

251

Pravin - 12518

Saving A/C No : 20040516835

Branch FILE No: Please Tick

CIF NO.

PAL/Take Over/NEW/Resale/Top up

RLMS / LOS Reference No.

Tie Up No.

Applicant Name : SANTOSH PURUSHOTTAM RANE

Co-Applicant Name : SWATI SANTOSH RANE

Contact (Resi.):

Mobile : 9513371538

Loan Amount : 54,00,000

Tenure : 18 years

Interest Rate : 8.50%

EMI :

Loan Type :

SBI LIFE :

Hsg. Loan

Maxgain

Realty

Home Top up

Property Location : NEW PANVEL - EAST

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : (Code No)

Contact Person : PRAVIN GAIKWAD Mobile No: 7718840038

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1	Shri Legal 19/04/2023	19-04-2023	
SEARCH - 2		RESIDENCE VERIFICATION	
EVALUATION - 1		OFFICE VERIFICATION	
EVALUATION - 2		SITE INSPECTION	

ST / MPST / BM / FS / along with Mob. No.

Receipt (pavti)

86/3450

Thursday, April 13, 2023

4:13 PM

पार्वती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4401 दिनांक: 13/04/2023

गावाचे नाव: शिलोत्तर रायचूर
दस्तऐवजाचा अनुक्रमांक: पवल1-3450-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: संतोष पुरुषोत्तम राणे -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 58

रु. 30000.00

रु. 1160.00

एकूण:

रु. 31160.00

JOINT S. P. PAVTI 1

सह दुय्यम निबंधक, पनवेल - ३

बाजार मूल्य: रु.4006625.28 /-
मोबदला रु.6000000/-
भरलेले मुद्रांक शुल्क : रु. 360000/-

- 1) देयकाचा प्रकार: DHC रकम: रु.1160/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1304202310484 दिनांक: 13/04/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000579182202324E दिनांक: 13/04/2023
बँकेचे नाव व पत्ता:

0 1 0.

सूची क्र.2

द्वयम नियंत्रक : इ.नि. पनवेल 1

दफ्त. क्रमांक : 3450/2023

नोंदणी :

Regn:63m

गावाचे नाव : शिलोत्तर रायचूर

करारनामा

6000000

4006625.28

नी पट्टेदार ने

क(असल्यास)

1) पाविकेचे नाव: रायगड इतर वर्णन :; इतर माहिती: , इतर माहिती: 22/4, दर - 54400/- मदतिका क्र. 905, एन - विंग, नववा मजला, विल्डींग नं. 1, फेज - 2, बालाजी सिम्फनी, हार्मोनिका को. ऑप. हौ. मों. लि., बालाजी सिम्फनी (एन विंग) मध्ये नं. 45/2/1, 45/2/2, 45/2/3, 45/2/4, 45/2/5, 45/2/6, 45/2/7, 45/2/8, 45/2/9, 45/2/10, 45/2/11, मोंजे - शिलोत्तर रायचूर व मध्ये नं. 173/1, 173/2, मोंजे - आकृती. ता. पनवेल, जि. रायगड, चटई क्षेत्र 50.720 चौ.मी., बालाजी क्षेत्र 4.970 चौ.मी., निच क्षेत्र 2.750 चौ.मी. व मध्येम म्नेत्र क्षेत्र 1.560 चौ.मी. एकूण क्षेत्र 60.00 चौ.मी. व बरग पार्कींग नं. पी-949. ((Survey Number : 45/2/1 व इतर ;))

1) 60.00 चौ.मीटर

व नेव्हा.

वणा-या

वयाचा

वाडिचे

1): नाव:-निलेश बालागम म्हमकर - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 425, तुर्माळे गाव, शिरहोण, पोयंजे, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईसाहू: (). पिन कोड:-410221 पॅन नं:- AUOPM7808E

2): नाव:-निलेश निलेश म्हमकर - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 425, तुर्माळे गाव, शिरहोण, पोयंजे, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईसाहू: (). पिन कोड:-410221 पॅन नं:- BCHPP3963M

व किंवा

आदेश

1): नाव:-संतोष पुरापोनम गणे - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- वी-8, आभूषण पार्क, देवळाई रोड, औरंगाबाद,, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AMDPR1204Q

2): नाव:-स्वाती संतोष गणे - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- वी-8, आभूषण पार्क, देवळाई रोड, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-BPFPR9312K

12/04/2023

13/04/2023

3450/2023

8

CHALLAN
MTR Form Number-6



E		BARCODE	Date 13/04/2023-14:22:17		Form ID 25.2	
al Of Registration		Payer Details				
Fee		TAX ID / TAN (If Any)				
O 1 SUB REGISTRAR		PAN No.(If Applicable)		AMDPR1204Q		
		Full Name		SANTOSH PURUSHOTTAM RANE AND OTHER		
ne		Flat/Block No.		FLAT NO- H 905, 9TH FLR,BLDG NO 1,PH		
ails		Premises/Building		-II,BALAJI SYMPHONY,HARMONICA CHS LTD,		
Amount In Rs.		Road/Street		SHILLOTAR RAICHUR,SUR NO-45/2/1 AND OTHERS,SUR NO 173/1, 173/2		
360000.00		Area/Locality		AKURLI , PANVEL, RAIGAD		
		Town/City/District				
		PIN		4	1	0 2 0 6
		Remarks (If Any)				
		PAN2=AUOPM7808E~SecondPartyName=NILESH BALARAM MHASKAR				
		AND OTHER~				
		Amount In		Three Lakh Ninety Thousand Rupees Only		
		Words		3,90,000.00		
FOR USE IN RECEIVING BANK						
ails		Bank CIN	Ref. No.	69103332023041316206	2803077262	

मूल्यांकन पत्रक (बांधणी क्षेत्र - बांधणी)

16 April 2019 11:11:11 AM

Valuation ID: 202304130113

मूल्यांकनाचे वर्ष	2023
जिल्हा	राज्यात
मूल्य विभाग	तालुका - फुलंबरी
उप-मूल्य विभाग	22 - राहिवारा व इतर तयार बांधणीतील विकसनात्मक जमिनी
क्षेत्राचे नाव	A Class Public मार्ग नंबर व भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	शुद्धी जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मिळकतीचे प्रकार
1250	54100	64100	70700	64100		शे. मीटर

बांधणी क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	बांधकामाचे वर्गीकरण	उद्देशाने सुविधा	मिळकतीचा प्रकार	मिळकतीचे दर
	70.14 चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा प्रकार	शे. मीटर
				बांधकामाचा दर	Rs. 25289

Sale Type - First Sale
 Sale Resale of Built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ - 105 / 100 Apply to Rates = Rs. 57120/-
 घसा यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घसा यानुसार टक्केवारी + खुल्या जमिनीचा दर
 = ((57120 * 1250) * (100 / 100)) + 1250
 = Rs. 57120/-

A) मूख्य मिळकतीचे मूल्य = वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र
 = 57120 * 70.144
 = Rs. 4006625.28/-

Applicable Rules - 3, 9, 18, 19

एकत्रित अंतिम मूल्य
 मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मद्रनाईन मजला क्षेत्र मूल्य - लफाया मजलीचे मूल्य - खुल्या जमिनीचे मूल्य - बांधकामाचे मूल्य - बांधकामाचे मूल्य - बांधकामाचे मूल्य - बांधकामाचे मूल्य - बांधकामाचे मूल्य
 बांधकामाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भांडणीचा शुद्ध मूल्य - बांधकामाचे मूल्य - बांधकामाचे मूल्य - बांधकामाचे मूल्य - बांधकामाचे मूल्य
 = A + B + C + D + E + F + G + H + I + J
 = 4006625.28 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs. 4006625/-
 = ४ चाळीस लाख सहा हजार सहा शे पंचवीस /-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at Panvel on 13th
Day of April, 2023 BETWEEN 1) Mr. NILESH BALARAM
MHASKAR, Age - 40 years, Occupation - Service, (Pan No.
AUOPM7808E) and 2) Mrs. NILAM NILESH MHASKAR, Age-40
years, Occupation - Service, (Pan No. BCHPP3963M), Indian
Inhabitants, Both residing at- 425, Turmale Gav, Shirdhon,
Poyanje, Panvel, Dist.Raigad, 410221 hereinafter called and
referred to as "SELLERS" (which expression shall unless it be
repugnant to the context or meaning thereof mean and include his
heirs, executors, administrators and assigns) **THE PARTY OF THE
FIRST PART.**

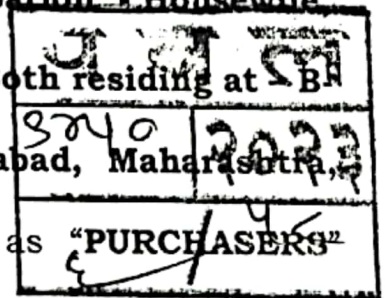
AND

1) Mr. SANTOSH PURUSHOTTAM RANE, Age- 41 years,
Occupation- Service, (Pan No. AMDPR1204Q) and 2) Mrs.
SWATI SANTOSH RANE, Age- 36 years, Occupation - Housewife
(Pan No. BPFPR9312K), Indian Inhabitants, Both residing at B

8, Abhushan park, Devlai Road, Aurangabad, Maharashtra,
431001 hereinafter called and referred to as "PURCHASERS"

(which expression shall unless it be repugnant to the context or
meaning thereof shall mean and include their heirs, executors,
administrators and assigns) **THE PARTY OF THE SECOND PART**

AND WHEREAS by virtue of an Agreement for Sale Registered on
Dated - 28/06/2019 between M/s.BALAJI SYMPHONY a
proprietary concern of MR. VINAY SHRAVANKUMAR AGRAWAL.



having office at- Balaji Symphony, Survey No.45/4, Village - Shilloter Raichur, Tal Panvel, Dist.Raigad sold **Flat No. 905, "H" - wing, 9th floor, Building No.1, Phase - II, project known as BALAJI SYMPHONY** previously the building known as 'H'-wing and presently known as "HARMONICA CO-OPERATIVE HOUSING SOCIETY LTD, BALAJI SYMPHONY (H-WING) Survey No.45/2/1, 45/2/2, 45/2/3, 45/2/4, 45/2/6, 45/2/7, 45/2/8, 45/2/9, 45/2/10, 45/2/11, Village- Shillotar Raichur, Survey No.173/1, 173/2, Village - Akurli, Tal - Panvel, Dist.Raigad, Admeasuring Carpet area of 50.720 Sq.mtrs., Balcony area of 4.970 Sq.mtrs. , Niche area of 2.750 Sq.mrs. and Service Slab of 1.560 Sq.mtrs. , Total area of 60.00 Sq.mtrs. along with Allotted Car Parking No.P-949 to 1) Mr.NILESH BALARAM MHASKAR and 2) Mrs. NILAM NILESH MHASKAR vide Document No.PVL1-6141-2019 on Dtd. 28/06/2019.

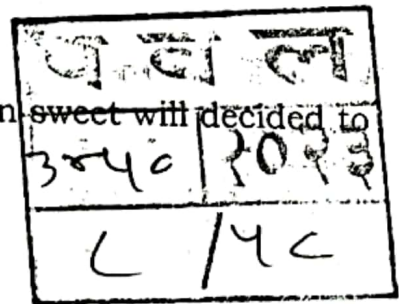
AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing all amenities and fittings and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from his/their own funds

पुनः
२०१०/१२/२३

AND WHEREAS by virtue of the said Agreement , and by virtue of payment of full and consideration of the said Premises, paid by the **SELLERS** to the said Promoter, the **SELLERS** has been possessing, occupying and enjoying the said premises on ownership basis :

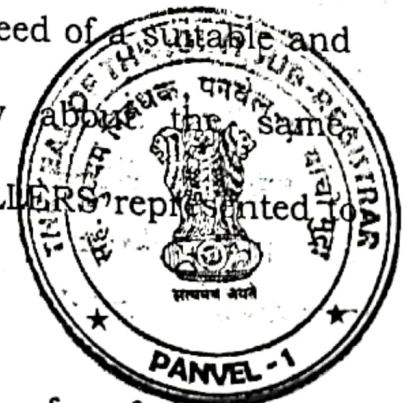
AND WHEREAS the **SELLERS** is the bonafide member of said **HARMONICA CO-OPERATIVE HOUSING SOCIETY LTD BALAJI SYMPHONY (H-WING)** a Society registered under **Regn No. RGD /PWL/HSG /(TC) /4724/2021-2022/Year 2021 Dtd.03/06/2021** and having right , title and interest and membership in respect of the said premises, which society hereinafter in this Agreement for brevity's sake is referred to as **"The said Society"** and being the member of the said Society, and thus the **SELLERS** has clear and marketable title in respect of the said Premises and the **SELLERS** is well and sufficiently entitled to the said Premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof :

AND WHEREAS the **SELLERS** out of their own sweet will decided to sell the aforesaid flat on **OWNERSHIP BASIS**.



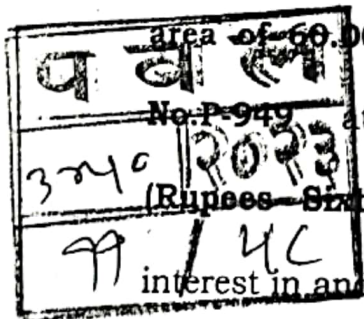
AND WHEREAS the **PURCHASERS** being in need of a suitable and convenient accommodation, came to know about the same and approached the **SELLERS** whereupon the **SELLERS** represented to the **PURCHASERS** that :

- a) To apply to the society for effective transfer of the relevant



AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. THE SELLERS do hereby agree to sell, assign and transfer and the PURCHASERS doth hereby agree to purchase and acquire the right, title and interest in and upon the said flat being Flat No. 905, "H" - wing, 9th floor, Building No.1, Phase - II, project known as BALAJI SYMPHONY previously the building known as 'H'-wing and presently known as "HARMONICA CO-OPERATIVE HOUSING SOCIETY LTD, BALAJI SYMPHONY (H-WING) Survey No.45/2/1, 45/2/2, 45/2/3, 45/2/4, 45/2/6, 45/2/7, 45/2/8, 45/2/9, 45/2/10, 45/2/11, Village- Shillotar Raichur, Survey No.173/1, 173/2, Village - Akurli, Tal - Paniel, Dist.Raigad, Admeasuring Carpet area of 50.720 Sq.mtrs., Balcony area of 4.970 Sq.mtrs. , Niche area of 2.750 Sq.mrs. and Service Slab of 1.560 Sq.mtrs. , Total



area of 60.00 Sq.mtrs. along with Allotted Car Parking

No. P-949 at and for a lump sum price of Rs.60,00,000/-

(Rupees Sixty Lakhs Only) along with the right, title and

interest in and upon the said premises and also together with



the benefits of membership, shares and more particularly

described in the SCHEDULE hereunder written (hereinafter

for the sake of brevity called and referred to as the "SAID

PREMISES")

in the receipt hereunder written at the time of execution of these presents towards **part payment** of the consideration (payment and receipt whereof the SELLERS doth hereby admit and acknowledge and hereby release acquit and discharge the PURCHASERS from the payment thereof absolutely and forever).

PAYMENT SCHEDULE

Rs.1,01,001/- paid by cheque No.000005 drawn on HDFC Bank, New Panvel (East) Br.on Dtd. 02/04/2023.

Rs.60,000/- paid as 1% TDS.

Rs.58,38,999/- will be given by way of loan from any financial institution or bank within 45 working days after registration of this document.

Rs.60,00,000/- (Rupees Sixty Lakhs Only).
=====

3) Upon receipt of the entire amount of consideration the SELLERS shall deliver the actual, physical, legal and vacant and peaceful possession of the said premises from all encumbrances.

4) As aforesaid the PURCHASERS has agreed to pay to the SELLERS full and final payment and thus the SELLERS has agreed to sell and transfer and the PURCHASERS has agreed to purchase and acquired the said flat along with all title and interest and benefits attached to the same on ownership basis, and shall use and occupy the same as per the terms thereof,

प व ल	
20/04/2023	2023
72 / 45	



Maharashtra Co-operative Societies Act., 1960 and the rules made there under.

18) WHEREAS the SELLERS have given inspection of the aforesaid premises and all the relevant documents in respect of the said premises to the PURCHASERSs and the PURCHASERSs admit of having inspected the same. That both the parties agree that they have read all the contents, terms and conditions mentioned in this Agreement and after reading, confirming the same both the parties have signed this Agreement in presence of the witnesses.

THE SCHEDULE OF THE PREMISES ABOVE REFERRED TO

Flat No. 905, "H" - wing, 9th floor, Building No.1, Phase - II, project known as BALAJI SYMPHONY previously the building known as 'H'-wing and presently known as "HARMONICA CO-OPERATIVE HOUSING SOCIETY LTD, BALAJI SYMPHONY (H-WING) Survey No.45/2/1, 45/2/2, 45/2/3, 45/2/4, 45/2/6, 45/2/7, 45/2/8, 45/2/9, 45/2/10, 45/2/11, Village-Shillotar Raichur, Survey No.173/1, 173/2, Village - Akurli, Tal - Panvel, Dist.Raigad, Admeasuring Carpet area of 50.720 Sq.mtrs., Balcony/area of 4.970 Sq.mtrs. , Niche area of 2.750 Sq.mtrs. and Service Slab of 1.560 Sq.mtrs. , Total area of 60.00 Sq.mtrs. along with Allotted Car Parking No.P-949

बालाजी
30/02/2023
AY / MC



10

subscribed their respective hand on these present on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED by the WITHIN NAMED SELLERS

1) Mr. NILESH BALARAM MHASKAR



2) Mrs. NILAM NILESH MHASKAR

In the presence of...



1. Rakesh A Patil

2. Santosh S. Koli



SIGNED AND DELIVERED by the WITHIN NAMED PURCHASERS

1) Mr. SANTOSH PURUSHOTTAM RANE



2) Mrs. SWATI SANTOSH RANE

प व ल
3740 2023

In the presence of...



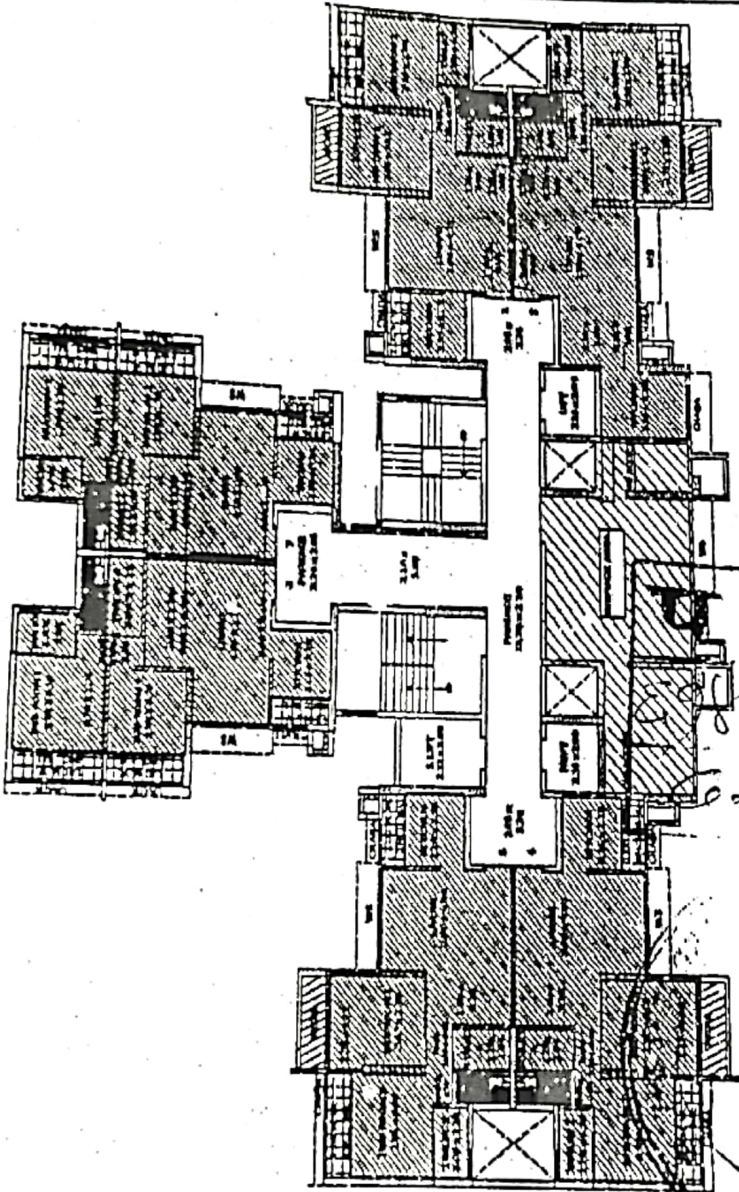
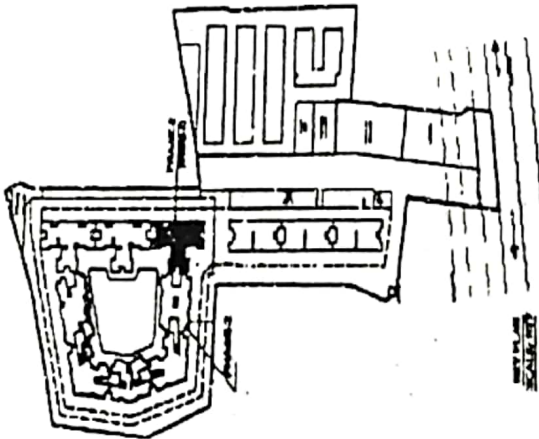
SELLERS



PURCHASERS

ANNEXURE - 6

MR. VINAY SHRAVANKUMAR

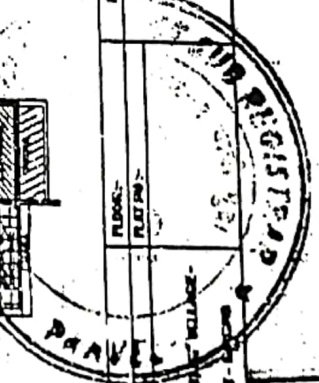


PHASE	FLOORS	COVERED AREA	UNCOVERED AREA	TOTAL AREA
1	1	1400 SQ. FT.	1400 SQ. FT.	2800 SQ. FT.
2	2	2800 SQ. FT.	2800 SQ. FT.	5600 SQ. FT.
3	3	4200 SQ. FT.	4200 SQ. FT.	8400 SQ. FT.
4	4	5600 SQ. FT.	5600 SQ. FT.	11200 SQ. FT.

NO.	DESCRIPTION	AREA (SQ. FT.)
1	CARPET AREA	50720
2	BALCONY AREA	4970
3	NICHE AREA	2750
4	TOTAL AREA	58440

PHASE 3 - WORKING - IN PROGRESS

PHASE 3 - WORKING - IN PROGRESS



Handwritten registration details:

2023 / 4C

302

2023

Wing - 9th Carpet Area : 50720 sq. Mtr., Balcony Area : 4970 sq. Mtr., Niche Area : 2750, Service Slab : 1.560 sq. Mtr. Promoter : Mr. Vinay Shrivankumar Agrawal
 Vinay Shrivankumar & Mrs. Nilam Niles Mhaskar.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
PHONE : (Reception) +91-22-6650-0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933
 CH-000999 MH 1070 630-014374

HEAD OFFICE :
 CIDCO Bhavan, C8D-Belapur,
 Near Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref No: CIDCO/NAINA/PANVEL/ShilloterRaichur+Aakurli/BP-02/CG/2016/2549 Date: 27/04/2018

To,
 ✓ Shri Vinay S. Agrawal,
 25, Om Surya, Plot NO 3B,
 Sector 15, Nerul,
 Navi Mumbai 400706

Sub: Plinth Completion Certificate for building No 1 (Wing A to H) and release of 3.75 FSI of free sale component for proposed Rental Housing Scheme on land bearing Survey No. 45/2 (Old Survey No. 45/4, 45/8B, 45/9, 45/11(pt) & 45/13(pt), Village - Shilloter Raichur and Survey No. 173/0, Village - Aakurli, Tal. - Panvel, Dist. Raigad

- Ref.:**
1. Revised Local/Local Clearance No. MMRDA/RHS/57/11/122 dtd. 26.02.2010
 2. Revised NA permission and Commencement Certificate granted by District Collector Office Raigad, vide No. मशा/एल.एन.ए.१(क)/एसआर 163/2011 dated 05.09.2012
 3. Amended development permission granted by this office No. CIDCO/NAINA/PANVEL/ShilloterRaichur+Aakurli/BP-02/CG/2016/2549, dated 08/01/2016
 4. MMRDA's NOC on 3.75 FSI for Rental portion and 2.75 FSI for free sale portion, vide No. MMRDA/RHS/57/11/122 Dated 14/03/2016
 5. Your application dated 17/03/2016 and 01/08/2016

Sir,

This has reference to your letter cited above at reference No 5, regarding subject matter. In this regard, it is to inform you that, in accordance with the FSI of 3.75 released by MMRDA vide letter referred at No 4 above, Commencement Certificate for construction of additional floors of safe buildings as mentioned in Table-1 is granted subject to following conditions:

म व ल
 ६९०९२०१९
 १७/०४/२०१८

1. All the conditions mentioned in this office's letter No. CIDCO/NAINA/PANVEL/ShilloterRaichur+Aakurli/BP-02/CG/2016/2549, dated 08/01/2016 shall be binding on you, and the work shall be commenced in accordance with plans approved therein.
2. All the conditions mentioned in NA permission granted by District Collector Office vide letter No. मशा/एल.एन.ए.१(क)/एसआर 163/2011 dated 05.09.2012 shall be binding on you.

म व ल
 १७/०४/२०१८





CIDCO
CORPORATION DEVELOPMENT
THROUGHOUT OF MUMBAI
MUMBAI

Navi Mumbai Airport Influence Notified Area (NAINA)

Certificate No: CIDCO/NAINA/Panvel/Akurli/BP-0092/OC/Full/2020/0042

Dated: 23 Jul 2020

OCCUPANCY CERTIFICATE

To
Mr. VINAY S. AGRAWAL
MAHARASHTRA NAVIMUMBAI

Sub: Grant of Full Occupancy Certificate (OC) for building on land bearing survey No. : 45/2,173/0 of Village : Akurli, Taluka : Panvel, Dist. : Raigad.

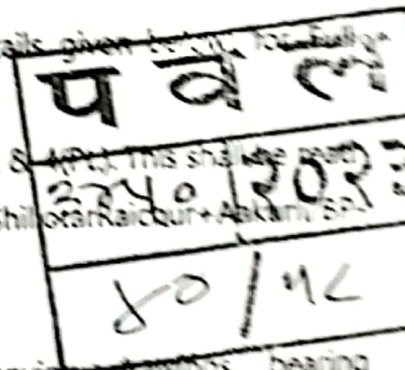
- Ref:
1. Your application No CIDCO/NAINA/PANVEL/Shilloter+Aakurli/BP-92/CC/2016/2541 dated 17 Dec 2019
 2. File No CIDCO/NAINA/PANVEL/Shilloter+Aakurli/BP-92/CC/2016/2541
 3. Joint Site Inspection dated 07 May 2020
 4. Please note Reference 3 is fetched by system setting hence, not to be considered.

Sir/ Madam,

The Full development work / erection re-erection / or alteration in of building/ part Building No. / Name : BLDG NO.1, WING A, BLDG NO.1, WING B, BLDG NO.1, WING C, BLDG NO.1,WING E, BLDG NO.1,WING F, BLDG NO.1,WING G, BLDG NO.1, WING H, BLDG NO.2, WING I, BLDG NO.2,WING J, BLDG NO.2,WING K Plot. No / Survey No / Assessment No. 45/2,173/0, situated at mauje Akurli, Taluka Panvel, Dist- Raigad has been completed under the supervision of Devyani Shrikant Khadilkar License No. CA/90/13184.

The construction of tenements pertaining to full / Part occupancy has been carried out in accordance with the as built plans submitted by the architect and the conditions stipulated in the Commencement Certificate referred above and permitted to be occupied subject to the following conditions:

1. This certificate of occupancy is issued only in respect of following building (details given below for Full occupancy :
Part OC is issued for sale building no. 1 (wing- A, F, G & H) and Rental Building no. 1, 2 & 3. This shall be read with OC letter and drawing issued by this office vide no. CIDCO/NAINA/Panvel/Shilloter+Akurli/BP-92/CC/2016/2541, dated 17 Dec 2019.
2. Part OC/2020/176/SAP-1970, dated 24/07/2020.
2. This permission is issued without prejudice to action, if any under MR&TP Act, 1966.
3. This Occupancy Certificate is to be read along with the accompanying drawings bearing



Document certified by SHUBHAM KALE <spkale02@gmail.com>

Name : SHUBHAM KALE

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD OFFICE:

 CIDCO, 2nd Floor, Nakhli Point
 Navi Mumbai - 400 021
 PHONE : +91-22-6630 0900
 FAX : +91-22-2202 2509

HEAD OFFICE:

 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 021.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Ref No

176/SAP/1970

Date :

24.07.2020

CIDCO/NAINA/Panvel/Shillotar Raichur & Akurli/BP-92/Part-OC/2020/

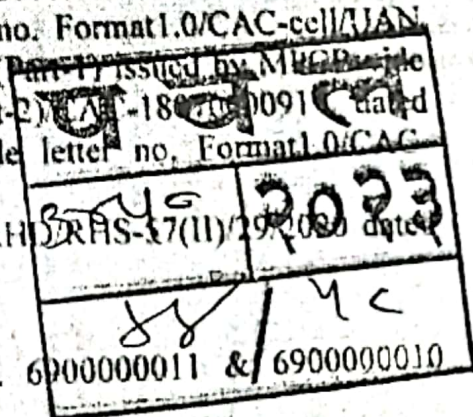
To,

 Mr. Vinay Agarwal,
 25, Omsurya, Plot no.3B,
 Sector-15, Nerul, Navi Mumbai-400706

Subject: Grant of Part Occupancy Certificate (Part OC) for Sale building 1 (wing- A, F, G & H) and Rental building no. 1, 2 & 4(Pt.) of Proposed Rental Housing Scheme on land bearing S.no. 45/2 (Old S.no. 45/4, 45/8B, 45/9, 45/11(pt.) & 45/18(pt.) at village Shillotar Raichur & S.no. 173/0 at village Akurli, Taluka Panvel, District Raigad.

Ret:-

- 1) Development permission for the subjected land issued by Collector, dated 05/09/2012.
- 2) Amended CC for Sale buildings in the Rental Housing Scheme has been issued from this office vide letter CIDCO/NAINA/Panvel/Shillotar Raichur+Aakurli/BP-92/CC/2016/2541 dated 08/01/2016.
- 3) Part OC for Sale building no. 2 (wing I, J & K) & Rental building no. 3 & 4(Pt.) issued by this office dated 21/08/2018
- 4) MMRDA issued 'NOC for vide letter MMRDA/RHD/RHS-57(11)/59/2020 dated 14/07/2020.
- 5) Final Fire NOC letter for Sale building no. 2 wing A, F, G & H, vide letter no. CIDCO/FIRE/HQ/663/2019 dated 19/12/2019; for Rental building nos. 1, 2 vide letter no. CIDCO/FIRE/HQ/E-752/2020 dated 12/02/2020, for Rental building nos. 3 & 4 vide letter no. CIDCO/FIRE/HQ/46/2018 dated 13/04/2018. Drawings for Final Fire NOC vide ref. no. CIDCO/FIRE/HQ/663/2019 dated 19/12/2019.
- 6) Agreement/ Final installation order from MSEDCCL vide letter no. SE/VC/Tech/18-19/T-111/ACP/006433 dated 05/10/2019 & vide letter no. SE/VC/Tech/17-18/ACP/003259 dated 21/06/2017.
- 7) NOC for Water supply from Group GramPanchayat Palidevad dated 01/07/2020 & 15/03/2018.
- 8) Environment Clearance dated 29/06/2011. Revalidation dtd.04/05/2018.
- 9) Revalidated Consent to Establish issued by MPCB vide letter no. Format1.0/CAC-cell/UAN no.77799/CE-1912000968 dated 17.12.2019. Consent to Operate (Part-1) issued by MPCB vide letter no. Format1.0/BO/CAC-cell/UAN no.37212/CO(part-2) dated 04/07/2018. Consent to Operate (Part-2) issued by MPCB vide letter no. Format1.0/CAC-cell/UAN no.70918/CO-2001000546 dated 07/01/2020.
- 10) NOC no dues certificate from MMRDA vide letter MMRDA/RHS-57(11)/59/2020 dated 20/05/2020.
- 11) Undertaking dated 29/06/2020, submitted by Owner.
- 12) Development charges and labour cess paid vide receipt no. 6900000011 & 6900000010 respectively.
- 13) Your Application received through NIAMS dated 14/01/2020.



PART OCCUPANCY CERTIFICATE

The development work of Sale building 1 (wing- A, F, G & H) and Rental building no. 1, 2 & 4(Pt.) of Proposed Rental Housing Scheme on land bearing S.no. 45/2 (Old S.no. 45/4, 45/8B, 45/9, 45/11(pt.) & 45/18(pt.) at village Shillotar Raichur & S.no. 173/0 at village Akurli, Taluka Panvel, District Raigad has been completed under the supervision of Architect . Devyani S. Khadilkar (Registration no.CA/90/13184) and Ar. P. K. Madhav, (Registration no.CA/96/19711) and I declare that the construction of tenements pertaining to Part OC has been carried out in accordance with building plans approved and the conditions stipulated in the Commencement Certificate issued by District Collector, Alibaug vide letter no. मशा/एल.एन.ए.1/प्र.क्र. 165/2011, dated 05/09/2012; Amended Development Permission vide letter no. CIDCO/NAINA/Panvel/Shillotar Raichur+Aakurli/BP-92/CC/2016/2541 dated 08/01/2016 and as per As-built drawings submitted by Architect, is permitted to be occupied subject to the following conditions:

1. This certificate of occupancy is issued in respect of following buildings for Part occupancy:

Building component Description	Building no. & height	Predominant use	Permissible Built Up Area (BUA)	Approved Built Up Area (BUA) (Sq.m.) for this Part OC	FSI consumed w.r.t. this part OC
Sale Component	Building no. 1 (Wing A, F, G & H) 2-Basements + Ground floor + 4-Podium levels + 29 upper floors (100 m.)	Residential units - 710 i.e. Wing A - 116 units & Wing F, G & H- 198 units each.	105193.47	42712.17	1.22 out of 1.37 FSI released by MMRDA
Rental Component	Building no.1 Stilt pt., Shops, Residential units at ground floor + 14 upper floors (42.09 sq.m.)	Residential units - 527 nos. Conv. Shops- 04, Balwadi- 03 Meter room-02 Letter box room-01	35064.49	9071.63	Till now, MMRDA has released 1.00 FSI (0.46+0.54) for rental

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE :

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

PHONE : (Reception) +91-22-6650-0900 / 6650 0928

FAX : +91-22-2202 2507 / 6650 0933

CTN-000000 MH 1970 630-014574

HEAD OFFICE :

CIDCO Bhavan, C8D-Belapur,

Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No. :

CIDCO/NAINA/PANVEL/ShillotarRaichur+Aakurli /BP-92/CG/2016/2590 27704/2016

Date :

To,

Shri Vinay S. Agrawal,
25. Om Surya, Plot NO 3B,
Sector 15, Nerul,
Navi Mumbai 400706

Sub: Plinth Completion Certificate for building No 1 (Wing A to H) and release of 200 FSI of free sale component for proposed Rental Housing Scheme on land bearing Survey No. 45/2 (Old Survey No. 45/4, 45/8B, 45/9, 45/11(pt) & 45/18(pt)), Village - Shillotar Raichur and Survey No. 173/0, Village Aakurli, Tal.- Panvel, Dist. Raigad

- Ref.:
1. Revised Locational Clearance No. MMRDA/RHS/57/11/2012 dtd. 26.02.2010
 2. Revised NA permission and Commencement Certificate granted by District Collector Office Raigad, vide No. मरा/एल.एन.ए.१(ब)/एसआर 165/2011 dated 05.09.2012
 3. Amended development permission granted by this office vide No. CIDCO/NAINA/PANVEL/ShillotarRaichur+Aakurli /BP-92/CG/2016/2590, dated 08/01/2016
 4. MMRDA's NOC for 3.75 FSI building component for Rental portion and 2.75 for free sale portion, vide No. MMRDA/RHS/57/11/2012 Dated 14/03/2016
 5. Your application dated 17/08/2016 and 20/08/2016

Sir,

This has reference to your letter cited above at reference No 5, regarding subject matter. In this regard, it is to inform you that, in accordance with the FSI of 3.75 released by MMRDA vide letter referred at No 4 above, Commencement Certificate for construction of additional floors of sale buildings as mentioned in Table-1 is granted subject to following conditions

1. All the conditions mentioned in this office's letter No. CIDCO/NAINA/PANVEL/ShillotarRaichur+Aakurli/BP-92/CG/2016/2590, dated 08/01/2016 shall be binding on you, and the work shall be commenced in accordance with plans approved therein.
2. All the conditions mentioned in NA permission granted by District Collector Office vide letter No. मरा/एल.एन.ए.१(ब)/एसआर 165/2011 dated 05.09.2012 shall be binding on you.

म. न. ल.
६९०९२०१९

