

17/04/2023/SBI Belapur/398/mohasin

T/o from - Bandhan Bank 1 copy.

528/1511

पावती

Original/Duplicate

Tuesday, February 02, 2021

नोंदणी क्र.: 39M

4:07 PM

Regn.: 39M

पावती क्र.: 1656 दिनांक: 02/02/2021

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवल4-1511-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: निशा सागर जगदाळे -- 9969 554142

नोंदणी फी

रु. 23000.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

एकूण:

रु. 24340.00

Joint Sub Registrar Panel 4

बाजार मूल्य: रु. 1460000/-

मोबदला रु. 2300000/-

भरलेले मुद्रांक शुल्क: रु. 92000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3001202100353 दिनांक: 30/01/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 23000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010444060202021E दिनांक: 21/01/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु. 380/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0202202111529 दिनांक: 02/02/2021

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाला,

पक्षकाराची सही

लिपीक

मह. दुकान निबंधक पनवेल ४



02/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

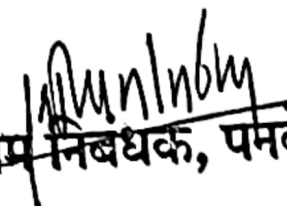
दस्ता क्रमांक : 1511/2021

नोंदणी :

Regn:63m

गावाचे नाव : वडघर

नेखाचा प्रकार	करारनामा
दला	2300000
भारभाव(भाडेपट्टयाच्या पट्टाकार आकारणी देतो की पट्टेदार करावे)	1460000
पान,पोटहिस्सा व घरक्रमांक	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र 6 दर रु 39500/ प्रति चौ मी.सदनिका क्र 302 तिसरा मजला मोरेश्वर रेसिडेन्सी प्लॉट नं 163 सेक्टर आर -4 पुष्पक नगर वडघर नवी मुंबई तालुका पनवेल जिल्हा रायगड.क्षेत्रफळ 33.58 चौ मी कारपेट एरिया.( ( Plot Number : 163 ; SECTOR NUMBER : आर-4 ; ) )
	1) 33.58 चौ.मीटर
की किंवा जुडी देण्यात असेल तेव्हा.	
ज करून देणा-या/लिहून ठेवणा-या नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश असल्यास,प्रतिवादिचे	1): नाव:-मे ध्रुवेश इंटरप्रायसेस तर्फे प्रोप्रायटर किशोर शिवदास गोवारी वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं 7 पुष्प किरण प्लॉट नं ए -37 सेक्टर 12 कामोठे नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AKCPG4265B
करून घेणा-या पक्षकाराचे व न्यायालयाचा हुकुमनामा किंवा स,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशा सागर जगदाळे -- वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र बी-202 मळगंगा स्मृती प्लॉट नं 10 सेक्टर 10ई रोडपली कळंबोली नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410218 पॅन नं:-BGWJPJ8005P 2): नाव:-सागर विजय जगदाळे -- वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र बी-202 मळगंगा स्मृती प्लॉट नं 10 सेक्टर 10ई रोडपली कळंबोली नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410218 पॅन नं:-AZYPJ3033F
करून दिल्याचा दिनांक	30/01/2021
केल्याचा दिनांक	02/02/2021
ड व पृष्ठ	1511/2021
प्रमाणे मुद्रांक शुल्क	92000
प्रमाणे नोंदणी शुल्क	23000

  
 सह दुय्यम निबंधक, पनवेल-४

Valuation ID		मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )		02 February 2021 03:41:29 PM	
मूल्यांकनाचे वर्ष	2020				
जिल्हा	रायगड				
तालुक्याचे नांव :	पनवेल				
गांवाचे नांव :	वडघर				
क्षेत्राचे नांव	Rural	सर्व्हे नंबर /न. भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
4180					मोजमापनाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती	मिळकतीचे क्षेत्र -	36.938 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे		बांधीव
उद्भववाहन सुविधा -	आहे	मजला -	1st To 4th Floor		मूल्यदर/बांधकामाचा दर- Rs.4180/-
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				
	= (39500 * (100 / 100 ) ) * 1				
	= Rs.39500/-				
मजला निहाय घट/वाढ	= 100% of 39500 = Rs.39500/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 39500 * 36.938				
	= Rs.1459051/-				
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 + मेझेनाईन मजला क्षेत्र मूल्य + बंदिस्त बात्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 1459051 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.1459051/-				

Home

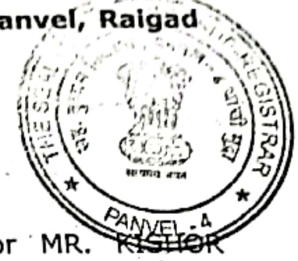
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## AGREEMENT FOR SALE

प व ल - ४	
१५१	२०२१
८	१८०

THIS AGREEMENT FOR SALE is made and entered into at Panvel, Raigad  
on this 30 day of January, 2021

Between



**M/S. DHRUVESH ENTERPRISES**, through its Proprietor MR. SHIVDAS GOWARI, [PAN NO:AKCPG 4265 B], having its office at SHOP NO:7, PUSHK KIRAN, PLOT NO:A-37, SECTOR 12, KAMOTHE, NAVI MUMBAI, TALUKA PANVEL, DIST. RAIGAD., hereinafter referred to as "**THE DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors and assigns of the last surviving partner) OF THE ONE PART

And

**MRS. NISHA SAGAR JAGDALE**, Age 23 years, Pan No.BGWPJ 8005 P & **MR. SAGAR VIJAY JAGDALE**, Age 28 years, Pan No.AZYPJ 3033 F., having his/her/their address at FLAT NO:B-202, MAL GANGA SMRUTI, PLOT NO:10, SECTOR 10 E, ROADPALI-KALAMBOLI NAVI MUMBAI - 410 218., 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.

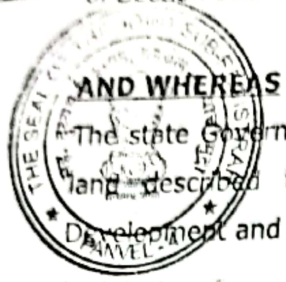
For Dhruvesh Enterprises

*Bowmi*  
Proprietor

*NSJ*

Whereas **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION** **MAHARASHTRA LIMITED**, is a company incorporated under the Companies Act, 1956" (1 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 the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. 19 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-४  
 १५११/२०२१  
 १०



**AND WHEREAS**

The state Government as per Section 113 (A) of the MRTP Act 1966 acquired land described therein and vested such lands to the Corporation for Development and Disposal.

**AND WHEREAS**

The Corporation as a part of the development of Navi Mumbai, has decided to establish an International Airport namely "Navi Mumbai international Airport" with the approval of the State and Central Government. (hereinafter referred to as the "project" which includes development of land for the purpose allied thereto)

**AND WHEREAS**

Except for land(s) already in Possession of the Corporation, the remaining private land (s), required for the project, were notified for acquisition before 01-01-2014 under the erstwhile Land Acquisition Act, 1894 (hereinafter referred to as the "LA ACT, 1894" by the State Government.

**AND WHEREAS**

The Right Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT, 2013") came into force w. e. f. 01-01-2014 replacing the LA Act 1894. Although the land for the project was notified under the LA Act 1894 awards under Section 11 of the LA Act, 1894 have not been declared for certain lands as on 1-01-2014. Therefore, as per S.24 the LARR Act 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

for Dhruvsh Enterprises

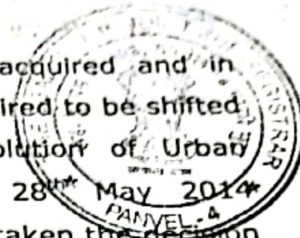
**AND WHEREAS**

Pursuant Section 108 (1) and 108 (2) of the LARR Act, 2013 the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 1<sup>st</sup> March, 2014 (hereinafter referred to as the G.R. dated 01-03-2014") has in lieu of monetary compensation, provided for higher and better compensation in the form of developed plot to the land owners, whose lands are to be acquired for the Project Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if He/She/It is not getting compensation in the form of developed plot in lieu of monetary compensation.

Handwritten notes in a box: १५७७, २०२२, २२, १६०

**AND WHEREAS**

There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 28<sup>th</sup> May 2014 (hereinafter referred to as the "G.R. dated 28-05-2014) has taken the decision to grant plots and other benefits to the concerned structures owners for their resettlement as a Special Case. In accordance with the Govt. Resolution Revenue and Forest Dept. No.RPA-2014/CR-52/R-3 dated 25<sup>th</sup> June 2014 (hereinafter referred to as the "G.R." dated 25.06.2014) the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structures are situated hereinabove, with the approval of the Collector Raigad. With the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition) as the case may be.



**AND WHEREAS**

The Licensee was having un-authorized structure on structure on the land possessed by the Corporation at **village KOPAR, Tal. Pannel Dist. Raigad** which is required to determined eligible the Licensee for grant of a plot of 300 q.Mtrs. for resettlement and other benefits as per Govt. Resolution dated 28<sup>th</sup> May 2014 hereinabove mentioned. The relevant details of the structure of the licensee mentioned in the order of the Collector Raigad, eligibility determined, was re-produced as under. Award No - KOP-ICOG-D-154, Name of the structure owner - **Smt. Shobha Jagdish Patil**, Building No. as per survey -

Signature: *Pravesh Enterprises*  
*Pravesh*  
Proprietor

Handwritten initials: *WJ*

154, Structure No. as per survey - KP - 305, Use of structure - Residential  
Area admissible for determining eligibility - 98.06, Area of the plot to  
allotted - 300 sq.Mtrs.

**AND WHEREAS**

As per directions of the State Government Vide G.R. dated 28.05.2014,  
referred to hereinabove, and as per the order passed by the Collector Raigad,  
the Corporation has allotted to the Licensee, vide its allotment letter No.  
2015/580 dated 14/10/2015, which is annexed to this Agreement as  
ANNEXURE 1 in original and which shall form a part of the Agreement, a piece  
and parcel of land (hereinafter referred to as the "SAID LAND") for the purpose  
of constructing a building or buildings on the terms and conditions hereinafter  
contained.

**AND WHEREAS**

Whereas **Smt. Shobha Jagdish Patil** (The Original Licensees of CIDCO Ltd)  
Tal.Panvel & Dist.Raigad admeasuring by **300 Sq.Mtrs.**, from M/s. CIDCO  
Ltd., vide Agreement to Lease dated 21<sup>st</sup> April 2017 for total lease premium of  
Rs.60/- (Rs. Sixty only) and further on the terms and conditions contained  
therein. The said agreement to lease registered at sub-registered office panvel-  
1 on 29/05/2017 vide document No. PVL-1/3839/2017 and Receipt No.5059.

**AND WHEREAS**

The Owner had obtained Development permission / Commencement Certificate  
from CIDCO Ltd Vide Reference Number CIDCO / BP - 16960 / TPO (NM & K) /  
2019 / 5849, dated 25/10/2019 for construction of Residential Building +  
Commercial Units, i.e for 16 residential units & 3 Commercial Units for Plot  
No:163, Sector R 4 at Pushpak (New), Navi Mumbai.

the plans that may be sanctioned by the Corporation authorities and to put up building/buildings thereon which agreed to do on certain terms and conditions mutually agreed between them in the manner hereinafter appearing.

U.C. No. 0  
The Developer  
9399/2022  
93 / 20

**AND WHEREAS**

The said **Smt. Shobha Jagdish Patil** has executed Development Agreement in favour of M/s. DHRUVESH ENTERPRISES, dated 29/08/2019 at sub Registrar Panvel-2, vide Document No:PVL-2 -11555 -2019, No:13396, dated 29/08/2019 by paying necessary Stamp Duty & Charges.



**AND WHEREAS**

The Allottee(s) is/are offered a Flat bearing number **302** on the **THIRD** Floor, (hereinafter referred to as the said "Flat") In the " - " wing of the Building called '**MORESHWAR RESIDENCY**' (hereinafter referred to as the said "Building") being constructed of the said project, by the DEVELOPER.

And whereas 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 whereas the DEVELOPER 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 DEVELOPER have sole and exclusive right to sell the Flats, Shops and Other Units in the proposed building(s) to be constructed by the DEVELOPER 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 DEVELOPER have given inspection to the Allottee(s) of all the documents of title relating to the project



Rules and Regulations  
पवल - ४  
१५/११/२०१९  
१४/११/२०१९



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

And whereas the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "Annexure-C".

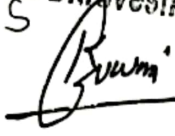
And whereas the authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-D".

And whereas the DEVELOPER have got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building(s) so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

And whereas while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the DEVELOPER while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building(s) shall be granted by the concerned local authority.

And whereas the DEVELOPER have accordingly commenced construction of the said building(s) in accordance with the said proposed plans.

And whereas the Allottee(s) have applied to the DEVELOPER for allotment of a Flat bearing number 302 on the THIRD Floor in " - " Wing of the said building known as "MORESHWAR RESIDENCY" being constructed of the said Project.

For Dhruvesh Enterprises  
S  
  
Proprietor


And whereas the carpet area of the said Flat is **33.58** Sq. Mts. and "Carpet Area" means the net usable floor area of Flat/Shop, excluding the area covered by the external walls, areas under services shafts, CUP BOARD area of --- Sq. Mts. and FLOWER BED area of --- sq. Mts. appurtenant to the said Flat thus total carpet area of the said flat is **33.58** sq. Mts. for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area of --- Sq. Mts. appurtenant to the said Flat/Shop for exclusive use of the Allottee(s) but includes the area covered by the internal partition walls of the Flat/Shop.

Handwritten notes in a box:  
Cup board area of --- Sq. Mts.  
Flower bed area of --- sq. Mts.  
Total carpet area of the said flat is 33.58 sq. Mts.  
for exclusive use of the Allottee(s)

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 to the DEVELOPER a sum of **Rs.2,30,000/- (RUPEES TWO LAKHS THIRTY THOUSAND ONLY)** being part payment of the sale consideration of the Flat/Shop agreed to be sold by the DEVELOPER to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the DEVELOPER doth hereby admit and acknowledge) and the Allottee(s) have agree(s) to pay to the DEVELOPER the balance of the sale consideration in the manner hereinafter appearing.

And whereas the DEVELOPER have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at No. **P52000027879**; the authenticated copy of the certificate is annexed herewith as "**Annexure-E**".

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

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the DEVELOPER hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said

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

- 1) The DEVELOPER shall construct the said buildings project to be known as 'MORESHWAR RESIDENCY' consisting of Ground + 4 (FOUR) Upper Floor, 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 only such variations and modifications as the DEVELOPER may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the DEVELOPER 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/Shop of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

पवल - 8
9979 2079
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- a) (i) The Allottee(s) hereby agree(s) to purchase from the DEVELOPER and the DEVELOPER hereby agree to sell to the Allottee(s) the said Flat bearing No.302 admeasuring 33.58 Sq. Mts. carpet area on the (THIRD) Floor in "--" Wing of the said building known as "MORESHWAR RESIDENCY" 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 Rs.23,00,000/- (Rupees TWENTY THREE LAKHS Only) including Rs.----NIL----(Rupees ---NIL---- Only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder.
- ii) The Allottee(s) hereby agree(s) to purchase from the DEVELOPER and the DEVELOPER hereby agree(s) to sell to the Allottee(s) covered car parking space situated at stilt area being constructed in the layout for the consideration of Rs.----NIL---- (Rupees --- NIL --- Only).

a) Time is essence for the DEVELOPER as well as the Allottee(s). The DEVELOPER shall abide by the time schedule for completing the project and handing over the Flat/Shop to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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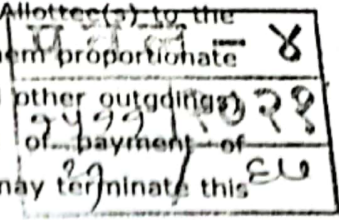
Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promotes as provided in clause 1 (c) herein above. ("Payment Plan").



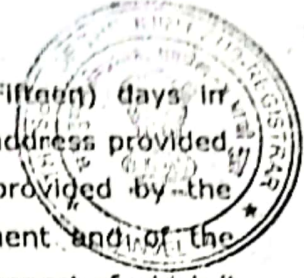
The DEVELOPER hereby declare that the Floor Space Index available as on date in respect of the project land is **300 Sq. Mts.** only. The DEVELOPER have disclosed the Floor Space Index of 1.5 as proposed to be utilized by him on the project land in the said Project and Allottee(s) have agreed to purchase the said Flat/Shop based on the proposed construction and sale of Flat/Shop to be carried out by the DEVELOPER by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to DEVELOPER only.

If the DEVELOPER fail to abide by the time schedule for completing the project and handing over the Flat/Shop to the Allottee(s) the DEVELOPER agree to pay to the Allottee(s) who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) agrees to pay to the Promoter, interest as specified in the Rule i.e. interest as per state bank of India marginal cost of lending rate plus 2% (Two Percent) per annum with monthly rests, on all the delayed payment which become due and payable by the Allottee(s) to the DEVELOPER under the terms of this Agreement from the date the said amount is payable to the Allottee(s).

DEVELOPER under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee(s) committing three defaults of payment of instalments, the DEVELOPER shall at his own option, may terminate this Agreement:



- b) Provided that, DEVELOPER shall give notice of 15 (Fifteen) days in writing to the Allottee(s) by Registered Post AD at the address provided by the Allottee(s) and mail at the e-mail address provided by the Allottee(s) of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee(s) fails to rectify the breach or breaches mentioned by the DEVELOPER within the period of notice then at the end of such notice period, DEVELOPER shall be entitled to terminate this Agreement.



Provided further that upon termination of this Agreement as aforesaid, the DEVELOPER shall refund to the Allottee(s) after deducting 10% (Ten Percent) of the total Agreement value of the Premises and the total interest payable due to delayed payments of the previous installments till the date of cancellation by the DEVELOPER to the Allottee(s) as agreed liquidated damages within a period of 30 (Thirty) days of the termination, the instalments of sale consideration of the Flat/Shop which may till then have been paid by the Allottee(s) to the DEVELOPER.

- 5) The fixture and fittings with regards to flooring and sanitary fittings and amenities like one or more lift with particular brand to be provided by the DEVELOPER in the Flat/Shop and the said building are those that are set out in the "Third Schedule" mentioned hereunder.
- 6) **The DEVELOPER shall give possession of the Flat to the Allottee(s) on or before 31/12/2021.** If the DEVELOPER fail or neglect to give possession of the Flat/Shop to the Allottee(s) on account of reasons beyond their control and of their agents by the aforesaid date then the DEVELOPER shall be liable on demand to refund to the Allottee(s) the amounts already received by them in respect of the

For Shrivesh Enterprises

NSI  
[Signature]

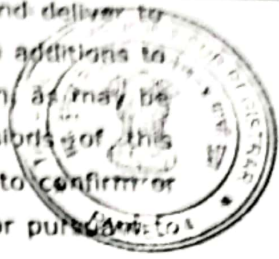
interest of the DEVELOPER in the aliquot part of the said land i.e. said land, said project referred in Scheduled II unless the above period is not clearly mentioned, it is otherwise agreed by and between the parties hereto that the DEVELOPER shall, within 3 (Three) months of registration of the Society or Limited Company, as aforesaid, cause to be transferred to the Society, company or federation of the society all the right, title and the interest of the DEVELOPER in the project land on which the buildings are constructed. However, in case the Allottee(s) fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. are demanded within the period mentioned in the demand letter, the Allottee(s) authorises the DEVELOPER withhold registration of the conveyance deed in his/her favour till full and final settlements of the amount and payment of stamp duty and registration charges to the DEVELOPER is made by the Allottee(s).

- c) Within 15 (Fifteen) days after notice in writing is given by the DEVELOPER to the Allottee(s) that the Flat/Shop is ready for use and occupancy, the Allottee(s) shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat/Shop) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee(s) shall pay to the DEVELOPER such proportionate share of outgoings as may be determined. The Allottee(s) further agree that till the Allottee's share is so determined the Allottee(s) shall pay to the DEVELOPER provisional monthly contribution of **Rs. ---NIL---/- (Rupees ---NIL--- Only)** per month towards the outgoings. The amounts so paid by the Allottee(s) to the DEVELOPER shall not carry any interest and remain with the DEVELOPER until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits

40) Wherever in this Agreement it is stipulated that the Allottee(s) in common with other Allottee(s) in the Project shall be in proportion to the carpet area of the Flat/Shop to the total carpet area of all the Flat/shop in the Project.

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41) Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein as may be reasonably required in order to effectuate the provisions of this 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.



42) The execution of this Agreement shall be complete only upon its execution by the DEVELOPER through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the DEVELOPER and the Allottee(s), in Uran after the Agreement is duly executed by the Allottee(s) and the DEVELOPER 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 Uran, Raigad.

43) The Allottee(s) and/or DEVELOPER 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 DEVELOPER will attend such office and admit execution thereof.

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

**MRS. NISHA SAGAR JAGDALE**

**MR. SAGAR VIJAY JAGADALE**

**FLAT NO:B-202, MAL GANGA SMRUTI, PLOT NO:10, SECTOR 10 E,  
ROADPALI-KALAMBOLI, NAVI MUMBAI - 410 218.,**

hereinafter referred to

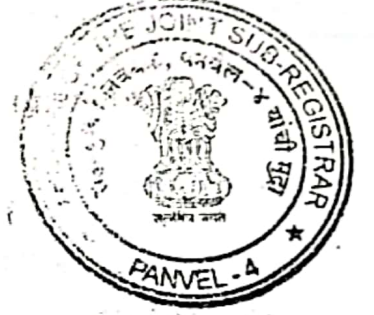
Notified Email ID: [sagarjagadale93@gmail.com](mailto:sagarjagadale93@gmail.com)

: 33 :

**Description of the Land**

Place/Node – PUSHPAK VADGHAR,  
Plot No.163, Sector No.R 4,  
Area in sq.mtrs. – 300,  
Admissible FSI – 1.5.

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**SECOND SCHEDULE**

**Description of the Flat / Shop**

All that Residential premises bearing Flat number **302** admeasuring **33.58** Sq. Mts. Carpet area on the (**THIRD FLOOR**) Floor in **"--"** Wing of the building to be known as '**MORESHWAR RESIDENCY**', being constructed on Plot No.- 163 situated at Sector No.- R 4, Village-PUSHPAK-VADGHAR, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

**THIRD SCHEDULE**

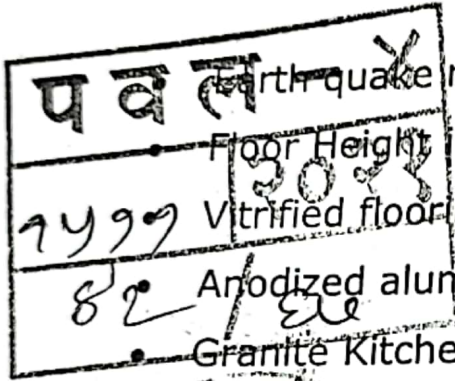
For Divyesh Enterprises

*A. K. Bhowani*  
Proprietor



## AMENITIES

"MORESHWAR RESIDENCY", Plot No.-163, Sector No.-R 4, PUSHPA  
VADGHAR, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.



• Earthquake resistant RCC Structure

• Floor Height in each Flat – 9.25 ft.

• Vitrified flooring in living room, bedroom & kitchen.

• Anodized aluminium sliding windows.

• Granite Kitchen platform.

• Branded S. S. Sink in kitchen.

• Branded ceramics tiles dado above kitchen platform.

• Branded tiles & dado in bathroom.

• Branded concealed plumbing with branded sanitary & C. P. fittings.

• Decorative main door and all other doors would be flushed panel.

- Branded concealed copper wiring with modular switches, TV and tele points.
- Trimex in building compound.
- Acrylic paint on building exterior.
- Emulsion paint on internal wall.
- Power backup for elevation & common areas.
- 2 branded lifts in each wing.

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 DEVELOPER )  
M/S. DHRUVESH ENTERPRISES  
P.A.N. AKCPG 4265 B  
THROUGH ITS Proprietor  
MR. KISHOR SHIVDAS GOWARI For Dhruvesh Enterprises

*S. G. G. G.*  
Proprietor



IN THE PRESENCE OF

- 1) Prakash Thakkar *Prakash*
- 2) Verma Geeta *Geeta*

SIGNED, SEALED & DELIVERED BY )  
THE WITHIN NAMED PURCHASER/S )  
MRS. NISHA SAGAR JAGDALE *Ns*

Pan No. BGWPJ 8005 P

MR. SAGAR VIJAY JAGADALE *Sunny*

Pan No. AZYPJ 3033 F

IN THE PRESENCE OF

- 1) Prakash Thakkar *Prakash*
- Geeta*



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RECEIPT

Received of and from the within named Purchaser(s) **MRS.NISHA SAGAR JAGDALE & MR. SAGAR VIJAY JAGADALE**, the day and the year first herein above written the sum of **Rs.2,30,000/- (RUPEES TWO LAKHS THIRTY THOUSAND ONLY)** being part/full payment of the consideration against the sale of Flat No.-**302** admeasuring **33.58** Sq. Mts. carpet area on the **(THIRD)** Floor in **"---**" Wing of the building named **"MORESHWAR RESIDENCY"** being constructed on Plot No.-163, Sector No.-R 4, Village-PUSHPAK-VADGHAR, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, paid by him/her/them to us as per the following details:

Date	Cheque No.	Drawn on/In favour of (Bank & Branch)	Amount Rs.
24/12/2020	923086	SBI	Rs.2,00,000/-
02/11/2020	912635	SBI	Rs.30,000/-
Total (RUPEES TWO LAKHS THIRTY THOUSAND ONLY)			Rs.2,30,000/-

We say Received  
For M/S. DHRUVESH ENTERPRISES

For Dhruvesh Enterprises  


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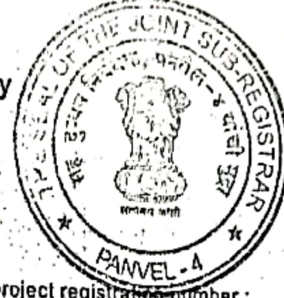


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**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]**



This registration is granted under section 5 of the Act to the following project under project registration number: P52000027879

**Project: MORESHWAR RESIDENCY Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 163al Vadghar (CT), Panvel, Raigarh, 410206;**

1. Mr./Ms. Kishor Shivdas Gowari son/daughter of Mr./Ms. Shivdas Tehsil: Panvel, District: Raigarh, Pin: 410209, situated in State of Maharashtra.

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 10/01/2021 and ending with 31/03/2022 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

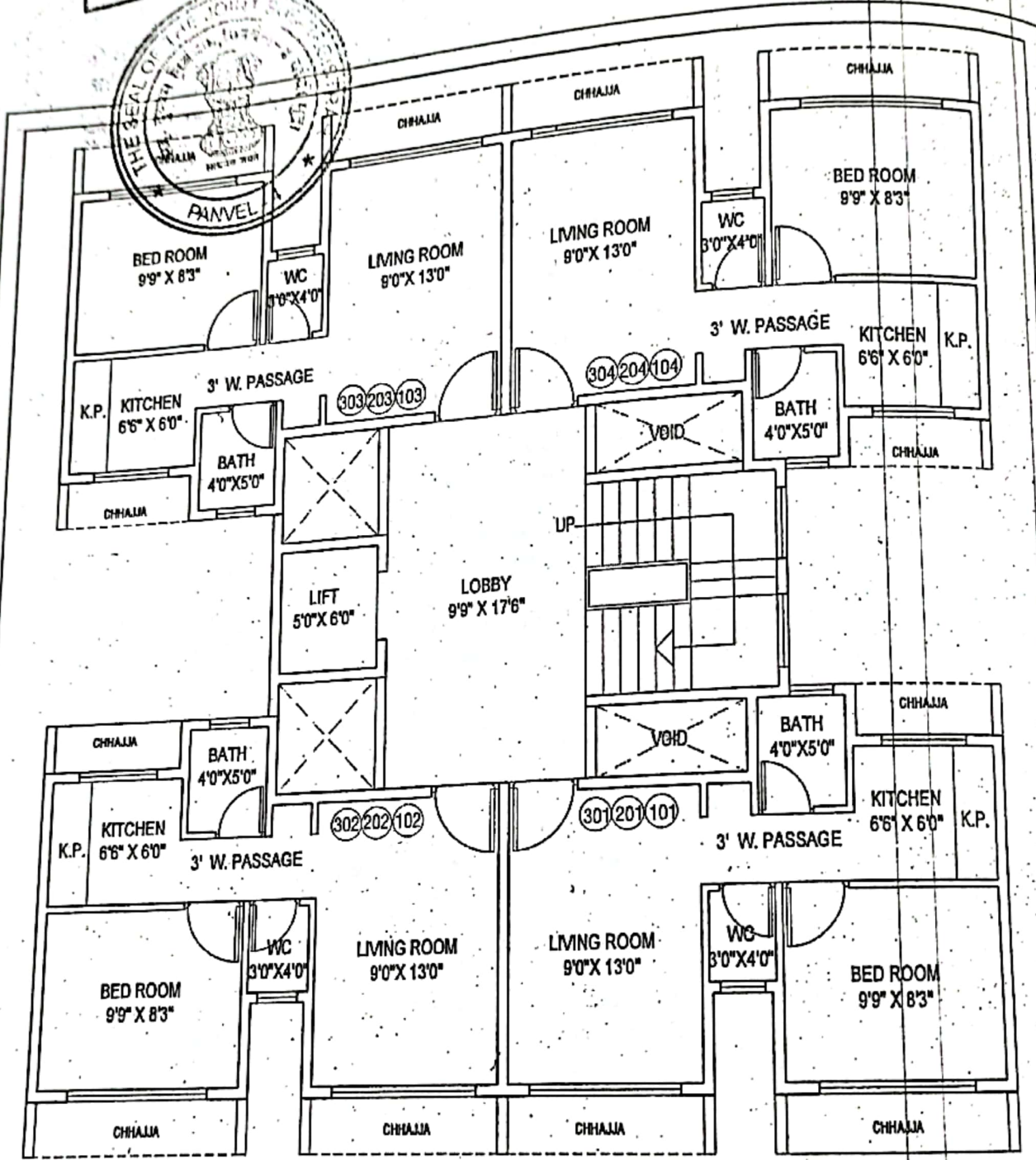
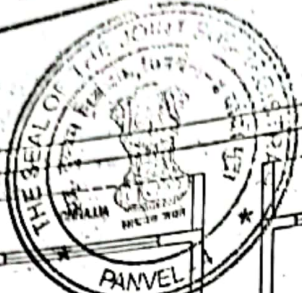
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 10-01-2021 09:43:59

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

Dated: 10/01/2021

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**1ST, 2ND & 3RD FLOOR PLAN**  
 SCALE- 1:100

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED RESIDENTIAL BUILDING ON  
 PLOT NO.163, SECTOR -R4, VADGHAR,  
 PUSHPAK NODE ,NAVI MUMBAI.

NORTH



**SWAPNIL KALYANKAR ARCHITECTS**  
 Swapnil Kalyankar | +91 - 99875 96001  
 OFFICE : SIDHANT MARKET, D - WING,  
 2ND FLOOR, OPP. BJP OFFICE, PANVEL - 410 206.  
 EMAIL : skaplanners@gmail.com

प व ल - ४  
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५० / ६०

१३

परिशिष्ट "अ"

एकपक्षी भुखंड मालक यांचे हिश्यास येणा-या सदनिका



अ. क्रं.	सदनिका/गाळा क्रं.	मजला	कारपेट एरीया चौ.मी.	लॉफ्ट एरीया चौ.मी.	वाटपदाराने नाव
१.	गाळा नं. १	तळमजला	१५.००	४.९४	शोभा जगदिश पाटील
२.	गाळा नं. २	तळमजला	१५.००	४.९४	शोभा जगदिश पाटील
३.	सदनिका १०१	पहिला	२७.९३	--	शोभा जगदिश पाटील
४.	१०२	पहिला	२७.९३	--	शोभा जगदिश पाटील
५.	२०३	दुसरा	२७.९३	--	शोभा जगदिश पाटील
एकूण			१११.०९	८.९९	

प व ल - २  
२५१५ / २०१९  
२९ / ३२

प व ल - ४  
 १५११ २०२१  
 ५१/१७

१४

परिशिष्ट "ब"

विकासक / दुसरेपक्षी यांचे हिश्यास येणा-या सदनिका

अ. क्र.	सदनिका/गाळा क्र.	मजला	कारपेट एरीया चौ.मी.	लॉफ्ट एरीया चौ.मी.	नॅचरल टेरेस चौ.मी.	वाटपदाराचे नांव
	१०३	तळमजला	१२.३०	४.०५	--	ध्रुवेश इंटरप्रायझेस
	१०३	पहिला	२७.९३	--		ध्रुवेश इंटरप्रायझेस
३.	१०४	पहिला	२७.९३	--		ध्रुवेश इंटरप्रायझेस
४.	२०१	दुसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
५.	२०२	दुसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
६.	२०४	दुसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
७.	३०१	तिसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
८.	३०२	तिसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
९.	३०३	तिसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
१०.	३०४	तिसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
	४०१	चौथा	२०.००	--	९.६०	ध्रुवेश इंटरप्रायझेस
	४०२	चौथा	२०.००	--	९.६०	ध्रुवेश इंटरप्रायझेस
	४०३	चौथा	२०.००	--	९.६०	ध्रुवेश इंटरप्रायझेस
	४०४	चौथा	२०.००	--	९.६०	ध्रुवेश इंटरप्रायझेस
एकूण			३४६.३७	४.९४	३८.४०	

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 ५७ / २५

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परिशिष्ट "ब"

विकासक / दुसरेपथी गाचे हिण्यास येणा-या सदनिका



क्र.	सदनिका/गाळा क्र.	मजला	कारपेट एरीया चौ.मी.	लॉफ्ट एरीया चौ.मी.	नॅचरल टेरेस चौ.मी.	वाटपदाराचे नाव
	१०३	तळमजला	१२.३०	४.०५	--	ध्रुवेश इंटरप्रायझेस
	१०३	पहिला	२७.९३	--		ध्रुवेश इंटरप्रायझेस
३.	१०४	पहिला	२७.९३	--		ध्रुवेश इंटरप्रायझेस
४.	२०१	दुसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
५.	२०२	दुसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
६.	२०४	दुसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
७.	३०१	तिसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
८.	३०२	तिसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
९.	३०३	तिसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
१०.	३०४	तिसरा	२७.९३	--		ध्रुवेश इंटरप्रायझेस
	४०१	चौथा	२०.००	--	९.६०	ध्रुवेश इंटरप्रायझेस
	४०२	चौथा	२०.००	--	९.६०	ध्रुवेश इंटरप्रायझेस
	४०३	चौथा	२०.००	--	९.६०	ध्रुवेश इंटरप्रायझेस
	४०४	चौथा	२०.००	--	९.६०	ध्रुवेश इंटरप्रायझेस
एकूण			३४६.३७	४.९४	३८.४०	





पत्र - ४  
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Reference No. : CIDCO/BP-16960/TPO(NM & K)/2019/5849

Date : 25/10/2019

### COMMENCEMENT CERTIFICATE



Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII) of 1966 to M/s Shobha Jagdish Patil, House No. 375-1, At Post - Kopar, Tal. Panvel, Dist. Raigad. 400 206 for Plot No. 163, Sector R4, Node Pushpak(New). As per the approved plans and subject to the following conditions for development work of the proposed Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] in 1 Ground Floor + 4 Floor Net Builtup Area [ Residential [ Resi+Comm ] = 408.53, Mercantile / Business (Commercial) [ Resi+Comm ] = 40.36 Other [Others] = 00.10 Total BUA = 448.99 Total BUA = 448.99] Sq m

Nos. Of Residential Units :- 16, Nos. Of Mercantile / Business (Commercial) Units :- 3

- 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.

**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 :-**

Document certified by PATIL  
MITHILESH JANARDHAN,  
Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner

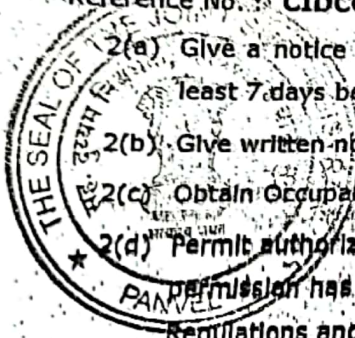
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५३ / ६७

Reference No. : CIDCO/BP-16960/TPO(NM & K)/2019/5849

Date : 25/10/2019



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

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

2(c) Obtain Occupancy Certificate from the Corporation.

2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The 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 - 4B of MRTP Act-1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

4. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

5. A certified copy of the approved plan shall be exhibited on site.

6. The amount of Rs \_\_\_\_\_/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

7. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".

8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

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५६ / ६६

Reference No. : CIDCO/BP-16960/TPO(NM & K)/2019/5849

Date : 25/10/2019

### 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.

Document certified by PATIL  
MITHILESH JANARDHAN.  
Name : PATIL MITHILESH  
JANARDHAN

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# PRAKASH THAKKAR

M.COM., LL.B

ADVOCATE HIGH COURT

OFFICE: Shubhangan Complex,  
Shop No:21, Plot No.25-A,  
Sector-7, Kamothe,  
Navi Mumbai.

OFFICE: B-105, Shankar Tower,  
Plot- 14, Sector- 14,  
Palm Beach Road:  
Navi Mumbai.



Date: 14/09/2019.

**TITLE CLEARANCE & SEARCH CERTIFICATE**

**PLOT NO:163, SECTOR R 4**

**PUSHPAK-VADGHAR, NAVI MUMBAI.,**

**TALUKA PANVEL, DIST. RAIGAD**



I have pursued the title of **SMT. SHOBHA JAGDISH PATIL**, as Land Owner & M/S. **DHRUVESH ENTERPRISES**, through its Proprietor **MR. KISHOR SHIVDAS GOWARI** as Developer, having Office at **SHOP NO:7, PUSHPAK KIRAN, PLOT NO:A-37, SECTOR-12, KAMOTHE NAVI MUMBAI.**, with regard to **PLOT NO:163, SECTOR R 4, PUSHPAK VADGHAR, NAVI MUMBAI.**, having area 300 SQ.MTR (herein referred to as the said PLOT) (PERIOD COVERED 01/01/2015 TO 15/09/2019)

with RBI

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**THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD**, a Company incorporated under the Companies Act, 1956, (1 of 1956) Hereinafter referred to as "Corporation" having its registered Office at Nirmal, 2<sup>nd</sup> Floor, Narlman Point, Mumbai-400021., is a New Town Development Authority, under the Sub-Sections (1) and (3-A) of section - 113 of the Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No: xxxviii of 1966,) hereinafter referred to as the said Act.

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

8-2019 02:25:52



# CIDCO OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-16960/TPO(NM & K)/2019/8907

Date : 06 December, 2021

Unique Code : 20190402102234901

To,  
**Shobha Jagdish Patil**  
House No. 375-1, At - Post - Kopar, Tal. Panvel,  
Dist. Raigad. 400 206  
PIN - 400206

**Sub :** Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on Plot No. 163, Sector R4 at Pushpak, Navi Mumbai.  
**Ref :** 1) Your architect's resubmitted Online application dtd. 02.11.2021  
2) No dues vide letter No.CIDCO/Estate/2021/574 dtd.13.10.2021  
3) AAI NOC vide NAVI/WEST/B/080821/566696 dtd. 12.10.2021

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 (V -I) to get the water supply connection to your plot.

CIDCO/BP-16960/TPO(NM & K)/2019/8907

Date : 06 December,  
2021

Unique Code : 20190402102234901

**OCCUPANCY COMPLETION**  
**CERTIFICATE**

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building G + 4 [ Total BUA = 448.99Sq.mtrs , Residential BUA = 408.53 Sq.mtrs , Commercial BUA = 40.36 Sq.mtrs , Any Other BUA = 0.1 Sq.mtrs Number of units = 19No. , No. of Residential Units = 16No. , No.of Commercial Units = 3No. , Any Other Units = -No. Ground+No. Of Floors = G + 4 ] Plot No. 163 ,] , Sector - R4 at Pushpak of Navi Mumbai completed under the supervision of SWAPNIL MOHAN KALYANKAR Architect has been inspected on 17 November, 2021 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 17 October, 2019 and that the development is fit for the use for which it has been carried out.