

Contact No 9702936638, 9773114

SARJIL ASSOCIATES

61070702562-1

03/05/2023

CBI PRAVE
Belapur
Ravi sir
TOPUP

DOCUMENT TYPE

DEED OF ASSIGNMENT / SALE DEED

PARTY NAME

SHREYA MANOJ RAORANE

PROPERTY DETAILS

FLAT-602 SURYA DARSHAN

RESIDENCY CHS LTD SECTOR-

20 KAMOTHE NAVI MUMBAT



ADVOCATE

MR. SARJIL B. SHAIKH

B.A LLB

ADVOCATE, BOMBAY HIGH COURT

OFFICE ADD- 14, SHUBH SHARNAM COMPLEX, NEAR BIKANER SWEET, PLOT NO.21, SECTOR-15, KHANDESHWAR, KAMOTHE, NAVI MUMBAI-410209.

E-Mail Id- adv.sarjilshaikh@yahoo.com

Cont.-Mobile No. 09223552888 office No. 022-60021521.

529/2840

पावती

Original/Duplicate

Saturday, April 25, 2015

नोंदणी क्र.: 39M

4:06 PM

Regn.: 39M

पावती क्र.: 2872 दिनांक: 25/04/2015

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल5-2840-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्रेया मनोज रावराणे - -

नोंदणी फी

रु. 30000.00

दस्त. हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त, पंवेनेल, प्रिंट, सूत्री-२ व सीडी अंदाजे 4:18 PM ह्या वेळेस Sub Registrar Panvel 5

बाजार मूल्य: रु. 3025000/-

मोवदला: रु. 3600000/-

भरलेले मुद्रांक शुल्क: रु. 180000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000456801201516R दिनांक: 23/04/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु. 760/-

पक्षकाराची स्वाक्षरी

मुळदस्तावेज परत मिळाला.

लियाक

सहदुय्यम निबंधक, पनवेल-५ (वर्ग-२)



25/04/2015

सूची क्र.2

दुय्यम निबंधक : सह दुर्गान.पनवेल 5

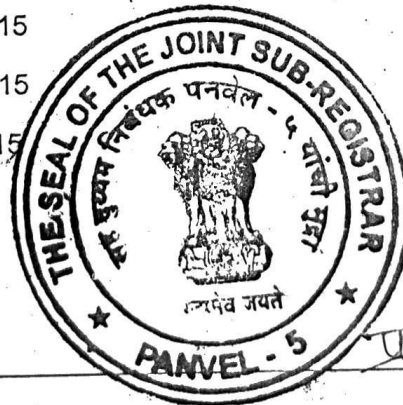
दस्त क्रमांक : 2840/2015

नोंदणी :

Regn.63rn

गावाचे नाव : 1) कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3600000
(3) बाजारभाव (भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3025000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: सदनिका क्र. - 602, सहावा मजला, सूर्य दर्शन रेसीडेन्सी को. ऑप. हौ. सोसा. लि., प्लॉट नं.- 42 व 43 सेक्टर- 20, कामोठे, नवी मुंबई. ता. पनवेल जि. रायगड ** क्षेत्रफळ - 32.897 चौ. मी कारपेट + एफ वी - 3.496 चौ. मी + टेरस 11.899 चौ मी ((Plot Number : 42/43 ; SECTOR NUMBER : 20 ;))
(5) क्षेत्रफळ	1) 32.89 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:- आनंदा कौतिक पाटील - - वय:- 50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: - ६०२, सहावा मजला, सूर्य दर्शन रेसीडेन्सी, प्लॉट नं.- 42 व 43 सेक्टर- 20, कामोठे, नवी मुंबई. ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 410209 पॅन नं:- ASKPP9105H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्रेया मनोज रावराणे - - वय:- 33; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ६०१, पंचम सोसायटी प्लॉट नं. ३८ से. २० कामोठे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, पिन कोड:- 410209 पॅन नं:- AQUPP0838R 2): नाव:- मनोज प्रकाश रावराणे - - वय:- 34; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ६०१, पंचम सोसायटी प्लॉट नं. ३८ से. २० कामोठे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, पिन कोड:- 410209 पॅन नं:- AOTPR9382K
(9) दस्तऐवज करून दिल्याचा दिनांक	25/04/2015
(10) दस्त नोंदणी केल्याचा दिनांक	25/04/2015
(11) अनुक्रमांक, खंड व पृष्ठ	2840/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

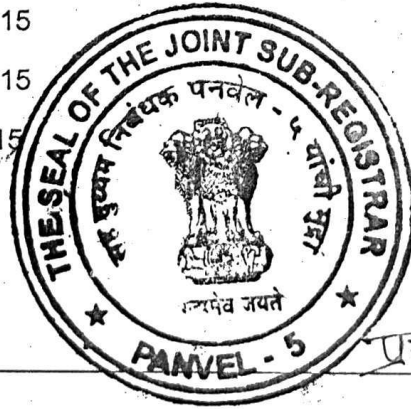
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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.

गावाचे नाव : 1) कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3600000
(3) बाजारभाव (भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3025000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: सदनिका क्र. - 602, सहावा मजला, सूर्य दर्शन रेसीडेन्सी को. ऑप. हौ. सोसा. लि., प्लॉट नं.- 42 व 43 सेक्टर- 20, कामोठे, नवी मुंबई. ता. पनवेल जि. रायगड ** क्षेत्रफळ - 32.897 चौ. मी कारपेट + एफ वी -3.496 चौ. मी + टेरेस 11.899 चौ मी ((Plot Number : 42/43 ; SECTOR NUMBER : 20 ;))
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(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रेया मनोज रावराणे - - वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- ६०१, पंचम सोसायटी प्लॉट नं. ३८ से. २० कामोठे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, . पिन कोड:-410209 पॅन नं:-AQUPP0838R 2): नाव:-मनोज प्रकाश रावराणे - - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- ६०१, पंचम सोसायटी प्लॉट नं. ३८ से. २० कामोठे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, . पिन कोड:-410209 पॅन नं:-AOTPR9382K
(9) दस्तऐवज करून दिल्याचा दिनांक	25/04/2015
(10) दस्त नोंदणी केल्याचा दिनांक	25/04/2015
(11) अनुक्रमांक, खंड व पृष्ठ	2840/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



Mahil

सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

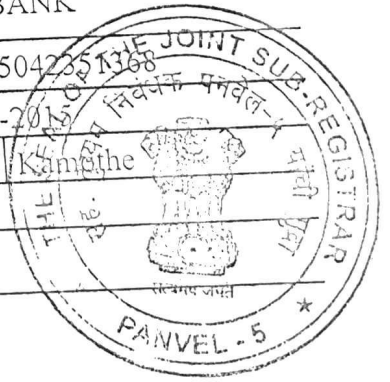
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(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		Form ID :	Date: 23-04-2015
GRN NUMBER	MH000456801201516R	BARCODE	
Department	I GR	Payee Details	
Receipt Type	RM	Dept. ID (If Any)	
Office Name	I GR 548- PNL5_PANVEL NO 5 SUB REGISTRAR	Location	PAN No. (If Applicable)
	PAN-AQUPP0838R		
Year	Period: From : 21/04/2015 To : 31/03/2099	Full Name	
	SHREYA RAORANE		MANC
Object	Amount in Rs.	Flat/Block No.	FLAT 602 6TH FLR SURY
		Premises/ Bldg	DARSHAN
0030046401-75	180000.00	Road/Street, Area /Locality	RESIDENCY CHS SECT :
0030063301-70	30000.00	Town/ City/ District	KAMOTHE
	0.00	PIN	NAVI MUMBAI
	0.00	Remarks (If Any) :	
	0.00	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p style="font-size: 24px; margin: 0;">प व ल-५</p> <p style="font-size: 24px; margin: 0;">२१००२०१५</p> <p style="font-size: 24px; margin: 0;">१ / ३५</p> </div>	
	0.00		
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	0.00		
Total	210000.00	Amount in words	Rupees
Payment Details: IDBI NetBanking Payment ID : 62027911		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332015042351368	
Cheque- DD No.		Date	23-04-2015
Name of Bank	IDBI BANK	Bank-Branch	1043 Kamothe
Name of Branch		Scroll No.	

AGREEMENT FOR SALE

Print



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CHALLAN

MTR Form Number - 6

GRN NUMBER	MH000456801201516R	BARCODE	Form ID	Date: 23-04-2015
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR548-PNL5_PANVEL NO 5 SUB REGISTRAR	Location	PAN-AQUPP0838R	
Year	Period: From : 21/04/2015 To : 31/03/2099		Full Name SHREYA MANC RAORANE	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT 602 6TH FLR SURY DARSHAN	
0030046401-75	180000.00	Road/Street, Area /Locality	RESIDENCY CHS SECT : KAMOTHE	
0030063301-70	30000.00	Town/ City/ District	NAVI MUMBAI	
	0.00	PIN	4 1 0 2 0 9	
	0.00	Remarks (If Any) :		
	0.00	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center; font-weight: bold;">प व ल-५</p> <p style="text-align: center;">२८०० / २०१५</p> <p style="text-align: center; font-size: 2em;">१ / ३८</p> </div>		
	0.00			
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Total	210000.00	Amount in words	Rupees	
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Cheque- DD No.		Date	23-04-2015	
Name of Bank	IDBI BANK	Bank-Branch	1043 / Kamathe	
Name of Branch		Scroll No.		

AGREEMENT FOR SALE

Print

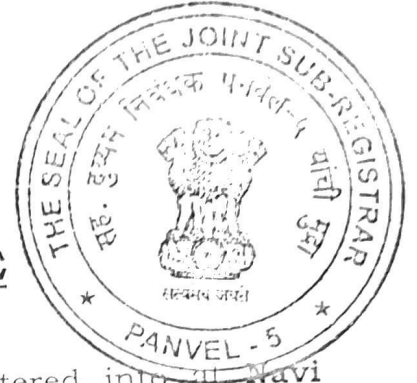


ACCA



Manoj Leonard
S. S. S. S.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 25 day of April 2015, by and BETWEEN MR. ANANDA KAUTIK PATIL, Age-50 Years, PAN NO. ASKPP9105H, Indian Inhabitants, both Residing at- Flat No. 602, 6th Floor, Surya Darshan Residency, Plot No. 42,43, Sector-20, Kamothe, Navi Mumbai-410209 (Hereinafter referred to as the "THE SELLER/VENDOR") (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and deem to include his/her/their heirs, successors, executors, and administrators) of the **ONE PART**

AND

1) MRS. SHREYA MANOJ RAORANE, Age- 33 Years, PAN NO. AQUPP0838R AND 2) MR. MANOJ PRAKASH RAORANE Age- 34 Years, PAN NO. AOTPR9382K, Indian Inhabitants, Residing at Flat No. Flat No. B-601, Pancham Society, Plot No. 38, Sector-20, Kamothe, Navi Mumbai-410209, (hereinafter referred to as the "THE PURCHASERS") (which expression shall unless it be repugnant to the context or meaning thereof shall mean & deem to include his/her/their legal heirs, successors, executors and administrators) of the **OTHER PART.**

[Handwritten signature]

Manoj P. Raorane
[Handwritten signature] 1

WHEREAS

The City and Industrial Development Corporation of Maharashtra Ltd., is Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "THE CORPORATION") having its Registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400021. The Corporation has been declared as a New Town Development Authority under the provisions of sub-section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966, Maharashtra Act No. XXXVIII of 1966 (hereinafter referred to as "THE SAID ACT"), for the new town of new Bombay. The area designated as site for New Town under Sub-Sec. (1) and 3 (A) of section 113 of the

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२८०	२०२५
said Act.	
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AND WHEREAS

The State Government has acquired land within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113 (3) (A) of 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 of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS

The City & Industrial Development Corporation of Maharashtra Ltd. had allotted the GES Plot bearing No. 42, admeasuring about 450.00 sq. meters at Kamathe, Sector - 20, Navi Mumbai (hereinafter referred to as "THE SAID PLOT"), Under its 12.5% Scheme (Gaathan

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Manoj Kumar

Maharashtra
Companies
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Mumbai -
New Town
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Expansion Scheme) in the name of Allottees/Licensees **SHRI. Bhagwan Narayan Bhagat and others**, (hereinafter referred as "ORIGINAL ALLOTTEES"). Corporation had entered into Vide Agreement and agreed to grant lease of the said plot on the payment of Lease premium as demanded by the CIDCO LTD., to Original Allottees/Licensees of the said Plot, and the said Agreement to Lease Dated **17/10/2002** has been duly registered vide Document No. **URAN-07501/2002**, on dated-**18/10/2002** at the office of Sub Registrar of Assurance - Panvel-2.

AND WHEREAS

By a Tripartite Agreement made on **12/08/2004** between the City & Industrial Development Corporation of Maharashtra Ltd, Commonly known as the CIDCO/ Corporation, THE FIRST PART & Original Allottees **Shri. Bhagwan Narayan Bhagat and others**, THE SECOND PART and **Shri Gurmeet Ahluwalia and Smt. Jaywanti Bhagwan Bhagat**, THIRD PART, the said Original Allottees have assigned all their rights and interests in and upon the said plot to the party of the THIRD PART herein. The said Tripartite agreement has been duly registered vide document no. **URAN-5871/2004**, on dated **17/08/2004** at office of Sub Registrar of Assurance - **Panvel-2**.

पं. प्र. ५
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५/१३



AND WHEREAS

By another Tripartite Agreement made on **08/02/2008** between the City & Industrial Development Corporation of Maharashtra Ltd, Commonly known as the CIDCO/ Corporation, THE FIRST PART & **Shri Gurmeet Ahluwalia and Smt. Jaywanti Bhagwan Bhagat**, THE SECOND PART and 1) **Shri. Hirji Ravji Patel**, 2) **Shri Nanji Govindji Bhanushali Alias Hurbada** and 3) **Shri. Bachu Jivan Patel**, THIRD PART, the said Second Part have assigned all their rights and interests in and upon the said plot to the party of the THIRD PART herein. The

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hereinafter
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Manoj P. Kasound
S. S. S. S.

AGM

Manoj P. Kasound
S. S. S. S.

said Tripartite agreement has been duly registered vide document no. URAN-01271/2008, on dated 11/02/2008 at the office of Sub Registrar of Assurance - Panvel-2.

AND WHEREAS

By another Tripartite Agreement made on 02/02/2010 between the City & Industrial Development Corporation of Maharashtra Ltd, commonly known as the CIDCO/ Corporation, THE FIRST PART & 1) Shri. Harji Ravji Patel, 2) Shri Nanji Govindji Bhanushali Alias Hurbada and 3) Shri. Bachu Jivan Patel, THE SECOND PART and M/s. D K Bhalla & Associates, THIRD PART, the said Second Part have assigned all their rights and interests in and upon the said plot to the party of the THIRD PART herein. The said Tripartite agreement has been duly registered vide document no. 1078/2010, on dated 02/02/2010. And final order no. CIDCO/EMS/SCHEME/KAMOTHE/59/2010/5491 Dated-15/02/2010.

प व ल
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२०१०
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AND WHEREAS

The City & Industrial Development Corporation of Maharashtra Ltd. had allotted the GES Plot bearing No. 43, admeasuring about 450.00 sq. meters at Kamothe, Sector - 20, Navi Mumbai (hereinafter referred to as "THE SAID PLOT"), Under its 12.5% Scheme (Gaothan Expansion Scheme) in the name of Allottees/Licensees Shri Gana Ragho Mhatre and others, (hereinafter referred as "ORIGINAL ALLOTTEES"). Corporation had entered into Vide Agreement and agreed to grant lease of the said plot on the payment of Lease premium as demanded by the CIDCO LTD., to Original Allottees/ Licensees of the said Plot, and the said another Agreement to Lease Dated 08/05/2007 has been duly registered vide Document No.PNL-1-05691/2007, on dated-16/07/2007 at the office of Sub Registrar of Assurance - Panvel-1.

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AND WHEREAS

By a Tripartite Agreement made on 20/07/2007 between the City & Industrial Development Corporation of Maharashtra Ltd, Commonly known as the CIDCO/ Corporation, THE FIRST PART & Original Allottees Shri Gana Ragho Mhatre and others, THE SECOND PART and Shri Rajgopal Jaykishan Nogaja, THIRD PART, the said Original Allottees have assigned all their rights and interests in and upon the said plot to the party of the THIRD PART herein. The said Tripartite agreement has been duly registered vide document no. PNL-3-07593/2007, on dated 20/07/2007 at the office of Sub Registrar of Assurance - Panvel-3.

AND WHEREAS

By another Tripartite Agreement made on 13/11/2009 between the City & Industrial Development Corporation of Maharashtra Ltd, Commonly known as the CIDCO/ Corporation, THE FIRST PART & Shri Rajgopal Jaykishan Nogaja, THE SECOND PART and M/s. D K Bhalla & Associates, THIRD PART, the said Original Allottees have assigned all their rights and interests in and upon the said plot to the party of the THIRD PART herein. The said Tripartite agreement has been duly registered vide document no. URAN-07457/2009, on dated 16/11/2009 at the office of Sub Registrar of Assurance - Panvel-2

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AND WHEREAS

The Corporation at the Request of M/s. D K Bhalla & Associates through its Proprietor Shri. Darshan Kumar Bhalla, amalgamated the Plot Nos.42&43, Situated at Sector-20, Village- Kamothe, GES 12.5% Scheme, Taluka- Panvel, District- Raigad, admeasuring 900.00 Sq. Mt hereinafter referred to as "THE SAID PLOTS" vide its order dated- 06/04/2010 subject to the terms and conditions as contain therein.



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AND WHEREAS

The New Licensee/Developers had got prepared a plan of building to be constructed on the said piece & parcel of land through their Architect and submitted to the Navi Mumbai Municipal Corporation for its approval and sanction. Town planning Authority of Navi Mumbai Municipal Corporation had approved & sanctioned the same by way of granting Permission and issuing of **Commencement Certificate** bearing No. **CIDCO/ATPO/BP/1136** Dated **10/08/2010** for construction of a building on the said piece and parcel of land, subject to the conditions stated in the said certificate.

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AND WHEREAS

The Developer constructed building on the said plot known as "SURYA DARSHAN RESIDENCY" and obtained the **Occupancy Certificate**, Vide Letter No. **CIDCO/BP- 7454/ATPO(NM&K)2012 /708 DATED- 22/08/2012.**



AND WHEREAS

The members of the building have formed the Co. Operative Housing Society under the name and style of **M/s. SURYA DARSHAN RESIDENCY CO.OP.HSG.SOCIETY LTD.**, a society duly registered under the Maharashtra Cooperative Societies Act, 1960 under Registration No. **NBOM/ CIDCO/ HSG(TC)/ 5560/ JTR/ 2014-2015** (hereinafter referred to as "**THE SAID SOCIETY**").

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Manoj P. K...

AND WHEREAS

The SELLERS/VENDORS are the original bonafide members of M/s. **SURYA DARSHAN RESIDENCY CO.OP.HSG.SOCIETY LTD.**, at Plot No.42&43, Sector-20, Kamothe, Navi Mumbai.

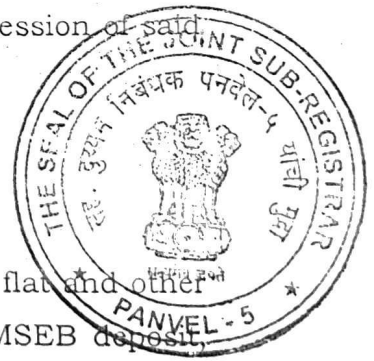
AND WHEREAS

The SELLERS/VENDORS do hereby covenant and declare that they are the registered members of the society and having been admitted by the society as the members.

AND WHEREAS

By execution of **AGREEMENT FOR SALE** dated: **28TH September, 2012** the Developers M/s. **D K Bhalla & Associates**; had allotted the Flat bearing No. **602**, on the **6th Floor**, admeasuring about **32.879 Sq. Mt (Carpet Area) + 3.496 Sq. Mt (Flower Bed) + 3.496 Sq. Mt (Open Terrace)** in the Building known as **SURYA DARSHAN RESIDENCY**, constructed on **Plot No. 42&43, Sector - 20, Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad**, (herein after referred to as the said Flat) to the Original Purchaser **MR. ANANDA KAUTIK PATIL**, the Developer had handed over the possession of said Flat on completion of the construction of the said flat .

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AND WHEREAS

The agreed sale consideration towards purchase of said flat and other charges towards formation of society, share money, MSEB deposit, Water connection deposit , Annual Service charges, legal charges & CIDCO transfer fees have been paid by the original Purchasers of said flat.

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AND WHEREAS

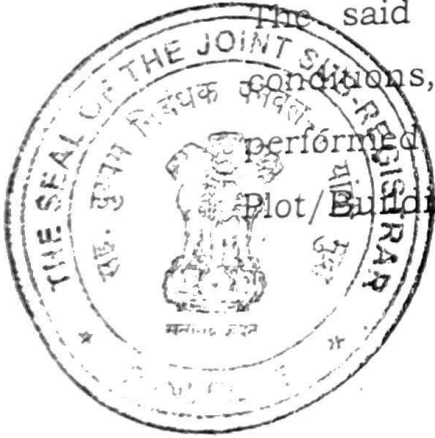
The SELLERS/VENDORS herein are legally, lawfully, absolutely seized, possessed of and otherwise well and sufficiently entitled to the Flat bearing No. 602, on the 6th Floor, admeasuring about 32.879 Sq. Mt (Carpet Area) + 3.496 Sq. Mt (Flower Bed) + 11.899 Sq. Mt (Open Terrace) in the Building known as SURYA DARSHAN RESIDENCY CHS LTD., constructed on Plot No. 42&43, Sector - 20, Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad, "more particularly

described in floor plan hereof, annexed hereto". For brevity sake the Flat No. 602 is hereinafter referred to as "THE SAID FLAT".

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AND WHEREAS

The said plans are sanctioned by the CIDCO on certain terms conditions, stipulations and restrictions which are to be observed and performed by the Promoters/Builders while developing the said Plot/Building.



AND WHEREAS

As per the Plans approved by the Corporation the Promoters/Builders have constructed thereon Building known as "SURYA DARSHAN RESIDENCY" and the Promoters/Builders have the Sole and exclusive rights to dispose of the same on Ownership Basis, to the prospective Purchasers.

AND WHEREAS

The Completion Certificate and the Occupancy certificate have been

AND WHEREAS

By executing an Agreement the said Builder sold one of the Flat bearing No. 602, on the 6th Floor, admeasuring about 32.879 Sq. Mt (Carpet Area) + 3.496 Sq. Mt (Flower Bed) + 11.899 Sq. Mt (Open Terrace) in the Building known as SURYA DARSHAN RESIDENCY, constructed on Plot No. 42&43, Sector - 20, Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad (hereinafter referred to as "THE SAID FLAT") to the SELLERS/VENDORS herein for a total consideration of Rs. 24,50,000/- together with the permanent hereditary and absolute right of use and occupation of the said flat.

AND WHEREAS

The SELLERS/VENDORS herein desire to sell, transfer all her/their rights, title, interest, claim and ownership in the said Flat in favour of any prospective Purchasers against the payment of lump sum consideration amount of Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only).

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AND WHEREAS

The Purchasers after taking the inspection of relevant papers and documents has approached to the SELLERS/VENDORS and shown his/their keen interest, desire in purchasing, acquiring the said Flat for which SELLERS/VENDORS have agreed to sale, transfer all her/their rights, title, interest & ownership in the said Flat against the payment of total agreed consideration of Rs. 36,00,000/- (Rupees Thirty Lakhs Only).



AND WHEREAS

The SELLERS/VENDORS have agreed to assign all the rights, benefits, titles and interests in and upon the said Flat bearing No. 602, on the 6th Floor, admeasuring about 32.879 Sq. Mt (Carpet Area) + 3.496 Sq. Mt (Flower Bed) + 11.899 Sq. Mt (Open Terrace) in the Building known as SURYA DARSHAN RESIDENCY, constructed on Plot No. 42&43, Sector - 20, Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad to the Purchasers for a proper consideration.

AND WHEREAS

Both the parties have held several meetings and discussed the various terms and conditions and also have fixed the Sale price of the said Flat, being Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only).

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED

BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The SELLERS/VENDORS have agreed to sell and the Purchasers have agreed to Purchase the said Flat bearing No. 602, on the 6th Floor, admeasuring about 32.879 Sq. Mt (Carpet Area) + 3.496 Sq. Mt (Flower Bed) + 11.899 Sq. Mt (Open Terrace) in the Building known as SURYA DARSHAN RESIDENCY, constructed on Plot No. 42&43, Sector - 20, Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad, together with the permanent hereditry and absolute right of the use and occupation of the said Flat and together with the benefits of the deposit for a lump sum of Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only).



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Manoj P. Rao

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Manoj P. Rao
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2. In Consideration of the aforesaid representation made by the SELLERS/VENDORS, the Purchasers herein agreed to purchase the said flat for the said consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)** as follows:-

a) **RS.51,000/- (Rupees- Fifty One Thousand Only)** paid by Cheque no. "234115" Bank - Corporation Bank, on dated **29/03/2015.**

b) **RS.5,00,000/- (Rupees- Five Lakhs Only)** paid by Cheque no. "242788" Bank - Indian Bank, on dated **08/04/2015.**

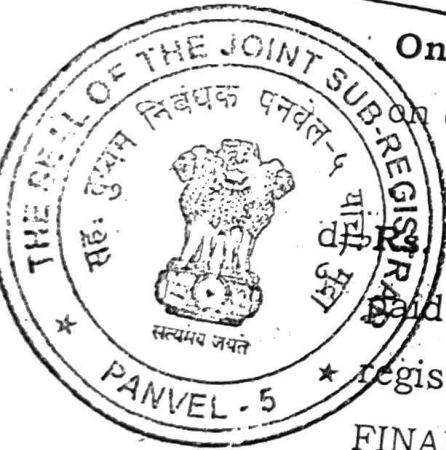
c) **RS.3,49,000/- (Rupees- Three Lakhs Forty Nine Thousand Only)** paid by Cheque no. "234117" Bank - Corporation Bank, on dated **12/04/2015**

RS. 27,00,000/- (Rupees- Twenty Seven Lakhs Only) Shall be paid within 45 days from the date of execution of Property registration on raising loan from BANK OR ANY OTHER FINANCIAL INSTITUTION.

3. The SELLERS/VENDORS do hereby covenant with the Purchaser that the said flat agreed to be sold is free from the encumbrances and defects in title of any nature whatsoever and that the Seller has full and absolute power to transfer and deliver possession of the said Flat to the Purchaser.

4. The SELLERS/VENDORS when received the full and final consideration shall handed over the physical Possession of the flat to the Purchasers.

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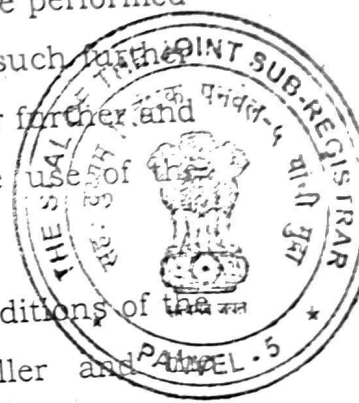
cleared all dues
be paid.

6. The Purchasers do hereby covenant that after the vacant and peaceful possession of the said flat handed over to the Purchasers by the SELLERS/VENDORS the Purchaser shall at all times thereafter pay of cause to be paid by the share of taxes, any payable.

7. The NO OBJECTION CERTIFICATE from the Society/Builder is to be obtained with the help of the Seller/ Vendor.

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8. The Seller hereby further covenant with the Purchasers that they shall, at all times whenever called upon by the Purchasers or his Advocate or Solicitor, do and execute, perform or cause to be performed and executed and done at the cost of the Purchasers, all such further acts, deeds, matters and things and writings whatsoever for further and more perfectly conveying the said flat unto and to the use of the Purchasers as shall or may be reasonably required.



9. Save and except as aforesaid all the terms and conditions of the Agreement made and entered into between the Seller and Developers **M/s. D K Bhalla & Associates** shall be binding on the Purchaser as if all the same are scheduled of the flat were incorporated in this Agreement.

SCHEDULE ABOVE REFERRED TO:

Flat bearing No. 602, on the 6th Floor, admeasuring about 32.879 Sq. Mt (Carpet Area) + 3.496 Sq. Mt (Flower Bed) + 11.899 Sq. Mt (Open Terrace) in the Building known as **SURYA DARSHAN RESIDENCY CHS LTD.**, constructed on Plot No. 42&43, Sector - 20, Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad,

Adell

Mamji P. Ka.

IN WITNESS WHEREOF the Parties hereto have set their hands hereunto the day and year hereinabove mentioned.

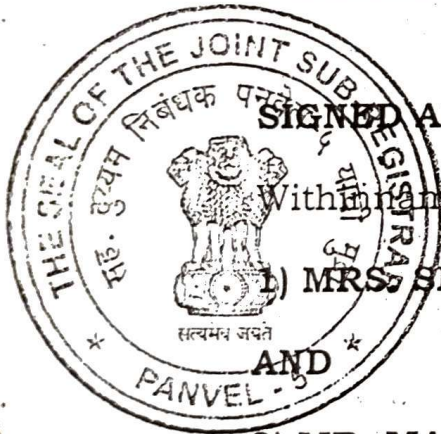
SIGNED AND DELIVERED by the

Withinnamed "Seller/Vendor"

MR. ANANDA KAUTIK PATIL

In the presence of

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2020	2024
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SIGNED AND DELIVERED by the

Withinnamed "Purchasers"

1) MRS. SHREYA MANOJ RAORANE

AND

2) MR. MANOJ PRAKASH RAORANE

In the presence of

1.

2.



RECEIPT

Received of and from the withinnamed "Purchasers" 1) MRS. SHREYA MANOJ RAORANE AND 2) MR. MANOJ PRAKASH RAORANE the sum of Rs.9,00,000/ (Rupees- Nine Lakhs Only), being the **Part Payment** Settlement of the Sale Price of Flat bearing No. 602, on the 6th Floor, admeasuring about 32.879 Sq. Mt (Carpet Area) + 3.496 Sq. Mt (Flower Bed) + 11.899 Sq. Mt (Open Terrace) in the Building known as **SURYA DARSHAN RESIDENCY CHS LTD.**, constructed on Plot No. 42&43, Sector - 20, Kamothe, Navi Mumbai, Taluka :- Panvel, District: Raigad.

I SAY RECEIVED

Rs.9,00,000/-



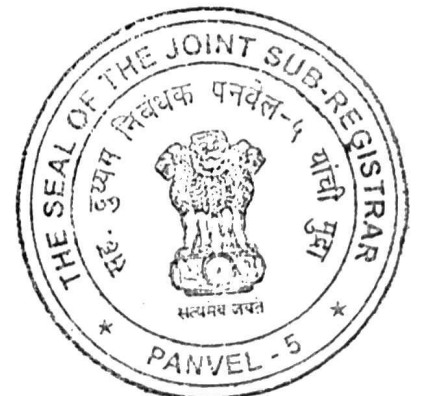
(MR. ANANDA KAUTIK PATIL)

"Sellers/Vendors"	
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WITNESSES

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सत्यमेव जयते

-:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस् जी (टी. सी.) / ५५६०/ जे टी आर्/सन २०१४ -२०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

कामोठे, सुर्य दर्शन सहकारी

गृहनिर्माण संस्था मर्यादित नूखंड क्र. ४२ व ४३, सेक्टर-२०,

कामोठे, नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक ४०२०१५ अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "भाडेकरु - सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर

नवी मुंबई

दिनांक : ०५ / ०५ / २०१४

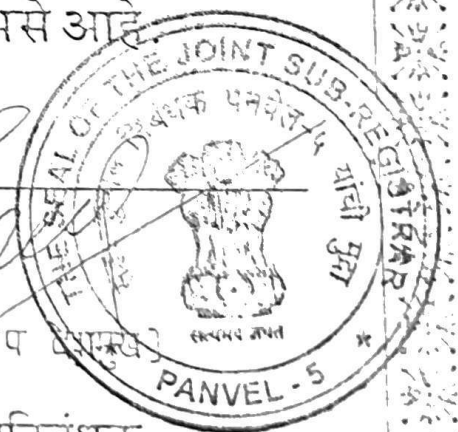
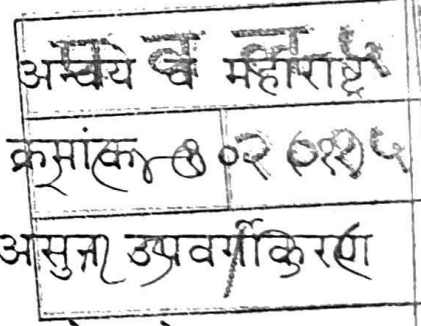


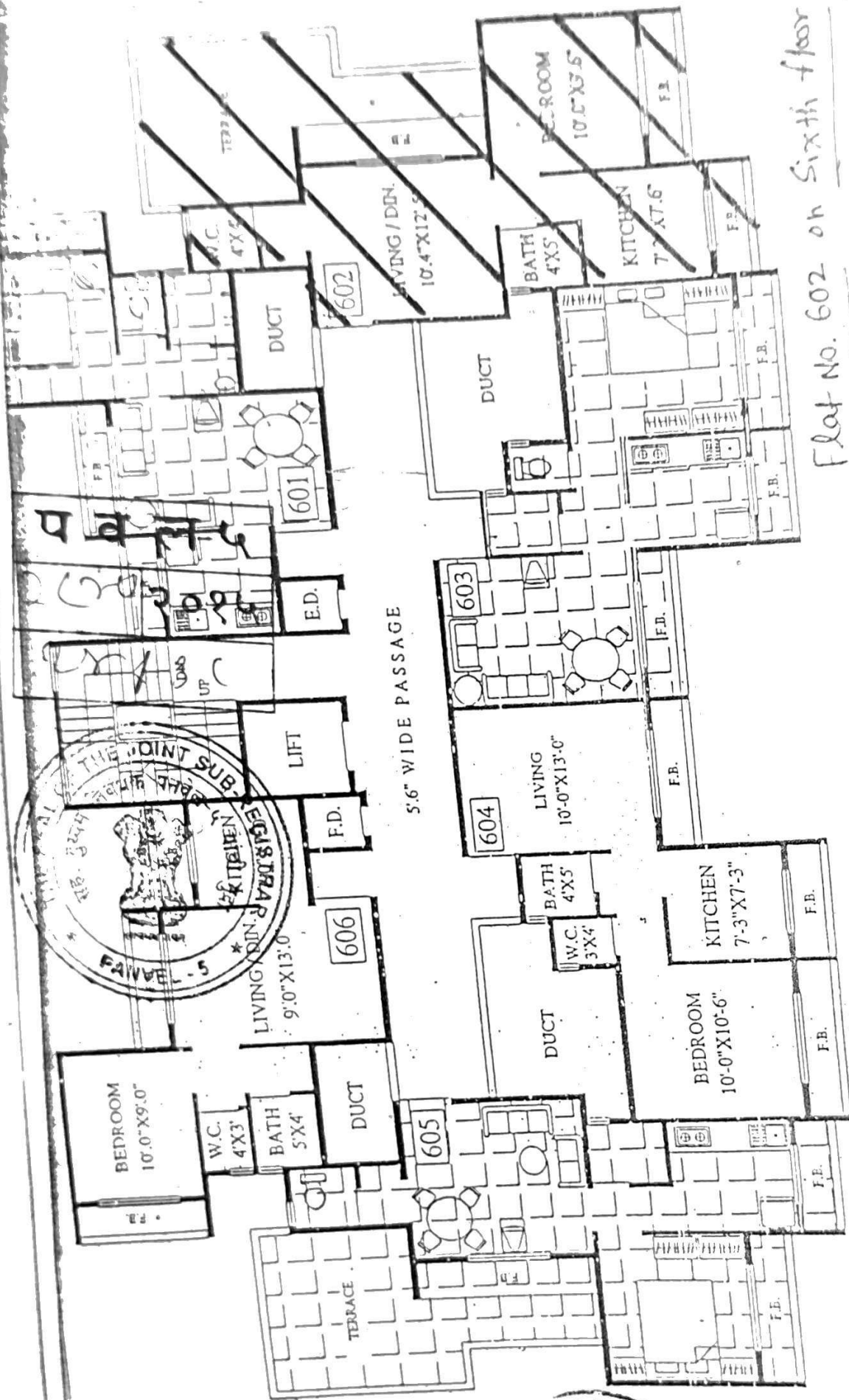
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सहकारी संस्था (सिडको), नवी मुंबई



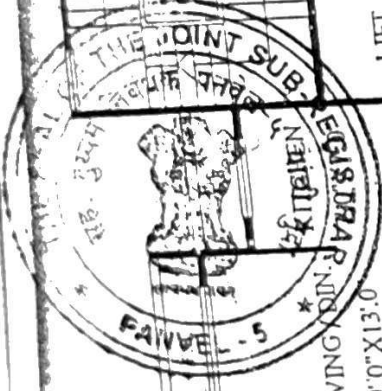


Flat No. 602 on Sixth floor

6TH FLOOR PLAN
 ARCHITECT
 SHIVNATH & ASSOCIATES
 R.C.C. CONSULTANT
 CALANGUDI

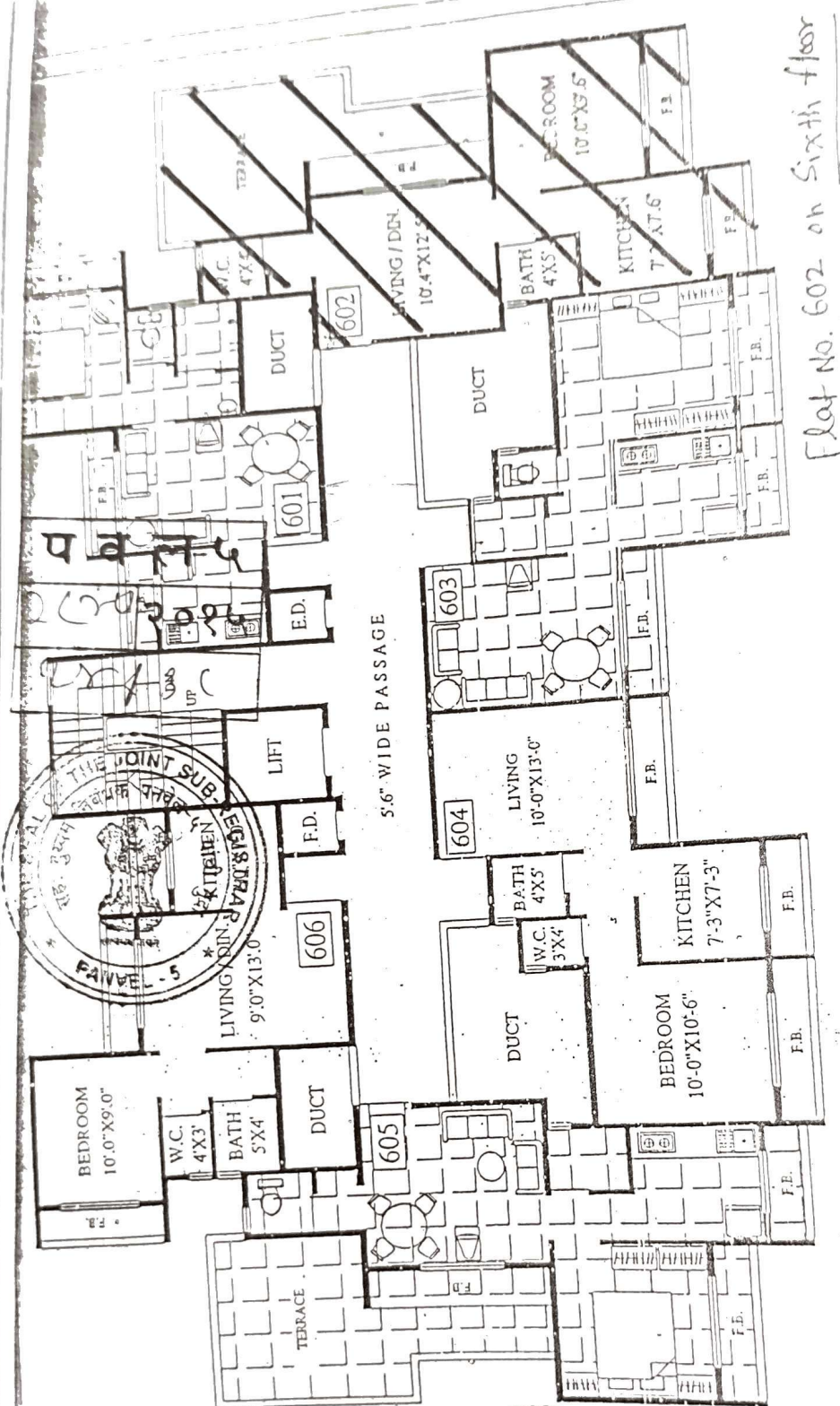
SURYA DARSHIAN RESIDENCY.
 PLOT NO. 42 & 43 SECTOR 20,
 KAMOTHE, NAVI MUMBAI

DEVELOPERS:
 D.K. BHALLA & ASSOCIATES
 No. 27459799.



D.K. Bhalla
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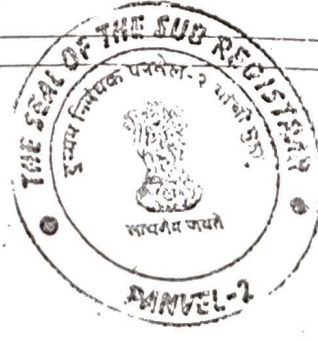


Flat No. 602 on Sixth floor

6TH FLOOR PLAN
 ARCHITECT
 SHESHNATH & ASSOCIATES
 R.C.C. CONSULTANT
 PATALANDE

SURYA DARSHAN RESIDENCY,
 PLOT NO.42 & 43 SECTOR 20,
 KAMOTHE, NAVI MUMBAI.

DEVELOPERS:
 D.K. BHALLA & ASSOCIATES
 Ph. 27459799.



D.K. Bhalla

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Flat No. 602 of 5
 6TH FLOOR PLAN
 ARCHITECT & ASSOCIATES
 SURYA DARSHAN RESIDENCY
 NAVI MUMBAI



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Narlman Point,
 Mumbai - 400 021
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

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

Date: 10/8/2010

Ref. No.
 CIDCO/ATPO(BP)/1992

To,
 M/s. D. K. Bhalla & Associates,
 F-2, Gauri Darshan, Plot No.2, Road No.16,
 Sector-11, New Panvel (E), Navi Mumbai

Sub :- Amalgamation of Plot Nos.42 & 43 Sector-20 at Kamothe (12.5%
 Scheme), Navi Mumbai.
 Ref :- Your request letter dated 18/02/2010

Dear Sir,

With reference to your request for amalgamation of above mentioned plots this is to inform you that you have to give your consent to the following pre-conditions on compliance to this your request for amalgamation of-plot can be considered by this office.

- 1) The area of amalgamated plots shall be 900.00 Sq.m.
- 2) The development shall be permitted on the amalgamated plots on a combined basis.
- 3) No relaxation shall be considered for increased area of the plot due to amalgamation.
- 4) The marginal open spaces around the building / buildings will have to be provided as per GDCRs-1975 considering amalgamated plot/as single plot.
- 5) Sub-division of amalgamated plots shall not be permitted in future for any purpose.
- 6) You are requested to approach Estate Section for issuance of Additional Lease and clarification on reference date for calculating Additional Lease Premium / Service charges and time period for completion of construction on the amalgamated plot and submit the same.
- 7) You shall pay the Administrative Charges if any as may be decided by the Corporation.

You shall submit modified agreement for amalgamated plot before applying for occupancy certificate.

Thanking you,

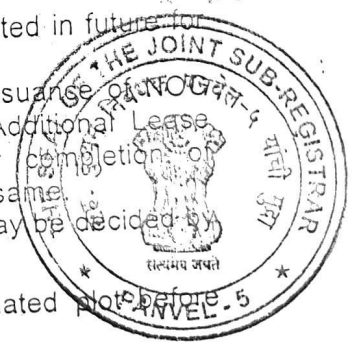
Yours faithfully,



(Signature)
 10/8
 (R. B. Patil)

Addl. Town Planning Officer(BP)
 Navi Mumbai & Khopla

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 २५/३८



प व ल-२
 २०३८/२०१२
 १२०/५९

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nailman Point,
 Mumbai - 400 021.
 PHONE : (Reception)+91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Bldg.,
 Navi Mumbai - 400 614
 PHONE : +91-22-277-8300
 FAX : +91-22-277-8300

Date: 10 AUG 2010

Ref. No. To, CIDCO(ATPO(BP)) 11135

M/s. D. K. Bhalla & Associates
 Prop. Mr. Darshan Kumar Bhalla,
 Gauri Darshan, Plot No.2, Rd. No.16,
 Sector-11, New Panvel(E), Navi Mumbai.

ASSESSMENT ORDER NO. 396/2010-11 REGISTER NO. 02 PAGE NO. 396

SUB:- Payment of development charges for Residential Building on Plot No. 42 & 43,
 Sector -20 at Kamothe (12.5% scheme), Navi Mumbai.

- REF:- 1) Your architect's application dated 13/11/2009, 19/05/2010 & 05/08/2010.
 2) Amalgamation NOC issued by M(TS-II) vide letter dtd.06/04/2010
 3) Extension in time limit issued by M(TS-II) vide letter dtd.04/08/2010
 4) Delay condonation NOC issued by M(TS-II) vide letter dtd.04/08/2010
 5) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.07/05/2010
 6) NOC paid of Rs.4,50,000/- vide Challan No.117977, dtd.13/05/2010

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
 (OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

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Name of Assessee :-

M/s. D. K. Bhalla & Associates
 Prop. Mr. Darshan Kumar Bhalla,,
 :-Plot No.42 & 43, Sector-20 at Kamothe (12.5% scheme)

2 Location :- Residential
 3 Land use :- Residential
 4 Plot area :- 900.00 Sq. mtrs
 5 Permissible FSI :- 1.5

6 AREA FOR ASSESSEMENT:-
 A) FOR COMMERCIAL :-
 i) Plot area :- 61.358 Sq.mtrs.
 ii) Built up area :- 92.036 Sq.mtrs.
 B) FOR RESIDENTIAL :-
 i) Plot area :- 838.643 Sq.mtrs.
 ii) Built up area :- 1257.351 Sq.mtrs

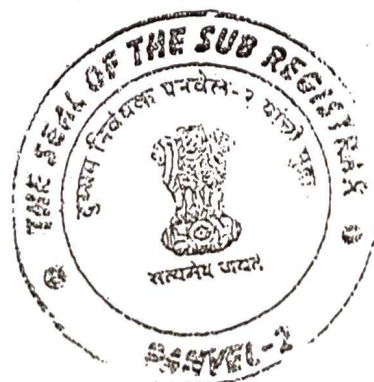
7(A) DEVELOPMENT CHARGES:-
 FOR COMMERCIAL :-
 i) Plot area :- 61.358 Sq.mtrs. X Rs. 60/- = Rs. 3681.48
 ii) Built up area :- 92.036 Sq.mtrs. X Rs. 80/- = Rs. 7362.88
 TOTAL = Rs. 11044.36

B) FOR RESIDENTIAL :-
 i) Plot area :- 838.643 Sq.mtrs. X Rs. 30/- = Rs.25159.29
 ii) Built up area :- 1257.351 Sq.mtrs X Rs. 40/- = Rs.50294.04
 TOTAL = Rs.75453.33

9) Total Assessed development Charges :-7(A)+7(B)=Rs. 86497.69, Say Rs. 86498/-
 9) Date of Assessment :- 06/08/2010
 10) Due date of completion :- Upto 15/02/2012
 12) Development charges paid of Rs.86,650/- vide Challan No.117976, dtd.13/05/2010

Yours faithfully,

(R. B. Patil)
 Add. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)



प व ल-२
 २०३६ २०१२
 ३९/५९



AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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

HEAD OFFICE:
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Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Date: 10 AUG 2010

To,
No. 1136 = 4
M/s D. K. Bhalla & Associates
Prop. Mr. Darshan Kumar Bhalla,
Gauri Darshan, Plot No.2, Rd. No.16,
Sector-11, New Panvel(E), Navi Mumbai.

Sub.- Development Permission for Residential Building on Plot No. 42 & 43, Sector-20 at Kamothe (12.5% scheme), Navi Mumbai.

- REF:-
- 1) Your architect's application dated 13/11/2009, 19/05/2010 & 05/08/2010.
 - 2) Amalgamation NOC issued by M(TS-II) vide letter dtd.06/04/2010
 - 3) Extension in time limit issued by M(TS-II) vide letter dtd.04/08/2010
 - 4) Delay condonation NOC issued by M(TS-II) vide letter dtd.04/08/2010
 - 5) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.07/05/2010
 - 6) 50% IDC paid of Rs.4,50,000/- vide Challan No.117977, dtd.13/05/2010

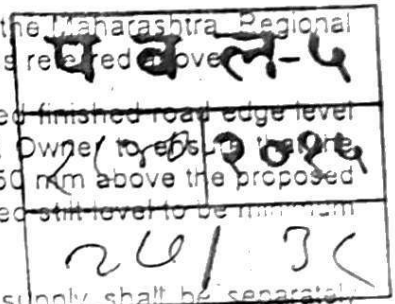
Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No.42 & 43, Sector -20 at Kamothe (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

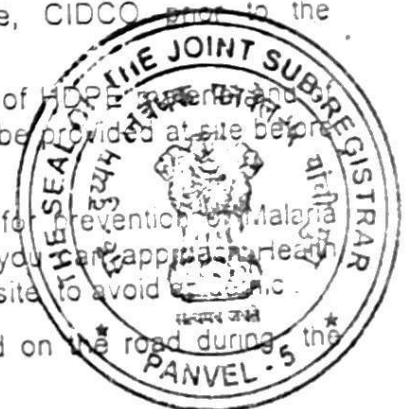
The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.



The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kamothe, CIDCO prior to the commencement of the construction Work.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

The Developers / Builders shall take all precautionary major for prevention of malaria breeding during the construction period of the project. If required, you may approach Health Department CIDCO, for orientation program and pest control at project site to avoid malaria.



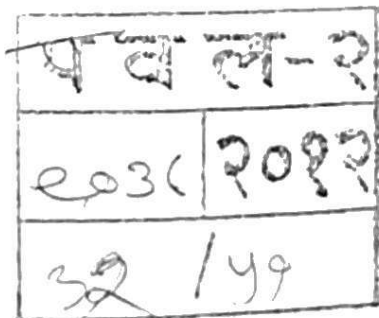
You will ensure that the building materials will not be stacked on the road during the construction period.

Since, you have paid 50% IDC paid of Rs.4,50,000/- vide Challan No.117977, dtd.13/05/2010, you may approach to the Office of Executive Engineer (Kamothe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,
(Signature)
10/8

(R. B. Patil)
Add. Town Planning Officer(BP)
(Navi Mumbai & Khopta)



110 AUG 2010

REF. NO. C/D/O/AT/P/ 7136

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/S. D.K. BHALLA

& ASSOCIATE.

Unit/Plot No. 42/43 Road No. - Sector 20 Node KAMOTHE (1251-SCHEM) of

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed RESIDENTIAL BUILDING (G+7 FLOORS)

COMM. BUA = 92.036 m² RES. BUA = 1257 m² TOTAL BUA = 1349.087 m²

(Nos. of Residential Units 42 Nos. of Commercial units 10)

प व ल-५

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

2(70) 2024

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.

2(1) 3

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.

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 him, 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.



The applicant shall:

2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.

2(b) Give written notice to the Corporation regarding completion of the work.

2(c) Obtain Occupancy Certificate from the Corporation.

2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, buikling materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per Regulation 16.1(2) of GDCRs - 1975.



प व ल-२
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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

6. A certified copy of the approved plan shall be exhibited on site.

7. The amount of Rs. 4500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".

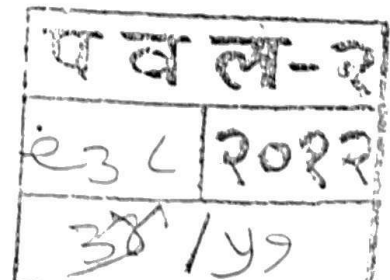
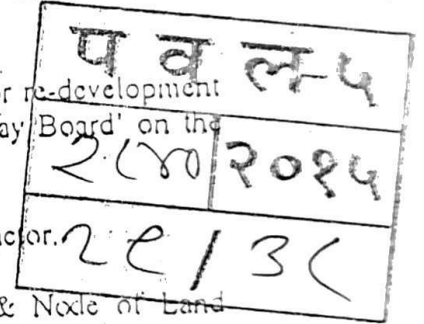
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July,1994 for all buildings following additional conditions shall apply.

i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number. Plot, Number/Sector & No. of Land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.

ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section 154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-2001/1111, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

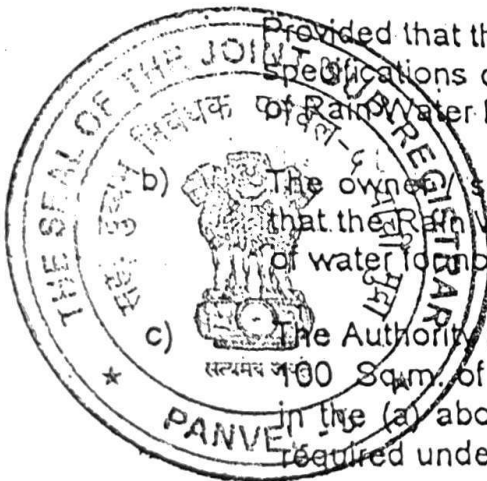
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2 (70 a)	2024
30	300.00

All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of Specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



[Signature]
10/18
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopda

C.C. TO: ARCHITECT

[Signature]
Shashinath & A. D.

C.C. TO: Separately to :

CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



OFFICE:
 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 (Reception) +91-22-6650 0900 / 6650 0928
 +91-22-2202 2509 / 6650 0933

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

Date **22 AUG 2012**

CIDCO/BP-7454/ATPO,(NM & K)/2012/708 = -

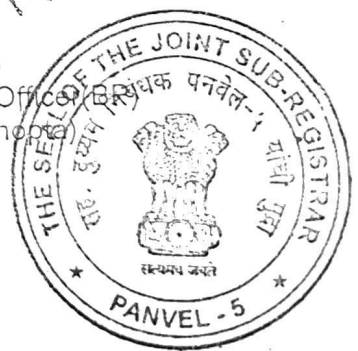
Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	8	4	8	0	2
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OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building, Gr.+07 floors [Res. BUA=1251.351 Sq.mtrs. Comm. BUA=92.036 Sq.mtrs. Total BUA=1349.387 Sq.mtrs. (No. of Units, Res.42 Nos., Comm. 10 Nos.) Fitness Centre BUA=11.193 Sq.mtr. & Society Officer BUA=11.193 Sq.mtr., (Free of FSI) on Plot No.42 & 43, Sector-20 at Kamothe, (12.5% scheme) of Navi Mumbai completed under the supervision of M/s Sheshnath & Associates has been inspected on 08/08/2012 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 10/08/2010 and that the development is fit for the use for which it has been carried out.

प व ल - ५
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(R. B. Patil)
 Addl. Town-Planning Officer (B&K)
 (Navi Mumbai & Khopoli)



प व ल - २
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 २६/५०



महाराष्ट्र शासन राजपत्र

भाग दोन—नाम, वय व वर्ग बदलण्याच्या नविणपणाबाबत

नविणपत्र—जातिरातीत असलेल्या राजपुरावाबाबतच्या सत्यतेविषयी सरकार मुठलीय नवाण्याबाबत खोऱ्यापत्र नव्हे.

बाबतचे असे मातीर करण्यात येत आहे की, खालील व्यक्तींची आधारी जुनी नावे बदलून नवीन नावे घ्यायचे आहेत—

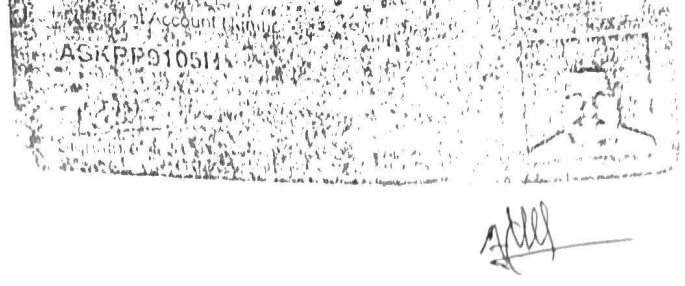
जुने नाव व पत्ता	नवीन नाव व पत्ता	जुने नाव व पत्ता	नवीन नाव व पत्ता
इतल विलास शेट्टे (एक्स—१७२०७)	शितल मोहन धावले दादर, मुंबई ४०० ०२८.	कु. अनिमेष जीवन नाईक साटम. (एक्स—१७२२२)	कु. अनिमेष जगजीवन नाईक दादर, मुंबई ४०० ०२८.
शिवा विकास शेट्टे (एक्स—१७२०८)	बिना मोहन आंबळे दादर, मुंबई ४०० ०२८.	शुभांगी विनायक दरोपकर (एक्स—१७२२३)	दिपाली दिलीप बालकुरकर श्रीवर्धन, जिल्हा सातारा.
कु. सीमा श्रीधर ठाकूर (एक्स—१७२१०)	सौ. अनुजा आनंद धारप गोरेगाव, मुंबई ४०० १०४.	कु. वर्षा स्यामन रोकडे (एक्स—१७२२५)	सौ. वर्षा प्रविण गायकवाड कार्जत-रायगड ४१० २०१.
कु. वैशाली ठाकजी राऊत (एक्स—१७२११)	सौ. कविता कविश महालिंग जोगेश्वरी, मुंबई ४०० ०१०२.	शायत्री अशोक तांबे (एक्स—१७२२६)	शायत्री अशोक तांबे पुणे, तालुका हवेली, जिल्हा पुणे ४११ २००.
योगेश रत्नजी राणे (एक्स—१७२१२)	योगेश रत्नजी राणे दहिसर, मुंबई ४०० ०६८.	कल्या विजयप्रकाश थास्त्री (एक्स—१७२२७)	कल्या अमल (विवाह) पुणे, तालुका हवेली, जिल्हा पुणे ४११ २००.
मनिषा अंकुश राणे (एक्स—१७२१३)	सुस्मीता सुभाष नाईक परेल, मुंबई ४०० ०१२.	कु. गिता शिवाजी सावंत (एक्स—१७२२८)	सौ. सीमा संताप दरेगाडी मालाड, मुंबई ४०० ०७०.
शीना वसंत भापकर (एक्स—१७२१४)	मीना शिवाजी भिलारे ता. वाई, जि. सातारा ४१२ ८०३.	ललीता सथाजी कर्णे (एक्स—१७२२९)	ललीता सथाजी कर्णे कामेश्वर, जि. सातारा ४१२ ८०३.
ओसफीन मार्शल अलमेडा (एक्स—१७२१५)	किरण गौतम जैन अंधेरी, मुंबई ४०० ०९३.	कु. सुहासिनी मनोहर भयेकर. (एक्स—१७२३०)	सौ. सुहासिनी मनोहर भयेकर, जि. सातारा ४१२ ८०३.
कु. मेघा जनार्दन होडावडेकर. (एक्स—१७२१६)	सौ. सुप्रिया सुभाष मांजरेकर मुलुड, मुंबई ४०० ०८०.	अरविंद यशवंत मराठे (एक्स—१७२३१)	अरविंद यशवंत मराठे शिरूर, तालुका शिरूर, जि. सातारा ४१२ ८०३.
कु. रसिका सुधीर कसबे (एक्स—१७२१७)	सौ. रसिका शिरीष लोढे चर्चगेट, मुंबई ४०० ०२०.	सुमन गोपाळराव आंबेकर (एक्स—१७२३२)	सुमन अरविंद पवार शिरूर, ता. शिरूर, जिल्हा पुणे
कु. मिनाक्षी गणेश गायकवाड (एक्स—१७२१८)	सौ. मिनाक्षी संजय मोहिते नायगाव, मुंबई ४०० ०१४.	सुधीर रमेश पाटील (एक्स—१७२३३)	सुधीर रमेश पवार जळगाव, जि. जळगाव ४२२ ००१.
कु. रेखा सिद्धेश्वर मठपती (एक्स—१७२१९)	सौ. रेखा सुभाष स्वामी बोईसर, तालुका पालघर, जिल्हा ठाणे ४०१ ५०४.	नाजला सद्दार डिगणकर (एक्स—१७२३४)	श्रीरी संग्राम देसाई कुडाळ, जिल्हा सिंधुदुर्ग.
ललित गणपत सावंत (एक्स—१७२२०)	ललित गणपत घाटे घनबोयबाळ, कुर्ला, मुंबई ४०० ०७०.	कु. सुवास मोतीराम भयेकर (एक्स—१७२३५)	सौ. पूजा मोहन आमरे दादर, मुंबई ४०० ०२५.
सौ. स्मिता जीवन नाईक साटम. (एक्स—१७२२१)	सौ. स्मिता जगजीवन नाईक साटम दहिसर, मुंबई ४०० ०६८.	अभिजित सुरेंद्र गायकवाड (एक्स—१७२३६)	निखील सुरेंद्र गायकवाड सातारा, मुंबई ४०० ०१५.
कु. संध्या सुभाष कल्लीमणी (एक्स—१७२२४)	सौ. संध्या शिवप्रसाद लक्षापती गाव, ता., जिल्हा सातारा ४१५ ००२.		

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भाषा बी३—६४

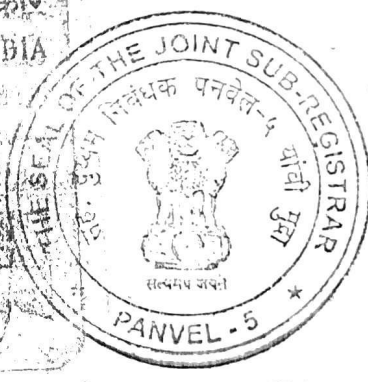
श्री प्रकाश कुबेर
 (एक्स-१७२६९)
 ना लक्ष्मण मोत्राळ
 (एक्स-१७२६२)
 पलता हरी गिरी
 (एक्स-१७२६३)
 गीता गोपाळ दुबे
 (एक्स-१७२६४)
 अनिता गोपाळ दुबे
 (एक्स-१७२६५)
 देवा गोपाळ जाधव
 (एक्स-१७२६६)
 सटबाजी सोनकवडे
 (एक्स-१७२६७)
 लोक दादाराव माने
 (एक्स-१७२६८)
 रता नारायण
 घालावलकर
 (एक्स-१७२६९)
 अह्मद अब्दुल अजीझ
 समेजा
 (एक्स-१७२७०)
 मुदेशपाल रतीराम
 बालमीकी
 (एक्स-१७२७१)
 मनोज प्रकाश राणे
 (एक्स-१७२७२)
 बीरश्री सिद्धाम मुक्काणे
 (एम-६९६)
 प्राची सदाशिव मखरे
 (एम-६९८)
 इदप्पा नरसप्पा
 (एन-८६)



प व ल-५
 २८४०२०२५
 ३४/३८

Manoj P. Raorane

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 MANOJ PRAKASH RANE
 PRAKASH SAKHARAM RANE
 23/01/1981
 Permanent Account Number
 AOTPR9382K
Manoj P. Raorane
 Signature



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 SHREYA MANOJ RAORANE
 NANA GOVIND PALAV
 08/01/1982
 Permanent Account Number
 AQUPP0838R
Shreya Raorane
 Signature

Shreya Raorane

