398/9190 Tuesday, May 23, 2023 11:22 AM

पावती

Original/Duplicate नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 10277

दिनांक: 23/05/2023

गावाचे नाव: शिरढोण

दस्तऐवजाचा अनुक्रमांक: पवल3-9190-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: किशोर कुमार सिंह - -

नोंदणी फी दस्त हाताळणी फी रु. 30000.00 रु. 2600.00

रु. 3260<u>0</u>,00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 11:40 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२,

बाजार मुल्य: रु.2253463 /-मोबदला रु.3563050/-भरलेले मुद्रांक शुल्क : रु. 213800/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002395731202324E दिनांक: 23/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2205202313778 दिनांक: 23/05/2023

बँकेचे नाव व पत्ताः

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2205202313608 दिनांक: 23/05/2023

बँकेचे नाव व पत्ताः



द्य्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 9190/2023

नोदंणी : Regn:63m

गावाचे नाव: शिरढोण

खाचा प्रकार

करारनामा

Adam

3563050

द्याजारभाव(भाडेपटटयाच्या तितपटटाकार आकारणी देतो की 2253463

टटेदार ने नमुद करावे)

(4) भू-मापन,पोटहिम्मा व क्रमांक(असल्यास)

1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र 27/1,दर - 42800/- प्रती चौ. मी.,सदनिका क्र -403,4 था मजला,बी - विंग,बिल्डिंग -ईबोनी,बिल्डिंग क्र.04 .साई प्रोविसो काउंटी",जुना सर्वे नं. 154/1(नवीन सर्वे नं.

399/132,399/133,399/134,399/135,399/136,399/137,399/147,399/148,399/148/1,399/170 आणि 399/171),162/3 आणि 154/3,शिरढोण,ता- पनवेल जि - रायगड. क्षेत्रफळ - 36.376 चौ. मी. कारपेट + 2.25 चौ. मी. बाल्कनी + 6.75 चौ.मी टेरेस बिल्टअप((Survey Number :

399/132,399/133,399/134,399/135,399/136,399/137,399/147,399/148,399/148/1,399/170 आणि 399/171),162/3 आणि 154/3;))

(5) क्षेत्रफळ

1) 36.376 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मेसर्म प्रोविसो बिल्डर्स अँण्ड डेव्हलपर्स तर्फे भागीदार कशिश गुप्ता यांच्या तर्फे कु. मु.म्हणून जयायंद महतो - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं-1201/1202,भुमिराज कोस्तारीका,प्लॉट नं-1 आणि 1 ए,सेक्टर 18, सानपाडा,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFP0856D

2): नाव:-मेसर्स साई प्रोविसो डेव्हलपर्स तर्फे भागीदार ब्रिज गुप्ता यांच्या तर्फे कु मु म्हणून जयायंद महतो - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं-1201/1202,भुमिराज कोम्तारीका,प्लॉट नं-1 आणि 1 ए,सेक्टर 18, सानपाडा,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAQFS4084A

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व 1): नाव:-किशोर कुमार सिंह - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-305,महालक्ष्मी अपार्टमेंट, मूरमुध लेन,बोरिंग कणाल रोड जवळ,फुलवारी,पटना, ब्लॉक नं: -, रोड नं: -, बिहार, पटना. पिन कोड:-800001 पॅन नं:-AIIPS0915L

2): नाव:-नंदिनी - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-305,महालक्ष्मी अपार्टमेंट, मूरमुध लेन,बोरिंग कणाल रोड जवळ,फुलवारी,पटना, ब्लॉक नं: -, रोड नं: -, बिहार, पटना. पिन कोड:-800001 पॅन नं:-AFEPN9936M

(9) दस्ताऐवज करुन दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

23/05/2023

24/05/2023

9190/2023

213800

30000

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

CHALLAN MTR Form Number-6



MH002395731202324E BARCODE			10 0001E0 E) 0) 1	Date 22/05/2023-17:27:24 Form ID 25.2				
ertment Inspector General Of Registration					Payer Details			
Stamp Duty De of Payment Registration Fee			TAX ID / TAN (If Any)					
De or Payment Trogramation 1 co			PAN No.(If	Applicable	AIIPS0915L			
Office Name PNL3_PANVEL 3 JO	DINT SUB REGISTRA	R	Full Name	*	KISHOR KUMAR SING	Н		
Location RAIGAD	,							
Year 2023-2024 One Time			Flat/Block I	No.	FLAT NO B 403,4TH FI	OOR, B WIN	NG, BUIL	.DING
			Premises/B	uilding	NO 04,,EBONY			
Account Head Details Amount In Rs.					- 」 ?;	Ma .		
0030046401 Stamp Duty 213800.00			Road/Stree	À	SAI PROVISO COUNTAL-PANVEL DIST	TY, SHIRDH	ON VIL	LAGE
0030063301 Registration Fee 30000.			Area/Locali	ty	RAIGAD	• *	44.0	
			Town/City/District					
			PIN	•	4 1 0 2 0 6			
			Remarks (If	Any)				
			PAN2=AAKFP0855D-S.condurfy, an #=PPOVISO EL ILDERS AND					
			DEVELOPERS-CA≈3563050~Marketval=1					
			17073					
			Amount In True lebs Forty Through					
			Amount In					
Total 2,43,800.00			Words	Only		٠, `		
Payment Details IDBI BANK				F	OR US MI RECEIVING	BANK		
Cheque-DD Details			Bank CIN	Ref. No.	49 1033929730532 FO	3 2209502	342	
€heque/DD No.			Bank Date	RBI Date	24 12 28:20	Not (eri	fied with	RBI
Name of Bank			Bank-Branch DB BANK					
Name of Branch			Scroll No. , Date Not Welfie with Scroll					
Department ID : NOTE:- This challan is valid for do सदर चलन केवळ दुय्यम निवंधक नाही	strar office o धाठी लागु अ	nly. Not v ाहे • नोदंप	alid er unregulated do	e o. : ament. ताठी सदर च	95614 हिल्के स्टार			

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Print Date 22-05-2023 05:28:40





AGREEMENT FOR SALE

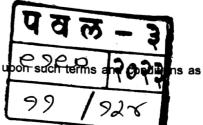
AGREEMENT FOR SALE is made at Navi Mumbai this 2 day of 4 **BETWEEN**

1) M/S PROVISO BUILDERS AND DEVELOPERS, (PAN NO. AAKFP0856D), a Partnership Firm, registered under Indian Partnership Act, represented by its authorized Partner MR. KASHISH GUPTA, having its address at 1201/2, Bhumiraj Costarica Commercial Complex, Plot No. 1/1A, Sector 18, Sanpada, Navi Mumbai - 400 705 and 2) M/S SAI PROVISO DEVELOPERS(PAN NO. AAQFS4084A), a Partnership Firm, registered under Indian Partnership Act, represented by its authorized Partner MR. BRIJ GUPTA, having its address at 1201/2, Bhumiraj Costanta Commercial Complex, Plot No. 1/1A, Sector 18, Sanpada, Navi Mumbai - 400 705, hereinaffer collectively referred to as the said "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of each of the said firm the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART.

AND

MR. KISHORE KUMAR SINGH of Mumbai, aged 55 years, Indian Inhabitant, (PAN NO. AIIPS0915L) & MRS. NANDINI of Mumbai, aged 49 years, Indian Inhabitant, (PAN NO. AFEPN9936M) Residing at A-305 MAHALAKSHMI APARTMENT, SURSUDH LANE, EAR BORING CANAL ROAD, PHULWARI, PATNA-800001, hereinafter referred to as "THE PURCHASER/S/ ALLOTTEE/S" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns] of the OTHER PART:

SUFFICIONITY ON S. Steled Orto Schedule hereunder written for such consideration and upon such terms entioned therein, as the Owners thereof.



By virtue of Agreement to Sale dated 26th October, 2016, the Promoter herein are sufficiently entitled to all that pieces and parcel of land bearing CTS No. 274, situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 09 R - 28 P (hereinafter referred to as the said Fifth Property) and the same is more particularly described Fifthly in the First ighth Slates Schedule hereunder written for such consideration and upon su mentioned therein, as the Owners thereof. The Collector, Raigad permitted the Non Agricultural use in respect of the said Third conditions as are mentioned in the said Order.

8. d above Thereafter, the revenue authorities issued new Survey Number First property as follows:

SR NO	OLD SURVEY NO.	NEW SURVEY NO.	AREA (H-R-P)
1	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 1	399/ 146	.0-24-46
2 .	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 2	399 / 147	0-12-87
3	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 3	399 / 148	0-06-50
4	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 4	399 / 148 / 1 (wrongly mentioned as 399 / 148 A in Commencement Certificate)	0-08-37
5	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 5	399 / 132	0-11-78
6	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 6	399 / 133	0-11-16
7	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 7	399 / 134	0-08-47
8	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 8	399 / 135	0-08-37
9	Survey no 153/1, 153/2, 154/1 188/2 (p)—Plot no 9	399 / 136	0-09-01

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1927	28		SECONDLY,	
341.46	3414.625	Survey No.399/171	14	
	1446.375	Survey No.399/170	13	
242.50	2425	Survey No.399/169	12	
55.90	559	Survey No.399/168	11	
22.72	1136	10	10	
18.02	901	9	9	(6)
16.74	837	8	8	SOLO
16.94	847	7	7	Sululi.
22.32	1116	6	0	A DUR
23.56	1178	5		ka,
16.74	837	4		
			Le do	L D B B
	41		Gluk	P. Silli P.
				en _c

at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H = 37 R = 4 P and is bounded ALL THAT pieces and parcel of land bearing Survey No. 162, Hissa No. 3, situate, lying and being as follows:

On or towards the East On or towards the North : - Survey No. 154/1 : - Survey No. 154/1

On or towards the West : - Survey No. 188/2 (Part).

On or towards the South : - Survey No. 162/2.

THIRDLY,



as follows: at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 32 R - 1 P $\,$ and is bounded ALL THAT pieces and parcel of land bearing Survey No. 154, Hissa No. 3, situate, lying and being

On or towards the North On or towards the East : - Survey No. 154/4 : - Survey No. 154/3

On or towards the West : - SurveyNo.162/3

On or towards the South : - Survey No.154/1

FOURTHLY,

and being at Village Shirdhon, Taluka Panvel, District Raigad admeasuring $0\,H-14\,R-0\,P\,$ and is ALL THAT pieces and parcel of land bearing Survey no. 399/146, 399/168, 399/169, situate, lying bounded as follows:

Nandini

On or towards the East : - Amenity Plot

On or towards the North : - 188/1

On or towards the West : - National Highway

399 136

398/13/

389

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On or towards the South : - 188/3

FIFTHLY,

Att I التجمية المستحدد المستح ALL THAT pieces and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and parcel of land bearing Survey No. 398, Hissa No. 6, situate, lying and land bearing Survey No. 398, Hissa No. 6, situate, lying and land bearing Survey No. 398, Hissa No. 6, situate, lying and land bearing Survey No. 398, Hissa No. 6, situate, lying and land bearing Survey No. 398, Hissa No. 6, situate, lying and land bearing Survey No. 398, Hissa No. 6, situate, lying and land bearing Survey No. 398, Hissa No. 6, situate, lying and land bearing Survey No. 398, Hissa No. 6, situate, lying and land bearing Survey No. 398, Hissa No. 6, situate, lying and lying Survey No. 398, Hissa No. 6, situate, lying and lying Survey No. 398, Hissa No. 6, situate, lying and lying Survey No. 398, Hissa No. 6, situate, lying and lying Survey No. 398, Hissa No. 6, situate, lying No. 6,

On or towards the East : - Gaothan

On or towards the North

On or towards the West

SIXTHEY CYCO 2023 çes and parcel of land bearing CTS No. 274, situate, lying and being at Village

: - Gaothan

: - Survey No.154/1

: - CTS No. 274

:- Survey No.154/2 : - Gaoth; - Survey No.154/1 - Survey No.398/6

, District Raigad admeasuring 0 H - 08 R - 28 P and is bounded as follows:

OND SCHEDULE ABOVE REFERRED TO (Said property)

ALL THAT

are more particularly given hereinbelow: / 1) situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad, the details whereof 399 / 136, 399 / 137, 399 / 147, 399 / 148, 399 / 148 A, 399 / 170 & 399 / 171 (Old Survey No. 154 pieces and parcel of land bearing Survey No. 399 / 132, 399 / 133, 399 / 134, 399 / 135,

NO.		(H-R-P)	RS. PA
1 399 / 132	0	0-11-78	
2 300 / 422			
2 388/133	P	0-11-16	111.60
3 399 / 134	9	0-08-47	84.70
4 399 / 135	P	0-08-37	83.70

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=====================================	10		9			i თ		ת
399 / 171	399 / 170	/148 A in Commencement Certificate)	399 / 148 / 1 (wrongly mentioned as 399 0-08-37	399 / 148				399 / 136
0-34-14	0-14-46		0-08-37	0-06-50	0-12-87	0-11-36	0-09-01	
341.46	144.64		83.70	65-00	128-70	113.60	90.10	

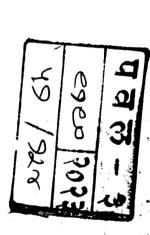
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And is bounded as follows:

On or towards the East : - Gaothan

On or towards the North : - Survey No.191

On or towards the West : - Survey No.399/146
On or towards the South : - Survey No. 154/4



SECONDLY,

as follows: at Village Shirdhon, Taluka Panvel, District Raigad admeasuring 0 H - 37 R - 4 P and is bounded ALL THAT pieces and parcel of land bearing Survey No. 162, Hissa No. 3, situate, lying and being

On or towards the East :- Survey No. 154/1

On or towards the North : - Survey No. 154/1

On or towards the West : -Survey No. 188/2 (Part).New

On or towards the South : - Survey No. 162/2.



THIRDLY,

at Village Shirdhon, Taluka Panvel, District Raigad admeasuring $0\,H-32\,R-1\,P\,$ and is bounded ALL THAT pieces and parcel of land bearing Survey No. 154, Hissa muate, lying and being

On or towards the East : - Survey No. 154/1

On or towards the North : - Survey No. 154/1

On or towards the West : - Survey No. 188/2 (Part).

On or towards the South : - Survey No. 162/2

THE THIRD SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED TO (Said property)

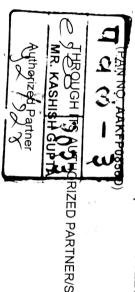
marked as Annexure B situate, lying and being at Village Shirdhon, Taluka Panvel, District Raigad described in the 2^{nd} Schedule hereunder written and as demarcated on the plan annexed hereto and An area admeasuring 20,600 Sq. Meters from and out of the Larger Property more particularly

Lasasias Landias

THE FOURTH SCHEDULE OF THE PREMISES ABOVE REFERRED TO (Said premises)

391.551 square feet (Carpet area) in Wing No. B in Building No. 4 in the name of MR. KISHORE Flat No.403 on the constructed on the said Property described in the Third Schedule mentioned hereinabove KUMAR SINGH & MRS. 4th Floor, admeasuring 36.376 Square Meters (Carpet Area) equivalent to NANDINI in the Project known as "SAI PROVISO COUNTY" to be

1) M/S PROVISO BUILDERS AND DEVELOPERS SIGNED, SEALED AND DELIVERED BY



MR. BRIJ GUPTA THROUGH ITS AUTHORIZED PARTNER/S (PAN NO. AAQFS4084A) 2) M/S SAI PROVISO DEVELOPERS

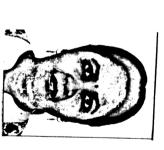
IN THE PRESENCE OF

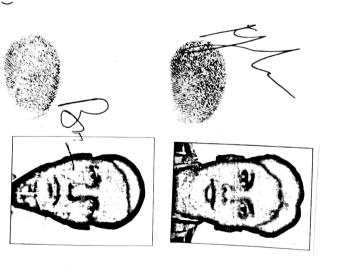


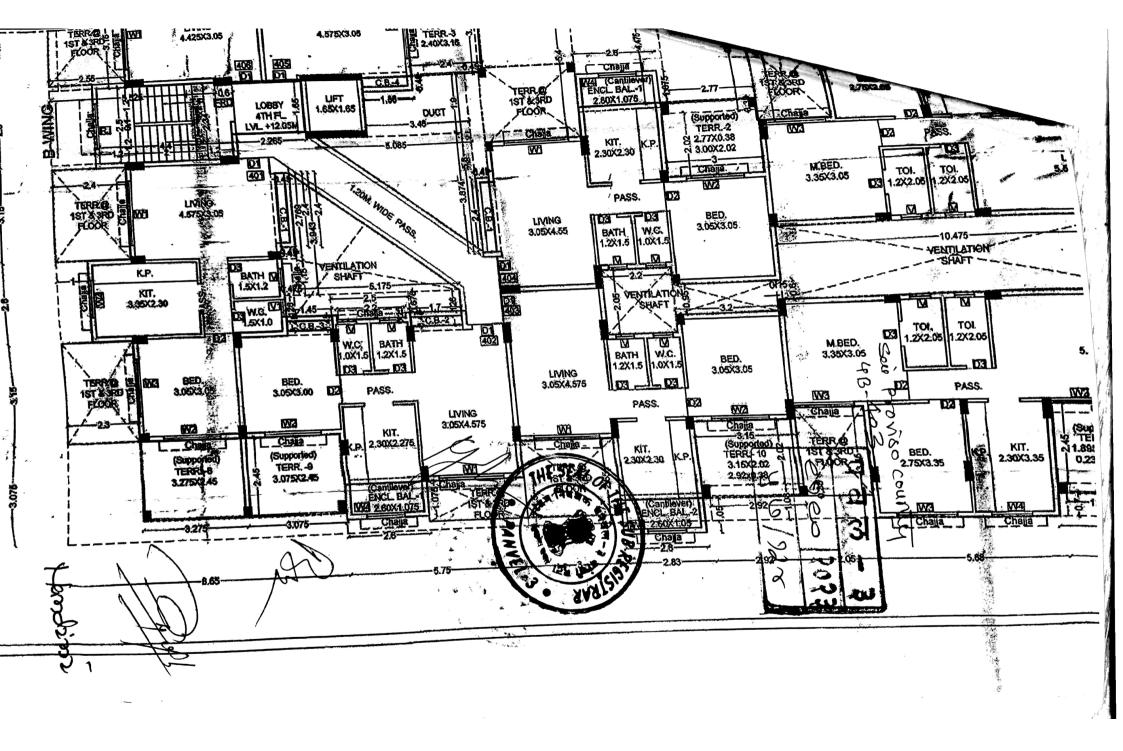
NCAN SAM S The treatis on WTHE PRESENCE OF...

Od Charles Charles









Navi Mumbai Airport Influence Notified Area (NAINA)

CITY & INDUSTRIAL DEVELOPEMENT CORPORATION OF MAHARASHTRA LIMITED

GOVERNENT OF MAHARASHTRA IS UNDERTAKING)

Certificate No: CIDCO/NAINA/Panvel/Shirdhon/BP-00005/OC/Full/2023/0356 Dated: 02 May 2023

OCCUPANCY CERTIFICATE

M/s. Proviso Builders & Developers, Sai Proviso Developers

Maharashtra NaviMumbai

Grant of Full Occupancy Certificate (OC) for building on land 154/3 & Others of Village: Shirdhon, Taluka: Panvel, Dist.: bearing survey No 808

1.Your application No BP-05 dated 22 Jan 2020

3. Joint Site Inspection dated 21 Jul 2022

5. NA permission granted by District Collector Raigad, vide no. 28 06.07.2022 through NIAMS. (Hard copy submitted on 07.07.2022) partner Mr.Kashish Gupta and M/s Sai Proviso Application seeking Occupancy Certificate received from M/s.

05/CC/2015/2224 & 2225 dated 27.11.2015 Development permission (CC) granted by this office vide

rdhon/BP-

7. Amended development permission (ACC) granted by CIDCO/NAINA/Panvel/Shirdhon/BP-05/Amended CC/2019/217 & 218 dated CIDCO/NAINA/Panvel/Shirdhon/BP-00005/ACC/2020/0068 dated 28.12.2020. 12.02.2019. this office vide

9. Architect's building completion certificate dated 25.07.2022 received on 03.01.2023 in NIAMS

regarding final access. 10. Access road NOC issue by GM(Tech) & Project Director of National Highways Authority of India vide NHAI/PIU/Panvel/PI/Access/2019/420 dated 17.06.2019 along drawing

(I)/Tech./1670 dated 08.08.2014., vide no. PVL3-5177-2022 dated 25.03.2022 Executive Engineer, M.S.E.D. Co. Ltd, Panvel (II) Sub Division, v 08.08.2014., regarding NOC for giving power supply.- Registered

12. - Attested copy of Letter of Executive Engineer (M.J.P.) water management division vide no. 3281/2013

Name: ABHIJEET
Designation: A
Organization: Ch
Certificate: 15BAC Document certified by ABHIJEET RAMESH ESH PAWAR

NAINA OFFICE:Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai
400614, Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345 Page 1 of 7 400614, Contact No.: Landline: +91-22-6255-0330 Fax:



Navi Mumbai Airport Influence Notified A_{rea (Na}

(GOVERNENT OF MAHARASHTRA IS UNDERTAKING) CORPORATION OF MAHARASHTRA LIMITED

Certificate No: CIDCO/NAINA/Panvel/Shirdhon/BP-00005/OC/Full/2023/0356

Dated:

dated 26.12.2013 regrading provision of potable water supply.- Letter of Sub Divisional Engineer و معدد المحالة المحا dated 24.01.2023.- Agreement executed and a second and a 02 Maya

13. NA Measurement map issued by Land Record Office bearing no. 380/31.08.2017 dated 15.09.2017

14. NOC issued by AAI regarding Height clearance, vide NOC ID:- NAVI/WEST/B/102119/432851 date

15 DC stage verifical 15.02.2023 received

C 9 C JE Enviroping De 1 3 tion of building height issued by M/s 7-12 Solution vide no. Cert/21-22/003 dated

18.0 ate vide No :- Format1.0/JD (WPC)/UAN No. 0000137978/CO/2207000804 dated

arance vide no. SIA/MH/MIS/191176/2021 dated 05.08.2021.

8

19. Letter regarding EWS/LIG tenements submitted by applicant on 19.07.2022. st letter regarding development of Amenity plot dated 05.12.2022.

ing submitted by the applicant dated 29.11.2022

ated 26,09.2022, 03.10.2022 and 01.02.2023, rough NIAMS dated 21.07.2022, 21.12.2022, 22.02.2023

int of Amenity as Public Garden fice vidé no. CIDCO/NAINA/ Panvel/Shirdhon/BP-05/OC/2023/44dated 20.04.2023.

dated 20.04.2023 regarding Development of Amenity as Public Garden vide

dated 26.04.2023 regarding Maintaining the Amenity as Public Garden.

ABHIJEET RAMESH ESH PAWAR

NAINA OFFICE:Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai
Annica Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345 Page 2 of 7





Navi Mumbai Airport Influence Notified Area (NAINA)

GOVERNENT OF MAHARASHTRA IS UNDERTAKING) CITY & INDUSTRIAL DEVELOPEMENT CORPORATION OF MAHARASHTRA LIMITED

Certificate No: CIDCO/NAINA/Panvel/Shirdhon/BP-00005/OC/Full/2023/0356

Dated: 02 May 2023

ilding No. BUILDING

Sir/ Madam,

· 8

plot. No / Survey No / Assessment No. 154/3 & Others , situated at Name: BUILDING 1, BUILDING 2, BUILDING 3, BUILDING 4, BUILD The Full development work / erection re-erection / or alteration in timage Spiechen Taluk Thanda License No. CA O Luilandy Am floor no.

has been completed under the supervision of Rajesh Radhakishan C with the as

The construction of tenements pertaining to full / Part occupancy has been construction of tenements pertaining to full / Part occupancy has been construction of tenements pertaining to full / Part occupancy has been construction of tenements pertaining to full / Part occupancy has been construction of tenements pertaining to full / Part occupancy has been constructed by the architect and the conditions stipulated in the Commence ment of the part occupancy has been constructed by the architect and the conditions stipulated in the Commence ment occupancy has been constructed by the architect and the conditions stipulated in the Commence ment occupancy has been constructed by the architect and the conditions stipulated in the Commence ment occupancy has been constructed by the architect and the conditions stipulated in the Commence ment occupancy has been constructed by the architect and the conditions stipulated in the Commence ment occupancy has been considered by the architect and the conditions stipulated in the Commence ment occupancy has been considered by the architect and the conditions stipulated in the Commence ment occupancy has been considered by the architect and the conditions occupancy has been considered by the conditions of the conditions of the conditions occupancy has been considered by the conditions occupancy has been conditionally been conditionally been conditionally been conditionally been conditionally been conditionally by the conditional been conditionally been con ate referred

1.This certificate of occupancy is issued only in respect of following building (details given below) for Full above and permitted to be occupied subject to the following conditions:

808

bearing

Q,

occupancy:

2.This permission is issued without prejudice to action, if any under MR&TP No.CIDCO/NAINA/Panvel/Shirdhon/BP-00005/OC/Full/2023/0356 dated

Occupancy Certificate granted and submit the copy of Structural Audit to 4.You shall carry out Structural Audit of this building from Structural Engi

5.You shall maintain the planted trees & developed RG as demarcated in the

electricity to

6.You shall make arrangement of sufficient quantity of potable water and

prospective residents of the building.

7.The Stilt, Balconies, Terrace and other components shall be used for the intended purpose only, $\frac{1}{2}$ 8.Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the

9.Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.

as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966. 10.The responsibility of authenticity of the submitted documents vests with the applicant and his appointed

11.If the said premise is to be transferred to the registered society, the above terms & conditions shall be in the Conveyance Deed and the society members shall be made

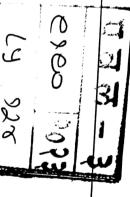
conditions at the time of execution of Conveyance Deed. 12.In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project,

Document certified by ABHIJEET RAMESH PAWAR pawarabhi@ymail.fmp>.

Name: ABHIJEET I
Designation: A CoOrganization: Cla
Certificate: 15BA02 ESH PAWAR

Scanned with OKEN Scanner





Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'

[See rule 7(2)]

registration certificate bearing No P51700002042 of 399/170, 399/171, 162/3, 154/3 at Shirdhon, Panvel, Raigarh, 410221; registered with the regulatory authority vide project Plot Bearing / CTS / Survey / Final Plot No∴154/1 New Survey No.399/132 to 399/137, 399/147, 399/148, 399/148 A This extension of registration is granted under section 6/7 of the Act, to the following project: Project: Sal Proviso County

Proviso Builders And Developers having its registered office / principal place District: Thane, Pin: 400705. Thane,

This renewal of registration is granted subject to the following conditions, name

The promoter shall execute and register a conveyance deed in favour allottees, as the case may be, of the apartment or the common areas Estate (Regulation and Development) (Registration of Real Estate Projet Rates of Interest and Disclosures on Website) Rules, 2017;

maintained in a schedule bank to cover the cost of construction and the land cost The promoter shall deposit seventy percent of the amounts realised by the as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

at purpose

(gents

Real

the project is less than the estimated cost of completion of the project. cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees

- Authority in accordance with section 6/7 of the Act read with rule 7 the Act. The registration shall be valid up to 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory
- That the promoter shall take all the pending approvals from the competent authorities The promoter shall comply with the provisions of the Act and the rules and regulations made there under
- 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.



Dated: 28/04/2023

Place: Mumbai

Signature valid
Digitally Signed by
Mr. Arun Arbasheb Nadagouda
Mr. Arun Arbasheb Nadagouda
(Secreta Fincharge, MahaRER/
(Data:28-14-2023) 16:55:22 Office

Maharashtra Real Estate Regulatory Authority

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