

Receipt (समर्थ)

9802/9257

Tuesday, April 25, 2023  
8:11 PM

पावती

Original/Duplicate  
नोंदणी क्र. 399  
Regn. 399A

पावती क्र.: 9802 दिनांक: 25/04/2023

पावतीचे नाव: कोपरखैरणे  
दस्तऐवजाचा अनुक्रमांक: टनन8-9257-2023  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: सोमनाथ भरत केदारि - -

नोंदणी फी  
दस्त हाताळणी फी  
पृथांची संख्या: 25

₹. 30000.00  
₹. 500.00

एकूण:

₹. 30500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
8:31 PM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹.3384816 /-  
मोबदला ₹.3500000/-  
भरलेले मुद्रांक शुल्क: ₹. 210000/-

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक वर्ग-२  
ठाणे.क्र-८

1) देयकाचा प्रकार: DHC रक्कम: ₹.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2504202316655 दिनांक: 25/04/2023

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000808559202324E दिनांक: 25/04/2023

वॅकेचे नाव व पत्ता:

शुल्की क्र. २

दस्तावेज क्रमांक : 9257/2023  
दिनांक :  
Regn:63m

गावाचे नाव : कोपरखैरणे

कारणाचे नाव  
3500000  
3384816

देशीय व शहरकारांचे (असल्यास)

1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका नं.01, तळ मजला, रजनीगंधा अपार्टमेंट को-ऑप. हौसिंग सोसायटी लिमिटेड, प्लॉट नं.5, जिईएस, सेक्टर 12, कोपरखैरणे नवी मुंबई, क्षेत्र-390 चौ.फूट बिल्टअप एरिया(36.24 चौ.मी.) (( SECTOR NUMBER : 12 ; ))

1) 390 चौ.फूट

देशीय देण्यात असेल तेव्हा.

या-या/लिहून ठेवणा-या देवाणी न्यायालयाचा असल्यास, प्रतिवादिचे

1): नाव:-के.एस.जॉन -- वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं.404, 4था मजला, टी.जे. कॉम्प्लेक्स, सेक्टर 15, कोपरखैरणे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AAEPJ9255G

या पक्षकाराचे व किंवा मनामा किंवा आदेश व पत्ता

1): नाव:-सोमनाथ भरत केदारे -- वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट क्र. 301, तिसरा मजला, रजनीगंधा अपार्टमेंट, सेक्टर 12 ए, प्लॉट क्र. 5, वोनकोडे, कोपरखैरणे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-FGYPK9427C  
2): नाव:-सारीका सोमनाथ केदारे -- वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट क्र. 301, तिसरा मजला, रजनीगंधा अपार्टमेंट, सेक्टर 12 ए, प्लॉट क्र. 5, वोनकोडे, कोपरखैरणे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-BJAPA5897F

दिनांक 25/04/2023

नांक 25/04/2023

9257/2023

शुल्क 210000

शुल्क 30000

सोमनाथ केदारे निबंधक वर्ग-२  
ठाणे क्र-८

तपशील:-

अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to









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## AGREEMENT FOR SALE

FLAT NO.01, GROUND FLOOR, ADMEASURING 390 SQ. FT BUILT UP AREA (36.24 SQ. MTRS) BUILDING KNOWN AS "RAJANIGANDHA APARTMENT", "RAJANIGANDHA APARTMENT CO- OP. HSG. SOCIETY LTD., SITUATED AT PLOT NO.5, GES, SECTOR - 12, KOPARKHAIRANE, NAVI MUMBAI -400709, TALUKA AND DISTRICT - THANE.

SALE PRICE : RS.35,00,000/-

STAMP DUTY : RS.2,10,000/-  
REGISTRATION FEE : RS.30,000/-

THIS AGREEMENT made at Navi Mumbai on this 25<sup>th</sup> day of April 2023,

BETWEEN

**MR. K. S. JOHN** alias **MR. KEEZHU VILAYATHU SAMUEL JOHN**, aged 60 years, (PAN NO.AAEPJ9255G-ADHAAR NO. 8627 2811 3430) an adult, Indian Inhabitants, residing at Flat no. 404, 4<sup>th</sup> Floor, T. J. Complex, Sector 15, Koparkhairane, Navi Mumbai-400709, hereinafter referred to as the "SELLER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, survivors, legal representatives, attorneys or assigns) of the ONE PART

*John*

*[Signature]*

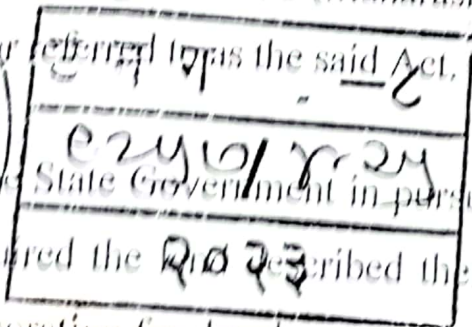
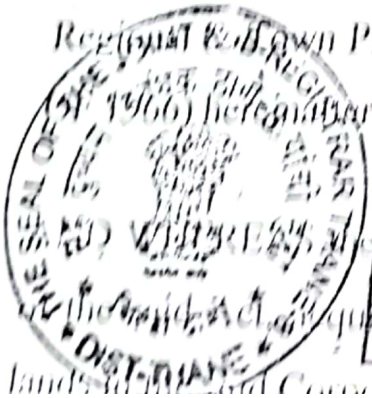
*[Signature]*

AND

1. MR. NOMNATH BHARAT KEDARE, aged 31 years, (PAN No. EGYPK9427C - ADDHAR No. 5944 8149 6747) & 2. MRS. SARIKA NOMNATH KEDARE, aged 30 years, (PAN NO. BIAPA5897E-ADDHAR NO. 3013 6069 3180) both adult, Indian Inhabitant, residing at Flat no. 301, 3<sup>rd</sup> Floor, Rajanigandha Apartment, Sector 12A, Plot no. 5, Bankode, Koparkhairane, Navi Mumbai - 400709, hereinafter called the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their successors, survivors, heirs executors, administrators, attorneys and/or assigns of the OTHER PART;

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Government Company within the meaning of the companies Act, 1956 (hereinafter referred to as 'THE CORPORATION') having its office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority under the provisions of subsection (3-a) of Section 113 of Maharashtra Regional & Town Planning Act 1956 (Maharashtra Act No. XXXVIII of 1956) hereinafter referred to as the said Act.

State Government in pursuance to section 113(I) of the said Act, required the lands described therein and vested such lands to the said Corporation.

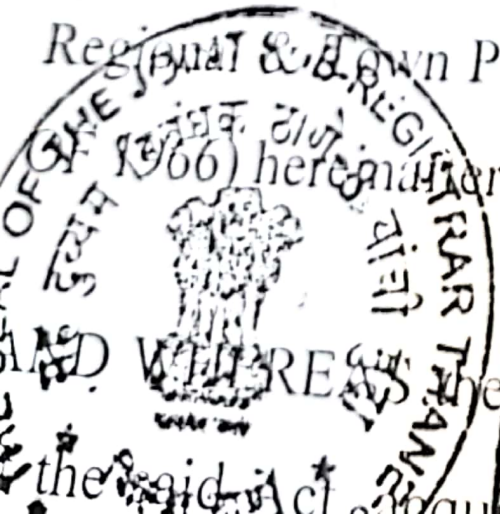




AND

1. MR. SOMNATH BHARAT KEDARE, aged 31 years, (PAN No. EGYTR0427C - ADHAR No. 5944 8149 6747) & 2. MRS. SARIKA SOMNATH KEDARE, aged 30 years, (PAN NO. BJAPA5897F-ADHAR NO. 3013 6069 3180) both adult, Indian Inhabitant, residing at Flat no. 301, 3<sup>rd</sup> Floor, Rajanigandha Apartment, Sector 12A, Plot no. 5, Bonkode, Koparkhairane, Navi Mumbai - 400709, hereinafter called the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their successors, survivors, heirs executors, administrators, attorneys and/or assigns of the OTHER PART:

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Government Company within the meaning of the companies Act, 1956 (hereinafter referred to as 'THE CORPORATION') having it's office at Nirmal, 2<sup>nd</sup> Floor, Narim Point, Mumbai-400 021, is a New Town Development Authority under the provisions of subsection (3-a) of Section 113 of Maharashtra Regional & Town Planning Act 1956 (Maharashtra Act No. XXX



AND WHEREAS the State Government in pursuance of the said Act

Developers  
hereinafter referred to as the DEVELOPERS  
Agreement dated 20.01.1998.

AND WHEREAS The DEVELOPERS with intent to develop the said property constructing building thereon have got the plan sanctioned from NMMC and has obtained the necessary permissions from the concerned authorities of the corporation / NMMC and also necessary plans, specification, elevations and drawings of the building proposed to be constructed by the developers on the said plot has been approved by the concerned Authorized and Commencements certificate having Ref. No. NMMC / TPO / dated 11.08.1998 has been issued by the said property more particularly described in the schedule hereunder written.



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AND WHEREAS The Navi Mumbai Municipal Corporation has issued Occupancy Certificate No. जा.क्र./नरवि/भोप्र/प्र.क्र./२३०५, दिनांक:-27/06/2001 in respect of the said Building/s.

AND WHEREAS under an Agreement to Sale Dated 12<sup>th</sup> day of November 2001, the Developers have sold one of the Flat No.01, Ground Floor, admeasuring 390 Sq. Ft Built Up Area (36.24 Sq. Mtrs), RAJANIGANDHA APARTMENT Co- Op. Hsg. Society Ltd., Situated at Plot No.5, GES, Sector - 12, Koparkhairane, Navi Mumbai -400709, Taluka and District - Thane., to MR. TUSHAR KANT KULKARNI, for proper consideration & Agreement for Sale Dated 12<sup>th</sup> day of November 2001. The said Agreement has been

Tushar

*[Handwritten signature]*



in favour of the Lessee for a term of 90 years of all that piece or parcel of land bearing GES Plot No.5, Village Khairane, Navi Mumbai Taluka & District Thane more particularly described in the land schedule hereunder at the rent and on the terms and conditions therein contained.

AND WHEREAS the Original Licsee unable to develop the above said plot and given Development right to M/S. PDK Builders & Developers, a Partnership firm as per terms and conditions agreed there hereinafter referred to as the DEVELOPERS, Vide Development Agreement dated 20.01.1998.

AND WHEREAS The DEVELOPERS with intent to develop the said property constructing building thereon have got the plan sanctioned from NMMC and has obtained the necessary permissions from the concerned authorities of the corporation / NMMC and also necessary plans, specification, elevations and drawings of the building proposed to be constructed by the developers on the said plot has been approved by the concerned Authorized and Commencements certificate having Ref. No. NMMC / TPO dated 11.08.1998 has been issued by the said property more particularly described in the schedule hereunder written.



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AND WHEREAS The Navi Mumbai Municipal Corporation has issued Occupancy Certificate No. जा.क्र./नरवि/भोप्र/प्र.क्र./२३०५, दिनांक:-27/06/2001 in respect of the said Building/s.

AND WHEREAS under an Agreement to Sale Dated 12<sup>th</sup> day of

registered with the Sub-Registrar of Assurances Thane-3, by paying proper Stamp Duty and Registration Charges, vide document No.TNN-3/20041/2001, Dated 12.11.2001.

AND WHEREAS the members of the building have formed a Co-Operative Housing Society under the name and style of RAJANIGANDHA APARTMENT CO-OP. HSG. SOCIETY LTD., a society duly registered under the Maharashtra Co-Operative Societies Act, 1960, under Registration No.NBOM/CIDCO/HSG(TC)/(4209)/JTR/2011-2012.

AND WHEREAS a Deed of Assignment Dated 29<sup>th</sup> day of February 2012, the MR. TUSHAR KANT KULKARNI have sold one of the Flat No.01, Ground Floor, admeasuring 390 Sq. Ft Built Up Area (36.24 Sq. Mtrs) Building Known As "Rajanigandha Apartment", RAJANIGANDHA APARTMENT Co- Op. Hsg. Society Ltd., Situated at Plot No.5, GES, Sector - 12, Koparkhairane, Navi Mumbai -400709, Taluka and District - Thane., to MR. K. S. JOHN (hereinafter referred to 'the said SELLER'), for proper consideration & Deed of Assignment Dated 29<sup>th</sup> day of February 2012. The said Agreement has been registered with the Sub-Registrar of Assurances Thane-3, by paying proper Stamp Duty and Registration Charges, vide document No.TNN-3/201485/2012, Dated 20/02/2012.

AND WHEREAS the said MR. K. S. JOHN is the Original bonafide member of RAJANIGANDHA APARTMENT CO-OP. HSG. SOCIETY LTD., and holding 5 fully paid-up shares of Rs.50/- each vide Share Certificate No.7, distinctive shares Sl. No. 31 to 35.

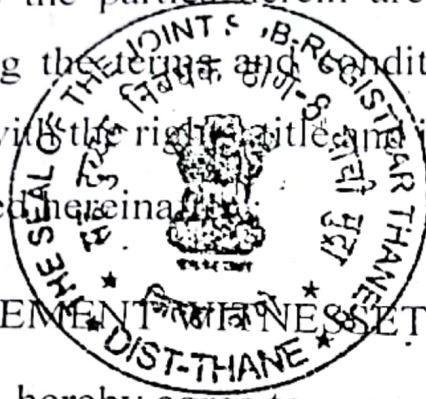
AND WHEREAS  
The SELLER is fully seized and possessed the said Flat No.01, Ground Floor, admeasuring 390 Sq. Ft Built Up Area (36.24 Sq. Mtrs) Building Known As "Rajanigandha Apartment",

John



ownership rights, interest and incidental rights...  
lying therein to the PURCHASERS free from all encumbrances and  
liabilities as known till the date of this Agreement along with the  
amounts standing to the credit of the SELLER in the books of the said  
society, which the PURCHASERS has agreed to acquire from the  
SELLER, after taking inspection of the various documents and after  
being fully conversant with the several covenants and the conditions  
contained therein on the terms and conditions hereinafter appearing.

AND WHEREAS the parties herein are desirous of recording and  
reducing to writing the terms and conditions of the Agreement For  
Transfer together with the rights, title and interest in the said Flat in the  
said society as stated hereinafter.



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NOW THIS AGREEMENT BEING NECESSARY AS FOLLOWS:

1. The SELLER hereby agree to convey and transfer and assign all their rights, title and interest in and upon the **Flat No.01, Ground Floor, admeasuring 390 Sq. Ft Built Up Area (36.24 Sq. Mtrs) Building Known As "Rajanigandha Apartment", RAJANIGANDHA APARTMENT Co- Op. Hsg. Society Ltd., Situated at Plot No.5, GES, Sector – 12, Koparkhairane, Navi Mumbai -400709, Taluka and District – Thane.,** (hereinafter referred to as 'THE SAID FLAT') to the PURCHASERS which the PURCHASERS has agreed to acquire the same with the said Flat and interest of the SELLER for a total consideration of **Rs.35,00,000/- (Rupees Thirty-Five Lakhs**

John

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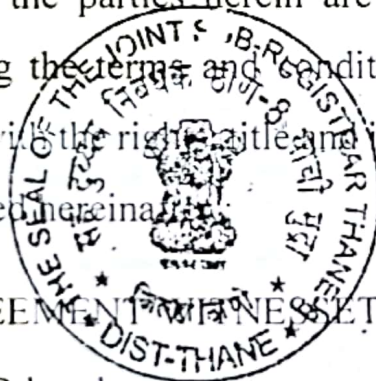
**RAJANIGANDHA APARTMENT Co- Op. Hsg. Society Ltd.,**  
 Situated at Plot No.5, GES, Sector - 12, Koparkhairane, Navi  
 Mumbai -400709, Taluka and District - Thane., and entitled to Sale  
 and Transfer with all rights, title and interest to the PURCHASERS.

AND WHEREAS the SELLER have agreed to transfer the said Flat and  
 their rights, title and interest in and upon the said Flat together with the  
 ownership rights, interest and incidental rights, benefits in the said Flat  
 lying therein to the PURCHASERS free from all encumbrances and  
 liabilities as known till the date of this Agreement along with the  
 amounts standing to the credit of the SELLER in the books of the said  
 society, which the PURCHASERS has agreed to acquire from the  
 SELLER, after taking inspection of the various documents and after  
 being fully conversant with the several covenants and the conditions  
 contained therein on the terms and conditions hereinafter appearing.

AND WHEREAS the parties herein are desirous of recording and  
 reducing to writing the terms and conditions of the Agreement For  
 Transfer together with the right title and interest in the said Flat to the  
 said society as stated hereinafter

NOW THIS AGREEMENT BETWEEN THEM AS FOLLOWS:

1. The SELLER hereby agree to convey and transfer and assign all  
 their rights, title and interest in and upon the **Flat No.01, Ground  
 Floor, admeasuring 390 Sq. Ft Built Up Area (36.24 Sq. Mtrs)  
 Building Known As "Rajanigandha Apartment",  
 RAJANIGANDHA APARTMENT Co- Op. Hsg. Society  
 Ltd., Situated at Plot No.5, GES, Sector - 12, Koparkhairane,  
 Navi Mumbai -400709, Taluka and District - Thane.,  
 (hereinafter referred to as 'THE SAID FLAT')** to the

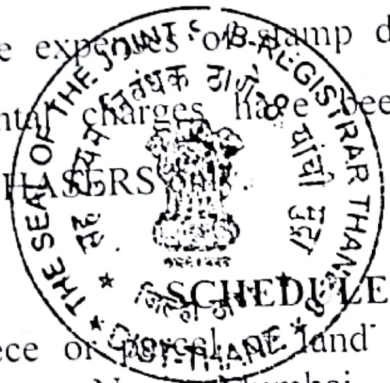


<p>८७७</p> <p>२५/५-२५</p> <p>२०२३:</p>
--

PURCHASERS as may be necessary for perfectly vesting the said Flat and benefits of the membership of the said Society and transferring the same unto the PURCHASERS without any extra or excess consideration.

17. Transfer charges payable to the society for transfer of the said Flat in the name of the PURCHASERS shall be paid as mutually agreed.

18. All the expenses of stamp duty, registration fees and other incidental charges have been borne by and paid by the PURCHASERS.



7-11-20
22/09/99-24
SCHEDULE OF PLOT No. 5

All that piece of land known as Plot No. 5, Sector-12, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane, under G.E.S.(12.5%) Scheme containing by admeasurement to \_\_ Sq. Mtrs., or thereabouts within the limits of Navi Mumbai Municipal Corporation within the Registration District Sub District Vashi, Navi Mumbai and bounded by :

- On or towards the North : Open Plot
- On or towards the South : Road
- On or towards the West : Open Plot
- On or towards the East : Road

**SCHEDULE OF FLAT**

Flat No.01, Ground Floor, admeasuring 390 Sq. Ft Built Up Area (36.24 Sq. Mtrs) Building Known As "Rajanigandha Apartment", RAJANIGANDHA APARTMENT Co- Op. Hsg. Society Ltd., Situated At Plot No.5, GES, Sector - 12, Koparkhairane, Navi Mumbai -400709, Taluka and District - Thane.,

*John*

*[Signature]*

*[Signature]*

SIGNED AND DELIVERED  
Within named 'SELLER'

MR. K. S. JOHN

alias

MR. KEEZHUVILAYATHU SAMUEL JOHN

*John*

In the presence of .....

1. *10/15/2012*

2. *Sauzeab pati*

*Samuel*

SIGNED AND DELIVERED by the  
Within named 'PURCHASERS'

1. MR. SOMNATH BHARAT KEDARE

*Somnath*

2. MRS. SARIKA SOMNATH KEDARE

In the presence .....

1. *10/15/2012*

*RS*

2. *Samuel*



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RECEIPT

RECEIVED from the within named 'PURCHASERS' 1. MR. SOMNATH BHARAT KEDARE AND 2. MRS. SARIKA SOMNATH KEDARE the sum of Rs.50,000/- (Rupees Fifty Thousand Only) towards the part payment of sale price of Flat No.01, Ground Floor, admeasuring 390 Sq. Ft Built Up Area (36.24 Sq. Mtrs) Building Known As "Rajanigandha Apartment", RAJANIGANDHA APARTMENT Co- Op. Hsg. Society Ltd., Situated at Plot No.5, GES, Sector - 12, Koparkhairane, Navi Mumbai -400709, Taluka and District - Thane.

DETAILS OF PAYMENT

DATE	BANK	MODE OF PAYMENT	AMOUNT
24/04/2023	---	CASH	Rs.50,000/-
Total			Rs.50,000/-

I SAY RECEIVED  
Rs.50,000/-

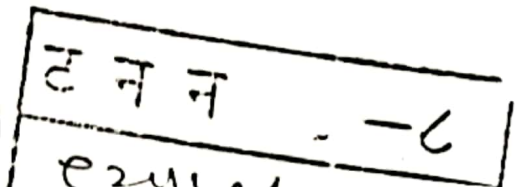
MR. K. S. JOHN *John*

Alias

MR. KEEZHU VILAYATHU SAMUEL JOHN  
(SELLER)

Witness:

*09/05/2023*



# RAJANIGANDHA APARTMENT

## CO-OP. HSG. SOC. LTD.

(REG. NO. NBOM/CIDCO/HSG/TC/(4209)/JTR/2011-2012)

PLOT NO.05, SECTOR, 12A, KOPARKHAIRANE, NAVI MUMBAI-400709

Ref.No.

Date: 06/01/2012

### TO WHOM SO EVER IT MAY CONCERN

This is certify that **MR. TUSHAR KANT KULKARNI** of Flat No. 01, Ground Floor, Rajanigandha Apartment, Plot No.05, Sector-12A, Koparkhairane Navy Mumbai-400709., is a bonafide member of our society.

We have no objection in selling his **FLAT NO.01, MR.K.S.JOHN** and admitting ~~him~~ as member of our society, in the place of **MR.TUSHAR KANT KULKARNI**, after fulfilling all the formalities as required by the bye-laws of the society.

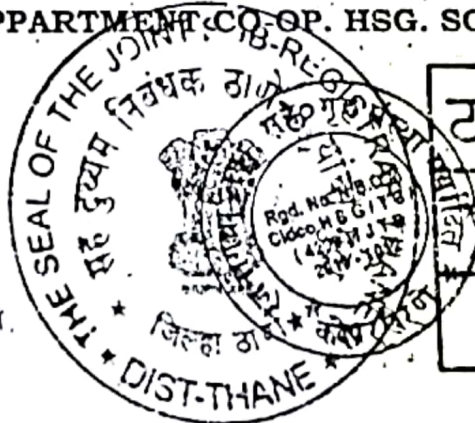
**MR.TUSHAR KANT KULKARNI** has paid all the dues of the society on date.

FOR RAJANIGANDHA APPARTMENT CO-OP. HSG. SOC. LTD.

सुंदी कट्टे  
Chairman/Secretary

राजनिगंधा अपार्टमेंट

मि. सुंदी कट्टे  
- 400709



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२५/१५/२५
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ट न न - ३

नवी मुंबई  
महानगरपालिका

Nav Mumbai  
Municipal Corporation

भा.सं. १०२, वसति भा.सं. १०२, नवी मुंबई  
दु.सं. १०२, वसति भा.सं. १०२, नवी मुंबई  
दु.सं. १०२, वसति भा.सं. १०२, नवी मुंबई

1ST FLOOR, BELAPUR BHAVAN, C.B.D.  
NAVI MUMBAI - 400 614.  
TEL NO. : 757 17 33, 757 17 28  
757 25 91  
FAX : 757 37 85

ना.सं./भा.सं. १०२/भा.सं. १०२/२३०३  
दिनांक २०/६/२००३

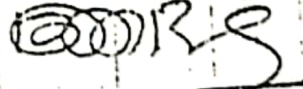
### भौगोलिक प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र. १, सेक्टर-१२, कोपर खीरणे, नवी मुंबई, या जागेचे मालक श्री. इंद्रबाई बाळराव पाटील, यांनी जागेवरील बांधकाम दि. २१/०२/२००० रोजी पूर्ण केलेले आहे. त्याचवेळी या जागेचा संबंधीत वापराबाबत, विनाय मागेल, यांनी मान्य केलेला आहे. सदर जागेची माहती दि. १०-०६-२००३ रोजी यादवशास्त्रदसह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि. ११-०८-९८ मध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्णता केलेली आहे. त्यामुळे सदर जागेत रहिवासा आणि वाणिज्य वापर करण्यास हरकत नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

रहिवासासाठी बांधकाम क्षेत्र - ४५२.३० चौ.मी.

वाणिज्यसाठी बांधकाम क्षेत्र - ३८.६० चौ.मी.

एकूण क्षेत्र - ४९०.९० चौ.मी.

  
नगररचनाकार

नवी मुंबई महानगरपालिका.

For P D K BUILDERS

THE JOINT. S. B. REGIST.  
निबंधक ठाणे-८

ट न न - ८



वर्ग  
प्रमाणिका  
वसाहत समिती, मा. वी. सी.  
०० २१४  
प्लॉट नं. ३३, प्लॉट नं. ३  
प्लॉट नं. ३२  
प्लॉट नं. ३१

श्री अरवि मॅनेजमेंट  
श्री अरवि मॅनेजमेंट कॉन्सल्टंट्स प्रा. लि.  
1ST FLOOR, BELAPUR BHAVAN, C.B.D.  
NAVI MUMBAI - 400 614.  
TEL NO. : 757 17 33, 757 17 28  
757 25 91  
FAX : 757 37 85

मा. म. व. सी. / मा. व. सी. / २३०५  
दिनांक २६ / ६ / २००१.

महत्वा प्रमाणपत्र

१. सेक्टर-१२, कोपर खोर्णे, नवी मुंबई. या जागेचे मालक  
जागेवरील बांधकाम दि. २५ ०४ २००० मधील पूर्ण केलेले  
नियोजक, नियम पाळिले, याची मान्य केलेली आहे. राखर  
रकूयतसह करण्यात आलेली आहे. जागेवरील बांधकाम  
करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि.-

नवी मुंबई

गणनापरपालिका

पत्तण नं. २१, बेलपुर भवन, सी.बी.डी.  
नवी मुंबई - ४०० ६१४  
दुरधनी नं. ७५७ १७ ३३, ७५७ १७ २८  
७५७ २६ ९१  
फॅक्स - ७५७ ३७ ८५

Navi Mumbai

Municipal Corporation

1ST FLOOR, BELAPUR BHAVAN, C.B.D.  
NAVI MUMBAI - 400 614.  
TEL NO. - 757 17 33, 757 17 28  
757 26 91  
FAX - 757 37 85

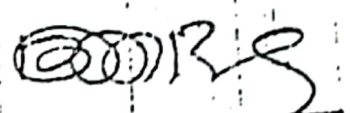
ना.म.नं./ना.म.नं. २००१/०६/२३०१  
दिनांक २०/६/२००१.

### भौगोलिक प्रमाणपत्र

नवी मुंबई येथील प्लॉट नं. १, सेक्टर-२२, कोपर खीरणे, नवी मुंबई, या जागेचे मालक श्रीम. इंदिराबाई बाळराज पाटील, यांची जागेवरील बांधकाम दि. २१-०२-२००० रोजी पूर्ण केलेले आहे. त्याचवेळी या जागेचा संबंधीत बांधकामाचा, विनाय मागविला, यांची सादर केल्या आहे. सदर जागेची पाहणी दि.-२०-०६-२००१ रोजी यासंबंधी व्हायसराय सह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि.-१४-०८-९८ मध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्णता केलेली आहे. त्यामुळे सदर जागेत रहिवास आणि विविध वापर करण्यास हरकत नाही. क्षेत्रफळाचा, तपशील घ्यालेला प्रमाणे आहे.

रहिवासासाठी बांधकाम क्षेत्र - ४००२.४० चौ.मी.  
वाणिज्यसाठी बांधकाम क्षेत्र :- ३०.६० चौ.मी.

एकूण... ४०३३.०० चौ.मी.

  
नगररचनाकार

नवी मुंबई महानगरपालिका.

For P D K BUILDERS

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MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966

COMMENCEMENT CERTIFICATE

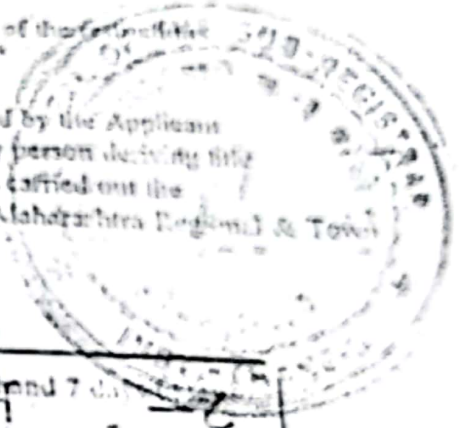
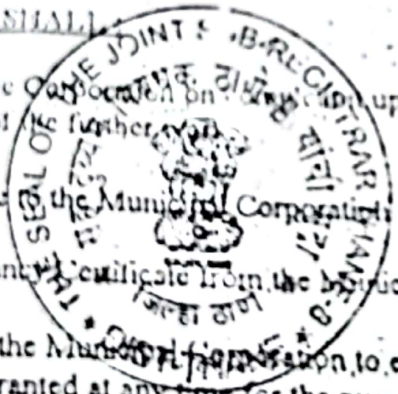
1. To be granted under Section 43 of the Maharashtra Regional & Town Planning Act, 1966 and Section 75 & 76 of the Bombay Provincial Municipal Corporation Act, 1948 in relation to the following building: **TOTAL Built-Up Area - 629.56 Sq. M. with 4 B.E. 1.5**

- The Certificate is liable to be provided by the Corporation if
- 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 conditions imposed by the Corporation is contravened.

The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and/or any person acting through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

THE APPLICANT SHALL

- a) Give a notice to the Corporation on the day of commencement of the building work.
- b) Give written notice to the Municipal Corporation regarding compliance of the conditions.
- c) Obtain an Occupancy Certificate from the Municipal Corporation.



2023  
2023

3) Allow the Officers of the Municipal Corporation to enter the Building or premises for which the permission has been granted at any time for the purpose of enforcing the Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provisions in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section 48 of the M.R.T.P. Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

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नगरपालिका  
नवी मुंबई नगरपालिका  
नवी मुंबई नगरपालिका  
नवी मुंबई नगरपालिका

### Navi Mumbai Municipal Corporation

100, N.M.C. Office Building, Navi Mumbai  
100, N.M.C. Office Building, Navi Mumbai  
100, N.M.C. Office Building, Navi Mumbai

No. NMMC/DP/587/98  
Date: 11/5/98



Basaram Patil,  
12, GES-Koperkhairane,

File No:- NMMC/DP/587/98.

Subj:- Development Permission for proposed Residential cum Commercial Building on Plot No.-5, GES-Koperkhairane, Navi Mumbai.  
ref:- Your Architect's letter dated:-29/05/98.



Refer to your application for Development Permission for Residential cum Commercial Building on Plot No.-5, GES-Koperkhairane, Navi Mumbai. Development permission is hereby granted to construct Residential cum Commercial Building on the mentioned plot. Commencement Certificate as required under section 45(i)(iii) of the M.R. & C. Act, 1949 is also enclosed herewith for the structure.

Approval for plumbing services i.e. drainage and water supply shall be separately obtained from CIDCO prior to the commencement of the construction work. Building materials will not be stacked on the road during the construction period. The construction work Name, Official Address, Residential Address Nos. of the Building, Contractor should be submitted to the Corporation.



२५५९८२५  
२०२३  
Yours Faithfully,

दनन-३  
दस्तावेज क्रमांक १४५५  
१९८३

TOWN PLANNING OFFICER  
N. M. M. C.

Vinay Patil & Associates, Architects & Designers  
Shop No.-1, White House, Mumbai Pune Rd,  
Kalwa, Thane-400605.  
The Dy. Commissioner, CESS, Turbhe.  
The Ward Officer, NMMC, Koperkhairane.

2003/2004  
2003

The condition of this Certificate shall be binding not only on the Applicant but also on successors and every person deriving title through an earlier owner.

A certified copy of this approved plan shall be exhibited on site and the State Board No. Plot No. Survey No. Area of Plot, No. of Fats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.

The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

The amount of Rs.1,000/- deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.

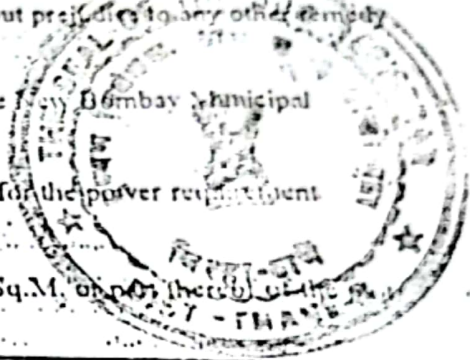
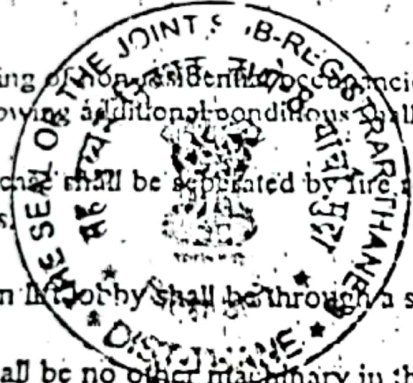
You shall provide overhead water tank on building as per the Dombay Municipal Corporation Standards.

You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.

Every plot of land shall have at least 2 trees for every 100 Sq.M. of plot.

For all building of non-residential occupancies and residential building with more than 100 sq.ft. Following additional conditions shall apply:

- a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
- b) Exit from lift lobby shall be through a self closing smoke stop door.
- c) There shall be no other machinery in the lift machinery room.
- d) For centrally air conditioned building area of external openable window on each floor shall be minimum 2.5 % of floor area.
- e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
- f) Electrical cables etc. shall in separate ducts.
- g) Alternate sources of electric supply or a diesel generator set shall be arranged.
- h) Hazardous material shall not be stored.

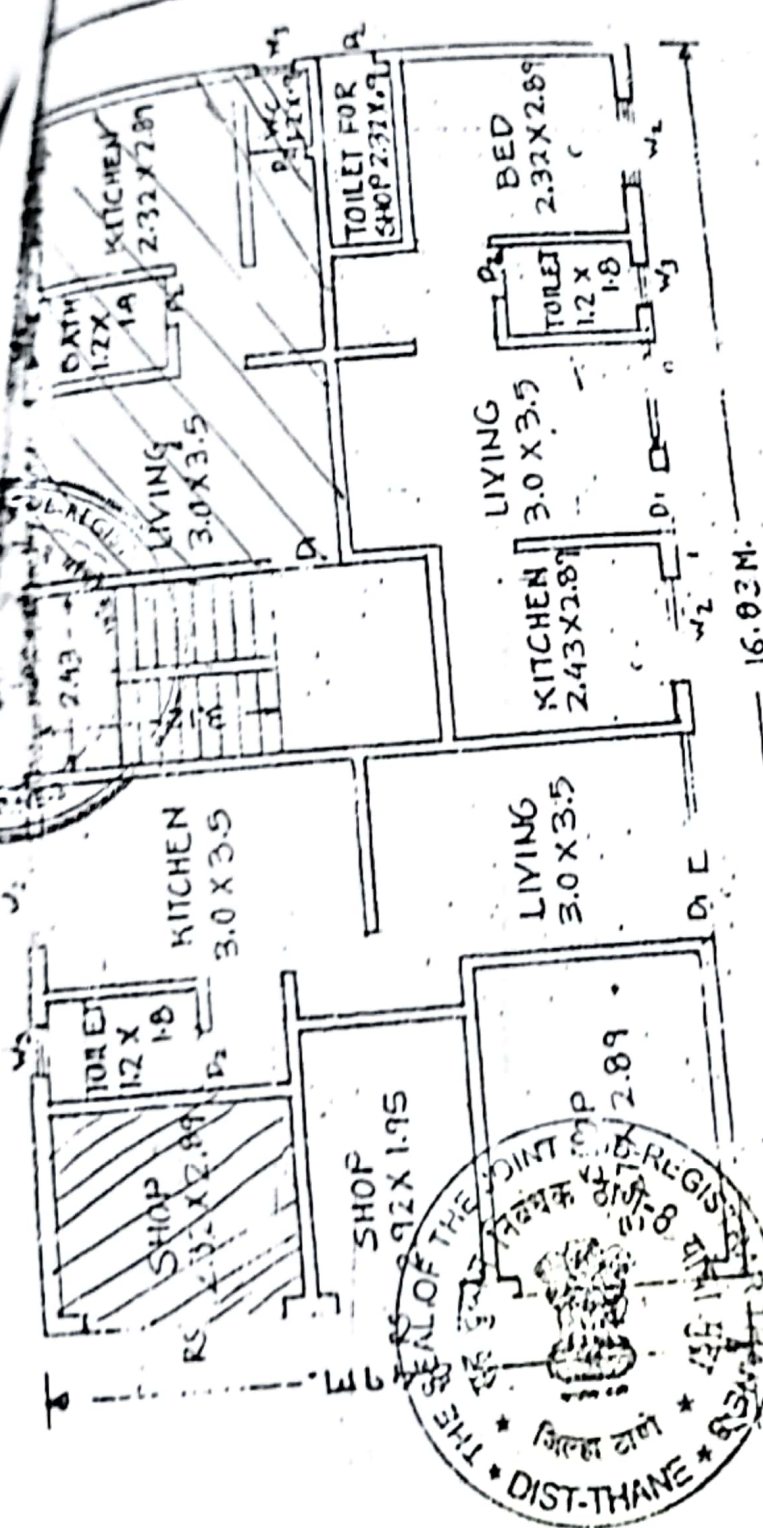


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प्लान - ३	
२००७	१५-२६
२००९	



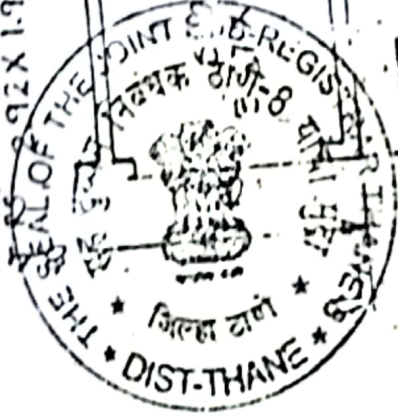
GROUND FLOOR PLAN

16.83M.

AREA IN SQ. FT. OF COMPLETE

A 4.05 X 8.49 = 34.38

CONSTRUCTION



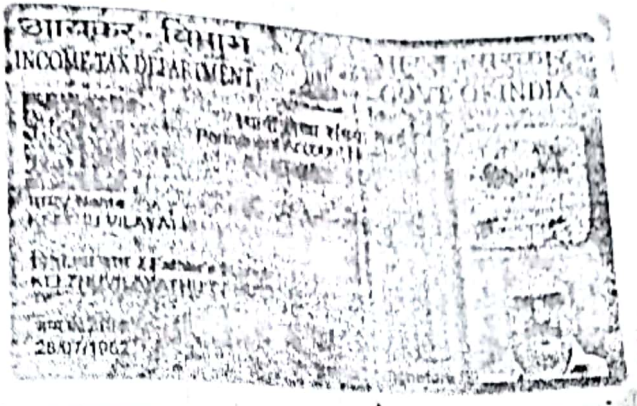
प्लान - ३

२५/३२

२२५०२२-२५

२०२३





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**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**FGYPK9427C**

नाम / Name  
**SOMNATH BHARAT KEDARE**

पिता का नाम / Father's Name  
**BHARAT KEDARE**

जन्म की तारीख / Date of Birth  
**08/04/1991**

*Handwritten signature*

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

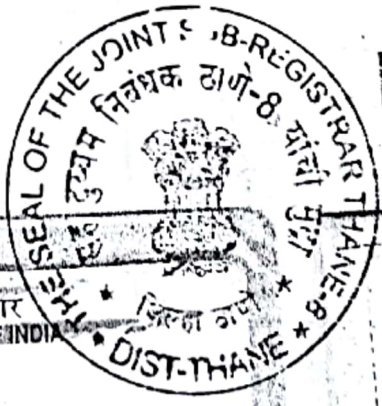
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**BJAPA5897F**

नाम / Name  
**SARIKA SOMNATH KEDARE**

पिता का नाम / Father's Name  
**SANJAY DAGA AHIRE**

जन्म की तारीख / Date of Birth  
**23/09/1992**

*Handwritten signature*



**ट न न - 6**

**९२५०/२३२५**

**आयकर विभाग २०२३**

**भारत सरकार**  
GOVERNMENT OF INDIA

भारत दामोदर केदारे  
Bharat Damodar Kedare

जन्म वर्ष / Year of Birth : 1965

पुरुष / Male

**6695 8312 1092**

**सामान्य माणसाचा अधिकार**

*Handwritten signature*

*Handwritten text: वसुदेव ६१२*

**भारत सरकार**  
GOVT. OF INDIA

स्थायी लेखा संख्या  
Permanent Account Number  
**GOTPP6471M**

नाम / Name  
**Sourabh Sadanand Patil**

जन्म की तारीख / Date of Birth  
**03/10/2003**

*Handwritten signature*