

Payment Successful. Your Payment Confirmation Number is 71585922



CHALLAN

MTR Form Number - 6

GRN NUMBER	MH008280471201516R	BARCODE	Form ID :	Date: 19-03-2016
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR118-THN6_THANE NO 6 JOINT SUB REGISTRA	Location	PAN No. (If Applicable)	PAN-AHWPK0286D
Year	Period: From : 19/03/2016 To : 31/03/2099		Full Name	sachin b khetiya and other
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	flat no a 3 703 7th floor atlantis plot no 5 sec 11	
0030046401-75	690000.00	Road/Street, Area /Locality	ghansoli navi mumbai thane Maharashtra	
0030063301-70	30000.00	Town/ City/ District	PIN 4 0 0 7 0 6	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	720000.00	Amount in words	Rupees Seven Lakhs Twenty Thousand Only	
Payment Details: IDBI NetBanking Payment ID : 85622319		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332016031951243		
Cheque- DD No.		Date	19-03-2016	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		





भारत निवडणूक आयोग
ओळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ANR6441885



मतदाराचे नांव : अक्षय राम पाटील

Elector's Name : Akshay Ram Patil

वडिलांचे नांव : राम पाटील

Father's Name : Ram Patil

लिंग / Sex : पुरुष / MALE

जन्म तारीख/Date of Birth

XX/XX/1994

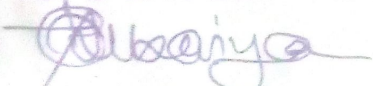


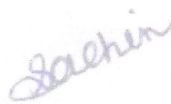
ट. न. न. ६	
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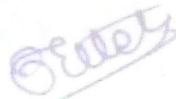
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai on this 21th day of 2016 / MARCH between M/S. B AND M BUILDCON, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its office at B 47, F/F, Shakti Dhara Society, Behind Dinesh chamber, Indian Colony Road, Bapu Nagar, Ahmedabad. State Gujrat 382350 hereinafter called "THE BUILDERS" (which expression

For B & M Buildcon


Partner

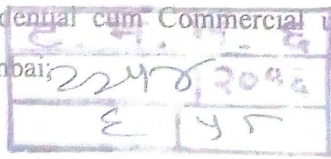






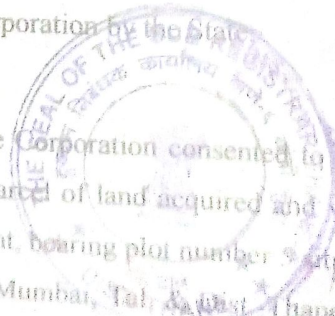
shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns) OF THE ONE PART and MR. SACHIN B. KHETIYA & MR. HITESH B. KHETIYA address at Flat No # D/204, Arihant Riddhi Siddhi CHS., Plot No # 24/25, Sector- 7, Ghansoli, Navi Mumbai, Maharashtra - 400701. hereinafter referred to as "THE PURCHASER (S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART.

Whereas THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Government company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, (hereinafter referred to as "THE CORPORATION"), in the year 2012 invited tenders for disposal (by way of lease) the plot of land for Residential cum Commercial use in the course of development of Navi Mumbai,



And whereas the Builders vide their application dated 16/02/2012, requested the Corporation to grant lease of a piece and parcel of land acquired and vested in the Corporation by the State Government.

And whereas the Corporation consented to grant the Builders a lease of all that piece and parcel of land acquired and vested in the Corporation by the State Government, bearing plot number 9 situated at Sector No.-11, Ghansoli, Navi Mumbai, Tal. & Dist. Thane, admeasuring about 10721.217 Sq. Mts. for the purpose of construction of the building(s) for residential cum commercial use and permitted the Builders to occupy the said land.

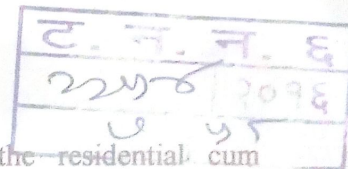


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Partner

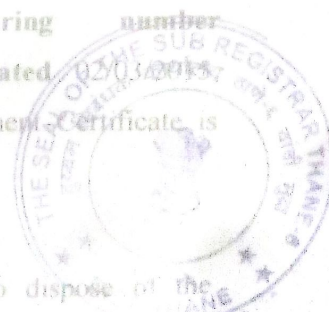
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And whereas the Builders have paid to the Corporation a sum of 98,73,48,930/- (Rupees Ninety Eight Crore Seventy Three Lakhs Forty Eight Thousand Nine Hundred Thirty Only) as and by way of full and final payment of Lease Premium; And whereas by an **Agreement to Lease dated 02/11/2012**(hereinafter called "THE SAID AGREEMENT TO LEASE") entered into between the Corporation (therein referred to as "THE CORPORATION") of the One Part and the Builders herein (therein referred to as "THE LICENSEE") of the Other Part, the Corporation has agreed to grant lease of the aforesaid **Plot No.-5 situated at Sector No.-11, Ghansoli, Navi Mumbai, Tal. & Dist.-Thane, admeasuring 10721.217 Sq. Mts.** or thereabouts, hereinafter referred to as "THE SAID PLOT" and more particularly described in the "**First Schedule**" hereunder written to the Builders at or for the consideration as mentioned in the said Agreement to Lease;

And whereas the Corporation on 02/11/2012 placed the Builders in possession of the said Plot and after construction of building(s) on the said Plot, Corporation shall execute the Lease Deed in favour of the Licensee granting the lease of the said Plot to the Licensee for a period of 60 (Sixty) years from the date of Agreement to Lease;




And whereas the Builders propose to construct the residential cum commercial buildings as per the plans sanctioned and the development permission granted by the Corporation including such additions, modifications, revisions, alterations, therein if any, from time to time as may be approved by the Planning Authorities and as per the terms and conditions of the **Commencement Certificate** bearing number **NMMC/TPD/B.P./CASE NO. A-16459/1145/2015, dated 02/03/2015**, issued by the Corporation (A copy of the Commencement Certificate is hereto annexed and marked as 'Annexure-A');



And whereas the Builders expressed their intention to dispose of the Flats/Shops/Offices and Other Units in the said proposed new building(s)

For B & M Bulldcon


Partner






project to be known as "ATLANTIS" on Ownership Basis to the prospective buyers;

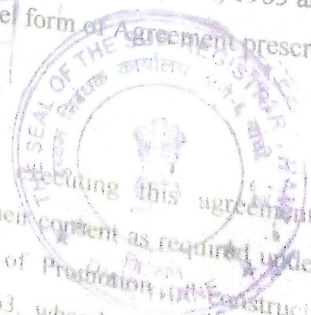
And whereas at the request of the Purchaser(s) the Builders have agreed to sell to the Purchaser(s) the Flat bearing number A-3-703 on the 7th Floor in the said buildings project known as 'ATLANTIS' being constructed on the said plot of land bearing number 5 situated at Sector No.-11, Ghansoli, Navi Mumbai, Tal. & Dist.-Thane, having approximate Carpet area of 59.997 Sq. Mts. and Open Terrace having carpet area 16.440 Sq. Mts. in the said building on ownership basis as agreed to by and between them which is hereinafter referred to as "THE SAID PREMISES" and more particularly described in the "Second Schedule" hereunder written, as per the floor plan annexed hereto and marked as 'Annexure-B'.

And whereas the Builders have agreed to charge price/consideration in respect of the said Premises in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said building;

And whereas the Purchaser(s) has/have agreed to pay price/consideration as per the Payment Schedule suggested and accepted by him/her/them to suit the convenience of the Purchaser(s) and the consideration amount is in accordance with the schedule of payments suggested therein;

And whereas this Agreement is made in accordance with the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sales, Management and Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein;

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And whereas by executing this agreement the Purchaser(s) has/have accorded his/her/their consent as required under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, whereby the Builders will be entitled to make such

For B & M Buildcon
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Partner

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alterations in the structures in respect of the said Premises agreed to be purchased/acquired by the purchaser(s) and/or the building as may be necessary and expedient in the opinion of their Architect/Engineer; the Builders have given inspection to the purchaser(s) of the Agreement to Lease and the plan sanctioned and Commencement Certificate issued by the Corporation, designs and specifications, letters, documents and all other papers as required under the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed there under;

And whereas the Builders have agreed to provide/procure the amenities to the Purchaser(s) as set out in the "Third Schedule" hereunder written subject to the provisions of this Agreement;

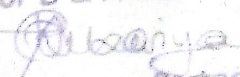
And whereas the Purchaser(s) has/have examined and approved the building and floor plan, the nature and quality of construction and fittings, fixtures, facilities provided/to be provided thereto, as per the general specifications stated in the Third Schedule hereunder written;

Now this Indenture witnesses and it is hereby agreed by and between the Parties hereto as follows:

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- 1) The Builders shall under normal conditions construct building consisting of Ground and 34 (Thirty four) upper floors to be known as 'ATLANTIS', at Plot No.-5 admeasuring 10721.217 Sq. Mts. situated at Sector No.-11, Ghansoli, Navi Mumbai, Tal. & Dist.-Thane, as per the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Purchaser(s) with only such variations and modifications as the Builders 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 Builders shall have to obtain prior consent in writing of the Purchaser(s) in respect of such variations or

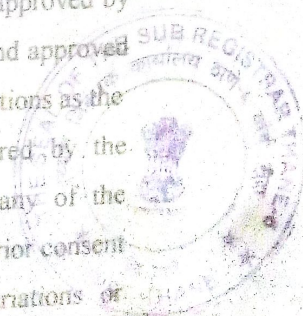
For B & M Buldcon


Partner









modifications which may adversely affect the Flat/Shop/Office of the Purchaser(s). The Purchaser(s) has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Builders to the said Plot and no requisition or objection shall be raised upon the Builders in any matter relating thereto.

2) The Purchaser(s) hereby agree(s) to acquire the said Flat bearing number A-3-703 on the 7th Floor in the said building project known as "ATLANTIS" having approximate Carpet area of 59.997 Sq.Mts and Open Terrace having carpet area 16.440 Sq. Mts. as shown on the plan (hereinafter called "THE SAID PREMISES") for the lump sum price of Rs. 1,15,00,000/= (Rupees ONE CRORE FIFTEEN LAKH ONLY) The Carpet area mentioned hereinabove means and includes area representing the dimensions from brick to brick of each wall including the area of the balconies, toilets, internal passages, windowsills and door jams in the Flat/Shop/Office. The said price fixed on lump sum basis has nonbearing whatsoever on the actual area of the said Flat/Shop/Office. The amount of the Service Tax for the above said Flat shall come to RS. 5,00,250/= (Rupees. FIVE LAKH TWO HUNDRED FIFTY ONLY) and the amount of the VAT for the above said Flat shall come to Rs.1,15,000/= (Rs. ONE LAKH FIFTEEN THOUSAND ONLY) This amount may change or increase/decrease in future as may be implemented, amended and modified by the concerned authorities and the Builders shall accordingly intimate and collect the same from the Purchaser(s). The Purchaser(s) hereby agree(s) to pay the above said VAT on or before execution of these presents and Service Tax along with the payment of the installment amount as and when due for payment.

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The Purchaser(s) agree(s) to pay to the Builders the purchase price of Rs. 1,15,00,000/= (Rupees: ONE CRORE FIFTEEN LAKH ONLY) as per the Payment Schedule set out in the "Fourth Schedule" hereunder written. Time for the payment of the lump sum purchase price, Service Tax, VAT and such other Charges as aforesaid is the essence of the contract. On the Purchaser(s)



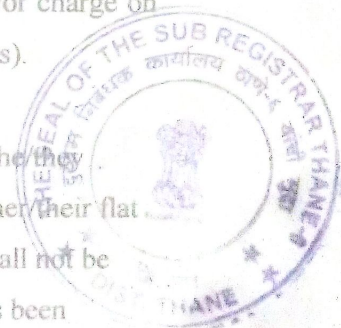
For B & M Buildcon
[Signature]
Partner

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committing default in making payment on or before its due date of any amount due and payable by the Purchaser(s) to the Builders under this agreement, the Builders shall be entitled at their own option to terminate this Agreement. However the Builders shall always give a final notice period of about 15 (Fifteen) days to the Purchaser(s) to clear the amount due and payable by him. If the Purchaser fails to fulfill his liabilities to clear the dues even after such final notice and reminder, the Builders may exercise their option to terminate this Agreement. It is provided however that the power of termination contained herein shall not be exercised by the Builders unless and until the Builders shall have given to the Purchaser/s 15 (Fifteen) days prior notice in writing of their intention to terminate this Agreement. On the Builders terminating this Agreement under this clause, they shall be at liberty to sell the said Premises to any other person as the Builders may deem fit at such price as the Builders may determine and the Purchaser(s) shall not be entitled to question such sale or to claim any amount whatsoever from the Builders. The amount received till the date of termination of the Agreement will be refunded to the Purchaser(s) after deducting 20% (Twenty Percent) of the total Agreement value of the Premises and the total interest payable due to delayed payments of the previous installments till the date of cancellation by the Builders to the Purchaser(s) only after the Builders have disposed off/sold the said premises to any other Purchaser(s).

24/6/2016	3
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- 4) The Builders shall in respect of any amount unpaid by the Purchaser(s) under this Agreement, have a first lien and/or charge on the said Premises agreed to be acquired by the Purchaser(s).
- 5) The Purchaser(s) hereby agree(s) and confirm(s) that he/she/they has/have agreed to carry out the fire fighting work in his/her/their flat at his/her/their own costs and expenses and the Builder shall not be liable to provide the fire fighting work in the flat. This has been specifically requested by the Purchaser(s) to the Builders to provide the flat in such state and condition and the lump sum price agreed for the sale of the said Premises is exclusive of the above such work and



For B & M Buildcon

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Partner

Sachin
Patel

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facilities. Once Building is ready, the Builders shall intimate the Purchasers to carry out and complete the aforesaid fire fighting work within 30 days time to enable the Builders to apply for occupation certificate, if any delay is caused by the Purchasers in completing the above work than in that case if any penalty is levied on the Builders by CIDCO LTD./N.M.M.C, the same shall be borne and paid by the Purchaser(s).

6) Any delay or indulgence by the Builders in enforcing the terms of this Agreement or forbearance on their part or giving extensions of time by the Builders to the Purchaser(s) for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the Builders of any breach of this Agreement by the Purchaser(s) nor shall the same in any manner prejudice the rights of the Builders. Without prejudice to the Builders' rights under this Agreement and/or in law, the Purchaser(s) shall be liable to pay delay payments charges at the rate of 24% (Twenty Four Percent) per annum on all amounts due and payable by the Purchaser(s) under this Agreement (if such amount remains unpaid for 10 (Ten) days after its due date/demand.)

7) The Builders hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the premises to the Purchaser(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flat/Shop/Office.

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8) The fixture, fittings and amenities to be provided by the Builders in the premises and the said building are those that are set out in the "Third Schedule" mentioned hereunder



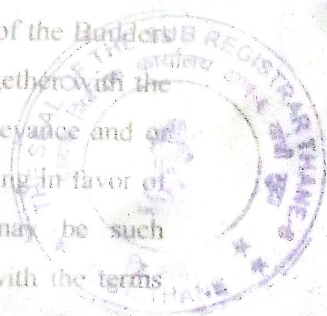
For B & M Buildcon
[Signature]
Partner

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- 9) The Purchaser(s) shall use the Flat or any part thereof or permit the same to be used for the purpose of the residence. He/she/they shall use the garage or parking space only for the purpose of for keeping or parking the Flat purchaser's own vehicle.
- 10) The Purchaser(s) along with other Purchaser(s) of Flat/Shop/Office in the building shall join in forming and registering the Society or a Limited Company to be known by such name as the Builders may decide for this purpose from time to time, to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the society or limited company and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Builders within 30 (Thirty) days of the same being forwarded by the Builders to the Purchaser(s), so as to enable the Builders to register the organization of the Flat/Shop/Office Purchaser(s) under section 10 of the said Act within the time limit prescribed by rule 6 of the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser(s) if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Article of Association as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other competent authority.

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- 11) Unless it is otherwise agreed to by and between the parties here to that the Builders shall within 4 (Four) months of registration of the society or limited company, as aforesaid cause to be transferred to the Society or limited company all the right, title, and the interest of the Builders and/or the Less or in all the parts of the said land together with the building by obtaining or executing the necessary conveyance and on assignment of lease of the said land and the said building in favor of such society or limited company, as the case may be such conveyance/assignment of lease shall be in keeping with the terms and provision of this agreement.



For B & M Buildcon

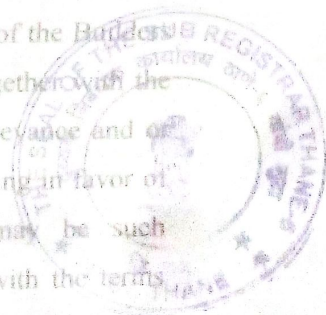
[Signature]
Partner

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- 9) The Purchaser(s) shall use the Flat or any part thereof or permit the same to be used for the purpose of the residence. He/she/they shall use the garage or parking space only for the purpose of for keeping or parking the Flat purchaser's own vehicle.
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- 11) Unless it is otherwise agreed to by and between the parties here to that the Builders shall within 4 (Four) months of registration of the society or limited company, as aforesaid cause to be transferred to the Society or limited company all the right, title, and the interest of the Builders and/or the Less or in all the parts of the said land together with the building by obtaining or executing the necessary conveyance and or assignment of lease of the said land and the said building in favor of such society or limited company, as the case may be such conveyance/assignment of lease shall be in keeping with the terms and provision of this agreement.



For B & M Buildcon

(Signature)
Partner

(Signature)
(Signature)

336/2950

पावती

Original/Duplicate

Wednesday, April 06, 2016

नोंदणी क्र.: 39म

9:08 PM

Regn.: 39M

पावती क्र.: 3227 दिनांक: 06/04/2016

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन6-2950-2016

दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: सचिन बी. खेतिया --

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 560.00

पृष्ठांची संख्या: 28

एकूण: रु. 660.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
9:27 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Thane 6

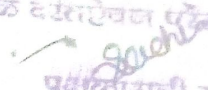
बाजार मूल्य: रु. 1/-

मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 200/-

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 560/-

मुळ दस्तऐवज परत दिला

लिपीक
सह दुय्यम अधिकारी, ठाणे क्र. 6
मुळ दस्तऐवज परत मिळाला

पदाधिकारी सही

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

Correction Deed





06/04/2016

सूची क्र.2

दुय्यम निबंधक : सह द.नि.ठाणे 5

दस्त क्रमांक : 2950/2016

नोंदणी :

Regn 63m

गावाचे नाव : 1) घणसोली

(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2) मोवदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: दस्तात नमूद केल्याप्रमाणे((Plot Number : 5 :))
(5) क्षेत्रफळ	1) 59.99 NA
(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. वी अॅन्ड एम बिल्डकॉन तर्फे भागीदार खिमजी पी. दुबरीया - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफीस नं-बी-47 एफ/एफ शक्ती धारा सोसायटी दिनेश चेंबर इंडीया कॉलेजी रोड वापू नगर अहमदाबाद गुजरात, ब्लॉक नं: -, रोड नं: -, गुजरात, AHMEDABAD. पिन कोड:-382350 पॅन नं:-AALFB6551C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन वी. खेतिया - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.डी-२०४, अरीहंत रिड्डी सिड्डी सी.एच.एस., प्लॉट क्र.२४ व २५, से.७, घणसोली, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400701 पॅन नं:-AHWPK0286D 2): नाव:-हितेश वी. खेतिया - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.डी-२०४, अरीहंत रिड्डी सिड्डी सी.एच.एस., प्लॉट क्र.२४ व २५, से.७, घणसोली, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400701 पॅन नं:-AFVPK4797E
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2016
(10) दस्त नोंदणी केल्याचा दिनांक	06/04/2016
(11) अनुक्रमांक, खंड व पृष्ठ	2950/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

सह दुय्यम निबंधक ठाणे-६
(वर्ग -२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

Correction Deed





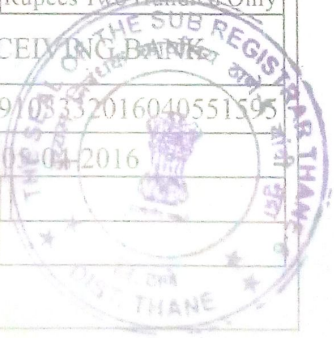
CHALLAN

MTR Form Number - 6

GRN NUMBER	MH000098047201617R	BARCODE	Form ID :	Date: 05-04-2016
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR118-THN6_THANE NO 6 JOINT SUB REGISTRA	Location	PAN No. (If Applicable)	DLN--
Year	Period: From : 05/04/2016 To : 31/03/2099		Full Name	sachin b khetiya and other
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	flat no a 3 703 7th floor atlantis plot no 5 sec 11	
0030046401-75	200.00	Road/Street, Area /Locality	ghansoli navi mumbai	
0030063301-70	0.00	Town/ City/ District	Maharashtra	
	0.00	PIN	4 0 0 7 0 6	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	200.00	Amount in words	Rupees Two Hundred Only	
Payment Details: IDBI NetBanking Payment ID : 86919524		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332016040551595		
Cheque- DD No.		Date	05-04-2016	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		

Subaiya

Sachin
Subaiya



Subaiya

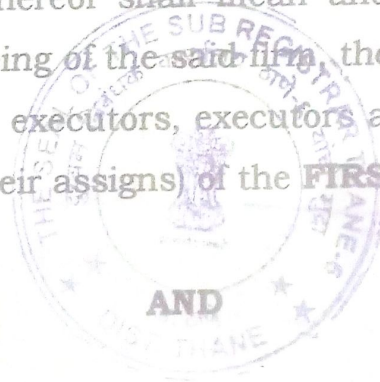
Sachin

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION made at CBD Belapur on this 6 day of the month of **April** in the Christian year **TWO THOUSAND SIXTEEN**.

BETWEEN

M/S B & M BUILDCON A partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at B 47,F\F, Shakti Dhara society, behind Dinesh Chember, Indian colony road, Bapu nagar, Ahmedabad, Gujrat 382350. "**THE BUILDERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors, executors and assigns of the last surviving partner or their assigns) of the **FIRST PART**



ट. न. न. ६	
2016	2096
3/25	

MR. SACHIN B. KHETIYA & MR. HITESH B. KHETIYA having address at **Flat no # D/204, Arihant Riddhi Siddhi CHS, plot no # 24/25, Sector-7, Ghansoli, Navi Mumbai, Maharashtra - 400701** hereinafter referred and called to as the "**THE PURCHASER'S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, administrators, nominees and/or assigns) of the **SECOND PART**.

For B & M Buildcon
[Signature]
Partner

[Signature]

[Signature]

WHEREAS :

The Builders and the Purchaser have entered into registered Agreement to Sale dated 21/03/2016 in respect of Flat bearing Flat No. A-3-703, on the **Seventh Floor**, admeasuring about **59.997 Sq. Mtrs. Carpet Area and Open terrace having Carpet Area of 16.440 Sq Mtrs.** in the Building known **Atlantis**, constructed on **Plot No. 5, Sector No. 11** being situated and lying at **Ghansoli, Navi Mumbai, Dist. Thane**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Ghansoli, District Thane.

AND WHEREAS the said Agreement to Sale was registered in the Office of Sub Registrar thane, at **Serial No.THANE6-2254-2016** on dated **21/03/2016**.

AND WHEREAS both the parties have realized after registration that there are certain mistakes in the said Agreement which need corrections and rectifications.

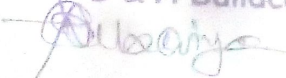
AND WHEREAS the parties have now agreed to rectify in the manner hereinafter appearing.

ट. न. न. ६	
209A	2096
1/25	

NOW THIS DEED OF RECTIFICATION WITNESSETH and the parties hereby agree as follows :

- 1] In the document of Agreement to Sale registered on dated **21/03/2016**, in the Agreement for sale of the builder is mentioned and recorded on page no **1** of execution the month is not written which should be read as **21st March 2016**.

For B & M Buildcon


Partner

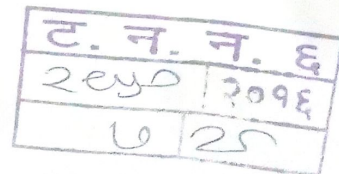
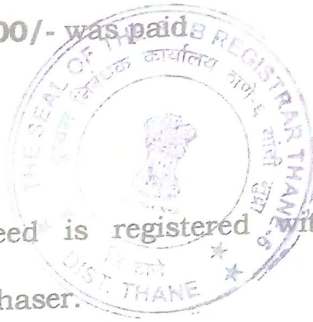




2] As rectified and modified as aforesaid the Principal Deed shall remain in full force and effect and this rectification deed will be part of Principal Deed.

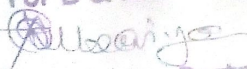
3] The said Agreement to Sale was registered on **21/03/2016** by Registration Document No. **thane 6-2254-2016**, at the same time on Market Value of **Rs.41,51,000/-** and Consideration amount of **Rs.1,15,00,000/-** Stamp Duty of **Rs.6,90,000/-** and Registration Fee of **Rs.30,000/-** was paid

4] This Rectification Deed is registered without any extra consideration from the Purchaser.



THE SCHEDULE ABOVE REFERRED TO :

Flat No. A-3-703, on the **Seventh Floor**, admeasuring about **59.997 Sq. Mtrs. Carpet Area and Open terrace having Carpet Area of 16.440 Sq Mtrs.** in the Building known **Atlantis**, constructed on **Plot No. 5, Sector No. 11** being situated and lying at **Ghansoli, Navi Mumbai, Dist. Thane**, within the limits of **CIDCO Ltd.**, in the Jurisdiction of Registration Sub District of **Ghansoli, District Thane**.

For B & M Buildcon

Partner




IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

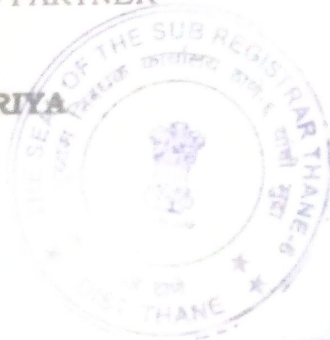
SIGNED SEALED AND DELIVERED by the
withinnamed "**BUILDERS**"

M/S B & M BUILDCON
REPRESENTED BY ITS PARTNER

MR. KHIMJI P. DUBARIYA



For B & M Buildcon
[Signature]
Partner



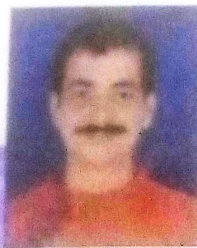
SIGNED SEALED AND DELIVERED by the
withinnamed "**PURCHASER'S**"

MR. SACHIN B. KHETIYA

ट. न. न. ६
२०१०/३११६
९२५

[Signature]

MR. HITESH B. KHETIYA



In the presence of

1) *[Signature]* Alesky Patil

2) *[Signature]* Krupa Khetiya

For B & M Buildcon

Partner



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला पाळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नमुंमपा/नरवि/वा.प./प्र.क्र.ए- १६४५९/ ९९४५/२०१९
दिनांक :- ०२/०३/२०१९

प्रति,
म. बी. अॅण्ड एम. बिल्डकॉन
भूखंड क्र. ०५, सेक्टर क्र. ११,
घणसोली, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र..१२०८/२०१२

प्रकरण क्र. ए - १६४५९

विषय :- भूखंड क्र. ०५, सेक्टर क्र. ११, घणसोली, नवी मुंबई या जागेवरील निवासी व वाणिज्य वापरासाठीचे इमारतीस सुधारीत बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. १६-०८-२०१३, २९-०८-२०१३, ३१-०९-२०१५ रोजीचा अर्ज.

महोदय,

भूखंड क्र. ०५, सेक्टर क्र. ११, घणसोली नवी मुंबई या जागेवरील निवासी व वाणिज्य वापरासाठीचे इमारतीस सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेवरील निवासी व वाणिज्य उपयोगासाठीचे इमारतीस सुधारीत बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. नियोजित बांधकामासाठी आवश्यक असलेले बांधकाम प्रारंभ प्रमाणपत्र सोबत जोडले असून त्यातील अटी व शर्तीचे पालन करणे आवश्यक आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील. सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक/भूखंडधारक/गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित्त बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करतांना आढळल्यास संबंधितांस कार्यवाही करण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारीत बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायदाबाहिर असतील असे नकाराचे पत्र पात्र राहिल, याची कुपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासार्थ (Lubrication) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एक बाजू सामाजिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शेड्स टॉयलेट करण्यास परवानगी देणेत येते आहे. बांधकाम पूर्ण झाले नंतर केल्यास जोता लेकलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज प्रमाणपूर्वी बांधकाम सखरचाने काढून टाकणेत यावी.

क.मा.प



“जन्म असो वा मरण आवश्यक नोंदणीकरण”
CITY THANE



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : न.मु.म.पा. मुख्यालय, भूखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, से. - १५ए,
सी.बी.डी. बेलपूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/७१
फॅक्स : ०२२-२७५७७०७०

Office : N.M.M.C. Head Quarter, Plot No.1,
Near Kille Goanthat, Palmbeach Junction,
Sec-15A, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel. : 022 - 2756 7070 /71
Fax. : 022 - 27577070

जा.क्र. नमुंनपा/नरवि/भोप्र/ प्र. क्र. 20171BONMMC5328/3032/2016
दिनांक :- 9/10/2016

भोगवटा प्रमाणपत्र

- वाचने - १) नवी मुंबई महानगरपालिकेकडील सुधारित बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंनपा/नरवि/बांप/
प्र.क्र. ए- १६४५९/११४५/२०१५, दि. ०२-०३-२०१५
२) नवी मुंबई महानगरपालिकेचे दि. ३१-०७-२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रक.
३) वास्तुविशारद मे. डायमेशनस यांनी दि. २८-१०-२०१६ रोजी सादर केलेला बांधकाम पूर्णत्वाचा
वाचला.

नवी मुंबई येथे भूखंड क्र. ०५, सेक्टर क्र. ११, घणसोली, नवी मुंबई या जागेचे मालक
मे. वी. अॅण्ड एम थिल्डकॉन यांनी जानेवारील बांधकाम दि. २४-१०-२०१६ रोजी पूर्ण केलेले आहे. त्याबाबतचा
वाचला संबंधित वास्तुविशारद, मे. डायमेशनस यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील
बांधकाम-प्रारंभ प्रमाणपत्र दि. ०२-०३-२०१५ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१-०७-
२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली
आहे याची सादर जागेत.

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०२६९०
२४



१) भूखंडाचे क्षेत्रफळ	:-	१०७२१.२१७ चौ.मी.
२) अनुज्ञेय चटई क्षेत्र निर्देशांक	:-	१.५०
३) निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण सदनिका - २७६)	:-	१५५००.३८२ चौ.मी.
वाणिज्य वापराखालील बांधकाम क्षेत्र (वाणिज्य वापराखालील एकूण दुकाने - १६)	:-	५८१.२७२ चौ.मी.
एकूण बांधकाम क्षेत्र (३+४)	:-	१६०८१.६५४ चौ.मी.
वाल्कनी खालील बांधकाम क्षेत्र	:-	३५६५.१६० चौ.मी.

वानुसार वापर करणेस परवानगी देण्यात येत आहे.

(अशोक ए. मोदी)

सहाय्यक संचालक, नगर रचना
नवी मुंबई महानगरपालिका



"जन्म असो वा मरण आवश्यक नोंदणीकरण"