

Shailesh S. Chondekar

38 4685

पावती

Original/Duplicate

Wednesday, March 15, 2023

नोंदणी क्र.: 39म

12.30 PM

Regn.: 39M

पावती क्र.: 5218

दिनांक: 15/03/2023

गावाचे नाव: बहाळ

दस्तऐवजाचा अनुक्रमांक: पवल3-4685-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: शिवाजी बळवंत पडळकर --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:45 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

सह दुय्यम निबंधक कार्यालया-२,
पनवेल क्र. ३.

बाजार मुल्य: रु. 1740015.27 /-

मोबदला रु. 3500000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1403202309108 दिनांक: 15/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016793675202223E दिनांक: 15/03/2023

बँकेचे नाव व पत्ता:

Sh. S. Chondekar

सूची क्र.2

दुसरा निबंधक : मह. न. नि. पनवेल 3

दस्तावेजांक : 4685/2023

नोंदणी :

Regn:63m

गावाचे नाव : वहाळ

(1) विवेकाचा प्रकार	करारनामा
(2) क्षेत्रफळ	3500000
(3) बाजारभावाचा (भाडेपट्ट्याच्या बाबत) निष्पत्तीकार आकारणी देतो की पेट्टेदार ते नसूद करावे)	1740015.27
(4) धू-भाषण, पोटहिम्सा व वैधर्यक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका नं.204, दुसरा मजला, नर्मदा व्हिला, प्लॉट नं.332, सेक्टर - 24, पुष्पक नोड, वहाळ, ता.पनवेल, जि.रायगड क्षेत्र - कारपेट 23.651 चौ.मी व बालकनी 4.672 चौ.मी((Plot Number : 332 ; SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 23.651 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:-मे.ओम साई इंटरप्रायजेस तर्फे भागिदार अरविंद प्रभाकर घरत -- वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस शॉप नं.०२, तळ मजला, प्लॉट नं.१५, सेक्टर - १, सानपाडा, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAGFO7378F 2): नाव:-मान्यता देणार-धनाजी गोपाळ पाटील तर्फे कु.मु.मे.ओम साई इंटरप्रायजेस तर्फे भागिदार अरविंद प्रभाकर घरत -- वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पोस्ट उलवे, ता. पनवेल, जि. रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AOZPP1819H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शिवाजी बळवंत पडळकर -- वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी - १०३, दिपक सोसायटी, प्लॉट नं.37, सेक्टर 8, एम.एन.आर शाळे जवळ, कामोठे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410209 पॅन नं:-AYZPP4744P 2): नाव:-संपता शिवाजी पडळकर -- वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी - १०३, दिपक सोसायटी, प्लॉट नं.37, सेक्टर 8, एम.एन.आर शाळे जवळ, कामोठे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410209 पॅन नं:-DKOPP1935C
(9) दस्तऐवज करून दिल्याचा दिनांक	15/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	16/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4685/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) गैरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)		Valuation ID 20230315166		15 March 2023,09:19:20 AM	
मूल्यांकनाचे वर्ष	2022	जिल्हा	रायगड	तालुक्याचे नांव	पनवेल
गावाचे नांव	वहाळ	क्षेत्राचे नांव	Rural	सर्व्हे नंबर /न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
4750	56700				मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र	30.6881 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.4750/-
उद्ववाहन सुविधा	आहे	मजला	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)			
		= (((56700-4750) * (100 / 100)) + 4750)			
		= Rs.56700/-			
मजला निहाय घट/वाढ		= 100% of 56700 = Rs.56700/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 56700 * 30.6881			
		= Rs.1740015.27/-			
Applicable Rules :		3,18,19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त बाळकनीचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझीनाईन मजला क्षेत्र मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 1740015.27 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.1740015/-			
		= <input type="checkbox"/> सतरा लाख चाळीस हजार पंधरा /-			

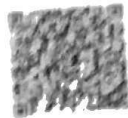
प व ल - ३
 ४६८५/२०२३
 १/२०

Home Print





CHALLAN
MTR Form Number 6



Department: Inspector (General) Registration		Date: 15/03/2023 11:30:20		Page No: 252	
Type of Payment: Registration Fee		Payer Details			
Office Name: PANVEL-3 JOINT SUB REGISTRAR		TAX ID / TAN (If Any)		Full Name: SHE/AJ BALAWANT PADALKAR	
Location: RAIGAD		PAN No (If Applicable)		Flat/Block No. FLAT NO-204 2ND FLOOR NARMADA VILLA	
Year: 2022-2023 One Time		Premises/Building		PLOT NO-332 SECTOR-24 PUSHPAK /AHAL TAL-PANVEL	
Account Head Details		Amount In Rs.		Road/Street	
0030046401 Stamp Duty		210000.00		DIST-RAIGAD	
0030063301 Registration Fee		30000.00		Town/City/District	
				PIN: 4 1 0 2 0 6	
				Remarks (If Any)	
				SecondPartyName=OM SHANT PRIS	
				<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p>प व ल - 3</p> <p>8/24/2023</p> <p>8/100</p> </div>	
Total		2,40,000.00		Amount In Words: Two Lakh Forty Thousand Rupees Only	
Payment Details: BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023031534018 230745879352	
Cheque/DD No.		Bank Date	RBI Date	15/03/2023-11:40:14 Not Verified with RBI	
Name of bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No., Date		Not Verified with	



Department ID: 0000000000
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for any other document.
 सहायक न्यायालय कार्यालयात नोंदणी करावयाच्या दस्तऐवजासाठी लागू आहे. याचा वापर इतर कोणत्याही दस्तऐवजासाठी करता येणार नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-398-4685	0008350040202223	15/03/2023-12:30:20	IGR148	30000.00
2	(IS)-398-4685	0008350040202223	15/03/2023-12:30:20	IGR148	210000.00
Total Defacement Amount					2,40,000.00

प व ल - ३
४६८५ / २०२३
५ / २०

AGREEMENT FOR SALE

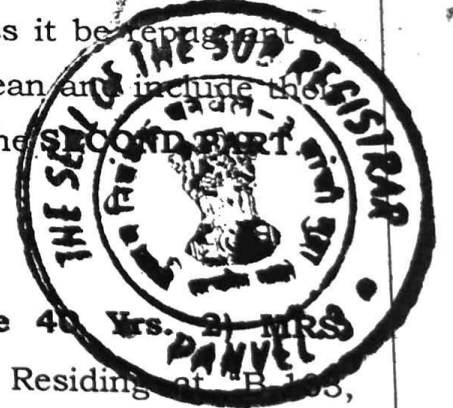
THIS AGREEMENT made and entered into at Panvel Dist-Raigad (NAVI MUMBAI) this 15th day of March 2023 BETWEEN **M/S. OM SAI ENTERPRISES** (A Registered Partnership Firm, having its Office at Shop No.2, Ground Floor, Plot No.15, Sector-01, Sanpada, Navi Mumbai- 400703 (hereinafter called and referred to as the **"VENDORS/PROMOTERS"**) [which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the firm and its partners for the time being and each of their respective heirs, executors, administrators and legal representatives] of the **FIRST PART**.

AND

MR. DHANAJI GOPAL PATIL, (PAN: AOZPP1819H), adult, Indian inhabitant, residing At Post-Ulwe, Tal-Panvel, Dist-Raigad; hereinafter referred to as **"THE CONFIRMING PARTY/ORIGINAL LICENSEE/ CO-PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the heirs executors, administrators and assigns) of the **SECOND PART**.

AND

1) **MR. SHIVAJI BALAWANT PADALKAR** Age 40 Yrs. 2) **MRS. SAMPTA SHIVAJI PADALKAR** Age 37 Yrs. Residing at B-103, Deepak Society, Plot No.37, Sector-8, Near M.N.R. School Kamothe, Navi Mumbai-410209. hereinafter called the **"ALLOTTEE/S / PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs executors and administrators and his/her/their permitted assigns) of the **THIRD PART**.

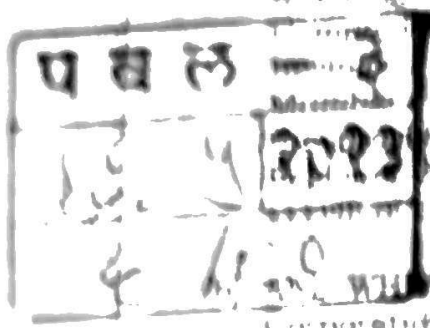


43-3
8/4/2023
0/100

(7)

- f) **AND WHEREAS** by an **AGREEMENT TO LEASE** dated **24.04.2017**, made at CBD Belapur, Navi Mumbai, and entered into between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CORPORATION / CIDCO)**, therein referred to as **'THE LESSOR'** and **SHRI. DHANAJI GOPAL PATIL**, therein referred to as **"THE LICENSEE"** and herein after referred to as the **"ORIGINAL LICENSEE/CO-PROMOTER"**, the CIDCO leased Plot of land being **PLOT NO.332**, situated in **SECTOR-24, PUSHPAK NODE, VAHAL** admeasuring **360 SQ. MTRS, TAL. PANVEL, DIST. RAIGAD**; (hereinafter referred to as **THE SAID PLOT**) to **"ORIGINAL LICENSEE"** under the scheme promulgated by the state government vide resolution of Urban Development Department no.CID-1812/CR-274/UD-10 dated 25.06.2014 (popularly known as the **"REHABILITATION & RESETTLEMENT SCHEME"**)/ under the promulgated by the state government vide resolution of Urban Development Department no. CID-1812/CR-274/UD-10 dated 28.05.2014 as per circular issued by CIDCO bearing no. CIDCO/Vya.Sa/Aa.Vi.Ta./2014 dated 19/09/2014.
- g) **AND WHEREAS** the Original Licensee has paid to the Corporation the required lease premium and thereafter the said Agreement to Lease has been registered at the Office of Sub Registrar Assurances **Panvel-2** vide Document No.4351/2017, on dated **25.04.2017**.
- h) **AND WHEREAS** the aforesaid Agreement to Lease is with the benefits and rights to construct any new building(s) permitted by the concerned local authority.
- i) **AND WHEREAS** the physical possession of the same has been handed over to the Original licensee.
- j) **AND WHEREAS** the Original Licensee is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said plot with the benefit and rights to enter upon the land for Development and Construction of buildings for Residential and Commercial purposes.
- k) **AND WHEREAS** by a **TRIPARTITE AGREEMENT** dated: **31.12.2020**, made at CBD Belapur, Navi Mumbai, and entered into between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CORPORATION /CIDCO)** (therein referred to as **THE LESSOR / PARTY OF THE FIRST PART**) and **SHRI. DHANAJI GOPAL PATIL** (therein referred to as **ORIGINAL LICENSEE / PARTY OF THE SECOND PART**) and **M/S. OM SAI ENTERPRISES**, a partnership firm represented by its Partners 1) **MR. NAVNATH CHANDRAKANT SAHANE**, 2) **MR. ARVIND PRABHAKAR GHARAT**, and 3) **MR. MITHIL KUMAR NANDAN**, (therein referred to as **THE PARTY OF THE THIRD PART**),





AND WHEREAS the said Industrial Development Corporation
of Maharashtra Ltd. a public company within the meaning of the
Companies Act, 1956, (hereinafter referred to as 'The Corporation')
has its registered office at Normal 2nd Floor, Nariman Point,
Mumbai, is a New Town Development Authority, under
the provisions of section 113 of Maharashtra, under
the Town Planning Act, 1964, (Maharashtra Act No. -
1964) hereinafter referred to as the said Act

AND WHEREAS by virtue of being the Development Authority the
Corporation has been empowered under section 113 of the said
Act to dispose off any land acquired by it or vested into it in
accordance with the proposal approved by the State Govt. under
the said Act

d) AND WHEREAS the Corporation, as a part of the development of
New Mumbai has decided to establish an international Airport
namely "New Mumbai International Airport" with the approval of
the state and central Government (hereinafter referred to as the
"Project" which includes development of land for the purpose allied
thereto). The corporation has acquired land and structures erected
on land owned by the Original Licensee for the development of
aforesaid Project.

Relevant details of structure(s)



Name of the structure	Building no As per survey	Structure no. as per survey	Use of Structure	Area Admissible for determining eligibility	Area of the plot to be allotted jointly
MANAJI GORAL, PANTIL	163	UL-593	Residential	118.08	360 Sq. Mtrs.

d) AND WHEREAS as per directives and policies of the state
government and as per the award declared by the Collector (Land
Acquisition) concerned, the corporation has allotted Compensatory
Plot to the Original Licensee vide its Allotment Letter no.
2015/1065 dated 02.12.2015.

e) The following mentioned plot was allotted to the "ORIGINAL
LICENSEE/ CO-PROMOTER" in lieu of his acquired land and
structure stated hereinabove.

Description of Land Allotted:-

Place/Node	Plot No.	Sector No.	Area In Sq. Mtr.	Admissible FSI
PUSHPAK (VAHAL)	332	24	360	1.5

the Original Licensee therein has transferred and assigned 50% undivided rights, interests and benefits in the said plot in favour of **M/S. OM SAI ENTERPRISES**, the Party of the Third Part therein (the Promoters / Party of the First part herein) on the terms and conditions more particularly set out in the said Agreement.

पवल - ३

AND WHEREAS the said Tripartite Agreement dated 2020 has been registered at the Office of Sub Registrar Assurance Panvel-2 vide Document No. 13621/2020, on dated 31.12.2020.

8/2/2023
r/ro

m) AND WHEREAS thereafter, **CIDCO LTD** transferred and assigned 50% undivided rights, interests and benefits in the said plot in favour of the Promoters / Party of the First Part vide **Transfer Order No. CIDCO/ACL&SO/NMIA/ULWE/2020/343** dated **24.02.2021**. All the expenses incurred for the aforementioned Tripartite Agreement and the aforementioned Transfer Order in respect of the said plot are entirely borne and paid for by the Party of the First Part.

n) AND WHEREAS thereafter both the parties herein have jointly applied to CIDCO Ltd for the development permission of the said Plot along with the approved plans and specifications through duly appointed Architects **M/S. UNITECH ASSOCIATES** and M/s. CIDCO Ltd. has issued development permission vide **AMENDED COMMENCEMENT CERTIFICATE** Reference no.: **CIDCO/BP-16312/TPO (NM & K)/2019/4878** dated **14.06.2019** to both the parties. Copy of the commencement certificate is annexed herewith as "ANNEXURE-D".



AND WHEREAS by virtue of the aforesaid Agreement to Lease and Tripartite Agreement, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the rights, title and interest in the said 50% undivided plot of land.

p) AND WHEREAS due to pre-occupation of other works and lack of adequate technical knowledge of construction work, **SHRI. DHANAJI GOPAL PATIL**, the Original Licensee and the present joint licensee of 50% undivided rights, interests and benefits in the said plot is not in a position to participate in the day to day construction activity to be carried out on the said plot pursuant to the aforesaid Commencement Certificate.

q) AND WHEREAS both parties being the joint licensees of the said plot, and having obtained the Commencement Certificate in the name of **Shri. Dhanaji Gopal Patil**, it has been decided between the parties that the total constructed area of said plot, be allocated and distributed between **M/S. OM SAI ENTERPRISES** and **SHRI. DHANAJI GOPAL PATIL** as agreed upon mutually between both parties.

- (7)
- i) **AND WHEREAS** to facilitate **M/S OM SAI ENTERPRISES** to deal with their respective share of PLAT 88/4 in an equitable and unrestricted manner, **SHRI DHANAJI GOPAL PATIL** agreed to be a **SIGNATORY CONFIRMING PARTY** on Agreement for Sale or Allotment Letter or any other legal and lawful document that **M/S OM SAI ENTERPRISES** may execute with any person or persons or entity of their choice for monetary consideration or in any other manner otherwise they deem fit, for purpose of selling, allotting, and/or transferring any of the flats, shops, for their portion of the constructed area as agreed upon mutually between both parties.
 - ii) **AND WHEREAS SHRI. DHANAJI GOPAL PATIL**, the Original Licensee, also gave his express consent to **M/S. OM SAI ENTERPRISES** to exclusively retain the revenue, benefits and proceeds arising out of such sale / allotment / transfer; in terms of monetary consideration or in any other manner otherwise **M/S. OM SAI ENTERPRISES** may deem fit for their portion of the constructed area as agreed upon mutually between both parties
 - t) **AND WHEREAS SHRI. DHANAJI GOPAL PATIL**, the Original Licensee, also gave his express consent to **M/S. OM SAI ENTERPRISES** to accept and acknowledge and to issue receipts for valuable consideration received from the Flats/Shops Purchasers for flats/shops as they may deem proper for their portion of the constructed area as agreed upon mutually between both the parties.
 - u) **AND WHEREAS** in his name and on his behalf, **SHRI DHANAJI GOPAL PATIL**, the Original Licensee, empowered **M/S. OM SAI ENTERPRISES** to appear before the Sub-Registrar or any other competent authority; to present for registration and to admit and lodge before the Sub-Registrar or any other competent authority, all Agreements for Sale or Allotment letter or any other legal and lawful document for the Flats/Shops sold, allotted or transferred to any person or persons or entity of their choice as **M/S. OM SAI ENTERPRISES** may deem fit which are signed and executed by him as a **CONFIRMING PARTY** for their portion of constructed area on said plot as agreed upon mutually between **HIM** and **M/S. OM SAI ENTERPRISES**.
 - v) **AND WHEREAS, SHRI. DHANAJI GOPAL PATIL** nominated, constituted and appointed the Promoters **M/S. OM SAI ENTERPRISES** to be his true and lawful attorneys to perform in his name and on his behalf; the aforesaid acts, deed, matters and things stated in the aforementioned recitals, more particularly described in the Power of Attorney dated 30-4-2021 registered with Office of the Sub Registrar of Assurances, PVL-2 vide registration no.6899-2021 for the Flats/Shops belonging to the share of **M/S. OM SAI ENTERPRISES** out of the total constructed area on said plot.



M/S OM SAI ENTERPRISES

[Signature]
PARTNER

[Signature]

[Signature] .. *[Signature]*

- HH) **AND WHEREAS** the authenticated copies of Certificate of Title issued by the Advocate of the Promoters showing the nature of the title of the Promoter to the project land on which the Flat/Shop are to be constructed have been annexed hereto and marked as "ANNEXURE A".
- II) **AND WHEREAS** the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "ANNEXURE B".
- JJ) **AND WHEREAS** the authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "ANNEXURE C".
- KK) **AND WHEREAS** while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building(s) shall be granted by the concerned local authority
- LL) **AND WHEREAS** the Promoters has accordingly commenced construction of the said building(s) in accordance with the proposed plans.
- MM) **AND WHEREAS** the Allottee(s) have applied for allotment of a **Flat No. 204** on the **2nd Floor** of the said building project known as "**NARMADA VILLA**" being constructed of the said Project.
- NN) The carpet area of the said **Flat is 23.651 square meters** and "carpet area" means the net usable floor area of an Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat/Shop.
- OO) **AND WHEREAS** the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.
- PP) **AND WHEREAS** prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **RS.35,00,000/- (RUPEES THIRTY FIVE LAKH ONLY)**, being part payment of the sale consideration of the Flat/Shop



agreed to the
 agreement and represent
 and to knowledge and the Allottee
 Promoters the nature of the sale consisting
 hereinafter appearing

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

(v) **AND WHEREAS** in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat/Shop.

NOW THEREFORE THIS AGREEMENT WITNESSED AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

The Promoters shall construct the said building project to be known as "NARMADA VILLA" consisting of **Ground + 4 upper floors** on the said plot in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat/Shop of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.



The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Flat No. 204** of carpet area admeasuring **23.651 sq. meters** on **2nd** floor in the said building (hereinafter referred to as "Flat/ Shop") as shown in Floor plan thereof hereto annexed and marked Annexure B and Annexure C in the building to be known as "NARMADA VILLA" situate at **PLOT NO.332, SECTOR-24, PUSHPAK, VAHAL NODE, TAL-PANVEL, DIST-RAIGAD** for the total aggregate/lumpsum consideration of **RS.35,00,000/- (RUPEES THIRTY FIVE LAKH ONLY)**, including the proportionate price of common areas and facilities appurtenant to the premises. The said flat with Balcony area admeasuring **4.672 square meters**, C.B. area admeasuring _____ square meters and terrace area admeasuring _____ square meters as sanctioned by the local authority/CIDCO, which are more particularly described in the Second Schedule.

M/S OM SA ENTERPRISES

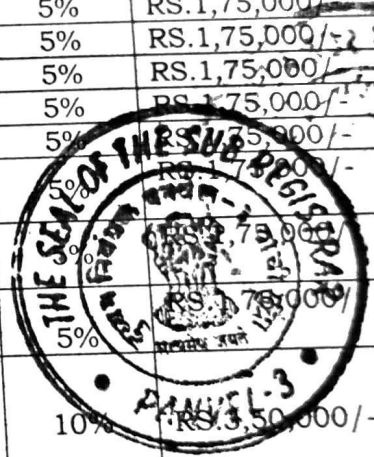
88/24/2023
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(a)

- (ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **NIL** basement/stilt/podium/covered parking spaces/mechanical parking bearing No **NIL** being constructed in layout as sanctioned by the local authority for consideration of Rs **NIL**
- (b) The total aggregate lump sum consideration amount for the Flat is **RS.35,00,000/- (RUPEES THIRTY FIVE LAKH ONLY)**
- (c) The Allottee has paid on or before execution of this agreement a sum of **RS. 3,00,000/- (RUPEES THREE LAKH ONLY)** as advance payment or application fee (i.e. part payment) and hereby agrees to pay to that Promoter the balance amount of **RS. 32,00,000/- (RUPEES THIRTY TWO LAKH ONLY)** in the following manner :-

SCHEDULE OF PAYMENTS

Schedule	Percent	Amount
Earnest Money	10%	RS.3,50,000/-
After execution of agreement	20%	RS.7,00,000/-
On Completion of Plinth	15%	RS.5,25,000/-
On Completion of 1 st Slab	5%	RS.1,75,000/-
On Completion of 2 nd Slab	5%	RS.1,75,000/-
On Completion of 3 rd Slab	5%	RS.1,75,000/-
On Completion of 4 th Slab	5%	RS.1,75,000/-
On Completion of 5 th Slab	5%	RS.1,75,000/-
On Completion of Brick Work, Internal Plaster, External Plaster	5%	RS.1,75,000/-
On Completion of Sanitary Fittings, External Plumbing, Flooring Work and Doors	5%	RS.1,75,000/-
On Completion of elevation, staircase, liftwell and lobbies, terrace with water proofing	5%	RS.1,75,000/-
On completion of lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, and all other requirements as stipulated in the Agreement	10%	RS.3,50,000/-
On Possession	5%	RS.1,75,000/-
TOTAL	100%	RS. 35,00,000/-



- (d) The consideration amount mentioned herein above is exclusive of Society formation charges, society registration charges, development charges towards water, electricity and drainage connection and conveyance charges.
- (e) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, Goods and Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat/Shop. It is expressly agreed

M/S OM SAI ENTERPRISES

[Handwritten signatures]

[Handwritten signature] S.S. Paday

contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction

23. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. The Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Panvel.

24. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

25. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

1) MR. SHIVAJI BALAWANT PADALKAR

2) MRS. SAMPTA SHIVAJI PADALKAR

At :-B-103, Deepak Society, Plot No.37,
Sector-8, Near M.N.R. School, Kamothe,
Navi Mumbai-410209.

M/S. OM SAI ENTERPRISES

At :-Shop No.2, Ground Floor, Plot No.15, Sector-01,
Sanpada, Navi Mumbai- 400703

Notified Email ID: omsaient.456@gmail.com



It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

26. **JOINT ALLOTTEES:-**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

22. The charges for the Agreement shall be borne by the party who has failed to settle the dispute amicably, which shall be settled by the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

23. **DISPUTE RESOLUTION:** Any dispute between parties shall be settled amicably, which shall be settled by the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

24. **GOVERNING LAW** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Panvel courts will have the jurisdiction for this Agreement.

**FIRST SCHEDULE
DESCRIPTION OF THE PLOT**

Plot No.332, situated in Sector-24, Pushpak, Vahal Node, Tal-Panvel, Dist-Raigad, admeasuring 360 Sq. Mtrs. & bounded as follows:

- Towards the North By : 9 Mtrs. wide Road
- Towards the South By : Open Space/Lake
- On or Towards the East By : Plot No. 331
- On or Towards the West By : Plot No. 333



SECOND SCHEDULE

DESCRIPTION OF THE FLAT/SHOP

ALL THAT piece and parcel of premises bearing **Flat No.204** of **carpet area** admeasuring **23.651 sq. meters** on **2nd** floor in the said building for a lump sum consideration of **RS.35,00,000/- (RUPEES THIRTY FIVE LAKH ONLY)** including the proportionate price of the common areas and facilities appurtenant to the premises, the main entrance door after the landing on the floor of the said premises hereby agreed to be sold in proportion with other premises on the same floor, along with Balcony area admeasuring **4.672 square meters**, C. B. area admeasuring _____ square meters and terrace area admeasuring _____ square meters as sanctioned by the Local Authority/CIDCO.

20/00

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS, THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER:

M/S. OM SAI ENTERPRISES
(PAN No. AAGFO7378F)

M/S OM SAI ENTERPRISES

Through it's Partner

MR. ARVIND PRABHAKAR GHARAT

(Authorized Signatory)

Arvind
PARTNER



In the presence of WITNESSES:

1. Name A.K. Pundarik

Signature *A.K. Pundarik*

2. Name V. N. V.

Signature *V. N. V.*

SIGNED AND DELIVERED BY THE WITHIN NAMED THE CONFIRMING PARTY/CO-PROMOTER:

MR. DHANAJI GOPAL PATIL

(PAN No. AOZPP1819H)

Through his POA holder M/S. OM SAI ENTERPRISES

through it's partner MR. ARVIND PRABHAKAR GHARAT

Dhanaji



SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee : (including joint buyers)

1) MR. SHIVAJI BALAWANT PADALKAR
(PAN No. AYZPP4744P)

S. Baladolkar

2) MRS. SAMPTA SHIVAJI PADALKAR
(PAN No. DKOPP1935C)

S. S. Padalkar



At _____ on _____

In the presence of WITNESSES:

1. Name A.K. Pundarik

Signature *A.K. Pundarik*

2. Name V. N. V.

Signature *V. N. V.*



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(25)

R E C E I P T

RECEIVED a sum of **RS.3,00,000/- (RUPEES THREE LAKH ONLY)**
from within named Flat/ Shop purchaser/s as under.

<u>AMOUNT</u>	<u>DESCRIPTION</u>
Rs.3,00,000/-	Paid by RTGS Date:- 13/03/2023 Drawn on The Municipal Co.Op.Bank, Mumbai
=====	
RS.3,00,000/-	(RUPEES THREE LAKH ONLY)

being advance & earnest amount and/or part payment towards the
sale price in respect of **Flat No. 204** on 2nd floor in the building
known as "**NARMADA VILLA**" being constructed **PLOT NO.332,**
SECTOR-24, PUSHPAK, VAHAL NODE, TAL-PANVEL, DIST-
RAIGAD as agreed under these presents.

WE SAY RECEIVED

RS.3,00,000/-

M/S OM SAI ENTERPRISES



[Signature]
PARTNER

M/S. OM SAI ENTERPRISES

Through its Partner

alkuma. N
2B, 3, 33/1, 92
3, 50/13, 51/
to 15, 60/
Kolshet

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(26)

ANNEXURE - E

FLATS /SHOPS IN THE SHARE OF M/S. OM SAI ENTERPRISES
(PROMOTER) IN THE SAID PROJECT "NARMADA VILLA", PLOT
NO.332, SECTOR-24, PUSHPAK, VAHAL NODE, TAL-PANVEL, DIST-
RAIGAD.

SR.NO.	FLAT NO./ SHOP NO.	FLOOR
1	SHOP NO-1	GROUND
2	SHOP NO-2	GROUND
3	201	SECOND
4	202	SECOND
5	203	SECOND
6	204	SECOND
7	205	SECOND
8	301	SECOND
9	302	THIRD
10	401	THIRD
11	403	FOURTH
12	405	FOURTH



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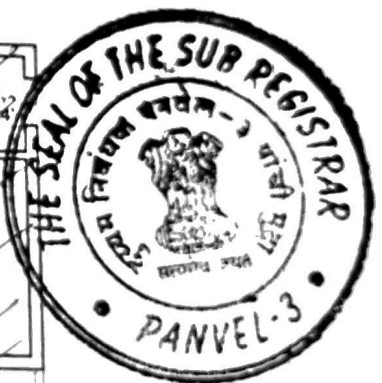
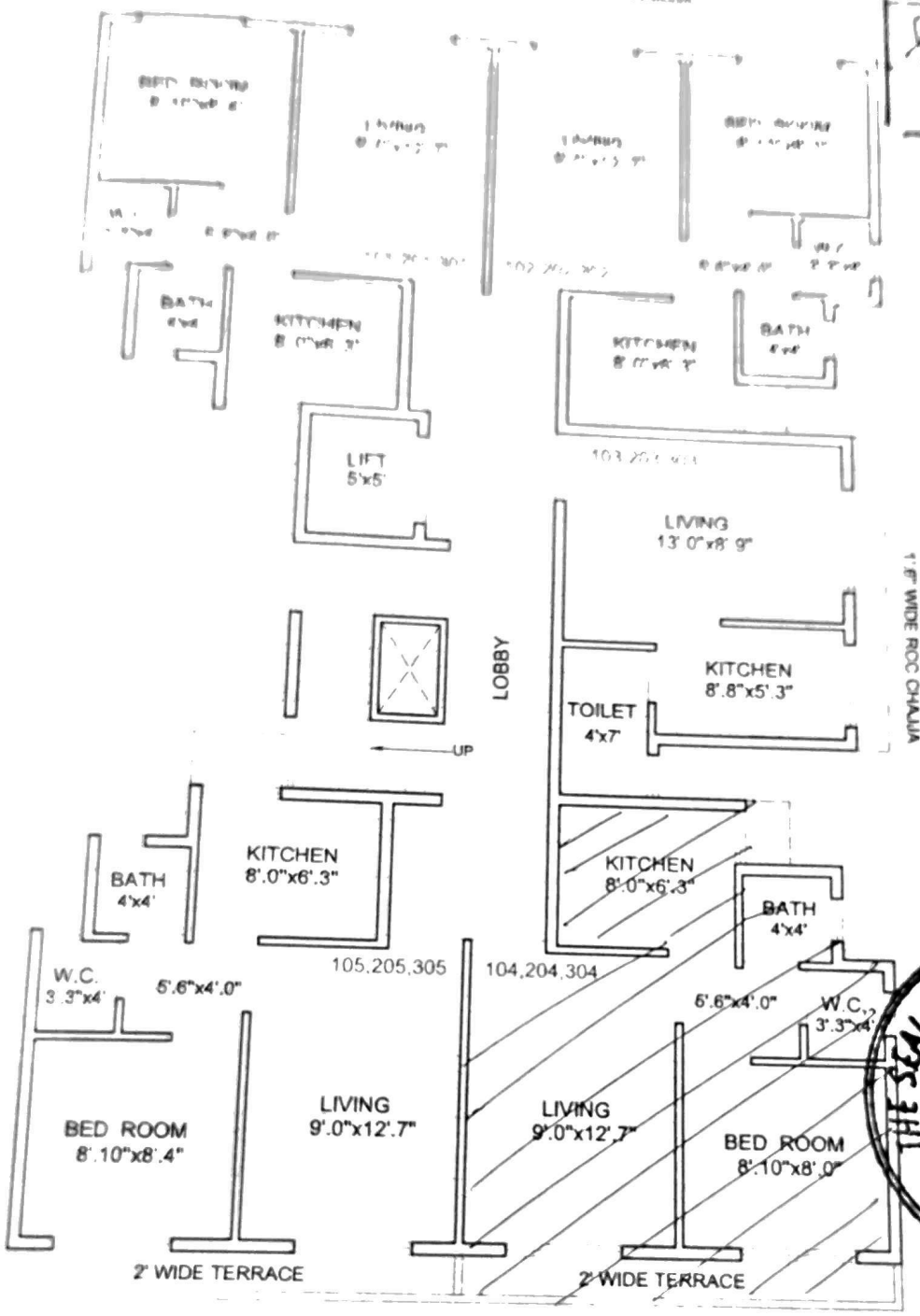
ANNEXURE - F

FLATS /SHOPS IN THE SHARE OF MR. DHANAJI GOPAL PATIL (CO-PROMOTER) IN THE SAID PROJECT "NARMADA VILLA", PLOT NO.332, SECTOR-24, PUSHPAK, VAHAL NODE, TAL-PANVEL, DIST-RAIGAD.

SR.NO.	FLAT NO./ SHOP NO.	FLOOR
1	SHOP NO-3	GROUND
2	SHOP NO-4	GROUND
3	101	FIRST
4	102	FIRST
5	103	FIRST
6	104	FIRST
7	105	FIRST
8	303	THIRD
9	304	THIRD
10	305	THIRD
11	402	FOURTH
12	404	FOURTH



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Flat No. 204

FIRST TO THIRD FLOOR PLAN

PROP. 9.00 M WIDE ROAD

M/S OM SAI ENTERPRISES

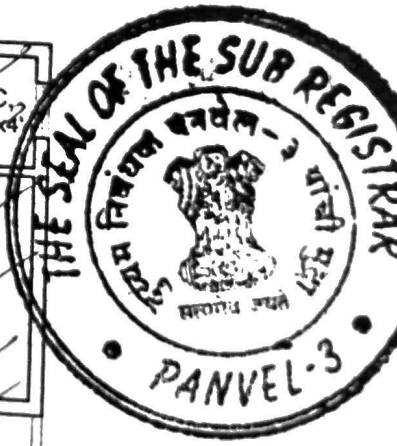
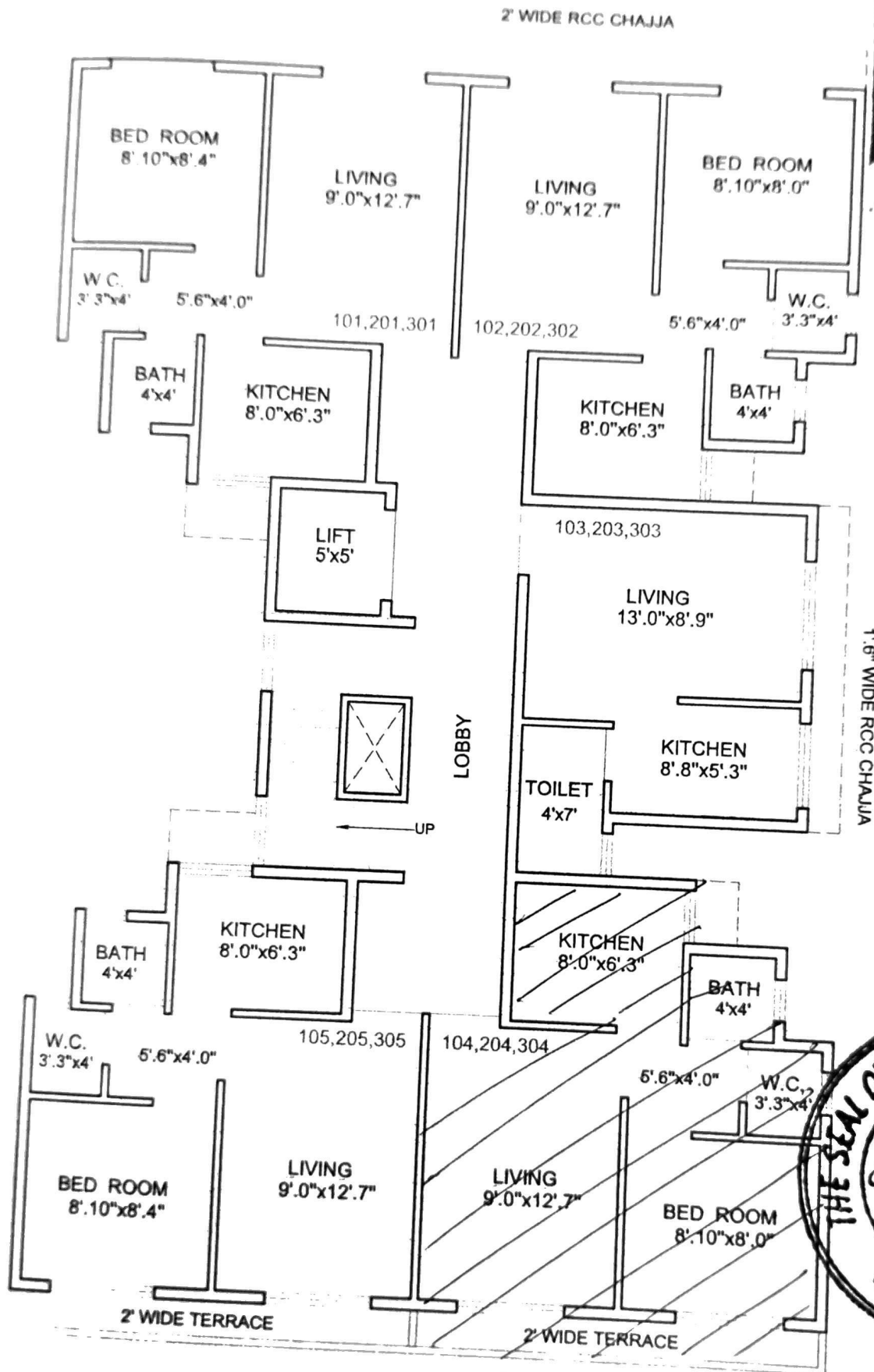
[Signature]
PARTNER

[Signature]

[Signature]

S.S. Patykar

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88/4
33/e



Flat No. 204

FIRST TO THIRD FLOOR PLAN



Maharashtra Real Estate Regulatory Authority

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

पवल - ३	
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३४/१०	

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000028724

Project: **NARMADA VILLA** , Plot Bearing / CTS / Survey / Final Plot No.: **332 at Ulawe, Panvel, Raigarh, 410206;**

1. **Om Sai Enterprises** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400705.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **25/03/2021** and ending with **31/03/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vagan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 25-03-2021 13:46:04

Dated: 25/03/2021

Place: Mumbai

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

CIDCO OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-16312/TPO(NM & K)/2019/9211

Unique Code : 20190402102147001

Date : 05 April, 2022

To,

Shri Dhanaji Gopal Patil AND
M/s Om Sai Enterprises Thro' Partners Shri
Navnath Chandrakant Sahane, Shri Arvind
Prabhakar Gharat, and Shri Mithil Kumar Nandan
At-Post Ulwa, Tal.-Panvel, Dist.-Raigad.
PIN - 410206

प व ल - ३	
४६/५	२०२३
३५/२०	

Sub : Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on Plot
No. **Plot No. 332**, Sector **24** at **Pushpak 12.5 % Scheme Plot**, Navi Mumbai.
Ref : 1) Your architect's Online application dtd. 21.01.2022
2) No dues vide letter No.CIDCO/Estate/ACLSO(NMIA)/ULWE 2021/1678/dtd 27.10.2021

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.



Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<assoplnr4.naina@cidcoindia>

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

EVALUATION OF IMMOV...
 Bank of India...
 Building No. 1008...

Date : 05 April, 2022

CIDCO/BP-16312/TPO(NM & K)/2019/9211
 Unique Code : 20190402102147001

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of Residential [Residential Bldg/Apartment] Building G+4 [Total BUA = 539.12Sq.mtrs , Residential BUA = 486.1 Sq.mtrs , Commercial BUA = 53.02 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 24No. , No. of Residential Units = 20No. , No. of Commercial Units = 4No. , Any Other Units = nilNo. Ground+No. Of Floors = G+4] Plot No. Plot No. 332 ,] , Sector - 24 at Pushpak 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of piyush tak Architect has been inspected on 10 March, 2022 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 20 February, 2019 and that the development is fit for the use for which it has been carried out.

पवल - ३
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 ३६/१०



Reference No CIDCO/BP-16312/TPO(NM & K)/2019/4878

Date : 14/6/20



AMENDED COMMENCEMENT CERTIFICATE

To,
Dhanaji Gopal Patil
At-Post Ulwa, Tal.-Panvel, Dist.-Raigad.
PIN - 410206

Sub : Development Permission for **Residential [Resi+Comm] + Mercantile / Commercial [Resi+Comm]** Building on Plot No. **Plot No. 332** , Sect

- Pushpak(New) 12.5 % Scheme Plot, Navi Mumbai.
- Ref : 1. Your Architects online application dated 09.05.2019 & payment recd. on 13.06.2019
2. CC vide CIDCO/BP-16312/2019/4048 dt. 21.02.2019 & CIDCO/AAI/REHAB/2015/1065 dtd. 0 and Agreement to lease on 24.04.2017
3. CIDCO/ACL&SO(NMIA)/2018/ dtd. 14.03.2018.

Dear Sir / Madam

पवल - ३	
४६/५	२०२३
४०/१०	



3. 4A, 4B, 10/1B, 11, 21
of Village Dhokar K.
1K, 2 in 6, 5, 1K, 2 in 6, 7A
1A, 11B, 12, 13, 14, 15 in 10, 20A
the Stop Muted Road Thane (W)

Refer

Date : 14/6/2019

Reference No CIDCO/BP-16312/TPO(NM & K)/2019/4878



AMENDED COMMENCEMENT CERTIFICATE

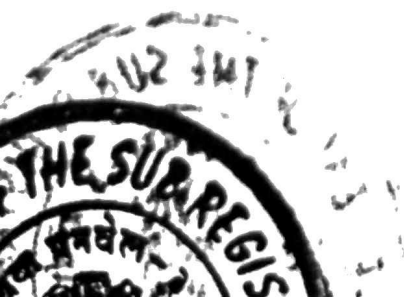
To
Shanaji Gopal Patil
At-Post Ulwa, Tal.-Panvel, Dist.-Raigad.
PIN - 410206

Development Permission for Residential [Resi+Comm] + Mercantile / Business
(Commercial) [Resi+Comm] Building on Plot No. Plot No. 332 , Sector 24 at

-Pushpak(New) 12.5 % Scheme Plot, Navi Mumbai.

- 1 Your Architects online application dated 09.05.2019 & payment recd. on 13.06.2019
- 2 CC vide CIDCO/BP-16312/2019/4048 dt. 21.02.2019 & CIDCO/AAI/REHAB/2015/1065 dtd. 02.12.2015 and Agreement to lease on 24.04.2017
- 3 CIDCO/ACL&SO(NMIA)/2018/ dtd. 14.03.2018.

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४०/२०



Reference No. : CIDCO/BP-16312/TPO(NM & K)/2019/4878

Date : 14/6/2019

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **Dhanaji Gopal Patil , At-Post Ulwa, Tal.-Panvel, Dist.-Raigad.** for Plot No. **Plot No. 332** , Sector **24** , Node **Pushpak(New)** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** in **12.5 % Scheme Plot 1Ground Floor + 4Floor** Net Builtup Area [Residential [Resi+Comm] =486.10,Mercantile / Business (Commercial) [Resi+Comm] =53.02 Total BUA = 539.12] Sq m .

Nos. Of Residential Units :- 20, Nos. Of Mercantile / Business (Commercial) Units :- 4

- A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B. Applicant Should Construct Hutments for labors at site.
- C. Applicant should provide drinking water and toilet facility for labors at site.

पंचल - 3
8/6/19 2023
83/100

1. This Certificate is liable to be revoked by the Corporation if :-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under the same in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act - 1966.

2. The applicant shall :-



Document certified by PATIL MITHILESH
JANARDHAN <mithilesh.patil@gmail.com>

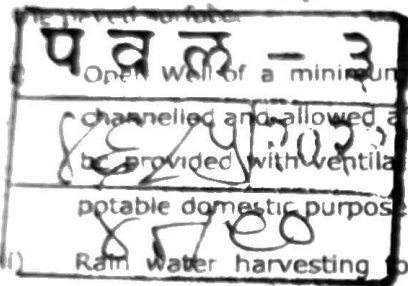
Name : PATIL MITHILESH
JANARDHAN

SCHEDULE

RAIN WATER HARVESTING

Rain Water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1 The following systems may be adopted for harvesting the rain water drain from the terrace and



Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

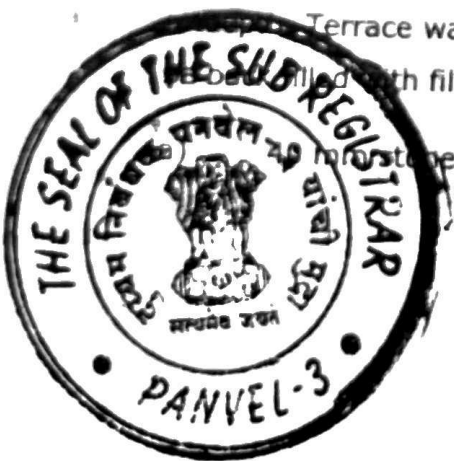
(i) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.

(ii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

(iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2

Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be filled with filter media comprising the following materials.

stone aggregate as bottom layer up to 50% of the depth.



सुनी क्र २

दुसरा निवेदन करत असताना पत्राचार
दुसरा क्रमांक 4685/2023
नोंदणी
शुद्धी देणे

गावाचे नाव - वहाळ

नोंदणी क्रमांक

क्र 212-या121

नोंदणी

29/03/2023

नोंदणीचा प्रमाणपत्र देणे
नोंदणी प्रमाणपत्र देणे
नोंदणी प्रमाणपत्र देणे

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नोंदणी प्रमाणपत्र देणे
नोंदणी प्रमाणपत्र देणे

1) पालिकेचे नाव रायगड इतर वर्गाने, इतर माहिती सदनिका नं 204, दुसरा मजला, नर्मदा क्लिफ प्लॉट नं 332, सेक्टर - 24, पृष्ठांक नोंद, वहाळ, ता. पनवेल, जि. रायगड क्षेत्र - कागपेट 23 651 चौ मी व बालकनी 4 672 चौ.मी (Plot Number : 332, SECTOR NUMBER : 24 :)

नोंदणी

23.651 चौ.मीटर

नोंदणी किंवा जुडी देण्यात असेल

नोंदणी करून देणा या लिहून
नोंदणी पक्षकाराचे नाव किंवा दिवाणी
नोंदणी हकूमनामा किंवा आदेश
नोंदणी प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे.ओम साई इंटरप्रायजेस तर्फे भागिदार अरविंद प्रभाकर घरत - वय -40 पत्ता -प्लॉट नं - , माळा नं: - , इमारतीचे नाव: ऑफिस शॉप नं.02, तळ मजला, प्लॉट नं 15, सेक्टर - 1, मानगडा, नवी मुंबई, ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, ठाणे पिन कोड:-400705 फॅन नं:-AAGFO3178F
2): नाव:-मान्यता देणार- धनाजी गोपाळ पाटील तर्फे कु.मु.मे.ओम साई इंटरप्रायजेस तर्फे भागिदार अरविंद प्रभाकर घरत - वय -40 पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: पोस्ट उलवे, ता. पनवेल, जि. रायगड, ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, रायघर(एमएच). पिन कोड -410206 फॅन नं:- AOZPP1819H

नोंदणी करून घेणा-या पक्षकाराचे
नोंदणी दिवाणी न्यायालयाचा हुकूमनामा
नोंदणी आदेश असल्यास, प्रतिवादिचे नाव
नोंदणी

1): नाव:-शिवाजी बळवंत पडळकर - वय:-40; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: बी - 103, दिपक सोसायटी, प्लॉट नं.37, सेक्टर 8, एम.एन.आर शाळे जवळ, कामोठे, नवी मुंबई, ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, रायगड. पिन कोड:-410209 फॅन नं:-AYZPP4744P
2): नाव:-संपता शिवाजी पडळकर - वय:-37; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: बी - 103, दिपक सोसायटी, प्लॉट नं.37, सेक्टर 8, एम.एन.आर शाळे जवळ, कामोठे, नवी मुंबई, ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, रायगड. पिन कोड:-410209 फॅन नं:-DKOPP1935C

नोंदणी करून दिल्याचा दिनांक

15/03/2023

नोंदणी नोंदणी केल्याचा दिनांक

16/03/2023

नोंदणी क्रमांक खंड व पृष्ठ

4685/2023

नोंदणी बाजारभावाप्रमाणे मुद्राक शुल्क

210000

नोंदणी बाजारभावाप्रमाणे नोंदणी शुल्क

30000

नोंदणी शिर्षा

नोंदणी न्यायाकनासाठी विचारात घेतलेला

नोंदणी

नोंदणी शुल्क आकारताना निवडलेला

नोंदणी

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Handwritten signature

Shailesh S. Chondekar

B Com, LL.M

Advocate High Court

Flat No. A 403, 4th Floor, A wing, Shubh

Flames, Influx, Bhandra Home, Plot

No. 2, 31, Sector 14, Karolhe

Mobile: 9869229511.

Report of Investigation of Title in respect of immovable Property

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	The Assistant General Manager, RACPC/RASME CC, State Bank of India, Belapur, Navi Mumbai.			
	b) Reference No and date	File submitted by RACPC			
	c) Name of the Borrowers	Mr. Shivaji Balawant Padalkar & Mrs. Sampta Shivaji Padalkar			
2	a) Persons offering the property as security.	Mr. Shivaji Balawant Padalkar & Mrs. Sampta Shivaji Padalkar			
	b) Constitution of the persons offering the property for creation of charge.	Individuals			
	c) State as to under what capacity is security offered	Borrowers			
3.	Complete or full description of the immovable property offered as security including the following details.				
	(a) Survey No.	Plot No.332, Sector 24			
	(b) Door/House no.	Not Applicable			
	(c)Extent area	23.651 Sq Mtrs Balcony + 4.672 Sq Mtrs Balcony			
	(d)Locations like name of the place, village, city, registration, sub-district	Village Vahal, Taluka Panvel, District Raigad			
4.	a) Particulars of the documents scrutinized-serially and chronologically.				
	(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. registering/land/ revenue/ other authorities be examined				
	Sr. No	Date	Name/Nature of the Document	Original/ce rtified copy/certifi ed extract/pho tocopy.	Ori gin al wa s scr