



28/06/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 5215/2023

नोंदणी :

Regn:63m

## गावाचे नाव : महोदर

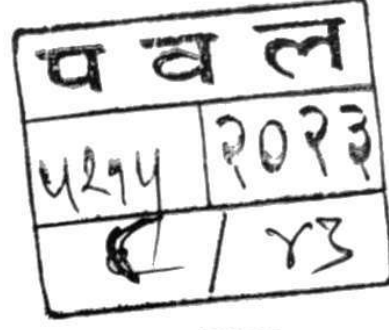
|  |  |
|--|--|
| (1) विलेखाचा प्रकार  | करारनामा   |
| (2) मोबदला   | 3700000  |
| (3) बाजारभाव (भाडेपट्ट्याच्या वास्तुपट्टाकार आकारणी वेतौ की पट्टेदार ते नमुद करावे)  | 2957875.2  |
| (4) मू.शासन, मोबदलिया व परक्रमांक (असल्यास)  | 1) पत्रिकेचे क्रमांक: सभ्यगड इतर वर्णन : इतर वाहिती: विभाग 5, दर 44800/- प्रती चौ. मी. - सदयिका नं. वी2-202, दुसरा मजला, अरिहंत अमिशा, सव्हें नं. 87, हिस्सा नं. 2, मौजे महोदर, ता. पनवेल, जि. रायगड, क्षेत्र. 52.02 चौ. मी. कारपेट एरिया या मिळकतीचे ( Survey Number : 87/2 ; )   |
| (5) क्षेत्रफळ  | 1) 52.02 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:-प्रविण रमेश चौधरी . . वय:-45; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: ए-1306, सिमरन सफायर सीएचएस ली., प्लॉट नं. 3/4, सेक्टर 34सी, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड्:(०:). पिन कोड:-410210 पॅन नं:-ADTPC9329F   |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | 1) नाव:-असलम हसन चोचे . . वय:-49; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: मु. शिरवली, पो. वावंजे, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड्:(०:). पिन कोड:-410208 पॅन नं:-AFFPC8393C<br>2) नाव:-रजिया असलम चोचे . . वय:-40; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: मु. शिरवली, पो. वावंजे, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड्:(०:). पिन कोड:-410208 पॅन नं:-BRQPC1545J |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 27/06/2023   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 27/06/2023   |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 5215/2023  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 222000   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |
| (14) गेरा  |  |

सह दुय्यम निबंधक, पनवेल-१

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.



## AGREEMENT FOR SALE

(PART PAYMENT AGREEMENT)

This Agreement for Sale made and executed at Panvel this 27<sup>th</sup> day of the month of **JUNE** in the Christian Year **Two Thousand Twenty Three (2023)**.

**BETWEEN**

**MR. PRAVIN RAMESH CHAUDHARI**, Age **45** Years, (**PAN NO. ADTPC9329E**) (**AADHAR NO. 6067 5064 1537**), Indian Inhabitant, residing at A-1306, Simran Sapphire CHS. Ltd., Plot No. 3/4, Sector 34C, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad - 410210; hereinafter called and referred to as **"THE VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

**AND**

1) **MR. ASLAM HASAN CHOICHE**, Age **49** Years, (**PAN NO. AFFPC8393C**), (**AADHAR NO. 2375 1665 7487**) (**MOB. NO. 9082128889**) & 2) **MRS. RAJIYA ASLAM CHOICHE**, Age **40** Years, (**PAN NO. BRQPC1545J**), (**AADHAR NO. 2110 6062 4813**) Both Residing At. Shirawali, Post. Wavanje, Tal. Panvel, Dist. Raigad - 410208; hereinafter called and referred to as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their executors, administrators and assigns) of the **SECOND PART**.

*Pravin*

*Aslam Choiche* 

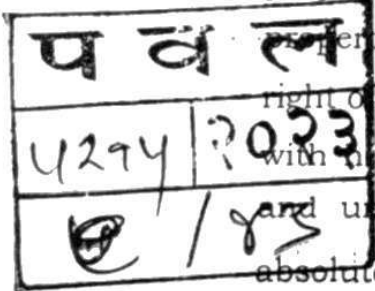
AND WHEREAS the VENDOR had purchased Flat No. B2-202 on the 2<sup>nd</sup> Floor, admeasuring 52.02 Sq. Mtrs. Carpet Area, in the Building known as "ARIHANT AMISHA", constructed on Survey No. 87, Hissa No. 2, being situated and lying being at Village Mahodar Tal. Panvel, Dist. Raigad, within the limits of Grampanchayat Shiravali from M/S. ARIHANT AASHIYANA PVT. LTD. having its Office at 302, Persipolis, Plot No. 74, Sector 17, Vashi, Navi Mumbai - 400703; vide Agreement for Sale under Regd. Doc. No. PVL5-345-2014 dated 12/01/2014.

AND WHEREAS the VENDOR is not in need of the said flat, he decided to sell and dispose it off.

AND WHEREAS the PURCHASER are being interested in purchasing the said flat, they approached the VENDOR and a talk regarding sale and purchase of the flat took place between the parties.

AND WHEREAS on discussion, the VENDOR agreed to sell and the PURCHASER agreed to purchase the said flat for a total consideration of **Rs. 37,00,000/- (Rupees Thirty Seven Lakhs Only)**.

AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing all amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from his own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. In spite of this if anybody takes any objection or claim in the right of the said property, the party of the First Part shall clear the same with his own funds and shall see that the second part remains intact and unaffected. The party of the first part has got full right and absolute authority to sell/disposed off and transfer all his right, title and interest in the said flat as his self-acquired property.



AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below:

**THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

The VENDOR hereby agrees to sell and the PURCHASER hereby agrees to purchase said Flat No. B2-202 on the 2<sup>nd</sup> Floor, admeasuring 52.02 Sq. Mtrs. Carpet Area, in the Building known as "ARIHANT AMISHA", constructed on Survey No. 87,

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*

**Hissa No. 2**, being situated and lying being at Village **Mahodar**, **Tal. Panvel, Dist. Raigad**, within the limits of **Grampanchayat Shiravali** and more particularly described in the First Schedule written hereunder.

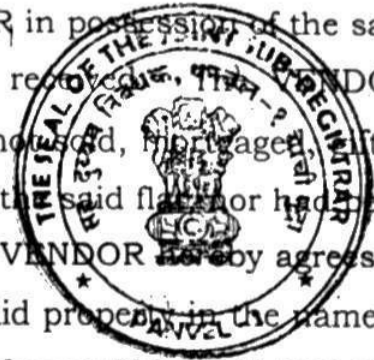
2. The area of the flat hereby agreed to be sold is having admeasuring **52.02 Sq. Mtrs. Carpet Area** and it is shown by red boundary line on the plan attached herewith.
3. The consideration for the said transfer is settled and agreed between the parties is **Rs. 37,00,000/- (Rupees Thirty Seven Lakhs Only)** is paid as under :-

|                        |  |
|------------------------|--|
| Rs. 50,000/-           | Paid by NEFT UTR No. T2306101427046422357327, on Dated 10/06/2023                                |
| Rs. 50,000/-           | Paid by NEFT UTR No. T2306121010313123465021, on Dated 12/06/2023                                |
| Rs. 2,70,000/-         | Paid by NEFT UTR No. MAHBR52023062614811330, on Dated 26/06/2023                                 |
| Rs. 33,30,000/-        | Will be paid after passing the loan from any financial Institute or Bank within 45 Working days. |
| <b>Rs. 37,00,000/-</b> | <b>(Rupees Thirty Seven Lakhs Only)</b>  |

4. The VENDOR and the PURCHASER declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.

**प व ल**  
4294/2023  
10/83

5. The VENDOR shall put the PURCHASER in possession of the said flat at the time of balance payment received. The VENDOR hereby declares that till today he has not sold, mortgaged, gifted or otherwise parted, with possession of the said flat nor had been entered into any such agreement. The VENDOR hereby agrees to co-operate for transferring the above said property in the name of PURCHASER in the office of **Grampanchayat Shiravali, M.S.E.B.** and other concerned Department.



6. The **"PROPOSED SOCIETY"** has given its consent to the VENDOR to transfer their right in the name of PURCHASER.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

- a) The VENDOR has submitted his application to the Society to the effect that his name as a member of the said Society be deleted and name of the PURCHASER should be taken as a member in his place and also transfers the shares in the name of the PURCHASER. The PURCHASER will pay the Society charges.
- b) The VENDOR will sign the Transfer form and submit the same to society for transferring the above said Flat to the said Society for transferring the above said Flat in the name of PURCHASER when the balance money is paid.
16. The VENDOR hereby undertakes to make out a clear and marketable title to the property agreed to be sold.
17. The PURCHASER hereby undertakes to become a member of such society and undertakes to sign all papers necessary for that purpose.
18. The expenses for conveying the said flat such as Stamp Duty and Registration fees shall be borne and paid by the PURCHASER alone.
19. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.
20. All the terms and conditions of the builder's/Developer's agreement will be applicable to this agreement.

|         |      |
|---------|------|
| प व ल   |      |
| 4214    | 2023 |
| 92/1963 |      |



**THE SECOND SCHEDULE ABOVE REFERRED TO**

**Flat No. B2-202 on the 2<sup>nd</sup> Floor, admeasuring 52.02 Sq. Mtrs. Carpet Area, in the Building known as "ARIHANT AMISHA", constructed on Survey No. 87, Hissa No. 2, being situated and lying being at Village Mahodar, Tal. Panvel, Dist. Raigad, within the limits of Grampanchayat Shiravali.**

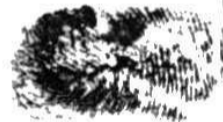
*Dandau*

*Arhoche*

*AL*

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED "THE VENDOR"  
MR. PRAVIN RAMESH CHAUDHARI  
IN THE PRESENCE OF.....



1. *Amrit Ramchandray Sawant*

*Chaudhari*

2. *वसिंत शिंदेकरा काय वरु*

SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED "THE PURCHASER"  
1) MR. ASLAM HASAN CHOCHÉ



*Aslhoche*

प व ल  
4294/2023  
73/23



2) MRS. RAJIYA ASLAM CHOCHÉ  
IN THE PRESENCE OF.....

1. *Amrit Ramchandray Sawant*

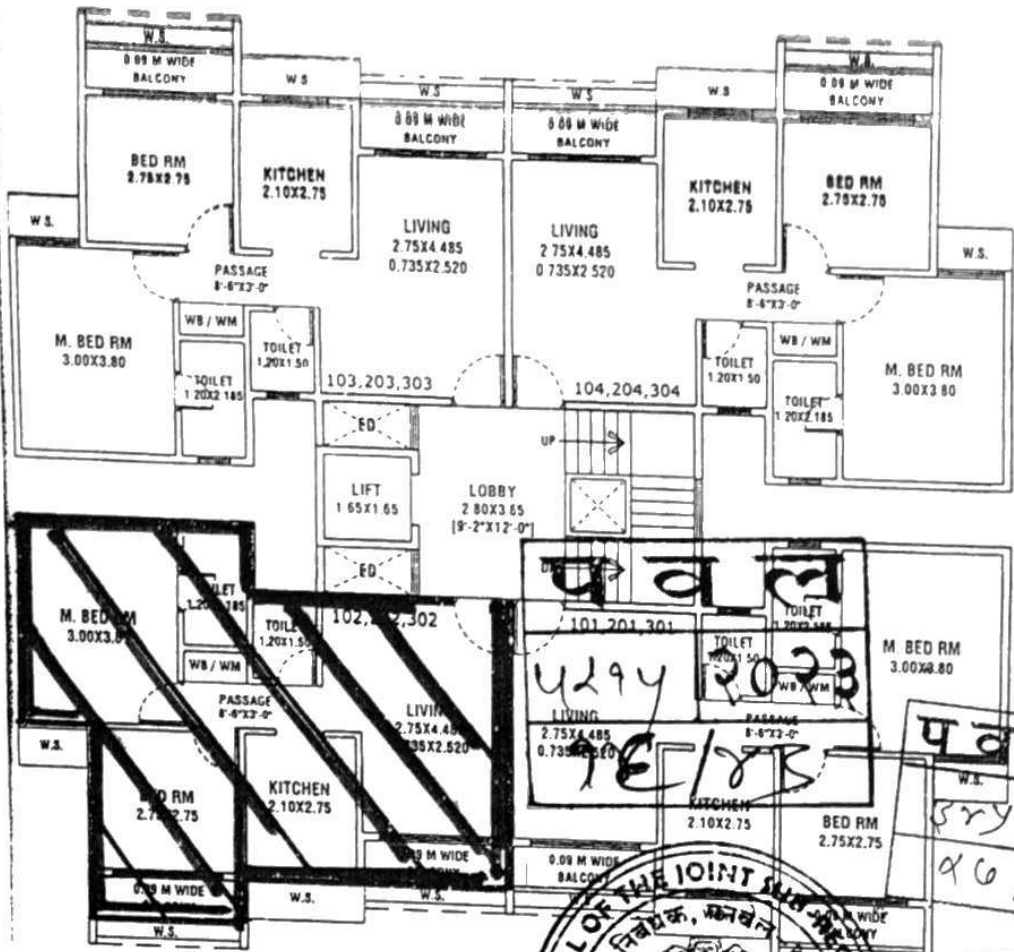


*AS*



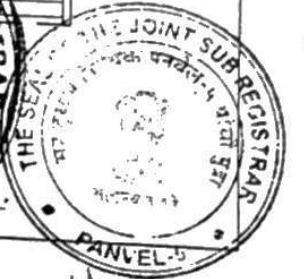
2. *वसिंत शिंदेकरा काय वरु*

BLDG NO- "B2, B3"



TYPICAL 1ST TO 3RD FLOOR PLAN

FLAT NO. 202 IN B2 WING, FLOOR 3RD PANVEL - 1



*Saudan*

*Jeeri*

*11/11/14*

*Franchi*

*Atthacher*

*BC*



# ARIHANT AMISHA CO-OP. HSG. SOCIETY LTD. PHASE I

Survey No 87/2, Village Mahodar, Taluka -Panvel, District-Raigad (Maharashtra)-410208

(Reg No : N.B.O.M./H.S.G./(T.C.)/7610/JTR/2018-19)

To,  
The Branch Manager,  
State Bank of India  
R.A.C.P.C., Belapur

Dear Sir / Madam,

I / We Pravin Ramesh Chaudhari ( Name of the Builder / Seller), here by certify that :

1. We have transferable rights to the property described below, which has been allotted by me/us to Shri/Smt. Pravin Ramesh Chaudhari (name of the seller) & who now intend to sell the same to Aslam Hasan Choche(name of purchaser) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated \_\_\_\_\_(herein after referred to as the "Sale document")

Description of the Property:

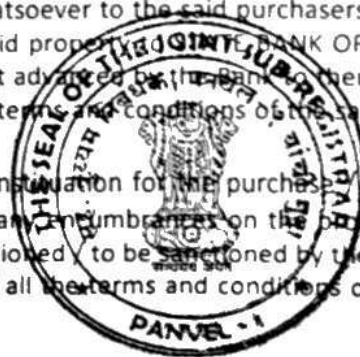
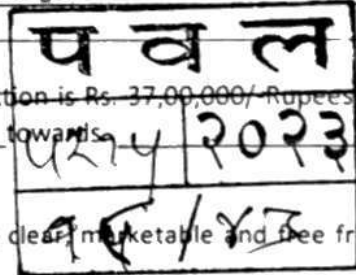
|                     |   |
|---------------------|---|
| Flat No / House No. | Flat no. B2-202, 2 <sup>nd</sup> floor      |
| Building No. / Name | Building no.B-2, Arihant Amisha CHS Phase-1 |
| Plot No.            | Survey no. 87/2                             |
| Street No. / Name   | Ganesh Mandir Road, Via: Palekhurd          |
| Locality Name       | Mahodar                                     |
| Area Name           | PO: Wavanje                                 |
| City Name           | Taluka : Panvel, Dist.: Raigad              |
| Pin Code            | 410208                                      |

2. That the total Consideration for this transaction is Rs. 37,00,000/ Rupees (Thirty seven Lakhs ) towards sale document and Rs. \_\_\_\_\_ towards \_\_\_\_\_ (name any other agreement , if any)

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges , risks and consequences mortgaging the said property to the STATE BANK OF INDIA (Herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale documents by the said purchaser.

5. We have not borrowed from any financial institution for the purchase/development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned to be sanctioned by the Bank to the subject to due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.





525-345

पार्यती

Car. No. 39M

Sunday January 12 2014

Regn 39M

12:31 PM

Regn 39M

पार्यती नं 354 दिनांक 12/01/2014

पार्यतीचा नाव पंजीकरण

पार्यतीचा पत्ता: अन्वयनांक पत्र 5-345-2014

पार्यतीचा पत्ता: अन्वयनांक

पार्यतीचा पत्ता: अन्वयनांक

नाणीचे ₹ 27800.00

दहा हजारांचा पी ₹ 15200.00

पुढाची मगदा 76

एकूण ₹ 29320.00

पार्यतीचा पत्ता: अन्वयनांक पत्र 12:38 PM हा वेळीस मिळेल आणि सोबत पत्रे व CD जाई

Sub Registrar Panvel 5

वाजारा मूल्य ₹ 1498500/-

मांडवदला ₹ 2775500/-

अन्वयनांक मगदा शुल्क ₹ 138800/-

- 1) देयकाचा प्रकार By Demand Draft रक्कम: ₹ 27800/-  
डीडी/अनादेश/पे ऑर्डर क्रमांक: 017711 दिनांक: 19/12/2013  
बँकेचे नाव व पत्ता ICICI Bank
- 2) देयकाचा प्रकार By Cash रक्कम ₹ 15200/-

पार्यतीचा/खर्चारी

मुळदस्तावेज परत मिळाला.

लिपीक

सहस्रयुक्त निबंधक, पनवेल-५ (वर्ग-२)

|      |      |    |
|------|------|----|
| प    | ज    | ल  |
| ५२९५ | ३०२३ |    |
| २९   | १    | ४३ |

(३) वाजारा

(४) भंग

मुद्रांक

अनुक



2/201

2/201

वाचले

- १) श्री.अभिषेक अचलचंद बालड, रा.३०२ परसी पोलिस, प्लॉट नं.७४, सेक्टर-१७, वाशी, नवी मुंबई यांचा अर्ज दि.०५/०९/२०१२.
- २) तहसिलदार पनवेल यांजकडील पत्र क्र.जमिनबाब/कात-१/१६८१९/एस.आर.१५६/२०१२ दिनांक २८/१२/२०१२.
- ३) सहाय्यक संचालक,नगर रचना,रायगड-अलिबाग यांजकडील पत्र जा.क्र.ससनर-राअ/विशेष/बांघ/मी.महोदर/ता.पनवेल/ग.नं.८७/२/७७७ दि.१३/०२/२०१३.
- ४) जिल्हा आरोग्य अधिकारी, रायगड जिल्हा परिषद, अलिबाग यांचेकडील पत्र जा.क्र.राजिप/आरोग्य/एनएसईपी/५४३८/१२ दि.३०/१०/२०१२.
- ५) कार्यकारी अभियंता,अलिबाग सा.बां.विभाग,अलिबाग यांचेकडील पत्र जा.क्र.अचि/प्रशासन-१/३२ दि.०२/०१/२०१३.
- ६) शासन महसूल व वन विभागाकडील परिपत्रक क्र.सकीर्ण ०२/२०११/प्र.क्र.१३/इ-१ दि.२९/०३/२०१२
- ७) या कार्यालयाकडील पत्र क्र.मशा/प्रशासन/अ-५/कामाचे वाटप/२०१३, दि.११/०२/२०१३
- ८) महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ व त्याखालील नियम.
- ९) महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९
- १०) या कार्यालयाकडील मंजूर दिपणी दिनांक १६/०२/२०१३.

क्र.मशा/एल.एन.ए.१(ब)/एस.आर.३६५/२०१२  
 जिल्हाधिकारी रायगड याचे कार्यालय  
 अलिबाग, दिनांक :- १६/०२/२०१३.

आदेश

मीजे महोदर, ता.पनवेल येथील खालील वर्णनाची जमीन श्री.अभिषेक अचलचंद बालड यांच्या नावे हक्कनॉदीस दाखल आहे.

| गट नं. | हि.नं. | क्षेत्र - हे.आर. | आकार - रु.पैसे | प व ल-५ |
|--------|--------|------------------|----------------|---------|
| ८७     | २      | १-८३-०           | ४-५४           | २०१४    |

घरीलप्रमाणे १-८३-० हे.आर.क्षेत्राची निवासी या कारणासाठी घिनशेती परवानगी मिळण्याकरीता श्री.अभिषेक अचलचंद बालड यांनी अर्ज दिलेला आहे. अर्ज नमुन्यात दिलेला आहे. अर्जासोबत जोडलेल्या सर्व हक्कनॉद उताऱ्यावरून व तहसिलदार पनवेल यांच्या अहवालावरून असे दिसून येत आहे की,

- अ) जमीन अर्जदार यांचे मालकीची असल्याचे दिसून येत आहे.
- ब) जमीनीवर तारणाचा बोजा नाही.
- क) जमीन पूरनियंत्रण रेषेच्या बाहेर आहे.
- ड) जमीन भूसंपादनाखाली नाही.
- इ) जमीन ग्रामपंचायत शिरवली यांच्या कार्यक्षेत्रात नाही.
- प) जमीनीवरून अतिदाबाघ्या विद्युत वाहक तारा जात नाहीत.
- फ) सहाय्यक संचालक,नगर रचना,रायगड-अलिबाग यांजकडील पत्र क्र.१३/०२/२०१३ दि.१३/०२/२०१३ नमून्यात दिलेला आहे. अर्जासोबत जोडलेल्या सर्व हक्कनॉद उताऱ्यावरून व तहसिलदार पनवेल यांच्या अहवालावरून असे दिसून येत आहे की, अल्पकालीन निवासी या कारणासाठी घिनशेती परवानगी, लेआउट प्लान व बांधकाम पत्र नमुन्यात शिफारस केली आहे.
- भ) प्रचलित बांधकामाचे नियम व रस्ता नियंत्रित रेषेचे नियम पाळून नियोजित बांधकाम करण्यात येणार आहे.
- न) महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखालील नियमांनुसार घिनशेती परवानगीचे पालन करण्याचे अर्जदार यांनी मान्य केले आहे.

**प व ल**  
 २१/०२/२०१३  
 २१/०२/२०१३





**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :  
"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2609 / 6650 0933  
CIN-U99999 MH 1970 SGC-014574

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

Ref. No. CIDCO/NAINA/PANVEL/MAHODAR/BP-234/Part OC/2018/1211 Date : 07/02/2018

To,  
✓ M/s. Arihant Aashiyana Pvt Ltd,  
302, Persipolis, Plot No.74, Sector-17, Vashi,  
Navi Mumbai -400703

Sub:- Grant of Part Occupancy Certificate (OC) for Residential buildings (11 Wings: (A1 to A5) & (B1 to B6) on land bearing Gut no. 87/2 at Village Mahodar, Taluka- Panvel, Dist Raigad

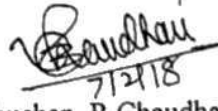
Ref:-

- 1) Commencement Certificate issued by this office vide letter no. CIDCO/ NAINA/Panvel /Mahodar/BP-234/CC/2018/ 1061, dated 01.01.2018
- 2) Your Architects application dated. 03/01/2018.
- 3) Joint Site Inspection dated 05/01/2018
- 4) Scrutiny Fees paid of amount of Rs.1,87,000 & Rs.3,000 vide receipt No.478362, dtd.29/01/2018

Sir/ Madam,  
Please find enclosed herewith necessary Occupancy Certificate along with as-built drawings for Residential buildings-11 (Wings: A1 to A5) & (B1 to B6) and details mentioned therein with conditions.

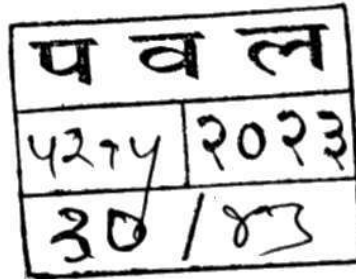
Thanking you.

Yours faithfully,

  
(Bhushan. R.Chaudhari)  
Associate Planner (NAINA)

Encl: As above

1. Mr.Piyush Tak, Architect, Concept Design Cell, G-19, Neighborhood Shopping Complex, Sector- 4, Nerul, Navi Mumbai -400706
2. The District Collector, Office of the Collector, Revenue Dept, Near Hirakot Lake, Alibag, Dist-Raigad 402201
3. Dy. Executive Engineer, MSED Co. Ltd, Panvel-II Sub-Division



Subject to the permanent power supply connection to the project proponent, subject to all other conditions and compliance of the site norms at your end.

1. ...  
 2. ...  
 3. ...  
 4. ...  
 5. ...  
 6. ...  
 7. ...  
 8. ...  
 9. ...  
 10. ...

प व ल-५  
 २०२४  
 २०/१३



सी. १११  
 ए. ३. २०२४  
 स्वास्थ्य विभाग  
 दिल्ली



1. ...  
 2. ...  
 3. ...  
 4. ...  
 5. ...  
 6. ...  
 7. ...  
 8. ...  
 9. ...  
 10. ...

प व ल  
 ५२९५/२०२३  
 २०/१३



...

**OCCUPANCY CERTIFICATE**

I hereby certify after site inspection on 05/01/2018 that, the construction of Residential buildings-11 wings (Wings: A1 to A5) & (B1 to B6) on land bearing Gut.No 87/2 of Village-Mahodar Taluka-Panvel, Dist-Raigad has been completed under the supervision of Architect Shri.Piyush Tak, (Registration no.CA/28272) and I declare that the construction of tenements has been carried out in accordance with building plans approved and the conditions stipulated in the Amended Commencement Certificate issued vide letter No.CIDCO/ NAINA / Panvel /Mahodar /BP -234 /CC /2018 /1061. Dated 01/01/2018 and permitted to be occupied subject to the following conditions:-

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

| Sr. No       | Bldg. No with Wings | Predominant use | Nos. of Floors               | BUA in Sq. m  | Nos. of tenements |
|--------------|---------------------|-----------------|------------------------------|---------------|-------------------|
| 1            | A TYPE (A1 to A5)   | Residential     | Stilt +4 <sup>th</sup> Floor | 3563.13       | 80                |
| 2            | B TYPE (B1 to B6)   | Residential     | Stilt +4 <sup>th</sup> Floor | 6421.110      | 96                |
| <b>Total</b> |                     |                 |                              | 9984.240 Sq.m | 176               |

2. This permission is issued without prejudice to action, if any under MR&TP Act, 1966.
3. This Occupancy Certificate is to be read along with the accompanying as-built drawings bearing No.CIDCO/NAINA/PANVEL/Mahodar/BP-234/Part OC/2018/ 1212, dtd. 07/02/2018.
4. You shall carry out Structural Audit of this building from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to this office for the record.
5. You shall comply with provision of tree plantation against plot area and open space before seeking for full occupancy.
6. You shall develop the undeveloped RG & proposed RG delineated in the A&B Drawing submitted by the architect before seeking Full Occupancy.
7. You shall make arrangement of sufficient quantity of potable water and continuous supply of electricity to prospective residents of the buildings
8. Provision of infrastructure by CIDCO cannot be made immediately. In the interim, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.
9. Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.
10. All the conditions mentioned in Environment clearance dated 27/06/2016 shall be binding on you.

