Account Head Details	Amount In Rs.			Area/Locality	PANVEL, RAIGAD			
0030046401 Stamp Duty	165000.00			Town/City/District				
0030063301 Registration Fee	27500.00			PIN	4 1 0 2 0 6			
				Remarks (If Any)	PAN2=AAWFP8312N~SecondPartyName=MS DEVELOPERS~CA=2750000			
					PURVA			
Total	1,92,500.00			Amount In Words	One Lakh Ninety Two Thousand Five Hundred Rupees only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332020021914379	253864872	
Cheque/DD No.				Bank Date	RBI Date	19/02/2020-19:18:38	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

पवल - ४  
२०१९/२०२०  
३ / ६०

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

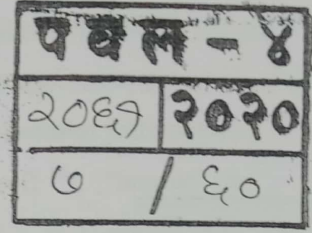
Mobile No. : 9967399759

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Person U







## AGREEMENT FOR SALE

THIS AGREEMENT made at Panvel, this 19<sup>th</sup> Day of FEB, 2020

### BETWEEN

M/s. PURVA DEVELOPERS (PAN No.AAWFP8312N), a partnership firm, duly registered under the Indian Partnership Act, 1932, through its Partner 1) Mr. SANDEEP GUNDAJI SAWANT, Age -37 years, 2) Mr. AVINASH VYANKATESH KIRANE Age, - 52 years, having address at Office No.408/409, Bhoomi Land Mark, Plot No.34/34A, Sector- 17, Khanda colony, New Panvel (W), 410206 .hereinafter called and referred to as "THE BUILDERS/ DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs executors and administrators and his/her/their permitted assigns) of the ONE PART.

### AND

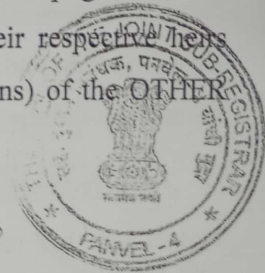
1) Mr. PURANLAL LACHCHURAMJI SUTHAR, Age - 33 years, Occupation - Business, (Pan No.HEGPS5881J) and 2) NARAYANI BAGTAWAR JI (name before marriage) Mrs. NARAYANI PURANLAL SUTHAR, (Name after marriage) Age - 27 years, Occupation - Housewife, (Pan No.BYRPN8730N) (Adhar No.7465 3218 5120), Indian Inhabitants, Both residing at- Aditi Apartment, Room No.C/401, Diva Agasan Road, Near Datiwali Talav, Maruti nagar, Diva (East), Thane 400612 hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs executors and administrators and his/her/their permitted assigns) of the OTHER PART.

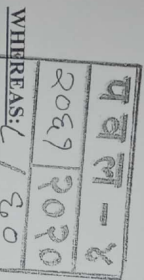
**PURVA DEVELOPERS**

*(Signature)*

Partner

*(Signature)* नारणी





WHEREAS: The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "The Corporation/CIDCO") having its registered office at "Nirmal", 2<sup>nd</sup> floor, Nariman Point, Mumbai- 400 021. The Corporation has been declared as a New Town Development Authority, under the Provisions of Sub- Sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "the said Act" for the New Town of Navi Mumbai by Government of Maharashtra in exercise of its Powers of the area designated as site for New Town under Sub-Section (1) of Section 113 of the said Act.

2. AND WHEREAS the State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provision of Sec. 113 of the said Act.

3. AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off land therein acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.



AND WHEREAS by an Agreement to Lease dated 21/09/2018 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein referred to as "the Corporation" of the One Part in favour of 1) Mr. ARUN RAGHUNATH PATIL 2) Mr. VASANT RAGHUNATH PATIL, therein referred to as the Original Licensee of Other Part, the Corporation has agreed to Lease to the said Original Licensee, Plot No.119, Sector No.R5, Node- Pushpakh Vadghar, Taluka Panvel, District Raigad, admeasuring 440.00 Sq.Mtrs. area, under 22.5% Scheme (hereinafter for the sake of brevity referred to as "the said Property") more particularly described in the schedule written there under for residential use on lease and on the terms and conditions and at or for a consideration as contained therein. The Original Licensee paid to the Corporation lease premium and the Corporation handed over the vacant, peaceful possession of the said Plot to the Original Licensee.

5. AND WHEREAS the Original Licensee being unable to develop the said Plot of land has transferred, assigned and relinquished their Development Rights

PURVA DEVELOPERS

Partner  
Vishal  
Ramesh  
Partner

in respect of the said Plot in favour of M/S PURVA DEVELOPERS, (therein & hereinafter referred to as the "Developers") vide Development Agreement dated 15/04/2019 executed between Original Licensee & M/S PURVA DEVELOPERS. The said Development Agreement is registered with Joint Sub-Registrar of Assurances Panvel on dated 15/04/2019, Document Serial No.PVL-2-4726/2019.

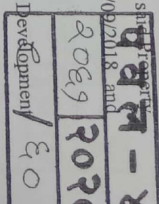
6. AND WHEREAS thus the Developers entitled to develop the said Plot on the terms and conditions set out in Agreement to Lease dated 21/09/2018 and Development Agreement dated 15/04/2019.

7. The Corporation by its Letter dated 14/01/2019 granted Permission cum Commencement Certificate to Builders and approved plans for the construction of Residential building with Ground Plus Four upper floors, vide its Letter bearing Ref No. 2019/3566.

8. By virtue of said Development Agreement M/S PURVA DEVELOPERS were in the lawful possession of the said Plot and entitle to develop and construct the residential building (as per plan approved and sanctioned by CIDCO Ltd.) and also entitled to sell Residential Flats of the building to be constructed on the said Plot on ownership basis to any Purchasers under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

9. The title of the said plot has been investigated by Adv. Dhanraj K. Keni, Advocate who has issued her certificate in respect thereof as per copy annexed hereto. The copies of the plan and specification of the flats agreed to be purchased by the Purchasers approved by the concerned local authority have been annexed hereto.

10. The Developer have entered into a standard agreement with an Architect registered with the council of Architects and such agreement is as per the agreement prescribed by the council of Architects and structural Engineers for the preparation of the structural design and drawing of the building as well as construction work and the Developer accept the professional supervision of the Architect and structural Engineers for the preparation of the structural design and drawing of the building as well as construction work and the Developer accept the professional supervision of the Architect and the structural professional supervision of the Architect and the structural completion of the building.



PURVA DEVELOPERS

Partner  
Vishal  
Ramesh  
Partner

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 २०१९ The Purchaser has seen the said plot and inspected all the documents relating to the title of the said plot prior to the execution of this Agreement and has/have accepted the same. The Purchaser/s has/have also taken inspection of the said plans for construction of the said building hereinafter referred to as the sanctioned plans and the documents referred to in the above recitals.

- AND WHEREAS the purchaser/s being interested in purchasing a Flat in the said building on the said plot approached the Developers and on perusal of the plans and specifications he/she/they has/have approved and booked Flat No. 103, on First floor, in the said building having of 37.525 sq.mtrs. Carpet area & Balcony area 0.00 sq.mtrs. (which includes F.B., C.B. and Balcony) more particularly in the Second Schedule attached hereto for a lump sum consideration of Rs.27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand only).
- Under section 4 of the said Act the Developer is required to execute a written agreement for sale of the said flat to the Purchaser/s to being in fact these presents and also to register the said agreement under the Registration Act.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**



DEVELOPERS shall construct a Building consisting of Ground and four upper floors to be called "SAI DHAM" on the said Plot of Land situated at Pankashpakh Vadghar Node, Tal. Panvel, and more particularly described in the schedule hereunder written, in accordance with the plans, designs, specifications amenities seen and approved by flat the Purchaser/s with such variations and modifications as the DEVELOPERS may consider necessary or may be required by any public body or local authority to be made in them or any of them and may be approved by the CIDCO.

2. The purchaser/s has/have prior to the execution of this agreement satisfied himself / herself / themselves about the marketable title of the DEVELOPERS to the said land and shall not be entitled to investigate the title of the owner/s licenses and no requisitions or objection shall be raised on any matter relating thereto. The Purchaser (s) has/have examined the title of the Builders/ Developers for the said plot and has/have satisfied himself / herself / themselves about the same.

PURVA DEVELOPERS

Partner  
 Partner  
 Partner

3. The purchaser/s hereby agrees to purchase from the DEVELOPERS and the DEVELOPERS hereby agrees to sell the purchaser/s the residential flat /commercial premise (hereinafter referred as the "SAID PREMISES") booked Flat No. 103, on First floor, in the said building having of 37.525 sq.mtrs Carpet area & Balcony area 0.00 sq.mtrs. in the building "SAI DHAM" as shown in the floor plan annexed and marked hereto at the total price of Rs.27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only).

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4. The purchaser/s pay the total price of the said Flat is as follows

SCHEDULE OF PAYMENTS	
(1) On Commencement of footing	20%
(2) On Commencement of Plinth	15%
(3) On Commencement of 1 <sup>st</sup> Slab.	12%
(4) On Commencement of 2 <sup>nd</sup> Slab.	10%
(5) On Commencement of 3 <sup>rd</sup> Slab.	10%
(6) On Commencement of 4 <sup>th</sup> Slab.	10%
(7) On Commencement of Brick work & Plaster	10%
(8) On Commencement of Flooring & Electric Work	10%
(10) On or before possession	03%
<b>Total 100% Rs.27,50,000/-</b>	

The PURCHASER/S have paid to the Developers of Rs.5,00,000/- (Rupees Five Lakhs Only) as a PART PAYMENT, receipts whereof the Vendor do hereby admit and acknowledge and remaining consideration amount of Rs.22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) will be paid after sanction loan from Bank or any other financial institution.



In respect of the payment of each installment, the Developers will pass separate receipts and such receipt alone shall be treated as the evidence of such payment. The sale price mentioned hereinabove is on lump-sum consideration basis. The purchaser/s shall not be entitled at any time to make or raise any dispute relating the said sale price or correlate the same with the aggregate area of the premises as shown in the plan hereto annexed.

PURVA DEVELOPERS

Partner  
 Partner  
 Partner

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PUNJAVI

DEVELOPERS at his own wish refund to the purchaser/s the installments of purchase price of the premises which may till then have been paid by the purchaser/s to the DEVELOPERS, only after the sale been paid by the purchaser/s to the DEVELOPERS, only after the sale of flats/ shop to the another purchaser/s as & when received from new purchaser/s, after deducting the earnest money deposit, & any expenses and /or fees and /or any charges against cancellation of this agreement and the DEVELOPERS shall not be liable to pay to the purchaser/s any interest on the amount so refunded upon termination of this agreement and refund of the aforesaid amount by the DEVELOPERS after deducting the sundry expenses & legal charges from the amount already paid by the defaulting purchaser/s, the DEVELOPERS shall be at liberty to dispose of and sell the said

PURVA DEVELOPERS  
Partner  
PUNJAVI  
PUNJAVI

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6) Without prejudice to their rights under this agreement and/or in law, the DEVELOPERS shall be liable to pay DEVELOPERS interest at the rate 24% per annum, on all such amounts to the DEVELOPERS interest at the rate 24% per annum, on all such amounts which become due, and payable by the purchaser/s under this agreement and remain unpaid for fifteen days or more after becoming due and irrespective of whether formally demanded or not. The DEVELOPERS shall in respect of any amount remaining unpaid by the purchaser/s under this agreement, shall have a first lien and charge on the said premises agreed to be acquired by the flat purchaser/s.

7) The DEVELOPERS shall handover vacant & peaceful possession of the said premises to the purchaser/s within 24 months from the date of Agreement for sale, subject however, to the availability of cement, steel, water, electricity and other building materials and subject to occupation permission of CIDCO and also subject to prompt and timely payment of purchase price installments by all the flat/ shop purchaser/s as well as subject to any act of God and or act of state and/or any other reasons beyond the control of the DEVELOPERS and also subject to the operation of force major. If the CIDCO/CORPRATION permits in future, part occupation on floor wise basis, the DEVELOPERS may offer possession of constructed floors earlier also. The DEVELOPERS shall not incur any liability or be responsible if the said premises are not delivered on the date aforesaid, if it is delayed for any of the reasons aforesaid or by reason of war, commotions, or any act of God, or any act of state or force major or for any reason beyond control of the DEVELOPERS or if due to any situate, notice, rule, order or notification of any Government and/or Non-Government and/or any other public body or authority, they shall be entitled to an extension of a reasonable time of 6 months for completing construction of the proposed building and for putting the flat purchaser into possession of his/her flat.

8) The fixture, fittings and amenities to be provided by the DEVELOPERS in the said buildings and the premises written herunder and the purchaser/s has/have satisfied himself/herself/themselves about the same.

9) The purchaser/s shall have no claim, save and except in respect of the particular premises hereby agreed to be acquired, i.e. all open spaces, un allotted



PURVA DEVELOPERS  
Partner  
PUNJAVI  
PUNJAVI

29) a) The purchaser/s shall carry out all internal repairs of his/her premises agreed to be acquired by his/her cost and maintain it in the same condition stage and other in which it is delivered to him/her at his/her/their own cost and that he/she/they shall not do or suffer to be done, anything in or to the said building or the said flat which may be against the rules and regulations and bye-laws of the CIDCO and/or other public authorities and he/she/they alone shall be responsible to the CIDCO and/or other public authorities for anything so done in connection with the said building and/or the said premises and shall be liable for the consequences thereof.

b) The purchaser/s shall not at anytime demolish or cause to be demolished the said premises or any part thereof agreed to be acquired by him nor shall at anytime make or cause to be made any addition or alteration of whatsoever nature to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said premises to be acquired by him. The flats/shop purchaser/s hereby covenants to keep the partition walls, sewers, drains, pipes and appurtenances thereto in good conditions and in particular so as to support shelter and protect the parts the said building other than his/her premises. The purchaser/s further covenants not to disturb/chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. pillars or other structural portions without the prior written permission of the DEVELOPERS and the CIDCO.

30) After the purchaser/s may have taken possession of the premises under the provisions of this agreement, the purchaser/s shall permit the DEVELOPERS and their surveyors and agents with or without workmen and others at all reasonable times, to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and the purchaser/s shall make good, within three months or the DEVELOPERS to the purchaser/s and also for the purpose of repairing any part of the building and for the purpose of making, repairing, maintaining, re-building, cleaning and keeping in order and condition all services, drains, pipes, cables, water courses, gutters wires, partition walls or structure of other conveniences belonging to or serving or for the said building, and also for the purpose of laying, wires and cables and for similar other purposes and for all, other purposes contemplated this agreement.

PURVA DEVELOPERS

Partner

Partner

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All letters, receipts and or notices issued by the DEVELOPERS dispatched under Certificate of posting/ Registered post A. D. to the address known to the of the purchaser will be sufficient proof of receipts of the same by the purchaser/s and shall completely and effectually discharge the DEVELOPERS. For this purpose the purchaser/s has/have given the following address :-

1) Mr. PURANLAL LACHCHURAMJI SUTHAR, Age - 33 years, Occupation - Service/Business, (Pan No.HEGPS5881J) and 2) Mrs. NARAYANI PURANLAL SUTHAR, Age - 27 years, Occupation - Housewife, (Adhar No.7465 3218 5120), Indian Inhabitants, Both residing at Aditi Apartment, Room No.C/401, Diva Agasan Road, Near Datiwali Talav, Maruti nagar, Diva (East), Thane 400612

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of a plot of land bearing Plot No. 119, Sector No. R5, total admeasuring area 440 sq.mtr. lying and being at Node - Pushpak Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai 22.5% Scheme and bounded that is to say:-

On or towards the North By : Plot No.116.  
On or towards the South By : 11 Mtrs road.  
On or towards the East By : Plot No.118.  
On or towards the West By : Plot No.120.

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THE SECOND SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of premises bearing booked Flat No. 103, on First Floor, in the said building having of 37.525 sq.mtrs. Carpet area & Balcony area 0.00 sq.mtrs. (which includes F.B., C.B. and Balcony) in the building "SAI DHAM" constructed on Plot No. 119 at Sector No. R5, of Pushpak Vadghar, Tal. Panvel, Dist. Raigad.

PURVA DEVELOPERS

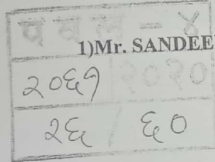
Partner

Partner

नारायणी

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

SIGNED AND DELIVERED by the  
withinnamed- 'BUILDER/DEVELOPER'  
M/s. PURVA DEVELOPERS  
through its Partners



1) Mr. SANDEEP GUNDAJI SAWANT  
PURVA DEVELOPERS

Partner



2) Mr. AVINASH VYANKATESH KIRANE  
PURVA DEVELOPERS

Partner



In the presence of ...

1. Gibendra P. Naiknawane

2. S.K.Koli Sheti



SIGNED AND DELIVERED by the  
withinnamed- 'PURCHASER/S'

1) Mr. PURANLAL LACHCHURAMJI SUTHAR

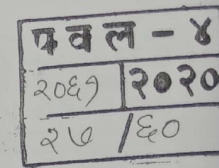
Partner



2) NARAYANI BAGTAWAR JI  
(name before marriage)  
Mrs. NARAYANI PURANLAL SUTHAR,  
(Name after marriage)  
In the presence of ...

1. [Signature]

2. S.K.Koli Sheti



### RECEIPT

Received a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) from within named flat /shop purchaser/s paid by cash/cheques being PART/ ADVANCE/EARNEST towards the state price in receipt of Flat No. 103, on First Floor, in the said building having of 37.525 sq.mtrs. Carpet area & Balcony area 0.00 sq.mtrs. (which includes F.B., C.B. and Balcony) in the building "SAI DHAM" constructed on Plot No. 119 at Sector No. R5, of Pushpak Vadghar, Tal. Panvel, Dist. Raigad.as agreed under these presents.

Amount Rs.	Cheque No.	Date	Bank's Name
1,00,000/-	000029	03/10/2019	Bank of Baroda Devgarh Br.
1,00,000/-	000032	11/11/2019	Bank of Baroda Devgarh Br.
1,00,000/-	000034	19/11/2019	Bank of Baroda Devgarh Br.
1,00,000/-	000036	11/12/2019	Bank of Baroda Devgarh Br.
1,00,000/-	000038	28/12/2019	Bank of Baroda Devgarh Br.

I SAY RECEIVED  
Rs. 5,00,000/-

[Signature]

Developers  
M/s. PURVA DEVELOPERS  
through its Partners

1) Mr. SANDEEP GUNDAJI SAWANT  
2) Mr. AVINASH VYANKATESH KIRANE

Witnesses:

1. [Signature]

2. S.Koli





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number :  
P52000021004

Project: **Sai Dham**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot no 119 at Pargaon, Panvel, Raigarh, 410206;**

1. **Purva Developers** having its registered office / principal place of business at Tehsil: **Panvel**, District: **Raigarh**, Pin: **410206**.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **27/05/2019** and ending with **31/03/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 5/27/2019 10:41:09 AM

Dated: 27/05/2019

Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



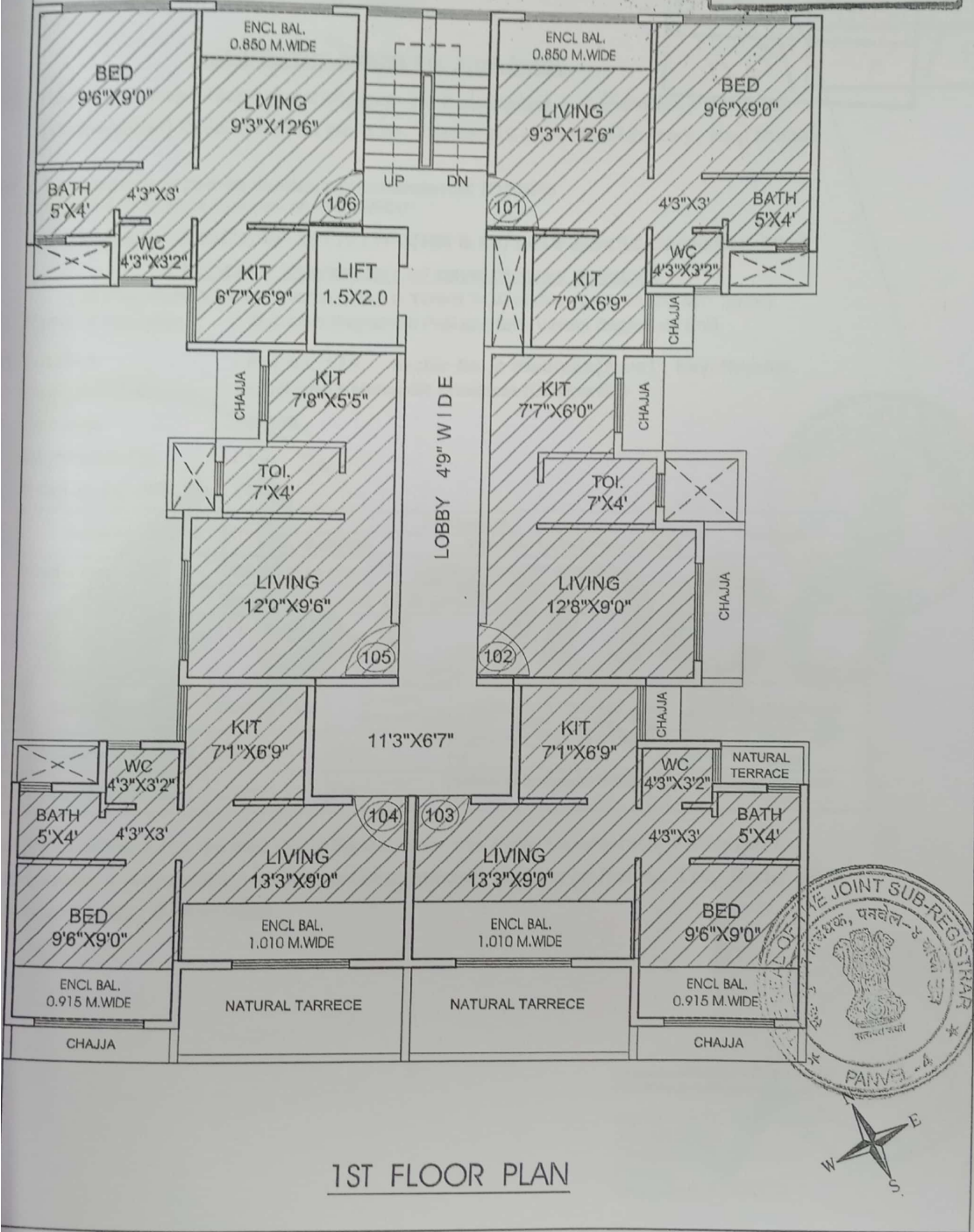
PURVA DEVELOPERS

Partner

नाराठी



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1ST FLOOR PLAN



NO.	FLOOR	PROJECT : "SAI DHAM"	SIGN. OF PURCHASER	SIGN. OF VENDOR
5	First	PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT NO -119, SECTOR- R5, AT-PUSHPAK( VADGHAR ), NAVI MUMBAI.		

*Purva W*

नाराणी

PURVA DEVELOPERS

*Partner*



Reference No. : CIDCO/BP-16178/TPO(NM & K)/2018/3724

Date : 14/1/2019

To,  
Shri. Arun Raghunath Patil and Shri. Vasant Raghun...

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**ASSESSMENT ORDER NO. 2019/3566**

Sub : Payment of New development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 119, Sector R5 at Pushpak(New), Navi Mumbai.

Ref : 1.Architects application for development permission dtd 7/12/2018  
2.Agreement to lease executed on dt 27/9/2018

Your Proposal No. .CIDCO/BP-16178/TPO(NM & K)/2018 dated 19 December, 2018

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- Name of Assessee : Shri. Arun Raghunath Patil and Shri. Vasant Raghunath Patil
- Location : Plot No. 119, Sector R5 at Pushpak(New), Navi Mumbai.
- Plot Use : Residential + Mercantile / Business (Commercial)
- Plot Area : 439.75
- Permissible FSI : 1.5
- Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resl:659:62 * 8	5277
<b>Total Assessed Charges</b>				<b>5277</b>

7) Date of Assessment : 14 January, 2019

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2018/1526	12/07/2018	5277	01614/TPO/Account/7609/2018	10/12/2018	Demand Draft
2	CIDCO/BP/2019/0009	01/02/2019	100	00096/TPO/Account/7609/2019	7/1/2019	Demand Draft

Unique Code No. 2019 04 021 02 1284 01 is for this New Development Permission for Residential + Mercantile / Business (Commercial) Building on Plot No. 119, Sector R5 at Pushpak(New), Navi Mumbai.

Document certified by PATIL MITHILESH JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH JANARDHAN  
Designation : Associate Planner  
Organization : CIDCO



Reference No. : CIDCO/BP-16178/TPO(NM & K)/2018/3724

Date : 14/1/2019

To,  
Shri. Arun Raghunath Patil and Shri. Vasant  
Raghun...

**ASSESSMENT ORDER NO. 2019/3566**

Unique Code No.	2	0	1	9	0	4	0	2	1	0	2	1	2	8	4	0	1
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Sub :-Payment of Construction & Other Workers Welfare Cess charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. 119, Sector R5 at Pushpak(New) , Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-16178/TPO(NM & K)/2018 dated 19 December, 2018

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : Shri. Arun Raghunath Patil and Shri. Vasant Raghunath Patil
- 2) Location : Plot.No. 119, Sector R5 at Pushpak(New) , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 439.75
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 1102.58 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 19360
- B) AMOUNT OF CESS : Rs. 213459.49

पवल - ४	
२०१९	२०२०
३६ / ६०	

**7) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20190402102128401	2/1/2019	213459.49	20190402102128401	11/1/2019	

Document certified by PATIL MITHILESH  
JANARDHAN <mithilesh.pam@gmail.com>

Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO



१०९-४  
२०६१/२०२०  
५९०/६०

Reference No. : CIDCO/BP-16178/TPO(NM & K)/2018/3724 Date : 14/1/2019

**CIDCO COMMENCEMENT CERTIFICATE**

To,  
Shri. Arun Raghunath Patil and Shri. Vasant  
Raghunath Patil  
At. Waghivalivada, Post-Pargaan, Tal. Panvel,  
Dist. Raigad,  
PIN - 410206

Sub : Development Permission for Residential [ Res+Comm ] + Mercantile / Business  
(Commercial) [ Res+Comm ] Building on Plot No. 119 , Sector RS at Pushpak(New) ,  
Navi Mumbai.

Ref : 1. Architects application for development permission didd 7/12/2018  
2. Agreement to lease executed on dt 27/9/2018

Dear Sir / Madam,



Document certified by PATIL MITTLESH  
JANARDHAN - email:esh.jan@gmail.com  
Name : PATIL MITTLESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO

Reference No. : CIDCO/BP-16178/TPO(NM & K)/2018/3724 Date : 14/1/2019

Please refer to your application for Development Permission for Residential  
[ Res+Comm ] + Mercantile / Business (Commercial) [ Res+Comm ] Building on Plot  
No. 119, Sector RS at Pushpak(New) , Navi Mumbai.

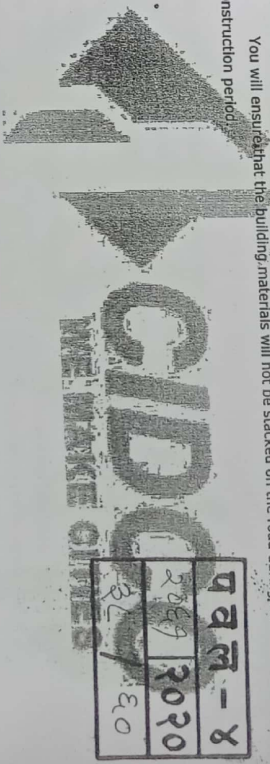
The Development Permission is hereby granted to construct Residential  
[ Res+Comm ] + Mercantile / Business (Commercial) [ Res+Comm ] Building on the  
plot mentioned above.

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

The Developer / Individual plot Owner should obtain the proposed finished road  
edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure  
that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the  
proposed finished road edge level. In case, the building is having still , the finished still level to  
be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately  
obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the  
commencement of the construction work.

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



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Name : PATIL MITTLESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **Shri. Arun Raghunath Patil and Shri. Vasant Raghunath Patil**, At. **Waghivaliwada, Post-Pargoan, Tal. Panvel, Dist. Raigad**, for Plot No. **119**, Sector **R5**, Node **Pushpak(New)**. As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** in **1Ground Floor + 4Floor** Net Builtup Area [**Residential [ Resi+Comm ] =597.33, Mercantile / Business (Commercial) [ Resi+Comm ] =57.45 Total BUA = 654.78**] Sq m.

**Nos. Of Residential Units :- 24, Nos. Of Mercantile / Business (Commercial) Units :- 4**

- A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B. Applicant Should Construct Hutments for labors at site.
- C. Applicant should provide drinking water and toilet facility for labors at site.

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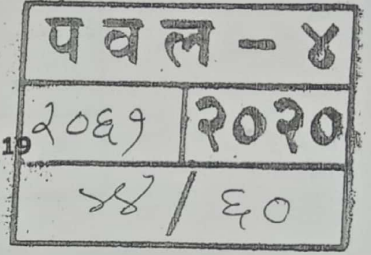
**1. This Certificate is liable to be revoked by the Corporation if :-**

- 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 :-**

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JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO



### SCHEDULE

#### RAIN WATER HARVESTING

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

1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.
  - i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled 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 up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
  - 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 channelled 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 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled 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 up to 50% of the depth.

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Designation : Associate  
Planner  
Organization : CIDCO

Summary-2( दस्त गोषवारा भाग - २ )



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दस्त क्रमांक :पवल4/2061/2020

दस्ताचा प्रकार :-करारनामा

दस्त गोषवारा भाग-2

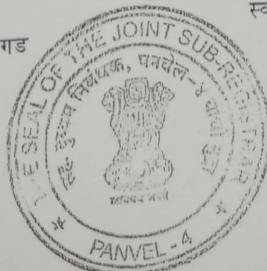
पवल4 ५२६०  
दस्त क्रमांक:2061/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पुरनलाल लच्छुरामजी सुतार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आदिती अपार्टमेंट, ब्लॉक नं: रूम नं. सी/401, रोड नं: दिवा आगसान रोड, दातीवली तलाव जवळ, मारुती नगर, दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:HEGPS5881J	लिहून घेणार वय :-33 स्वाक्षरी:- <i>Purani</i>		
2	नाव:नारायणी भग्नवार जी (लगाअगोदरचे नाव) नारायणी पुरनलाल सुतार(लग्नानंतरचे नाव) - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आदिती अपार्टमेंट, ब्लॉक नं: रूम नं. सी/401, रोड नं: दिवा आगसान रोड, दातीवली तलाव जवळ, मारुती नगर, दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:BYRPN8730N	लिहून घेणार वय :-27 स्वाक्षरी:- <i>Marji</i>		
3	नाव:मे. पुर्वा डेव्हलपर्स तर्फे भागीदार संदिप गुंडाजी सावंत - - पत्ता:प्लॉट नं: 34/34ए, माळा नं: -, इमारतीचे नाव: भुमी लॅन्ड मार्क , ब्लॉक नं: ऑफिस नं. 408/409, रोड नं: सेक्टर नं. 17, खांदा कॉलनी,न्यू पनवेल,पश्चिम,ता. पनवेल,जि. रायगड , महाराष्ट्र, रायघर(एमएच). पॅन नंबर:AAWFP8312N	लिहून देणार वय :-37 स्वाक्षरी:- <i>Sanjay</i>		
4	नाव:मे. पुर्वा डेव्हलपर्स तर्फे भागीदार अविनाश व्यंकटेश किराणे - - पत्ता:प्लॉट नं: 34/34ए, माळा नं: -, इमारतीचे नाव: भुमी लॅन्ड मार्क , ब्लॉक नं: ऑफिस नं. 408/409 , रोड नं: सेक्टर नं. 17, खांदा कॉलनी,न्यू पनवेल,पश्चिम,ता. पनवेल,जि. रायगड , महाराष्ट्र, रायघर(एमएच). पॅन नंबर:AAWFP8312N	लिहून देणार वय :-52 स्वाक्षरी:- <i>Avinash</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:24 / 02 / 2020 05 : 44 : 02 PM

ओळख:-  
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

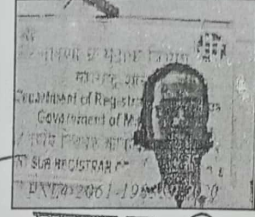
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:महेश अनंत भुजबळ - - वय:43 पत्ता:शॉप नं. 96, श्री दत्त झेराॅक्स,पनवेल,ता.पनवेल,जि.रायगड पिन कोड:410206	स्वाक्षरी <i>Mh</i> 	



Summary-2( दस्त गोषवारा भाग - २ )

2 नाव:शरद जी.भोपी - -  
वय:40  
पत्ता:शॉप नं. 96, श्री दत्त  
झेरॉक्स,पनवेल,ता.पनवेल,जि.रायगड  
पिन कोड:410206

स्वाक्षरी  
Goh



पुस्तक क्र. 9

दस्त क्र. 2089 वर नोंदला.

शिक्का क्र.4 ची वेळ:24 / 02 / 2020 05 : 44 : 31 PM

शिक्का क्र.5 ची वेळ:24 / 02 / 2020 05 : 45 : 14 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Panvel 4

EPayment Details.

सह दुय्यम निबंधक, पनवेल-४  
दि. 28 माहे 02 सन २०२०

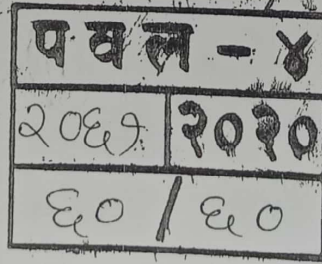
sr.	Epayment Number	Defacement Number
1	MH012310059201920E	0006405818201920
2	1902202003440	1902202003440D

2061 /2020

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