

SANDEEP BHATIA  
Mobile - 8169982050  
HLC - MUM01284



50  
**SBI**

HLST & Branches

# TAKE OVER\*  
ICICI BANK

Saving A/C No.	CRM/YONO REF. NO.
CIF NO.	Tie up no (if applicable)

AMT-III

LOS Reference No.	PAL/ Take Over/ New/ REsale/ Top up
-------------------	-------------------------------------

Applicant Name	JAYDIP ARUNDBHAT KABARSYA
Co-Applicant Name	KAJAL JAYDIP KABARSYA

Contract (Resi)	Mobile
-----------------	--------

Loan Amount	30 Lakhs	Tenure	240 m
-------------	----------	--------	-------

Interest Rate	EMI
---------------	-----

Loan Type	TL	SBI LIFE
-----------	----	----------

Hsg Loan	TL	Maxgain	-
----------	----	---------	---

Realty	-	Home Top up	-
--------	---	-------------	---

Property Location	
Property Cost	45 Lakhs
Name of Developer / Vendor / Over From	ICICI Bank

RBO - III ZONE - Thane Branch Vashi Turbhe (0336) (Code No.)

Contact Person **SANDEEP BHATIA** Mobile No. **8169982050**

Name of RACPC Co-ordinator along with Mob. No. **PRABHAT BAJPAI**

	DATE
SEARCH - 1	Rajesh Chaudhari
SEARCH - 2	
VALUATION - 1	Vastukata
VALUATION - 2	

	DATE
RESIDENCE VERIFICATION	11-04-2023
OFFICE VERIFICATION	11/4/2023
SITE INSPECTION	

HLST / MPST / BM / FS / ALONG WITH Mob No **SANDEEP BHATIA 8169982050**

A/C NO :
SBI LIFE A/C NO.
NAME : 1.
2.
3.

ITR -> mix -> 11/4/2023

CERSAI NO : ASSET ID :

JAYDIP ARVINDBHAI KABARIYA  
 Gender  M  F  T\*  
 \*Transgender  
 Date of Birth 03-05-1985  
 Status  Married  Unmarried  Other  
 Name of Spouse KASAL KABARIYA  
 Dependents 02 No. of Children 02 Name of Father ARVINDBHAI KABARIYA  
 Maiden Name HANSABEN KABARIYA  
 Category  SC  ST  OBC  General  
 Nationality INDIAN Residential Status  Resident  NRI / PIO Religion HINDU  
 Birth AMRELI Photo Identification (ID) : Type  
 Identification (ID): Number Photo ID: Valid Upto  
 Licence No. Driving Licence Valid Upto  
 PAN No. BC1PK7752C Passport No. Passport Valid Upto  
 Qualification Attained 10th Qualifying Year 2001



Kashi Turbha Bank  
 Kashi Turbha Bank  
 Please sign here

Address: Staying at the present address for the past \_\_\_ Years and \_\_\_ Months. Type of Residence  Owned  Rented  Allotted by employer  Other  
 Apartment No. or Name 702, PRABHU SRUSHTI  
 No. and Area/Location PLOT NO-E-16, SECTOR-3, BELPADA  
 KHARGHAR  
 KHARGHAR District RAJGARH Pin Code 410210  
 MAHARASHTRA Country INDIA  
 Mobile (Primary) 8080850242 Mobile (Secondary)  
 JAYDIPKABARIYA13@gmail.com

Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)  
 Apartment No. or Name  
 No. and Area/Location  
 District Pin Code  
 Country  
 Telephone (Landline 2)

*Same as present*



**FORM-A (PERSONAL DETAILS)**

APPLICANT  CO-APPLICANT

Name **KAJAL JAYDIP KABARJYA**

Salutation  Mr  Mrs  Ms  Dr.  Other

Marital Status  Married  Unmarried  Other

Gender  M  F  Transgender

No. of Dependents **02** No. of Children **02** Name of Spouse **JAYDIP KABARJYA** Date of Birth **20-01-1987**

Mother's Maiden Name **KANCHANBEN KACHHADIA** Name of Father **PARSHOTAMBAJI KACHHADIA**

Nationality **INDIAN** Residential Status  Resident  NRI/PIO  SC  ST  OBC  General

Place of Birth **AMBELI** Religion **HINDU**

Photo Identification (ID): Number \_\_\_\_\_ Photo Identification (ID): Type \_\_\_\_\_

Driving Licence No. \_\_\_\_\_ Photo ID: Valid Upto \_\_\_\_\_

Passport No. **CMNPK6570L** Driving Licence Valid Upto \_\_\_\_\_

Highest Qualification Attained **8th** Passport Valid Upto \_\_\_\_\_

Present Address: Staying at the present address for the past \_\_\_\_\_ Years and \_\_\_\_\_ Months. Qualifying Year **2004**

Type of Residence  Owned  Rented  Allotted by employer

Flat / Apartment No. or Name **702, PRABHU SRWSTI**

Name & No. and Area/Location **PLOT NO-F-16, SECTOR-13, BELPADA**

**KHARWAR** District **PAIGARH** Pin Code **W**

**KHARKHAR** Country **INDIA**

**MAHARASHTRA** Mobile (Primary) **8850142502** Mobile (Secondary) \_\_\_\_\_

Permanent Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

Flat / Apartment No. or Name \_\_\_\_\_

Name & No. and Area/Location \_\_\_\_\_

\_\_\_\_\_ District \_\_\_\_\_ Pin Code \_\_\_\_\_

\_\_\_\_\_ Country \_\_\_\_\_

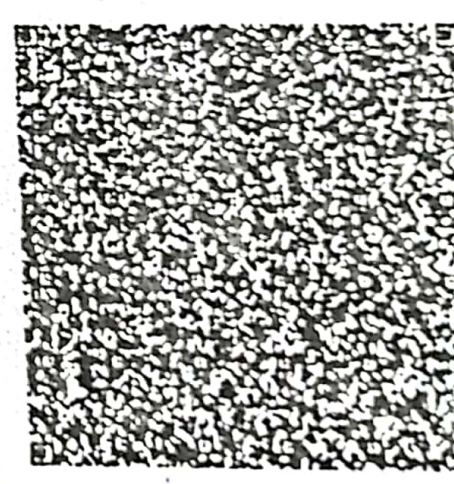


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
SO 1234567890



नाम / Name  
JASRUP ARVIND BHAI KABARIYA

पिता का नाम / Father's Name  
ARVIND BHAI KABARIYA

जन्म की तिथि / Date of Birth  
03/05/1985





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/82325/15436

To,  
जयदीप अरविंद भाई कबरिया  
Jaydip Arvind Bhai Kabariya  
S/O: Arvind Bhai Kabariya  
702 Prabhru Srushti Plot No E-16  
Near Utsav Chowk Sector 3 Kharghar Navi Mumbai  
Kharghar  
Kharghar Panvel Raigarh  
Maharashtra 410210

29/04/2013

Ref: 475 / 23G / 803770 / 804783 / P



SH061365764FT



VERIFIED WITH ORIGINAL  
STATE BANK OF INDIA

Rekha Krishna R.  
Manager  
PF No.:7611560

आपला आधार क्रमांक / Your Aadhaar No. :

**2221 2972 2756**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



जयदीप अरविंद भाई कबरिया  
Jaydip Arvind Bhai Kabariya  
जन्म वर्ष / Year of Birth : 1985  
पुरुष / Male



**2221 2972 2756**

आधार - सामान्य माणसाचा अधिकार

20/11/2013



529/4776

Tuesday, March 22, 2022  
4:25 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39M  
Regn.: 39M

पावती क्र.: 5111 दिनांक: 22/03/2022

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवत5-4776-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: जयदीप अरविंद भाई काबारीया - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

Joint Sub Registrar Panel 5

बाजार मुल्य: रु.4304887.38 /-

मोबदला रु.4400000/-

भरलेले मुद्रांक शुल्क : रु. 264000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2103202219311 दिनांक: 22/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014980468202122E दिनांक: 22/03/2022

बँकेचे नाव व पत्ता:





2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 4776/2022

नोंदणी :

Regn:63m

गावाचे नाव : कळंबोली

जाचा प्रकार	करारनामा
ला	4400000
रभाव(भाडेपट्टयाच्या बाबतितपट्टाकार देतो की पट्टेदार ते नमुद करावे)	4304887.38
पन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग-3/15/17 दर-80200/- प्रती चौ मी,सदनिका क्र.1503,पंधरावा मजला,मनिषा पॅराडाईज,प्लॉट क्र.52,सेक्टर 17,कळंबोली,ता.पनवेल,जि.रायगड. क्षेत्र 45.393 चौ.मी.कारपेट( ( Plot Number : 52 ; SECTOR NUMBER : 17 ; ) ) 1) 45.393 चौ.मीटर
की किंवा जुडी देण्यात असेल तेव्हा.	
ज करून देणा-या/लिहून ठेवणा-या व किंवा दिवाणी न्यायालयाचा आदेश असल्यास,प्रतिवादिचे नाव	1): नाव:-मे. पृथ्वी बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार धिरज परबत गोठी व जयेश वालजी गोठी यांचे कु.मु. म्हणून चंद्रेश परबत गोठी - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान क्र.७, कॉनकर्ड सी.एच.एस.लि., प्लॉट क्र.1, एन.एस.रोड क्र.१०, जुहू सर्कल, जे.व्ही.पी.डी, विलेपार्ले वेस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-AAKFP1644B
करून घेणा-या पक्षकाराचे व किंवा लयाचा हुकुमनामा किंवा आदेश वादिचे नाव व पत्ता	1): नाव:-जयदीप अरविंद भाई काबारीया - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७०२, प्रभू सृष्टी, प्लॉट क्र.ई-१६, उत्सव चौकाजवळ, सेक्टर 3, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड(ं). पिन कोड:-410210 पॅन नं:-BCIPK7752C 2): नाव:-काजल जयदीप काबारीया - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ७०२, प्रभू सृष्टी, प्लॉट क्र.ई-१६, उत्सव चौकाजवळ, सेक्टर 3, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड(ं). पिन कोड:-410210 पॅन नं:-CMNPK6570L
करून दिल्याचा दिनांक	22/03/2022
णी केल्याचा दिनांक	22/03/2022
खंड व पृष्ठ	4776/2022
प्रमाणे मुद्रांक शुल्क	264000
प्रमाणे नोंदणी शुल्क	30000

चारात घेतलेला तपशील:-:

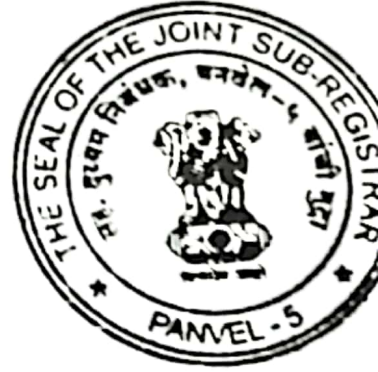


मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202203227495	22 March 2022, 03:45:06 PM पवस			
मूल्यांकनाचे वर्ष	2021				
जिल्हा	रायगड				
मूल्य विभाग	तालुका पनवेल				
उप मूल्य विभाग	3-15/17-कळंबोली सिडको से क्र 17				
क्षेत्राचे नांव	A Class Patka	सर्व्हे नंबर / न भू क्रमांक			
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
29,300/-	80200/-	85400/-	97000/-	85400/-	
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)-	49 932 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 80200/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor		
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt.02/11/2018					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट वाढ					
= (80200 * (100 / 100) ) * 107.5 / 100					
= Rs 86215/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 86215 * 49 932					
= Rs 4304887.38/-					
Applicable Rules = 3, 18, 19					
<b>एकत्रित अंतिम मूल्य</b>					
मुख्य मिळकतीचे मूल्य - तळपराचे मूल्य - मेरिनाईन मजला क्षेत्र मूल्य - लगतच्या गाळीचे मूल्य (खुली बाळकनी) - वरील गाळीचे मूल्य - बांदित वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भावतीच्या खुल्या जागेचे मूल्य - बांदित बाळकनी - स्वयंचालित वाहनतळ					
= A + B + C - D + E + F + G + H + I + J					
= 4304887.38 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs. 4304887.38/-					
= ₹ त्रेचाळीस लाख चार हजार आठ शे सत्त्याऐशी /-					

Home


Print

प व ल - ५	
२००९	२०२२
११	१००



### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 22<sup>nd</sup> day of March, 2022 between M/S. PRUTHVI BUILDERS & DEVELOPERS, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its office at Shop No 7, Concord CHS Ltd, Plot no 1, N S Road No 10, Juhu Circle, JVPD, Vile Parle - West, Mumbai : 400049, hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns) OF THE ONE PART and MR. JAYDIP ARVIND BHAI KABARIYA AND MRS. KAJAL JAYDIP KABARIYA, having address at 702, Prabhu Srushti, Plot no E - 16, Near Utsav Chowk,

 Pruthvi Builders & Developers



Sector 3, Kharghar, Navi Mumbai : 410210 hereinafter referred to as "THE ALLOTTEE(S)" which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART.

Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956<sup>th</sup> (I of 1956) (hereinafter referred to as "THE CORPORATION") and 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 provision of Sub Section (3A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub Section (1) of Section 113 of the said Act;

पवल - ५  
2022  
1/900



And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

And whereas (1) SHRI GURUNATH LAKHMO WAGHE (KATKARI) (2) SMT. DRAUPADI SHANKAR ALIAS SITARAM KATKARI @ NAIK (3) SHRI BHAGWAN KASHINATH PATIL (4) SHRI GAJANAN RAMDAS ULWEKAR (5) SMT.

DEVKIBAI MUKUND ULWEKAR (6) SHRI KESHAV MUKUND ULWEKAR (7) SHRI NARAYAN MUKUND ULWEKAR (8) SHRI PRAKASH MUKUND ULWEKAR (9) SMT. FASUBAI BALYA KHANAVKAR (10) SHRI ASHOK BALYA KHANAVKAR (11) SHRI MANOHAR BALYA KHANAVKAR (12) SHRI ANANTA BALYA KHANAVKAR (13) SHRI ARUN BALYA KHANAVKAR (14) SHRI RAVI BALYA KHANAVKAR (15) SMT. KUNDA AMBAJI MHATRE & (16) SHRI ABA NARAYAN GADGE, hereinafter jointly and collectively referred to as "THE ORIGINAL LICENSEES" and therein referred to as "THE LICENSEES", had been allotted a Plot of Land by the said Corporation bearing Plot number 52 under erstwhile Gaothan Expansion Scheme of CIDCO LTD. in Sector No.-17, Village-Carimboli, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, admeasuring 2918.69 Sq. Mts. or thereabouts and more particularly described in the "**First Schedule**" hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein;

प व ल - 12	
2068	2022
92/200	



And whereas the Original Licensees paid to the Corporation a sum of Rs. 40,000/- (Rupees Forty Thousand Only) as and by way of full and final Payment of Lease Premium and entered into an **Agreement to Lease dated 27/04/2009** and after construction of building(s) on the said Plot of land, Corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the said Plot to the Licensees for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Sub Registrar of Assurances at Panvel-1 under its Receipt No.-2496, Doc. No.-PVL1-02452-2009 on 28/04/2009;

And whereas by virtue of a **Tripartite Agreement dated 28/05/2009** entered into between the Corporation, of the One Part and the said Original Licensees of the Second Part and M/S. PRUTHVI BUILDERS & DEVELOPERS, a partnership firm, represented by its Partners (1) SHRI DHIRAJ PARBAT GOTHI & (2) SHRI JAYESH VALJI GOTHI, therein referred to as "THE NEW LICENSEES" of the Third Part, the Corporation has agreed to grant to the New Licensees a lease of the aforesaid Plot on the terms and conditions specified therein, and whereas the terms and conditions of the said

110 116-117



Shreeji

76/04/08

And whereas the Promoters have proposed to construct on the project land a building consisting **Ground + 15 (Fifteen) Upper Floors;**

And whereas the Promoters are entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the Corporation vide **Commencement Certificate bearing number CIDCO/ATPO/624, dated 08/06/2010** including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the Commencement Certificate is annexed herewith as "**Annexure-A**";

And whereas the aforesaid Agreement to Lease is with the benefit of right of priority to construct any new building(s), permitted by the concerned local authority



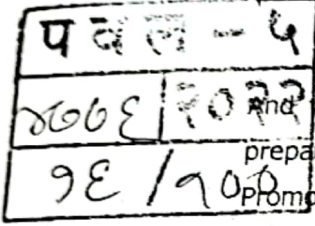
And whereas by virtue of the aforesaid Agreement to Lease and Tripartite Agreement, the Promoters are absolutely seized and possessed of and and sufficiently entitled to the said plot of land;

Handwritten registration details in a box:  
Top: 2009 / 275  
Middle: 2009 / 275  
Bottom: 4 - 12 - 4

Agreement was compiled with by the New Licensees, the said plot was leased and assigned in favour of the New Licensees i.e. M/S. PRUTHVI BUILDERS & DEVELOPERS, represented by its Partners (1) SHRI DHIRAJ PARBAT GOTHI & (2) SHRI JAYESH VALJI GOTHI and CIDCO vide its letter bearing reference number CIDCO / EMS / 12.5% Scheme / Kalamboili / 9 + 47 + 74A + 241 / 275 / 2009, dated 14/10/2009, transferred the said plot in favour of the New Licensees, instead and in place of the Original Licensees. The said Tripartite Agreement is duly registered before the Sub Registrar of Assurances, Mumbai under its Receipt No.-6926, Doc. No.-PVL1-05952/2009 on 08/10/2009;

And whereas the Allottee(s) is/are offered a Flat bearing number 1503 on the 15th (Fifteenth) Floor (hereinafter referred to as "THE SAID FLAT") of the Building called 'MANISHA PARADISE' (hereinafter referred to as "THE SAID BUILDING") being constructed of the said project, by the Promoters;

And whereas the Promoters 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 whereas the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings;



And whereas by virtue of the aforesaid Agreements, the Promoters have sole and exclusive right to sell the Flats, Shops and Other Units in the proposed building(s) to be constructed by the promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flats, Shops and Other Units therein and to receive the sale price in respect thereof;

And whereas on demand from the allottee(s), the Promoters have given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects SATISH AHUJA ARCHITECTS and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "THE SAID ACT") and the Rules and Regulations made there under;

And whereas the authenticated copy of Certificate of Title issued by the advocate of the Promoters, showing the nature of the title of the Promoters to the project land on which the Flats are to be constructed have been annexed hereto and marked as "**Annexure-B**";



And whereas the carpet area of the said Flat is 45.393 Sq. Mts. and "CARPET AREA" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony area of 11.013 sq mts appurtenant to the said Flat for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area of --- Sq. Mts. appurtenant to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat.

पं. नं. १८६/२०११  
१८/१००


And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

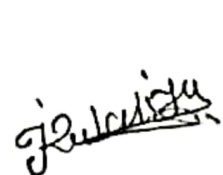



And whereas prior to the execution of these presents, the Allottee(s) have paid to the Promoters a sum of **Rs. 14,00,000/- (Rupees Fourteen Lakhs Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

And whereas the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at **MUMBAI having RERA Registration No. P51800009761**; the authenticated copy of the certificate is annexed herewith as "**Annexure-E**".

And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

 १८/१०/११

*Handwritten signatures and notes at the top of the page.*

a)(i) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said Flat bearing No. 1503 admeasuring 45.393 Sq. Mts. carpet area on the 15th(Fifteenth) Floor of the said building known as 'MANISHA PARADISE' hereinafter referred to as "THE SAID FLAT", more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure D" for a lump sum price of 44,00,000/- (Rupees Forty Four Lakhs Only) being and inclusive the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas

Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

The Promoters shall construct the said building project to be known as 'MANISHA PARADISE' consisting Ground plus 15 (Fifteen) Upper Floors on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the



4	2022	900
---	------	-----

1) The Promoters shall construct the said building project to be known as 'MANISHA PARADISE' consisting Ground plus 15 (Fifteen) Upper Floors on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

Now therefore this Agreement witnesses and it is hereby agreed by and between the parties hereto as follows:

mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.



: 14 :

5) The fixture and fittings with regards to flooring and sanitary fittings and amenities to be provided by the Promoters in the Flat and the said building are those that are set out in the "Third Schedule" mentioned hereunder.

6) **The Promoters shall give possession of the Flat to the Allottee(s) on or before 31st March 2024.** If the Promoters fail or neglect to give possession of the Flat to the Allottee(s) on account of reasons beyond their control and of their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee(s) the amounts already received by them in respect of the Flat with interest at the same rate as may mentioned in the clause 4a herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date in the completion of building in which the Flat is to be situated is delayed on account of

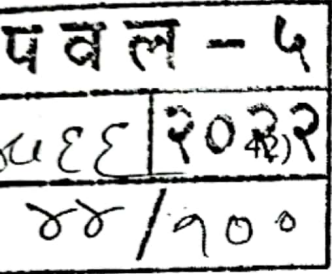
- i) War, civil commotion or act of God ;
  - ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- 7) The Promoters, upon obtaining the Occupancy Certificate from the competent authority and the payment made by the Allottee(s) as per the agreement shall offer in writing the possession of the Flat to the Allottee(s) in terms of this Agreement to be taken within 15 (Fifteen) days from the date of issue of such notice and the Promoters shall give possession of the Flat to the Allottee(s). The Promoters agree and undertake to indemnify the Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoters or association of Allottee(s) as the

प व ल - ५  
२०२२  
२५/१००

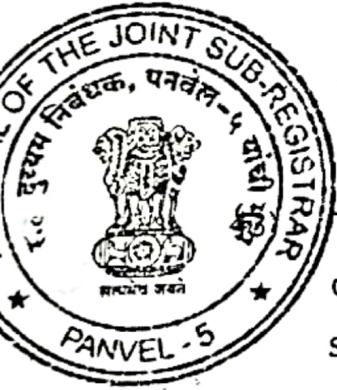


Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

- 41) The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee(s), in Panvel after the Agreement is duly executed by the Allottee(s) and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Panvel, Raigad.



The Allottee(s) and/or Promoters shall present this Agreement as well as the Conveyance/Assignment of Lease at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.



That all notices to be served on the Allottee(s) and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoters by Registered Post A.D and notified Email ID at their respective addresses specified below:

**MR. JAYDIP ARVIND BHAI KABARIYA AND MRS. KAJAL JAYDIP KABARIYA**, having address at:

702, Prabhu Srushti, Plot no E - 16, Near Utsav Chowk, Sector 3, Kharghar, Navi Mumbai : 410210

Notified Email ID: jaydipkabariya13@gmail.com



**M/S. PRUTHVI BUILDERS & DEVELOPERS**

Add: Shop No 7, Concord CHS Ltd, Plot no 1, N S Road no 10, Juhu Circle, JVPD, Vile Parie - West, Mumbai : 400049

Notified Email ID: pruthvi.builders@yahoo.com

It shall be the duty of the Allottee(s) and the promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post falling which all communications and letters posted at the above address shall be deemed to have been received by the promoters or the Allottee(s) in the case may be.

- 44) That in case there are Joint Allottee(s) all communications shall be sent by the Promoters to the Allottee(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).
- 45) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the allottee(s) only.
- 46) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
- 47) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement

पंचल - ५  
२००९ २०२२  
२५ / १००



: 35 :

**FIRST SCHEDULE ABOVE REFERRED TO**

**DESCRIPTION OF THE LAND**

All that piece and parcel of land bearing Plot number 52 under erstwhile 12.5% Goathan Expansion Scheme situated at Sector No.-17, Village-Kalamboli, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, admeasuring 2918.69 Sq. Mts. or thereabout bounded as follows; i.e. to say:

On or towards the North by : 30 Mts. Wide link Road  
On or towards the South by : Plot No.-53  
On or towards the East by : 30 Mts. Wide Road  
On or towards the West by : Plot No.-51

प व ल - ५	
७७९	२०२२
४६/१००	

**SECOND SCHEDULE ABOVE REFERRED TO**

**DESCRIPTION OF THE FLAT**

Residential/Commercial premises bearing Flat number 1503 measuring 45.393 Sq. Mts. Carpet area on the 15th Floor of the building to be known as 'MANISHA PARADISE' being constructed on Plot No. 52 situated in Sector No.-17, Village-Kalamboli, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.





In witness whereof the parties hereto have executed this agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED )  
BY THE WITHIN NAMED PROMOTERS )  
M/S. PRUTHVI BUILDERS & DEVELOPERS )  
P.A.N.: AAKFP1644B )  
REPRESENTED BY ITS PARTNER )  
1) Mr. DHIRAJ PARBAT GOTHI )



Dhiraj

2) Mr. JAYESH VALJI GOTHI



Jayesh

IN THE PRESENCE OF

1) \_\_\_\_\_ )  
2) \_\_\_\_\_ )

SIGNED, SEALED & DELIVERED BY )  
THE WITHIN NAMED ALLOTTEE(S) )  
1) MR. JAYDIP ARVIND BHAI KABARIYA )

Jaydip

\_\_\_\_\_ )  
P.A.N.- BCIPK7752C )

2) MRS. KAJAL JAYDIP KABARIYA )

\_\_\_\_\_ )  
P.A.N.- CMNPK6570L )

Kajal

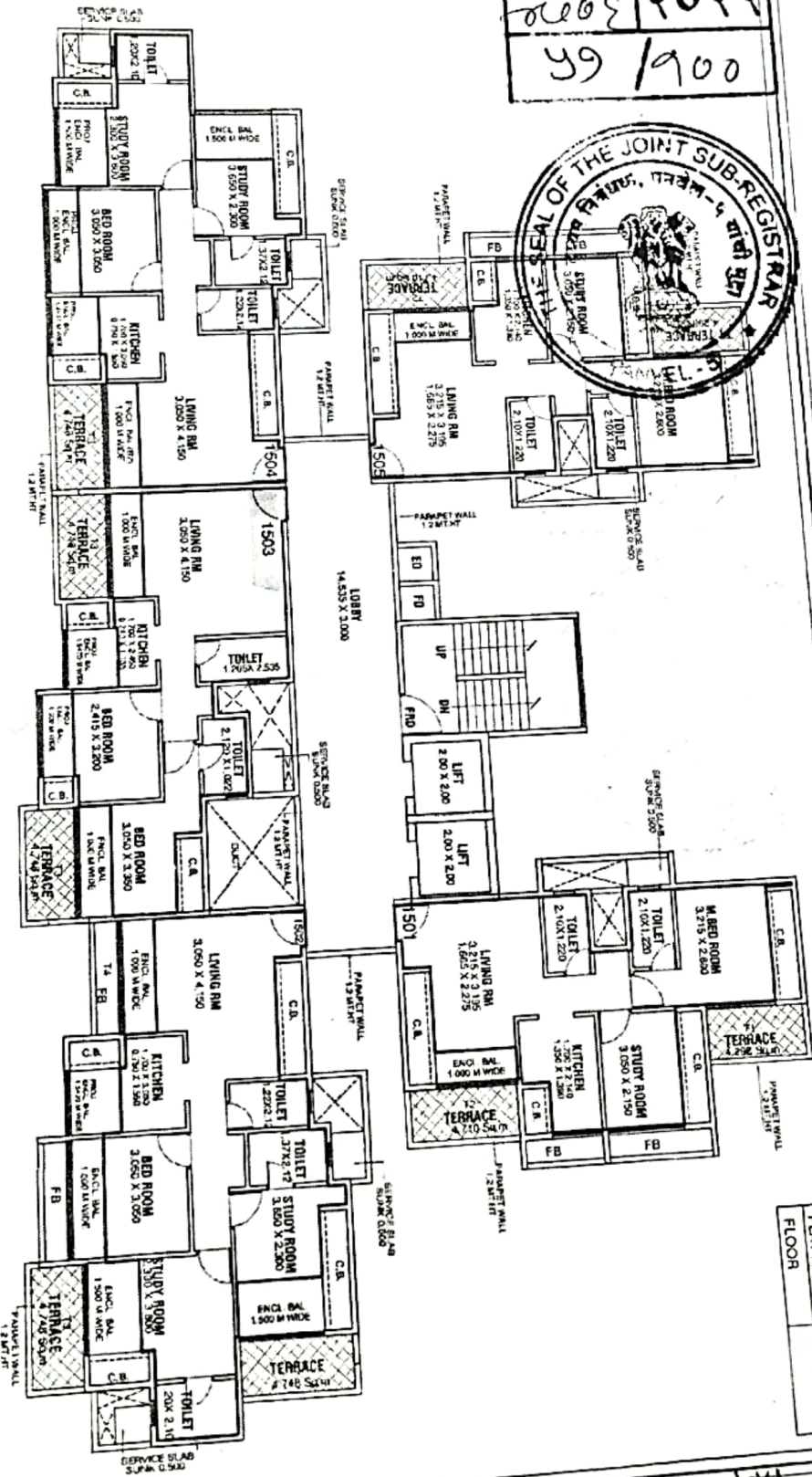
IN THE PRESENCE OF

1) \_\_\_\_\_ )  
2) \_\_\_\_\_ )

पवल - ५  
२००९ | २०२२

Handwritten signature or initials at the top left of the page.

पव ल - ५  
 ०८०८ २०२२  
 ५९ / १००



FLAT NO. \_\_\_\_\_  
 FLOOR \_\_\_\_\_

**15TH FLOOR PLAN**

SIGNATURE OF PURCHASER  
 SIGNATURE OF VENDOR

Handwritten signature of the vendor.

PROPOSED RESIDENTIAL CUM. COMMERCIAL BLDG. ON  
 PLOT NO.52 SECTOR - 17, KALAMBOLI, NAVI MUMBAI  
 M/S- PRUTHVI BUILDERS & DEVELOPERS.

At our office ROADPALLI PARBATI BHAI, PLOT NO.52 SEC. 17 STAMP DUTY PLAN & AREA STATEMENT 02 STAMP DUTY AS PER RERA 08.08.17



CONTENT OF SHEET

SHEET-03117

# 15TH FLOOR PLAN BALCONY ENCLOSURE CHARGES

APPROVAL STAMP OF CIDCO

APPROVED SUBJECT TO CONDITION  
MENTIONED IN

This Office Letter No. CIDCO / (B.P.) /  
ATPO ... 6245 ... Dated

8 JUN 2010

Additional Town Planning Officer,  
Raigad Bhavan, 4th Floor,  
Plot No. - 4, Sector - 11, C.B.D.

*[Handwritten initials]*

पंचल - ५	
४००६	२०२२
५३/१००	



KALAMEOLI NAVI MUMBAI (12.5% SCHEME)  
FOR M/S PRUTHVI BUILDERS & DEVELOPERS

NAME & SIGNATURE OF OWNER

NAME & SIGNATURE OF ARCHITECT

For PRUTHVI BUILDERS & DEVELOPERS

*[Handwritten signature]*

*[Handwritten signature]*

Partner

MR. SATISH V. ARUJA

M/S PRUTHVI BUILDERS & DEVELOPERS

NAME & ADDRESS OF ARCHITECT



SCALE: 1:100

DATE: 20.05.10

DRN. BY: Pradeep N.

CHKD. BY: S.V. ARUJA

DRG. No: 09

SATISH ARUJA ARCHITECTS

ASHIRAM SOCIETY, OPP MCDONALD'S  
C-WING, SECTOR 17, VASIN, NAVI MUMBAI  
PH. NO. 2789 8544, 6791 8444, 98211 98129

*[Handwritten signature]*  
04509H2



3



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.

PHONE : +91-22-2202 2509 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614

PHONE : +91-22-6791 8100  
FAX : +91-22-6791 8166

To,  
✓ M/s. Pruthvi Builders & Developers  
Ref. No Partner Mr. Dhiraj Parbat Gothi & Other One,  
402-A, Encore Apna Ghar, Lokahdwala Complex,  
Andheri(W), Mumbai-53

Date : 8 JUN 2010

**ASSESSMENT ORDER NO.215 /2010-11 REGISTER NO.01 PAGE NO.215**

SUB:- Payment of development charges for Residential Building on Plot No.52, Sector -17 at  
Kalamboli, Roadpali(12.5% Scheme) , Navi Mumbai.

REF:- 1) Your architect's application dated 29/01/2010, 16/04/2010, 29/04/2010  
& 01/06/2010.

- 2) Delay condonation NOC issued by M(TS-II) vide letter dtd.22/02/2010
- 3) Transfer order issued by M(TS-II) vide letter dtd.14/10/2009
- 4) Approval of sub-station location vide letter dtd.02/06/2010
- 5) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.13/05/2010
- 6) 50% IDC paid of Rs.14,59,500/- vide Challan No.121669, dtd.01/06/2010

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**  
(OFFICE ORDER NO. CIDCO/JADM/2449/DATED/18/11/92)

- |     |  |  |
|-----|--|--|
| 1.  | Name of Assessee   | : -M/s. Pruthvi Builders & Developers<br>Partner Mr. Dhiraj Parbat Gothi & Other One |
| 2.  | Location   | : -Plot no.52,Sector-17, at Kalamboli, Roadpali (12.5% Scheme).                      |
| 3.  | Land use   | : -Residential   |
| 4.  | Plot area  | : -2918.69 Sq. mtrs  |
| 5.  | Permissible FSI  | : -1.5.  |
| 6.  | <b>AREA FOR ASSESSEMENT:-</b>  |  |
| A)  | <b>FOR COMMERCIAL</b>  |  |
| i)  | Plot area  | : - 412.058 Sq.mtrs..  |
| ii) | Built up area  | : - 618.087 Sq.mtrs.   |
| B)  | <b>FOR RESIDENTIAL</b>   |  |
| i)  | Plot area  | : - 2506.632 Sq.mtrs.  |
| ii) | Built up area  | : - 3724.486 Sq.mtrs   |
| 7.  | <b>DEVELOPMENT CHARGES :-</b>  |  |
| A)  | <b>FOR COMMERCIAL</b>  |  |
| i)  | Plot area  | : - 412.058 Sq.mtrs.X Rs.60/-=Rs.24723.48  |
| ii) | Built up area  | : - 618.087 Sq.mtrs.X Rs.80/-=Rs.49446.96  |
|     |  | <b>TOTAL = Rs.74170.44</b>   |
| B)  | <b>FOR RESIDENTIAL</b>   |  |
| i)  | Plot area  | : - 2506.632 Sq.mtrs.X Rs.30/-= Rs. 75198.96   |
| ii) | Built up area  | : - 3724.486 Sq.mtrs X Rs.40/-= Rs.148979.44   |
|     |  | <b>TOTAL =Rs.224178.40</b>   |
| 8)  | Total Assessed development charges :- 7(i) + 7(ii)=Rs.298348.84, Say Rs. 298349/-    |  |
| 9)  | Date of Assessment   | : - 03/06/2010   |
| 10) | Due date of completion   | : - 27/04/2009 to 26/04/2013   |
| 11) | Development charges paid of Rs.3,03,000/- Vide Challan No.121670,<br>dtd. 01/06/2010 |  |

यवल - ५  
२६०६/२०२२  
५५/१००



Yours faithfully  
*(Signature)*  
(R. B. Patil)

Add. Town Planning Officer(BP)  
Mumbai & Khantal

No. 121670





# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:  
CORPORATE HEAD OFFICE: 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614  
PHONE : +91-22-6791 8100  
FAX : +91-22-6791 8166

CIDCO/BP/ATPO/624 = -

Date 8 JUN 2010

Ref. No. To,  
M/s. Pruthvi Builders & Developers  
Partner Mr. Dhiraj Parbat Gothi & Other One,  
402-A, Encore Apna Ghar, Lokahdwala Complex,  
Andheri(W), Mumbai-53

Sub:- Development permission for Residential Building on Plot No.52, Sector-17  
at Kalamboli, Roadpali(12.5% Scheme), Navi Mumbai.

- REF:- 1) Your architect's application dated 29/01/2010, 16/04/2010, 29/04/2010  
& 01/06/2010.  
2) Delay condonation NOC issued by M(TS-II) vide letter dtd.22/02/2010  
3) Transfer order issued by M(TS-II) vide letter dtd.14/10/2009  
4) Approval of sub-station location vide letter dtd.02/06/2010  
5) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.13/05/2010  
6) 50% IDC paid of Rs.14,59,500/- vide Challan No.121669, dtd.01/06/2010

Dear Sir,

Please refer to your application for development permission for Residential Building  
on Plot No.52, Sector-17 at Kalamboli, Roadpali(12.5% Scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on  
the plot mentioned above.

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

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  
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 Executive Engineer, Kalamboli CIDCO prior  
to the commencement of the construction Work.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and  
of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site  
before seeking occupancy certificate.

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

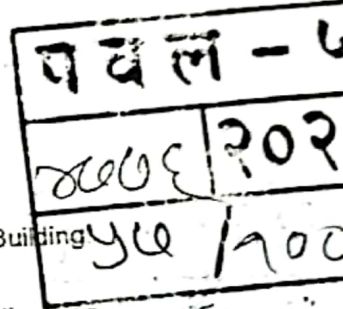
Since, you have paid 50% IDC paid of Rs.14,59,500/- vide Challan No.121669,  
dtd.01/06/2010, you may approach to the Office of Executive Engineer (KIm) to get the  
sewerage connection to your plot.

Thanking you,

Yours faithfully,

( R. E. Patil )

Add. Town Planning Officer(BP)  
(Navi Mumbai & Khopta)



REF NO. CHD/CO/ATPO/624 = -

8 JUN 2010

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Pauthi Builders & Developers.

Unit/Plot No. 52 Road No. — Sector 17 Node Roadpati-Kalambar

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (G+15) Str.

Residential BUA = 3724.486 m<sup>2</sup> ; Comm. BUA = 618.087 m<sup>2</sup>  
Total BUA = 4342.573 m<sup>2</sup>

(Nos. of Residential Units 69 Nos. of Commercial units 22)

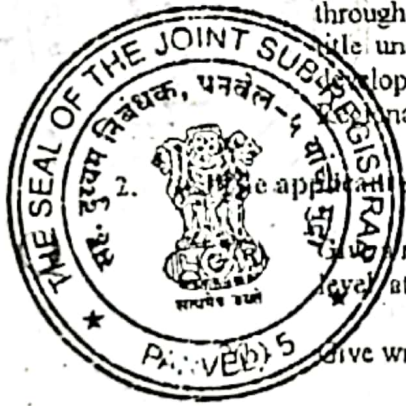
1. This Certificate is liable to be revoked by the Corporation if :-

पवल - 4  
2022  
96/10

(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(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 :

(a) Give notice to the Corporation for completion of development work upto plinth level at least 7 days before the commencement of the further work.

(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(d) Permit authorised 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 GDCR - 1975 in force.

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



2

11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

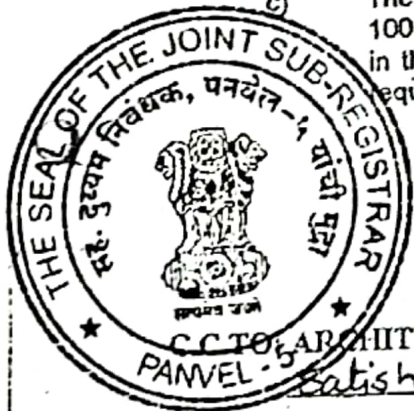
- a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

प व ल - ५
४०६६ २०२२
६०/१००

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



~~Handwritten signature~~  
ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopla

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)

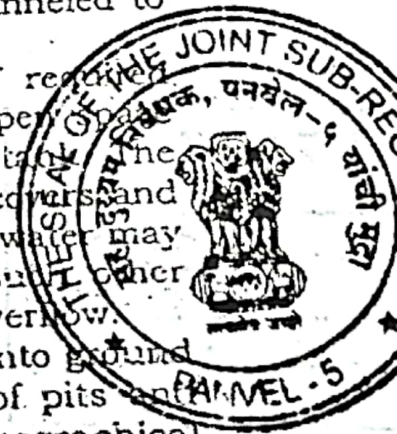
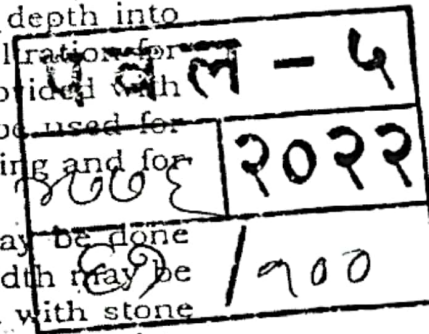
SCHEDULERAIN WATER HARVESTING

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.

1. 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 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;





Handes  
S.A.L.L.B.

High Court

E - 8/0.4, OPP. APNA BAZAR,  
NEAR SAIBABA MANDIR, SECTOR - 1,  
VASHI, NAVI MUMBAI - 400 703  
TEL : 2762 6173  
(R) : 2762 3823  
MOBILE : 98210 23659

**TITLE CLEARANCE CUM SEARCH REPORT**  
**TO WHOMSOEVER IT MAY CONCERN**

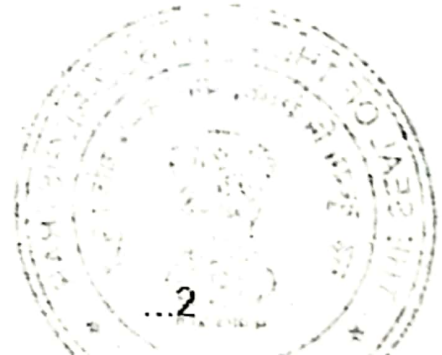
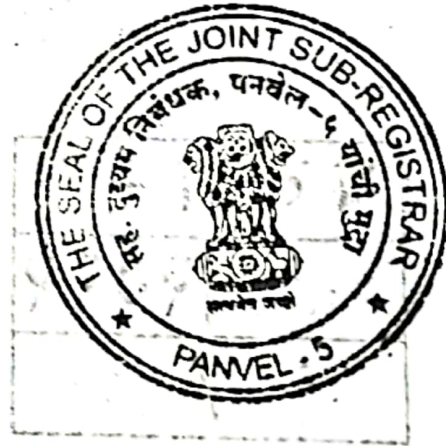
Date :

Sub: GES Plot No. 52, Sector No.17, Kalamboli Navi  
Mumbai, Taluka Panvel, District Raigad.

I have taken search of Property being Plot No. 52, Sector No.17, Kalamboli of 12.5% Gaothan Expansion Scheme,, Containing by admeasurement 2918.69 sq. mtrs. area Taluka Panvel, District Raigad., for a period of 30 years from 1982 to 2011 in the Office of the Sub-Registrar of Assurances at Panvel, vide Search Application No.1584 dated 16.03.2011.

पंचल - ५  
२००६ २०२२  
६५/१००

<u>Year</u>	<u>Other Encumbrances</u>
1982	Nil
1983	Nil
1984	Nil
1985	Nil
1986	Nil
1987	Nil
1987	Nil
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil



Andes  
B.A.L.L.B.  
High Court

OFFICE :  
E - 8/04, OPP APNA BAZAR,  
NEAR SAIBABA MANDIR, SECTOR - 1,  
VASHI, NAVI MUMBAI - 400 703.  
TEL. (O) : 2782 6173  
19.07.2022  
MOBILE : 98210 23638

TO WHOMSOEVER IT MAY CONCERN  
TITLE CLEARANCE CERTIFICATE

Date :

Sub: GES Plot No. 52, Sector No.17, Kalamboli Taluka  
Panvel, District Raigad.

This is to certify that I have investigated the Title of M/S. PRUTHVI BUILDERS AND DEVELOPERS Through its Partner, Shri. Dhiraj Parbat Gothi 2) Shri. Jayesh Valji Gothi in respect of GES Plot No. 52, Sector No.17, Kalamboli, Navi Mumbai, admeasurement 2918.69 sq. mtrs. Taluka Panvel, District Raigad.

पत्र - 4  
2022  
1/100

1. The City and Industrial Development Corporation of Maharashtra (hereinafter called "the Corporation") is the new town Development Authority declared for the area designed as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power vested under sub-Section 1 and 3(A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XX of 1966) hereinafter referred to as the said Act.



2. 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 & disposal.

3. By an Agreement to Lease dated 27.04.2009 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as "the Corporation" of the One Part in favour of 1) Shri. Gurnatha Lakhama Waghe (Katkari) 2) Smt. Drawpadi Shankar alias Sitaram Katkari, alias Naik 3) Shri. Bhagwan Kashinath Patil 4) Shri. Gajanan Ramdas Ulwekar







# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :  
9761  
Manisha Paradise, Plot Bearing / CTS / Survey / Final Plot No.: Plot No.52, Sector-17 & Kalambohi, Dist. Thane, 410218;

७३/१००
२०२२
७

1. Pruthvi Builders & Developers having its registered office / principal place of business at Mumbai Suburban, Pin: 400049.

2. This registration is granted subject to the following conditions, namely:-  
o The promoter shall enter into an agreement for sale with the allottees;  
o 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 (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Regulation of Interest and Disclosures on Website) Rules, 2017;



o 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 (I) 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 received of the project is less than the estimated cost of completion of the project.

o The Registration shall be valid for a period commencing from 22/08/2017 and ending with 30/06/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.  
o The promoter shall comply with the provisions of the Act and the rules and regulations made there under,  
o 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.

*Handwritten signature*

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 16-06-2020 09:34:39

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

Dated: 18/05/2020  
Place: Mumbai

BHATI  
9987  
18

: 3 :

(2)

we agree to ratify all such lawful acts, deeds and things done and executed by the said Attorney pursuant to these presents.

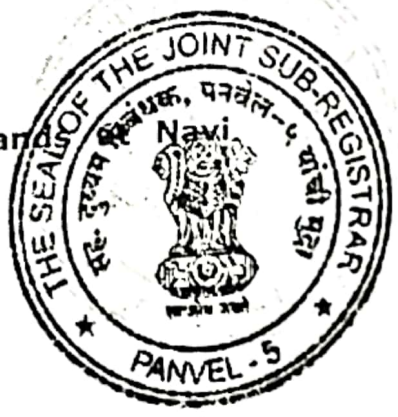
**The Schedule above referred to**

All that piece and parcel of land bearing Plot number 52 under erstwhile 12.5% Goathan Expansion Scheme situated at Sector No.-17, Village-Kalamboli, Tal.-Panvel, Dist.-Raigad, admeasuring 2918.69 Sq. Mts. or thereabout bounded as follows; i.e. to say:

- On or towards the North by - 30 Mts. wide Link Road
- On or towards the South by - Plot No.-53
- On or towards the East by - 30 Mts. wide Road
- On or towards the West by - Plot No.-51

प व ल - ५	
२००९	२०२२
७७/२००	

In witness whereof we have put our respective hands  
Mumbai on this 2nd day of May, 2012.



The Specimen Signature of our Attorney is given below:

\_\_\_\_\_



ग्राहक क्रमांक : 028657896740 मोबाईल/ईमेल : 70xxxxxx21  
MR JAYDIP A BHAI KABARIYA AND MRS KAJAL J KABARIYA  
FL NO.1503 'MANISHA PARADISE 'PLOT NO . 52 SEC NO . 17 410207

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 08-06-2022  
देयक रक्कम रु : 1580.00

देय दिनांक : 28-06-2022  
या तारखे नंतर : 1600.00  
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7

1800-233-3435, 1800-102-3435, 1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF यावर उपलब्ध आहे .

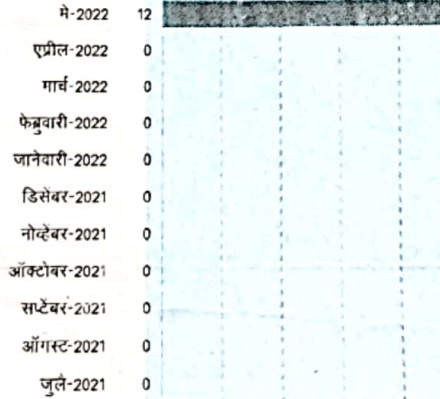
बिलिंग युनिट : 0345/KALAMBOLI S/DN./PANVEL URBAN  
दर संकेत \*\* : 90/LTI Res 1-Phase  
पोल क्रमांक : 00000000  
पी.सी./घक्र+मार्ग-क्रम/डि.टी.सी. : 3/09/9576/0088/4569575  
मिटर क्रमांक : 06504797013  
रिडिंग ग्रुप : C3

पुरवठा दिनांक : 01-11-2014  
मंजूर भार : 4.00 KW  
सुरक्षा टेल जमा (रु) : 3000.00  
चालु रिडिंग दिनांक : 05-06-2022  
मागील रिडिंग दिनांक : 03-05-2022

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
04	13	1.00	191	0	191

Meter Status: Normal  
Period: 19/6/22

0.0 2.5 5.0 7.5 10.0 12.5



वीज वापर	जुन - 2021	जुन - 2022
	0	191

छपाईल बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रुपयांचा ग्रीन टिक्काट मिळवा. नोंदणी करण्यासाठी :- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपाईल बिलावर वरच्या बाजूला खऱ्या कोपऱ्या मध्ये उपलब्ध आहे.)

रिडिंगदल माध्यमाद्वारे विज बिल मरा व 0.25% (रु. 500/- पर्यंत) सवलत मिळवा. (टॅक्स व ड्युटिज वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी [www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे भेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः 05-07-2022 ह्या तारखेला होईल

शेष संदेश  
ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.७०XXXXXX२१ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरा किंवा १९३०३ १९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG ०२८६५७८९६७४०.  
महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये . गैरसोय करण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

**TO PLACE YOUR AD HERE**  
**CONTACT [info@sapprints.com](mailto:info@sapprints.com)**