

353/5769

पावती

Original/Duplicate

Thursday, July 09, 2015

नोंदणी क्र. :39म

5:07 PM

Regn.:39M

Belapur
Sharmi's m
13/04/20
Anita Ragh

पावती क्र.: 6156

दिनांक: 09/07/2015

गावाचे नाव: करंजाडे

दस्तऐवजाचा अनुक्रमांक: पवल2-5769-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनिता राघवन - -

नोंदणी फी

रु. 21300.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

एकूण:

रु. 22860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
5:18 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

बाजार मुल्य: रु.1163000 /-

मोबदला: रु.2128575/-

भरलेले मुद्रांक शुल्क : रु. 106500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.21300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002178458201516R दिनांक: 09/07/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1560/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for
keeping tack of adjusted fees



07/2015



सूची क्र.2

दुर्यम निबंधक : सह दु.नि.पत्रवै. 2
दस्ता क्रमांक : 5769/2015

नोंदणी :
Regn:63m

खाचा प्रकार

गावाचे नाव : 1) करंजाडे

दत्ता

करारनामा

2128575

गारभाव(भाडेपट्ट्याच्या
गट्टाकार आकारणी देतो की
ते नमुद करावे)

1163000

पन,पोटहिस्सा व घरक्रमांक
)

1) पालिकेचे नाव:रायगड इतर वर्णन :सदनिका नं: 702, माळा नं: सातवा मजला
बी विंग, इमारतीचे नाव: के डी कलश, ब्लॉक नं: प्लॉट नं 90 सेक्टर 06, रोड :
करंजाडे ता पनवेल जि रायगड, इतर माहिती: क्षेत्र 21.913 चौ मी बांधीव,सी बी
1.739 चौ मी,टेरेस 7.562 चौ मी((Plot Number : 90 ;)) इतर हक्क :

1) 21.91 चौ.मीटर पोटखराब क्षेत्र : 0 NA

किंवा जुडी देण्यात असेल

करून देणा-या/लिहून

काराचे नाव किंवा

लयाचा हुकुमनामा किंवा

स,प्रतिवादिचे नाव व

1): नाव:-मे के डी हॅबीटेड्स तर्फे भागीदार संदीप धनसुखभाई पटेल यांच्या तर्फे अख मंगेश
खंदारे - - वय:-26; पत्ता:-प्लॉट नं: शॉप नं 03 , माळा नं: -, इमारतीचे नाव: सिधेश्वर
टॉवर , ब्लॉक नं: प्लॉट नं 9 ए सेक्टर 19 , रोड नं: कामोठे नवी मुंबई , महाराष्ट्र,
राईगार:(००). पिन कोड:-410209 पॅन नं:-AAMFK6090N

करून घेणा-या

नावा दिवाणी

हुकुमनामा किंवा आदेश

देचे नाव व पत्ता

1): नाव:-अनिता राघवन - - वय:-36; पत्ता:-प्लॉट नं: 302 , माळा नं: -, इमारतीचे नाव
बालाजी ऐव्हेन्यू , ब्लॉक नं: प्लॉट नं 30 सेक्टर 36 , रोड नं: कामोठे नवी मुंबई ,
महाराष्ट्र, राईगार:(००). पिन कोड:-410209 पॅन नं:-AHHPR8113K
2): नाव:-अशोक कुमार बी - - वय:-37; पत्ता:-प्लॉट नं: 302 , माळा नं: -, इमारतीचे
नाव: बालाजी ऐव्हेन्यू , ब्लॉक नं: प्लॉट नं 30 सेक्टर 36 , रोड नं: कामोठे नवी मुंबई ,
महाराष्ट्र, राईगार:(००). पिन कोड:-410209 पॅन नं:-AGSPA6224C

पुस्तक दिल्याचा दिनांक 09/07/2015

क्रेत्याचा दिनांक 09/07/2015

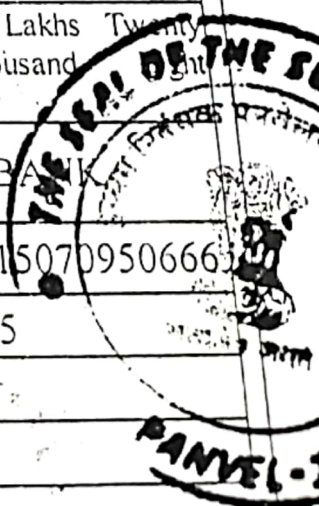
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B52-479

Hot Payment Successful. Your Payment Confirmation Number is 67150477

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH002178458201516R	BARCODE	Form ID : Date: 09-07-2015
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR147- PNL2_PANVEL 2 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-AHHPR8113K
Year	Period: From : 09/07/2015 To : 31/03/2099		Full Name ANITA RAGHAVAN
Object	Amount in Rs.	Flat/Block No. Premises/ Bldg	702 7TH FLOOR B WING
0030046401-75	106500.00	Road/Street, Area /Locality	K D KALASH PLOT NO 90
0030063301-70	21300.00	Town/ City/ District	SECTOR 06 KARANDE RAIGAD Maharashtra
	0.00	PIN	4 1 0 2 0 6 7 0 9 4
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	127800.00	Amount in words	Rupees One Lakhs Twenty Seven Thousand Hundred Only
Payment Details: IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 67150477		Bank CIN No : 69103332015070950666	
Cheque- DD Details:		Date	09-07-2015
Cheque- DD No.		Bank-Branch	
Name of Bank	IDBI BANK	Scroll No.	
Name of Branch			

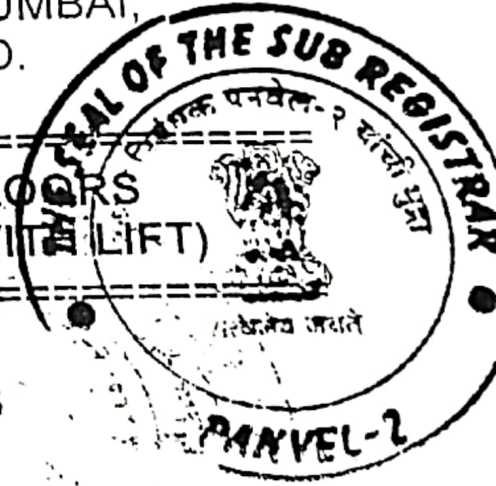
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9/10/15



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AGREEMENT FOR SALE

FLAT NO.702, SEVENTH FLOOR,
'B' WING,
BLDG. KNOWN AS "K.D.KALASH"
PLOT NO.90, UNDER GAOTHAN EXPANSION SCHEME
SECTOR-06, KARANJADE, NAVI MUMBAI,
TALUKA-PANVEL, DIST. RAIGAD.



BUILDING CONSISTS : GROUND + 7 FLOORS
(WITH LIFT)

CARPET AREA IN SQ.MTRS. : 18.261
BUILT UP AREA IN SQ. MTRS. : 21.913
C.B. AREA IN SQ.MTRS. : 1.739
TERRACE AREA IN SQ. MTRS : 7.562

SALE PRICE : RS.21,28,575/-

STAMP DUTY : RS.1,06,500/-
REGISTRATION FEE : RS.21,300/-

THIS AGREEMENT is made and entered into at
Navi Mumbai, on this 09th day of July. 2015.

✓ ⊙ All over

BETWEEN

M/S. KD HABITATS, (PAN NO.AAMFK6090N), through its Partner MR. SANDIP DHANSUKHBHAI PATEL, Indian Inhabitant, having office address at Shop No.03, Siddheshwar Tower, Plot No.9A, Sector-19, Kamothe, Navi Mumbai - 410 209, hereinafter referred to as 'THE BUILDERS' (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns), of the One Part,

AND

1) MRS. ANITA RAGHAVAN, 2) MR. ASHOK KUMAR B., 1) aged 36 years, 2) aged 37 years, 1) (PAN NO. AHHPR8113K), 2) (PAN NO.AGSPA6224C), (MOB NO.9819301979), both adults, Indian Inhabitants, residing at 302, Balaji Avenue, Plot No.30, Sector-36, Kamothe, Navi Mumbai - 410 209, hereinafter called 'THE PURCHASERS'

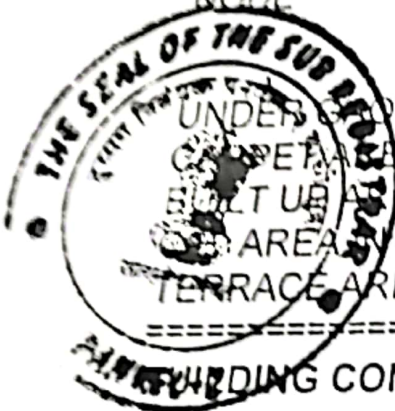
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whose expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors executors, administrators and assigns) of the Other Part.

DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO</u>	<u>SECTOR</u>
702	B	SEVENTH	90	06

BUILDING : "K. D. KALASH"
 NODE : KARANJADE, NAVI MUMBAI,
 : TALUKA-PANVEL, DIST. RAIGAD.



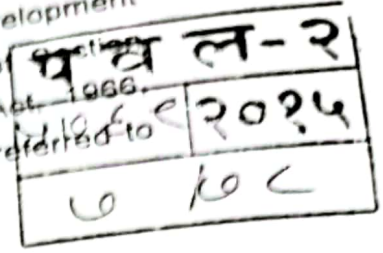
UNDER CANTONMENT THAN EXPANSION SCHEME
 COVERED AREA IN SQ.MTRS. : 18.261
 BUILT UP AREA IN SQ. MTRS. : 21.913
 AREA IN SQ.MTRS. : 1.739
 TERRACE AREA IN SQ. MTRS : 7.562

BUILDING CONSISTS: GROUND + 7 FLOORS (WITH LIFT)

SALE PRICE: Rs.21,28,575/- (Rupees Twenty One Lakhs Twenty Eight Thousand Five Hundred Seventy Five Only)

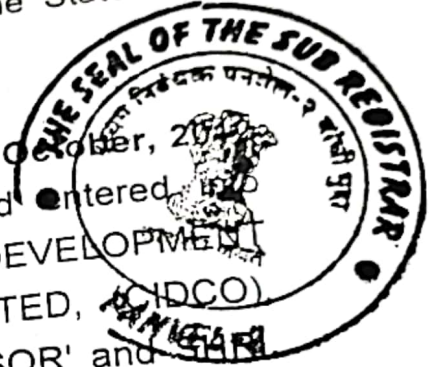
hereinafter referred to as 'THE SAID FLAT'

WHEREAS:
The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec. (3-a) of section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxvii of 1966) hereinafter referred to as the said Act.



AND WHEREAS:
By virtue of being the Development Authority the Corporation has been empowered under section 113 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 Govt. under the said Act.

AND WHEREAS:
By an Agreement to Lease dated: 30th day of October, 2012, entered into made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO) therein and herein referred to as 'THE LESSOR' and AHARON SHIMSHON DIGHODKAR, (therein referred as the LESSEE & hereinafter referred to as the ORIGINAL ALLOTTEE), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.90, Sector-06, admeasuring 1249.94 Sq. Mtrs. Karanjade, Navi Mumbai, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT')



AND WHEREAS:
THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

AND WHEREAS:
The said Agreement to Lease dated 30th day of October, 2012 has been Registered at the Office of Sub Registrar Assurance Panvel-1, Vide Receipt No.13183, Document No.PVL1-12451-2012, Dated: 01.11.2012

of sale transfer of the said Flat within a period of One Year or within such period as may be prescribed from time to time in this regard.

46. All expenses incurred for the preparation of this agreement, the stamp duty and registration charges payable thereon shall be paid exclusively by the PURCHASERS. It is for the PURCHASERS to lodge this agreement for registration before the Sub Registrar of Assurance at Panvel within appropriate period by giving prior intimation thereof to the BUILDERS so that the BUILDERS or any authorized person can remain present and sign the same before the Sub Registrar.

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SCHEDULE

All that piece or parcel of land known as Plot No.90, Sector-06, in Village/Site Karanjade of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Tal. Panvel, District: Raigad, containing measurement 1249.94 Sq.Mtrs. or thereabouts and bounded as follows that is to say:



On or towards the North By : 15.00 Meter wide Road

On or towards the South By : Railway Boundary

On or towards the East By : Plot No.91

On or towards the West By : Plot No.89

[Signature]

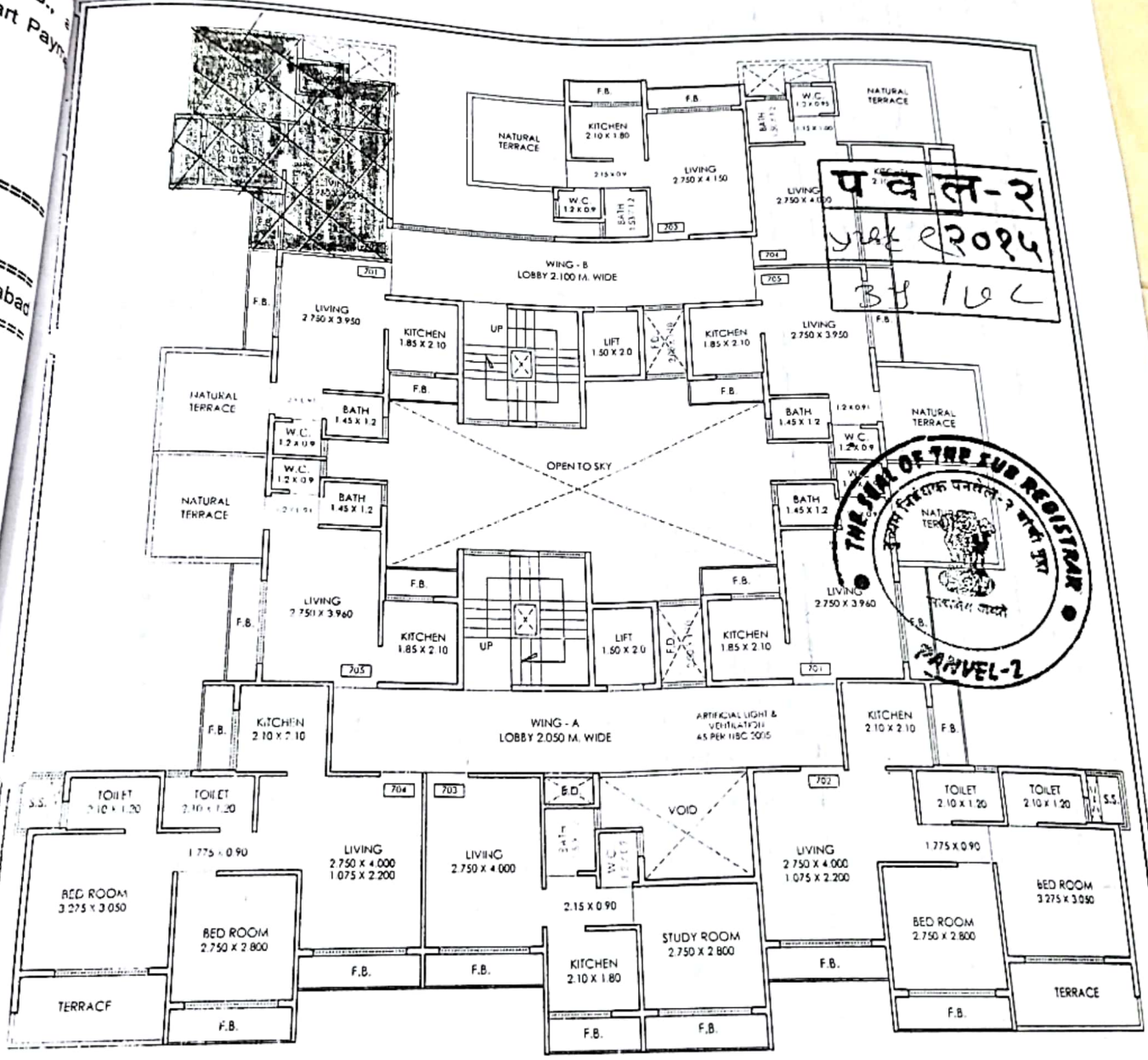
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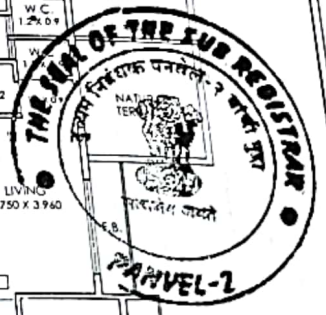
with named
SHOK KUMAR B.
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 Bank of Hyderabad

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SEVENTH FLOOR PLAN

FLAT NO.	PROJECT	FOR	NAME AND SIGN. OF PURCHASER	NAME AND SIGN. OF DEVELOPER
B-702	"KD KALASH" RESIDENTIAL BUILDING ON PLOT NO - 90, SECTOR - 06, KARANJADE, NAVI MUMBAI.	M/S. K. D. HABITATS	<i>[Signature]</i>	<i>[Signature]</i>

REGD. OFFICE
 Plot No. 90, Sector-6, Karanjade
 New Mumbai - 400 022

HEAD OFFICE
 Plot No. 1, Sector-1, New Mumbai
 New Mumbai - 400 015

Ref: N&D/CO/EP/1225/MATPO(NM & K)/2013/ 1868--

Date: ५०६/२०१५
 ३६/१०८

To
 Mrs. KD Habitats
 Through its Partners, Mr. Himanshu B. Patel & Others Four
 Shop No 3, Siddheshwar Tower, Plot No 9A, Sector-19
 Kamothe, New Mumbai

ASSESSMENT ORDER NO. 120/2013 IN REGISTER NO. 02 PAGE NO. 330

Unique Code No. 2 0 1 3 0 3 0 2 1 0 2 2 9 8 1 0 1

SUB: Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No 90 Sector-6 Karanjade (12.5% Scheme) New Mumbai

REF: Your architect's application dated 01/04/2013 & 14/11/2013

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1988)

1	Name of Assessee	Mrs. KD Habitats Through its Partners, Mr. Himanshu S. Four
2	Location	- Plot No 90, Sector-6, Karanjade, (New Mumbai)
3	Land use	- Residential
4	Plot area	- 1249.94 Sq. mtrs
5	Permissible FSI	- 1.5
6	GROSS BUA FOR ASSESSEMENT	- 3674.450 Sq mtrs
A)	ESTIMATED COST OF CONSTN.	- 3674.450 Sq mtrs X 13200 = Rs. 51142740.00
B)	AMOUNT OF CESS	- Rs. 51142740.00 X 1% = Rs. 5114274.00
7	Construction & Other Workers Welfare Cess charges paid	Rs. 6,13,000/- vide Receipt dated 01/11/2013



Yours faithfully
 Manjula
 29/11/13

(Manjula Nayak)
 Addl. Town Planning Officer(BP)
 New Mumbai & Khopla

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE :
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021
 PHONE (Reception) 00-91-22-6650 0900
 00-91-22-6650 0928
 FAX 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :
 CIDCO Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614
 PHONE : 00-91-22-6791 8115
 FAX : 00-91-22-6791 8114

Ref. No. CIDCO/BP-12255/ATPO(NM & K)/2013/ **1869--**

Date: **29 NOV 2013**

Unique Code No:	2	0	1	3	0	3	0	2	1	0	2	2	9	8	1	0	7
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To,
 M/s. KD Habitats,
 Through its Partners, Mr. Himanshu S. Patel & Others Four,
 Shop No.16 & 17, Punit Tower, Plot No.31, Sector-11,
 CBD-Belapur, Navi Mumbai.

Sub:- Development Permission for Residential Building Plot No.90, Sector-6, Karanjade. (12.5% Scheme) Navi Mumbai

- REF -
- 1) Your architect's application dated 01/04/2013 & 14/11/2013
 - 2) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/5515/2013. dtd 14/11/2013
 - 3) Final transfer order issued by EO(12.5%) vide letter No. CIDCO/Estate/12.5%/Karanjade-68/2013. dtd.06/02/2013
 - 4) Height Clearance NOC issued by AAI vide letter No BT-1/NOC/MUM/13/NM/350/945/2601. dtd 24/05/2013
 - 5) Maveja NOC issued by AEO(12.5% Sch) vide letter No. CIDCO/Estate/12.5%/Karanjade/68/2013. dtd.07/02/2013
 - 6) 50% IDC paid of Rs.6,25,000/- vide Receipt No.11332. dtd.21/11/2013

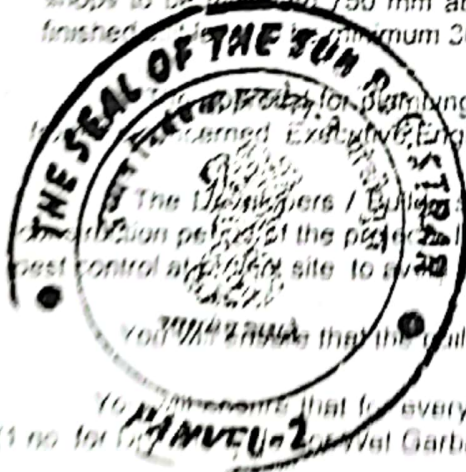
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Please refer to your application for development permission for Residential Building Plot No 90, Sector-6 (12.5% Scheme) Navi Mumbai.

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, 1956 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 plinth level minimum 300 mm. above the road edge level.



Provision for Plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO prior to the commencement of the construction Work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at the site to avoid epidemic.

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

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

Since, you have paid 50% IDC of Rs.6,25,000/- vide Receipt No.11332. dtd.21/11/2013. you may approach to the Office of Executive Engineer (Pnl) to get the sewerage connection to your plot.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
2ND FLOOR, Acquisition Point
MIDC, KARAJADE
PHONE (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE 00-91-22-6791 8100
FAX 00-91-22-6791 8166

Ref. No: CIDCO/BP-12255/ATPO(NM & K)/2013/ **1868--**

Date: **29 NOV 2013**

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To
M/s. KD Habitats
Through its Partners, Mr. Himanshu S. Patel & Others Four
Shop No.3, Siddheshwar Tower, Plot No.9A, Sector-19,
Kamothe Navi Mumbai.

ASSESSMENT ORDER NO.530/2013-14/REGISTER NO.02 PAGE NO.530

- SUB- Payment of development charges for Residential Building on Plot No.90, Sector-6, Karanjade (12.5% Scheme) Navi Mumbai.
- REF - 1) Your architect's application dated 01/04/2013 & 14/11/2013
2) Fire NOC issued by Fire Officer vide letter No CIDCO/FIRE/KLM/5515/2013 dtd 14/11/2013
3) Final transfer order issued by EO(12.5%) vide letter No CIDCO/Estate/12.5%/Karanjade-68/2013, dtd 06/02/2013
4) Height Clearance NOC issued by AAI vide letter No BT-1/NOC/MUM/13/NM/350/945/2601, dtd 24/05/2013
5) Mavija NOC issued by AEO(12.5% Sch) vide letter No CIDCO/Estate/12.5%/Karanjade/68/2013, dtd 07/02/2013
6) 50% IDC paid of Rs.6,25,000/- vide Receipt No.11332, dtd.21/11/2013

ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2011)

1. Name of Assessee	:- M/s. KD Habitats, Through its Partners, Mr. Himanshu S. Patel & Others Four
2. Location	Plot No.90, Sector-6, Karanjade, (12.5% Scheme) Navi Mumbai
3. Land use	- Residential
4. Plot area	- 1249.94 Sq. mtrs
5. Permissible FSI	- 1.5
6. Rates as per Stamp Duty Ready Reckoner, for Sec-6, Karanjade	Rs.9750/-
AREA FOR ASSESSMENT	
A) FOR RESIDENTIAL	
i) Plot area	:- 1249.940 Sq.mtrs.
ii) Built up area	:- 1873.751 Sq.mtrs
A) FOR RESIDENTIAL	
ii) On plot area @ 0.5% of (6) above	:- 1249.940 Sq.mtrs.X 9750 X 0.5%=Rs 60934.57
ii) On built up area @ 2% of (6) above	:- 1873.751 Sq mtrs X 9750 X 2%=Rs.365381.44
	TOTAL =Rs 426316.01
7. Total Assessed development charges	- 8(A) + 8(B)=Rs 426316.01, Say Rs.426317/-
8. Date of Assessment	- 18/11/2013
9. Due date of completion	- 30/10/2012 to 29/10/2016
10. Development charges paid of Rs.4,28,000/- vide Receipt No.11332, dtd.21/11/2013	



Unique Code No 2013 03 021 02 2981 01 is for this Development Permission on Plot No.90, Sector-6, Karanjade (12.5% Scheme) Navi Mumbai

Yours faithfully,

NO CIDCO/BP-12255/ATPO (NM&K)/2013/

1869--

DATE

29 NOV 2013

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 (MaharashtraXXXVII) of 1966 to M/s. KD HABITATS, Through Partners MR. HIMANSHU S. PATEL & OTHERS FOUR, for Plot No. 90, Sector- 06, Node- KARANJADE (12.5% Scheme), of Navi Mumbai, As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G + 7 Floors) Structure.

Residential BUA = 1873.751 Sq.m, Total BUA = 1873.751 Sq.m.

(Nos. of Residential Units - 70, Nos. of Commercial units - 00)

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

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

Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966

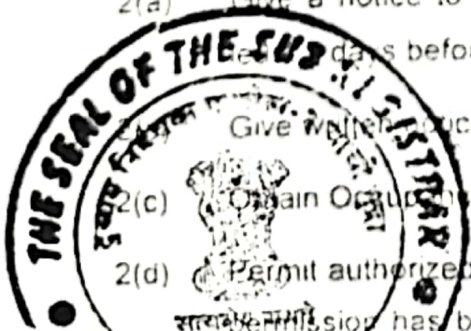
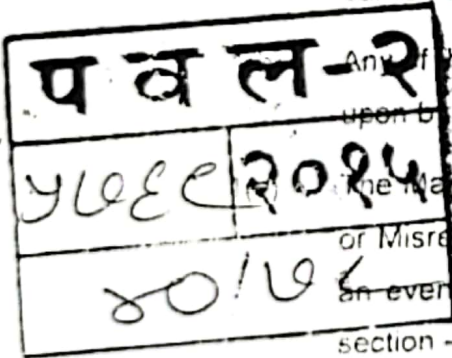
2 The applicant shall:-

2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 30 days before the commencement of the further work

Give written notice to the Corporation regarding completion of the work

2(c) Obtain Occupancy Certificate from the Corporation.

2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of ensuring the building control



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CDDCO/BP 12255/ATPO (NM&K)/2013/ 1869-- DATE 29 NOV 2013

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act 1986 (Maharashtra XXXVII) of 1966 to M/s. KD HABITATS, Through Partners MR. HIMANSHU S. PATEL & PARTNERS FOUR, for Plot No. 90, Sector- 06, Node- KARANJADE (12.5% Scheme), of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G + 7 Floors) Structure.

Net BUA = 1873.751 Sq.m, Total BUA = 1873.751 Sq.m.

(Residential Units - 70. Nos. of Commercial units - 00)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the work is inspected and plinth completion certificate is issued.

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

(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

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Any of the conditions subject to which the same is granted or any of the restrictions imposed

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SCHEDULE
RAIN WATER HARVESTING

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

1 The following systems may be adopted for harvesting the rain water down 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 meter 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 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 channeled to this 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 geomorphologic 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

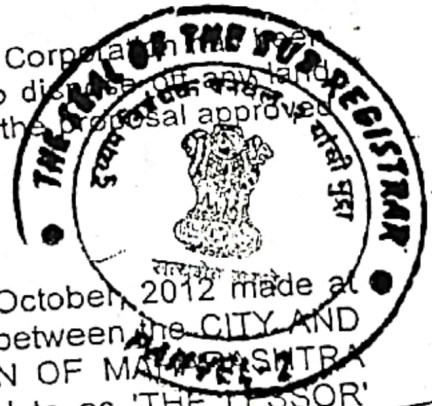
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 DATE: 25.12.2013

**SEARCH REPORT CUM
 TITLE CLEARANCE CERTIFICATE**

OF PLOT NO.90, UNDER GAOTHAN EXPANSION SCHEME,
 SECTOR-06, KARANJADE, NAVI MUMBAI,
 TALUKA-PANVEL, DIST. RAIGAD.

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 on 17.12.2013 for the 13 years, from 2001 to 2013, vide receipt No.5066, dt.13.12.2013 in respect of the Plot No.90, Under Gaothan Expansion Scheme, Sector-06, Karanjade, Navi Mumbai, Tal.Panvel, Dist.Raigad, admeasuring 1249.94 Sq. Mtrs. (search Report is enclosed).

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No.-xxxvii of 1966) hereinafter referred to as the said Act.
2. By virtue of being the Development Authority the Corporation is empowered under section 113 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 Govt. under the said Act.



IN THE YEAR 2012

3. By an Agreement to Lease dated: 30th day of October, 2012 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and SHRI. AHARON SHIMSHON DIGHODKAR, (therein referred as the LESSEE & hereinafter referred to as the ORIGINAL ALLOTTEE), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.90, Sector-06, admeasuring 1249.94 Sq. Mtrs. Karanjade, Navi Mumbai, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

Handwritten signature
 13/12/13

PARTNER

JINDAL & JINDAL
LAW FIRM

The said Agreement to Lease dated 30th day of October, 2012 has been Registered at the Office of Sub Registrar Assurance Panvel-1, Vide Receipt No.13183, Document No.PVL1-12451-2012, Dated: 01.11.2012

8-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai 400705

022 2782 5356 / 59 • Email: jindaloffice@gmail.com • Website: www.rrjindal.com

SINCE 1983

J&J

JINDAL & JINDAL

12. I have made the ^{LAW FIRM} oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

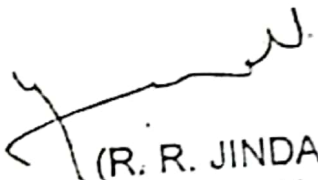
SCHEDULE

All that piece or parcel of land known as Plot No.90, Sector-06, in Village/Site Karanjade of 12.5% (Erstwhile Gaothan Expansion Scheme), Panvel, District: Raigad, containing measurement 1249.94 Sq. Mtrs. thereabouts and bounded as follows that is to say:

On or towards the North By : 15.00 Meter wide Road
 On or towards the South By : Railway Boundary
 On or towards the East By : Plot No.91
 On or towards the West By : Plot No.89

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I am, thereof, of the opinion that the title of the said plot of land being Plot No.90, at Sector-06, Karanjade, Navi Mumbai, Tal. Panvel, District : Raigad, admeasuring 1249.94 Sq. Mtrs., which stands in the name of M/S. KD HABITATS, through its Partners 1) MR. CHETAN DHANSUKHBHAI PATEL, 2) MR. DHANSUKHBAHI MAVJIBHAI PATEL, 3) MR. SANDIP DHANSUKHBHAI PATEL, 4) MR. HIMANSHU S. PATEL, 5) MR. ASHWIN V. BHANUSHALI, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dt. 30th day of October, 2012 and also Tripartite Agreement dt. 24th day of January, 2013.


 (R. R. JINDAL)
 Advocate & Notary
 (JINDAL AND JINDAL LAW FIRM)
 PARTNER
 JINDAL & JINDAL
 LAWYERS