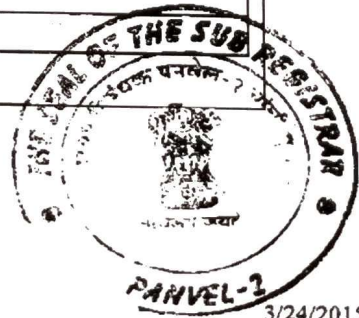


Take Over

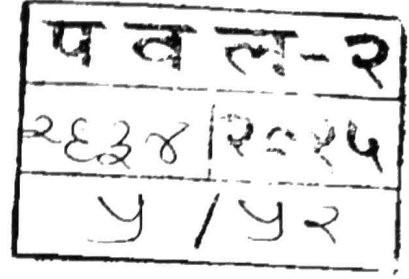
Hot Payment Successful. Your Payment Confirmation Number is 49946854



| CHALLAN | | | |
|---|--|------------------------------------|--|
| MTR Form Number - 6 | | | |
| GRN NUMBER | MH006658722201415R | BARCODE | Form ID : Date: 24-03-2015 |
| Department | IGR | Payee Details | |
| Receipt Type | RE | Dept. ID (If Any) | |
| Office Name | IGR147- PNL2_PANVEL 2 JOINT SUB REGISTRAR | Location | PAN No. (If Applicable) PAN-ADHPY8627M |
| Year | Period: From : 24/03/2015 To : 31/03/2099 | Full Name SAGAR DEEPAK YASHWANTRAO | |
| Object | Amount in Rs. | Flat/Block No, Premises/ Bldg | FLAT NO 403 SWAMI NARAYAN |
| 0030046401-75 | 110000.00 | Road/Street, Area /Locality | COMPLEX PLOT NO 40 SECTOR 5 |
| 0030063301-70 | 22000.00 | Town/ City/ District | KARANJADE PANVEL RAIGAD Maharashtra |
| | 0.00 | PIN | 4 1 0 3 2 0 8 1 - 2 |
| | 0.00 | Remarks (If Any) : 2838 2084 | |
| | 0.00 | 9142 | |
| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| Total | 132000.00 | Amount in words | Rupees One Lakh Thirty Two Thousand Only |
| Payment Details: IDBI NetBanking Payment ID : 59978491 | | FOR USE IN RECEIVING BANK | |
| Cheque- DD Details: | | Bank CIN No : 69103332015032452795 | |
| Cheque- DD No. | | Date | 24-03-2015 |
| Name of Bank | IDBI BANK | Bank-Branch | |
| Name of Branch | | Scroll No. | |



S. Mantrao
सहायक न्यायाधीश, रायगड.



AGREEMENT FOR SALE

FLAT NO. 403, 4th FLOOR,
BLDG. KNOWN AS "SWAMI NARAYAN COMPLEX"
PLOT NO. 40, SECTOR-5,
KARANJADE, NAVI MUMBAI.

=====

BUILDING CONSISTS : GROUND + 6 FLOORS (WITH LIFT)

=====

CARPET AREA IN SQ.MTRS. : 24.410 Sq.mtrs.,
CB IN SQ.MTRS : 3.650 Sq. mtrs
FB IN SQ.MTRS : 2.692 Sq. mtrs
TERRACE AREA : 3.780 Sq. mtrs.

=====

SALE PRICE : RS.22,00,000/-

=====

THIS AGREEMENT is made and entered into at Navi Mumbai, on this
25 day of March 2015

Swamintha

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BETWEEN

M/S. SAI ENTERPRISES, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, through its Partners **1)MR. BIPIN BHANJI RAVRIYA 2) MR. AJAY DESRAJ SONNI AND 3) MR. NARAYAN RAGHAVJI RAVRIYA** having office address at 1101, Gurusamridhi Heights, Plot No.02, Sector No.14, Sanpada, Navi Mumbai, hereinafter referred to as 'THE DEVELOPERS' (which expression shall where the context so admits, be deemed to include the partner/partners for the time being of the said firm, the survivor/survivors of them, the heirs, executors, administrators of the last surviving partner and/or his/her/their assigns), of the One Part,

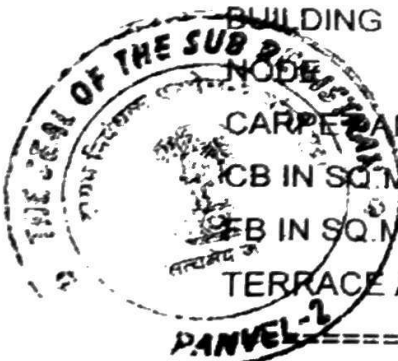
AND

1)MR. SAGAR DEEPAK YASHWANTRAO (PAN NO.ADHPY8627M) AND 2) MRS. MANGALA DEEPAK YASHWANTRAO (PAN NO. AFWPY4162N) aged about 31 years and 50 years, both adults of Indian Inhabitants, residing at Room No.24,M/S.Mayur Co-operative Housing Society Ltd.,Plot No A-3,Sector No.06,New Panvel-410206, hereinafter called 'THE PURCHASERS' (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs,executors,administrators and assigns) of the Other Part.

DESCRIPTION OF PROPERTY

| <u>FLAT NO.</u> | <u>FLOOR</u> | <u>PLOT NO</u> | <u>SECTOR</u> |
|-----------------|-----------------|----------------|---------------|
| 403 | 4 th | 40 | 5 |

BUILDING : " SWAMI NARAYAN COMPLEX"
NODE : KARANJADE, NAVI MUMBAI.
CARPET AREA IN SQ.MTRS. : 24.410 Sq.mtrs.,
CB IN SQ.MTRS : 3.650 Sq mtrs
EB IN SQ.MTRS : 2.692 Sq. mtrs
TERRACE AREA : 3.780 Sq. mtrs.



BUILDING CONSISTS :GROUND + 6 FLOORS (WITH LIFT)

SALE PRICE: RS.22,00,000/- (Rupees Twenty Two Lakhs Only)

hereinafter referred to as 'THE SAID FLAT'

(Signature)

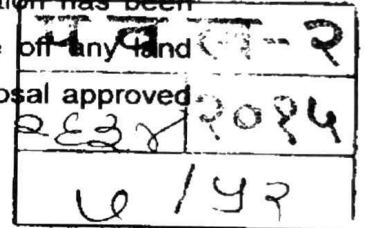
Sachintrao
24/05/2019

WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. 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, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - XXXVIII of 1966) hereinafter referred to as the said Act.

AND WHEREAS:

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

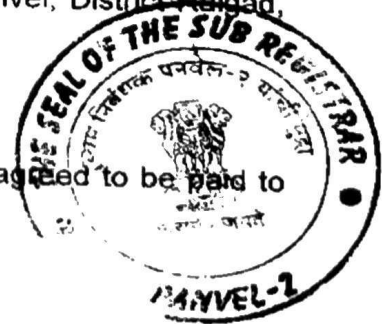


AND WHEREAS

By an Agreement to Lease dated: 29th September 2011, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and SHRI. PRABHAKAR SHANKAR KHUTLE, therein referred to as the LESSEES and herein referred to as the ORIGINAL ALLOTTEES, and CIDCO leased Plot of land in lieu of compensation being Plot No.40, Sector No.5, admeasuring 900 Sq. Mtrs. area, Under the 12.5% Expansion Scheme at village Karanjade, Taluka Panvel, District Raigad, (hereinafter referred to as 'THE SAID PLOT')

AND WHEREAS:

THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.



AND WHEREAS

The Physical possession of the same has handed over to the Original Allottees for Development and construction thereof Building for Residential

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cum commercial purpose The corporation granted permission or licence to the Original Allottees to enter upon the said Plot of land for the purpose of erecting a building/s.

AND WHEREAS:

The said Original Allottees have assigned all their rights in & upon the plot in favour of M/S SUNRISE ENTERPRISES, Through its Partners 1)SHRI.ABDUL REHMAN ABDUL QADIR DADAN 2) SHRI. ABDUL GANI ABDUL REHMAN DADAN 3)SMT.WAHIDA ABDUL REHMAN DADAN 4) SHRI BHANJI RAGHAVJI RAVRIYA HUF through its Karta SHRI BHANJI RAGHAVJI RAVRIYA, 5) SHRI NARAYAN RAGHAVJI RAVRIYA HUF through its Karta SHRI NARAYAN RAGHAVJI RAVRIYA and 6) MR. AJAY DESRAJ SONNI for proper consideration.

AND WHEREAS

By Tripartite Agreement dated: 16th day of November, 2011, between the CIDCO THE FIRST PART, SHRI. PRABHAKAR SHANKAR KHUTLE, the Original Allottees of the SECOND PART & M/S SUNRISE ENTERPRISES, Through its Partners 1)MR.ABDUL REHMAN ABDUL QADIR DADAN 2) MR. ABDUL GANI ABDUL REHMAN DADAN 3)SMT.WAHIDA ABDUL REHMAN DADAN 4) MR. BHANJI RAGHAVJI RAVRIYA HUF through its Karta MR. BHANJI RAGHAVJI RAVRIYA, 5) MR. NARAYAN RAGHAVJI RAVRIYA HUF through its Karta MR. NARAYAN RAGHAVJI RAVRIYA and 6) MR. AJAY DESRAJ SONNI,

(Developers) of THE THIRD PART. The said original Allottees have sold and assigned all their rights and interests in and upon the said Plot to the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.

AND WHEREAS

The said Tripartite Agreement dated 16th day of November, 2011, has been Registered at the Office of Sub Registrar Assurance Panvel 3, vide Receipt No.11322, Document No. Pawal3-11135-2011, Dated 16.11.2011.

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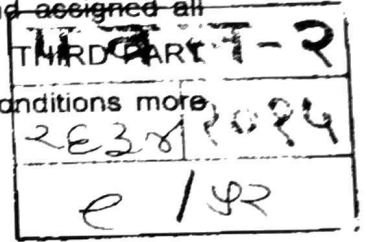
Prabhakar
सौ. मंगला दि. 22.11.11

AND WHEREAS:

The said **M/S SUNRISE ENTERPRISES** have assigned all their rights in & upon the plot in favour of **M/S SAI ENTERPRISES, Through its Partner 1) SHRI BIPIN BHANJI RAVRIYA, 2) MR. AJAY DESRAJ SONNI, 3) MR. NARAYAN RAGHAVJI RAVRIYA,** for proper consideration.

AND WHEREAS

By Tripartite Agreement dated: 30th day of January, 2012, between the CIDCO THE FIRST PART, **M/S SUNRISE ENTERPRISES,** the New Licensee of the SECOND PART **M/S SAI ENTERPRISES, Through its Partner 1) SHRI BIPIN BHANJI RAVRIYA, 2) MR. AJAY DESRAJ SONNI, 3) MR. NARAYAN RAGHAVJI RAVRIYA,** the (Developers) of THE THIRD PART. The said New Licensee have sold and assigned all their rights and interests in and upon the said Plot to the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.



AND WHEREAS

The said Tripartite Agreement dated 30th day of January, 2012, has been Registered at the Office of Sub Registrar Assurance Panvel-3, vide Receipt No.1109, Document No. Pawal3-01095-2012, Dated 30.1.2012.

AND WHEREAS

The CIDCO has transferred the said Plot in favour of **M/S SAI ENTERPRISES,** vide its CIDCO Letter No. **सिडको पत्रावळ/कॉन्स्ट्र/कंत्राडे/३५७, Dt. 1.2.2012.**



AND WHEREAS:

The Developers have entrusted the architect works to "PATEL & ASSOCIATES" (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said Plot.

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AND WHEREAS.

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission Cum-Commencement Certificate under Reference No CIDCO/ATPO(BP)/2012/0054, Dated 12.4.2012 granted its permission to develop the said plot and to construct a building on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building

AND WHEREAS:

As per the Plans approved by the Corporation the Developers are constructing thereon Building as per the Plans and Specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/Planning Authorities:

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AND WHEREAS:

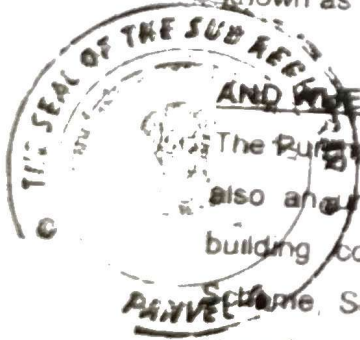
THE DEVELOPERS expressed their intention to dispose off Flats/Shops in the proposed new building as on ownership basis to the prospective Purchasers.

AND WHEREAS:

The Building is being constructed of Flats/Shops on the Plot shall be known as "SWAMI NARAYAN COMPLEX"

AND WHEREAS

The Purchasers has requested the Developers to allot the SAID FLAT and also an undivided interest in common areas and facilities in the said building constructed on the Plot No.40, 12.5% Gaothan Expansion Scheme, Sector No 5, Karanjade, Navi Mumbai, on ownership basis as agreed to by and between them which is hereinafter referred to as the said Flat, as per the Floor plan, annexed hereto and marked as ANNEXURE "A".



②

Signature

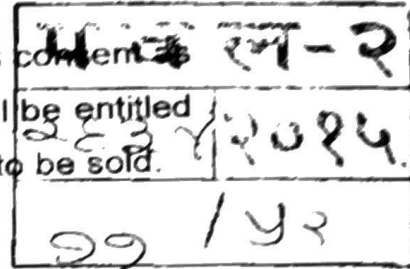
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AND WHEREAS:

THE PURCHASERS agrees to pay price/consideration in respect of the said Flat 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 new building.

AND WHEREAS:

By executing this Agreement the Purchasers has accorded his consent required under the said Act, 1963 whereby the Developers will be entitled to mortgage or create on any Flat, which is not hereby agreed to

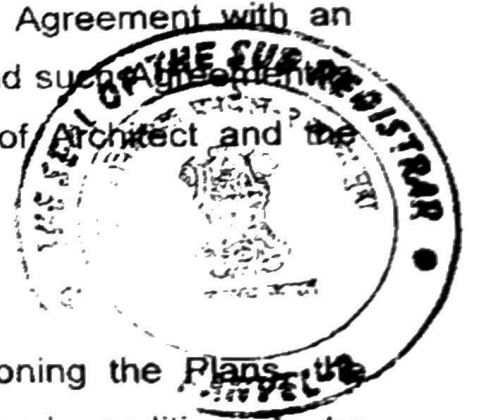


AND WHEREAS:

By executing this Agreement the Purchasers has accorded his consent as required under Section 7 of the said Act, whereby the Developers will be entitled to make such alterations in the structure in respect of the said flat agreed to be Purchased acquired by the Purchasers and/or in the building as may be necessary and expedient in the opinion of their Architect/ Engineer.

AND WHEREAS:

THE DEVELOPERS have entered into a standard Agreement with an Architect, registered with the Council of Architects and such other professionals as per the Agreement prescribed by the Council of Architect and the Structural Engineer till the completion of the building.



AND WHEREAS:

While granting the building permission and sanctioning the Plans, the CIDCO authorities have laid down certain terms and conditions to be performed by the Developers and the Developers accordingly incorporated the same terms and conditions in their Agreement with the Developers and upon due observance and performance of which only completion and/or the occupation certificate in respect of the new building

(A.A.)

Signature
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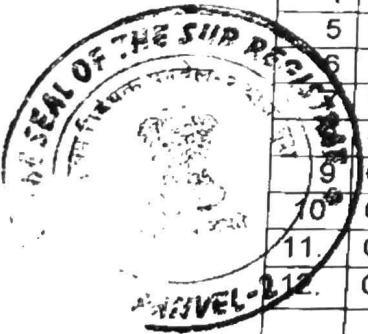
lofts, common premises, terrace, passages, lifts and recessed spaces below window cills, balconies, staircase, common passage and any other area used as amenity etc. in building known as "SWAMI NARAYAN COMPLEX" being constructed on the said property, for a total consideration of Rs.22,00,000/- (Rupees Twenty Two Lakhs Only).

4. The Purchasers hereby agree to confirm about the area of the said Flat as mentioned hereinabove and hereafter shall not raise any objection with regard to the same. However, the Car Parking/Still/Open Space whatever, shall be kept open to sky by the Purchasers, failing which, the Purchasers shall be liable for the consequences arising there from, and the Purchasers hereby indemnify and keep the Developers indemnified of and against said liability and consequences thereof.

5. Prior to execution of this presents the Purchasers has paid a sum of Rs.1,00,000/- (Rupees One Lakhs Only) as Earnest Money Deposit / Booking amount adjustable towards the sale price of the Flat agreed to be sold by the Developers to the Purchasers. The Purchasers shall pay to the Developers the balance sum of Rs.21,00,000/- (Rupees Twenty One Lakhs Only) shall be paid as per ANNEXURE 'B'

ANNEXURE 'B'
SCHEDULE OF PAYMENT

| | Particular | % |
|----|---|-------------|
| 1 | On Booking | 10% |
| 2 | On Plinth | 10% |
| 3 | On commencement of 1 st slab | 10% |
| 4 | On commencement of 2 nd slab | 10% |
| 5 | On commencement of 3 rd slab | 10% |
| 6 | On commencement of 4 th slab | 10% |
| 7 | On commencement of 5 th slab | 10% |
| 8 | On commencement of 6 th slab | 10% |
| 9 | On commencement of 7 th slab | 10% |
| 10 | On completion of Brickwork & plastering | 4% |
| 11 | On Completion Plumbing, Electric & Painting | 4% |
| | On Possession | 2% |
| | Total | 100% |



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Signature
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TIME BEING ESSENCE OF CONTRACT. The Agreement will stand automatically cancelled if the Purchasers fails to make the payment within time.

6. IN CASE THE PURCHASERS FAILS TO MAKE THE BALANCE PAYMENT, THEN AN INTEREST OF 24% PER ANNUM SHALL BE CHARGED FOR THE REMAINING PAYMENT, AND IN CONTINUATION OF THE DEFAULT, THE AGREEMENT CAN BE CANCELLED AT THE DISCRETION OF THE DEVELOPERS AND 5% SHALL BE DEDUCTED ON ACCOUNT OF ADMINISTRATIVE CHARGES, AND BALANCE SHALL BE PAID WITHIN 7 DAYS ON CANCELLATION OF THE AGREEMENT.

IT IS CLEARLY MENTIONED HEREIN THAT NON-AVAILABILITY OF LOAN FROM THE FINANCIAL INSTITUTION SHALL NOT BE A CONDITION FOR MAKING DEFAULT OF THE INSTALLMENT OR PAYMENT TOWARDS THE SALE PRICE.

7. The above purchase does not include the following charges:
- Stamp Duty, Registration and other charges payable to the concerned authorities.

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| १५/५२ | |

- Water connection charges and electricity connection charges.
- Electric cable laying charges.
- Development charges for Land and Building and infrastructure charges.
- Legal charges for documentation.
- Transfer fees.
- Water Resources Development charges.
- Any other taxes, cesses that shall be levied or become leviable
- By CIDCO or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
- Proportionate share of Property taxes.



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Developers have sold and received payment for all the Flats/shops and sold handed over possession of the Flats/shops to the respective Purchasers whichever is later PROVIDED THAT the Developers have been paid and have received full consideration amount payable by all the Flats/Shops Holders.

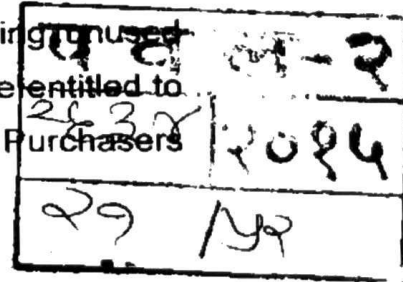
23. All notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Registered Post or Under Certificate of posting at his address specified below:

Name: 1) MR. SAGAR DEEPAK YASHWANTRAO

2) MRS. MANGALA DEEPAK YASHWANTRAO

Add: Room No.24, M/S. Mayur Co-operative Housing Society Ltd., Plot No. A-3, Sector No. 06, New Panvel-410206.

24. The Developers shall have the right to make additions, alterations, raise stories or put additional structures at any time as may be permitted by the Corporation and other Competent Authorities, such additional alterations, structures and stories and remaining unused F.S.I. will be the sole property of the Developers who will be entitled to use and dispose it off in any way they choose and the Purchasers hereby consents to the same.

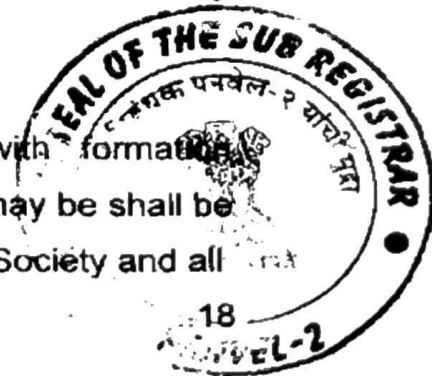


25. Provided that the Developers do not, in any way affect or prejudice the right hereby granted in favour of the Purchasers in respect of the said Flat agreed to be Purchased by the Purchasers the Developers shall be at liberty to sell, mortgage or otherwise deal with or dispose of their right, title and interest in the said land, hereditaments and the building construction/s and hereafter to be constructed thereon.

26. All costs, charges and expenses in connection with formation and registration of the said Association/society as the case may be shall be borne and paid by the members of the said Association/Society and all

(Signature)

Sagarwantrao
श्रीमंगला दि. य. राव



42. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Flats Rules 1964 and New Bombay Disposal of Lands Regulations 1975 as amended upto date or any other provisions of law applicable thereto.

43. The Purchasers declare that they have every intention to sell transfer the said FLAT within a period of One year from the date of execution of this Agreement for sale as the ' investor Purchasers' and to avail the benefit of the provision of remission of Stamp Duty in terms of the Article 5 of schedule 1, of Bombay stamp Act 1958. The requisite stamp duty on this Agreement for Sale is being paid by the Purchasers with a right of claim remission exemption of Stamp Duty at the time of sale transfer of the said Flat within a period of One Year or within such period as may be prescribed from time to time in this regard.

44. All expenses incurred for the preparation of this agreement, the stamp duty and registration charges payable thereon shall be paid exclusively by the Purchasers. It is for the Purchasers to lodge this agreement for registration before the Sub Registrar Panvel within a period of one month from the date thereof by giving prior intimation thereof to the Developers so that the Developers can remain present and sign the same before the Sub Registrar.

SCHEDULE OF PLOT NO.40

All those piece or parcel of land Known as Plot No.40, Sector No.5, Karanjade, Taluka Panvel, District Raigad, containing by admeasuring about 900 Sq. Mtrs., which is bounded as follows:

- On Or Towards The East :- Plot Nos. 41
- On Or Towards The West :- Plot No. 39
- On Or Towards The North :- Full Development
- On Or Towards The South :- 20.0 Mtr. Wide Road

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Sub Registrar
सुमंगला दि.म.राव

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

SIGNED AND DELIVERED by the)

Within named DEVELOPERS)

M/S. SAI ENTERPRISES)

through its Partner)

MR. NARAYAN RAGHAVJI RAVRIYA)

In the presence of)

1) Pradeep Choudhary)

2) Madan Thakur)

| | |
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SIGNED AND DELIVERED by the)

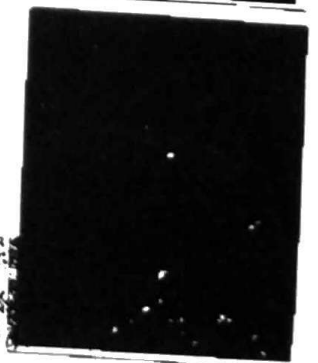
Within named 'PURCHASERS')

1) MR. SAGAR DEEPAK YASHWANTRAO)

Sagarwantrao

2) MRS. MANGALA DEEPAK YASHWANTRAO)

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in the presence of :)

1) [Signature])

2) [Signature])

RECEIPT

Received of and From the within named Purchasers 1)MR. SAGAR DEEPAK YASHWANTRAO AND 2) MRS. MANGALA DEEPAK YASHWANTRAO a sum of Rs.1,00,000/- (Rupees One Lakhs Only) being the EMD Booking amount of Sale Price of Flat being

=====

| <u>FLAT NO.</u> | <u>FLOOR</u> | <u>PLOT NO</u> | <u>SECTOR</u> |
|-----------------|-----------------|----------------|---------------|
| 403 | 4 th | 40 | 5 |

=====

BUILDING : " SWAMI NARAYAN COMPLEX"

NODE : KARANJADE, NAVI MUMBAI.

CARPET AREA IN SQ.MTRS. : 24.410 Sq.mtrs.,

CB IN SQ.MTRS : 3.650 Sq. mtrs

FB IN SQ.MTRS : 2.692 Sq. mtrs

TERRACE AREA : 3.780 Sq. mtrs.

=====

BUILDING CONSISTS :GROUND + 6 FLOORS (WITH LIFT)

=====

DETAILS OF PAYMENT

| CHEQUE/D.D.NO | DATE | AMOUNT | BANK |
|---------------|-----------|---------------|---------------------|
| 031842 | 27.2.2015 | Rs.1,00,000/- | Bank of Maharashtra |
| TOTAL | | Rs.1,00,000/- | |

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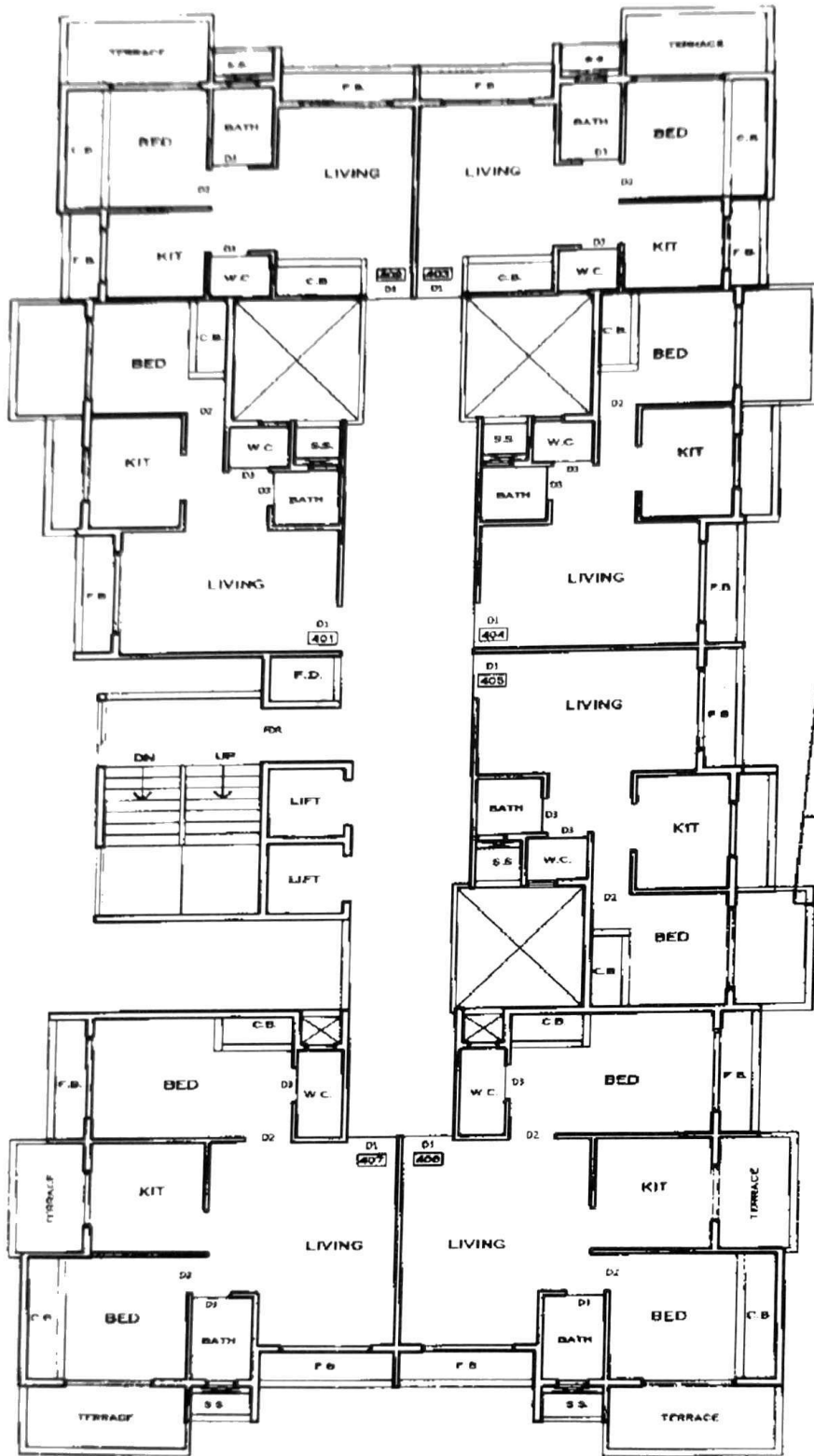
Rs.1,00,000/-



M/S. SAI ENTERPRISES

Through its Partner

MR. NARAYAN RAGHAVJI RAVRIYA



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 ३३/५२



" SWAMINARAYAN COMPLEX "
 PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
 AT PLOT NO. 40, SECTOR.5, KARANJADE, NAVI MUMBAI.

DEVELOPERS
 M/S.SAI ENTERPRISES

FLAT NO.

FLOOR

FOURTH

CARPET AREA

TERRACE AREA

SIGNATURE OF DEVELOPERS

(Signature)

SIGNATURE OF PURCHASER

(Signature)
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CIDCO/ATPO(BP)/2012

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| २८३४ | २०१५ |
| ३५ / ५२ | |

12 APR 2012

To,
M/s. Sai Enterprises,
Partners Mr. Bipin Bhanji Ravriya & Two Others,
1101, Gurusamridhi Heights, Sector-14,
Plot No.2, Sanpada, Navi Mumbai.

ASSESSMENT ORDER NO.1114/2011-12 REGISTER NO.03 PAGE NO.1114

| | | | | | | | | | | | | | | | | | |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unique Code No. | 2 | 0 | 1 | 2 | 0 | 3 | 0 | 2 | 1 | 0 | 2 | 1 | 4 | 5 | 8 | 0 | 1 |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No 40, Sector-05, Karanjade (12.5% Scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 21/02/2012

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT-1996)

1. Name of Assessee :- M/s. Sai Enterprises,
Partners Mr. Bipin Bhanji Ravriya & Two Others,
2. Location :- Plot No.40, Sector-05, Karanjade (12.5% Scheme),
Navi Mumbai.
3. Land use :- Residential
4. Plot area :- 900.00 Sq. mtrs
5. Permissible FSI :-1.5
6. **GROSS BUA FOR ASSESSEMENT** :- 2767.287 Sq.mtrs.
- A) **ESTIMATED COST OF CONSTN.** :- 2767.287 Sq.mtrs. X 12000.00= Rs.33207444/-
- B) **AMOUNT OF CESS** :- Rs.33207444/- X 1%= Rs.332074.44
- 7) Construction & Other Workers Welfare Cess charges paid Rs.3,32,400/- vide Receipt No.7878, dtd 28/02/2012

Yours faithfully,

(R. B. Patil)

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

C.C.TO: Patel & Associates
15, Shiv Chamber, Plot No 21 Sector-11,
CBD Belapur, Navi Mumbai



CIDCO/ATPO(BP)/2012/

To,

M/s. Sai Enterprises,
Partners Mr. Bipin Bhanji Ravriya & Two Others,
1101, Gurusamridhi Heights, Sector-14,
Plot No.2, Sanpada, Navi Mumbai

0054--

12 APR 2012

ASSESSMENT ORDER NO.1114/2011-12 REGISTER NO.03 PAGE NO.1114

SUB:- Payment of development charges for Residential Building on Plot No.40, Sector-05, Karanjade (12.5% Scheme), Navi Mumbai.

- REF:-**
- 1) Your architect's application dated 21/02/2012
 - 2) Transfer order issued by M(TS-II) vide letter dtd 01/02/2012
 - 3) Fire NOC issued by Fire Officer, CIDCO vide letter dtd 29/03/2012
 - 4) 50% IDC paid of Rs.4,50,000/- vide Receipt No.7878, dtd 28/02/2012

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- | | | |
|-----|--|--|
| 1. | Name of Assessee | - M/s Sai Enterprises. Partners Mr. Bipin Bhanji Ravriya & Two Others, Plot No 40, Sector-05, Karanjade (12.5% Scheme), Navi Mumbai |
| 2. | Location | - Residential - 900.00 Sq. mtrs - 1.5 |
| 3. | Land use | - Rs 7200/- |
| 4. | Plot area | - |
| 5. | Permissible FSI | - |
| 6. | Rates as per Stamp Duty Ready Reckoner, for Sec-05, Karanjade | - |
| 7. | AREA FOR ASSESSEMENT | - |
| A) | FOR COMMERCIAL | - |
| i) | Plot area | - 75.522 Sq. mtrs.. |
| ii) | Built up area | - 113.283 Sq. mtrs |
| B) | FOR RESIDENTIAL | - |
| i) | Plot area | - 824.478 Sq. mtrs |
| ii) | Built up area | - 1233.025 Sq. mtrs |
| 8. | DEVELOPMENT CHARGES | - |
| A) | FOR COMMERCIAL | - |
| i) | On plot area @ 1% of (6) above | - 75.522 Sq. mtrs. X 7200 X 1%=Rs. 5437.58 |
| ii) | On built up area @ 4% of (6) above | - 113.283 Sq. mtrs X 7200 X 4%= <u>Rs.32625.50</u> |
| | | TOTAL = Rs.38063.08 |
| B) | FOR RESIDENTIAL | - |
| i) | On plot area @ 0.5% of (6) above | - 824.478 Sq. mtrs. X 7200 X 0.5%=Rs. 29681.20 |
| ii) | On built up area @ 2% of (6) above | - 1233.025 Sq. mtrs X 7200 X 2%= <u>Rs.177555.60</u> |
| | | TOTAL = Rs.207236.80 |
| 9. | Total Assessed development Charges | -8(A)+8(B)=Rs. 245299.88, Say Rs.245300/- |
| 10. | Date of Assessment | - 29/03/2012 |
| 11. | Due date of completion | 29/09/2011 to 28/09/2015 |
| 12. | Development charges paid of Rs 2,46,000/- vide Receipt No 7878, dtd 28/02/2012 | |

Unique Code No. 2012 03 021 02 1458 01 is for this Development Permission on Plot No 40, Sector-05, Karanjade (12.5% Scheme), Navi Mumbai.

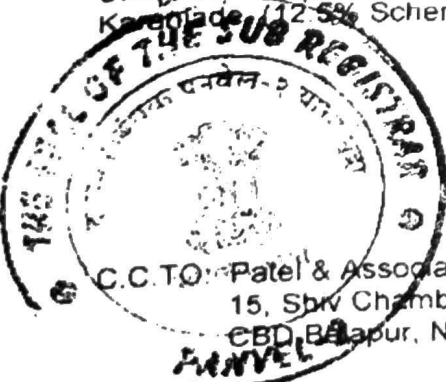
Yours faithfully,

(R. B. Patil)

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

C.C.T.O. Patel & Associates
15, Shiv Chamber, Plot No 21, Sector-11,
CBD, Bandra, Navi Mumbai

ANVEL



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
COMMENCEMENT CERTIFICATE

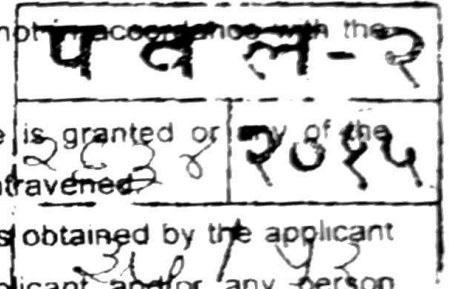
Permission is hereby granted under section -- 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII) of 1966 to M/s Sai Enterprises Partners Mr. Bipin Bhanji Raydiya & Others Two Plot No. 40, Sector- 05, Node:- Karanjade (12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed **Residential Building (Gr. + 06 Structure)**
Residential BUA = 1233.025 Sq. Mt., Commercial BUA = 113.283 Sq. Mt.
Total BUA = 1346.308 Sq. Mt.

(Nos. of Residential Units – 42, Nos. of Commercial units - 04)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

i) **This Certificate is liable to be revoked by the Corporation if:-**

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans
- 1(b) Any of the conditions subject to which the same is granted or the restrictions imposed upon by the corporation is contravened
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under 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.



2 **The applicant shall:-**

- 2(a) Give a notice to the Corporation for completion of development work up to plinth level, at least 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 authorized 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, building 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 or and/or GDCRs- 1975 in force
4. The Certificate shall remain valid for period of one 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 regulations no 16 1(2) of the GDCRs - 1975.

5. The conditions of this certificate shall be binding not only on the applicant but also on

SCHEDULE
RAIN WATER HARVESTING

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

1 The following systems may be adopted for harvesting the rain water down from terrace and the paved surface

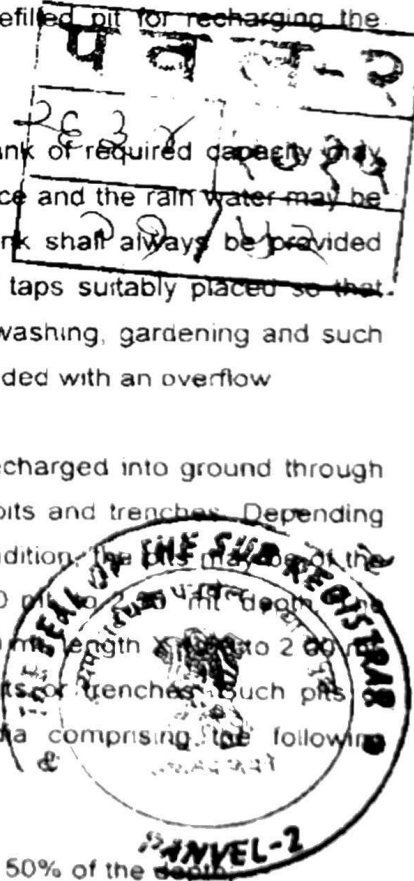
(i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes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

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

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

(iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. depth pits or trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.00 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials

- a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
- c) Coarse sand as upper middle layer upto 20% of the depth.
- d) A thin layer of fine sand as top layer





Poonam A. Khare

B.Sc., LL.B.
Advocate High Court

Ref No _____

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| Date |

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14.5.2012

TITLE SEARCH REPORT

Ref:- In respect of Plot bearing No. 40, admeasuring area 900 Sq Mtr. in Sector - 05, Karanjade, Tal. Panvel, Dist. Raigad, Building named "SWAMI NARAYAN COMPLEX" to be developed by M/S. SAI ENTERPRISES.

On request of partners of M/S. SAI ENTERPRISES, having its office at 1101, Gurusamridhi Heights, Plot No. 02, Sector 14, Sanpada, Navi Mumbai. The said plot is coming under CIDCO limit and Sub-Register office at Panvel. I referred and taken the following notes of the relevant documents produced by them in front of me. The said plot are coming under CIDCO limit and sub-register office at Panvel & I have also investigated the Search for 6 yrs. in the Office of the Sub-Registrar of Panvel, i.e. 2006 - 2012, vide Receipt No. 587/2012, dated 14.05.2012, in respect of Plot No. 40, Sector - 5, Karanjade, Tal. Panvel, Dist. Raigad.

WHEREAS the city and industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Nirmal, 2nd floor, Nanman point, Mumbai - 400 21, hereinafter referred to as "THE CORPORATION" The said corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub section (1) and (3 -A) of section 15 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXI of 1966) (hereinafter referred to as "THE SAID ACT")

