



29/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 5204/2023
नोंदणी :
Regn:63m

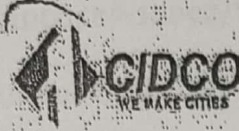
गावाचे नाव : वडघर

(1)वित्तखाचा प्रकार	करारनामा
(2)मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1622493.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे पुष्पक वडघर,ता. पनवेल,जि. रायगड येथील सेक्टर आर 3,प्लॉट नं. 246,या मिळकतीवर बांधण्यात आलेली "भाई रेसिडेन्सी" या इमारतीमधील तिसऱ्या मजल्या वरील प्लॉट नं. 303,क्षेत्र 27.37 चौ.मी. कारपेट,याबाबतचे((Block Number : 303 ;))
(5) क्षेत्रफळ	1) 27.37 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स लैथ डेव्हलपर्स तर्फे प्रोपायटर मोहसीन अहमद देवजयानी यांचे कु मु म्हणून राफिक मुस्ताक राजानी वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. प्लॉट 303 प्लॉट नं. 246, सेक्टर नं. आर.3, भाई रेसिडेन्सी, कोल्ही पुष्पक, वडघर, महाराष्ट्र, राईगड(००). पिन कोड:-410206 पॅन नं:-BYWPD2552D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजय सत्यनारायण जयसवाल - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. पारशी चाळ, पहिला मजला, रूम नं. 14, बिल्डींग नं. 73, शुक्लाजी स्ट्रीट, कमाठीपुरा, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 पॅन नं:-AJPPJ4268B 2): नाव:-गायत्री अजय जयसवाल - - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. पारशी चाळ, पहिला मजला, रूम नं. 14, बिल्डींग नं. 73, शुक्लाजी स्ट्रीट, कमाठीपुरा, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-AKNPJ7317G
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	29/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5204/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)



OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-15962/TPO(NM & K)/2018/8705

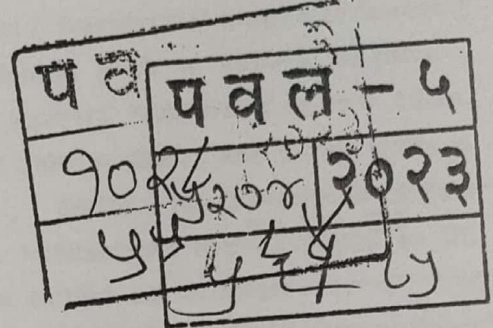
Date : 08 September, 2021

Unique Code : 20180402102102501

To,
SHRI.CHINTAMAN RAJARAM NAIK and M/s Laith Developers, Thro' Prop Mr. Mohsin Ahmed Devjiyani (for 50% share)

110, Ebrahim Manor CHS, Flat No 2, 1st Floor, S.V.P. Road, Dongri, Mumbai 400009

PIN - 400009



Sub : Occupancy Certificate for Residential [Residential Bldg/Apartment] Building on Plot No. 246, Sector R3 at Pushpak , Navi Mumbai.

Ref : 1) Your architect's Online application dtd. 15.07.2021
2) No dues vide letter No.CIDCO/Estate/ACLSO(NMIA)/KOLHI/2021/940 dtd.09.07.2021
3) Final Transfer Order letter No.CIDCO/ACLSO(NMIA)/KOLHI/2021/820 dtd.14.08.2021

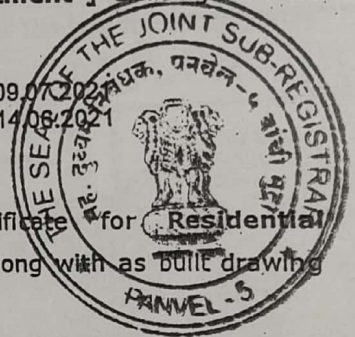
Dear Sir,

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 (W/S -I) to get the water supply connection to your plot.



Document certified by BHUSHAN RAMCHANDRA CHAUDHARI <assoplnr4.naha@cidcoltdltd.com>

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

Unique Code : 20180402102102501

OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [Residential Bldg/Apartment] Building G+4 [Total BUA = 433.79Sq.mtrs , Residential BUA = 400.42 Sq.mtrs , Commercial BUA = 33.37 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 18No. , No. of Residential Units = 16No. , No.of Commercial Units = 2No. , Any Other Units = 0No. Ground+No. Of Floors = G+4] Plot No. 246 ,] , Sector - R3 at Pushpak of Navi Mumbai completed under the supervision of ATUL PATEL Architect has been inspected on 26 July, 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 31 December, 2018 and that the development is fit for the use for which it has been carried out.

पत्र - ५
२०२३
५०/५

पत्र - ३
१०२८ २०२३
५०/५



Thanking you,

Yours faithfully,
Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<assopnr4.naha@cidcoindia.com>
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

On or towards the East by :

On or towards the West by :

पवल - ५	
५२०४	२०२३
४३/५५	

SECOND SCHEDULE

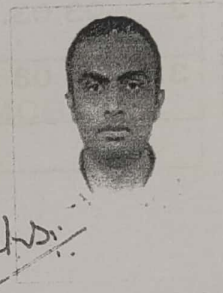
Description of the Property

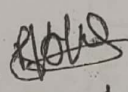
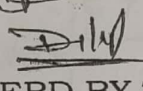
Right, title, interest and ownership of **Flat bearing number 303 on the 3rd floor, Having Carpet Area Of 27.37 Sq Mtrs**, Carpet Area (including amenities Area) of the said building known as "BHAIR RESIDENCY" consisting of 1 Ground + 4 Floors, to be constructed on **Plot No. 246, Sector No. R3, Pushpak Vadghar, Tal. Panvel, Dist. Raigad.**

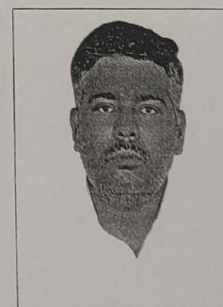


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this day, month and year first hereinabove written.
SIGNED, SEALED & DELIVERED

By the within named "**THE PROMOTERS**"
M/S. LAITH DEVELOPERS
Through Its Prop
MR. MOHSIN AHMED DEVJIYANI
(PAN NO: BYWPD2552D)
In the presence of



1) Bhoshan. Vidan Dole 
2) Dilip R. choudhary 
SIGNED, SEALED & DELIVERED BY THE
Within named "ALLOTEE/S"



1) **MR. AJAY SATYANARAYAN JAISWAL**
(PAN NO. AJPPJ4268B)

34624 ४४११२

MRS. GAYTRI AJAY JAISWAL
(PAN NO. AKNPJ7317G)



In the presence of

1) 