

1936

Please Tick

Saving A/C No : _____ Branch FILE No. : _____

CIF NO : _____ Tie up no. : _____
(if applicable)

LOS Reference No : _____ PAL Take Over / NEW / Resale / Top up

Applicant Name : RAM KHILADE BAIRWA

Co-Applicant Name : _____

Contract (Resi) : _____ Mobile : 7788440201

Loan Amount : 2700000/- Tenure : 21 years

Interest Rate : _____ EMI : _____

Loan Type : HOME LOAN (PAL) SBI LIFE : _____

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : _____

Property Cost : _____

Name of Developer / Vendor : _____

RBO - _____ ZONE - _____ Branch : _____ (Code No) _____

Contact Person : Sagar Kalapad * Mobile No: 9552888152

Name of RACPC Co-ordinator along with Mob No: _____

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. : _____

Dee
AMT-3
program
17/08

1 Year
to pending
17/08



HL TO BE PARKED AT _____ BRANCH

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Original Certificate
Date: 1988
Page: 180

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- 2. Handwritten text in the lower left section.

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सूची क्र.2

पुणे नगरपालिका, पनवेल - ४
 पत्र क्र. १११६/२०२३
 दि. १७/०८/२०२३
 Page 63m

गावाचे नाव : वडघर

ब. रज. ना.मा. ३००००००
 १५१६५३०६

१) पालिकेच्या नाव: रायगड इतर वर्गीत, इतर माहिती, विभाग क्र. ६ दर - ४९४००/- मधील गा. क्र. ३०२२ वडघर वडघर
 अपार्टमेंट, प्लॉट नं. ८६, सेक्टर - आर-३, पुष्पक नोड, मीजे - वडघर, ता. पनवेल जि. रायगड, महाराष्ट्र, भारत

१) २३ ४४५ चौ मीटर
 प्लॉट नं. ८६, सेक्टर - आर-३, पुष्पक नोड, मीजे - वडघर, ता. पनवेल जि. रायगड, महाराष्ट्र, भारत

२) नाव: वडघर वडघर जरी देण्यात असेल तेव्हा

१) नाव: वडघर वडघर देणा-या/निवृत्त देवणा-या पक्षबाराचे व कि.वा दिवाणी
 वडघर वडघर देणा-या/निवृत्त देवणा-या पक्षबाराचे व कि.वा दिवाणी
 वडघर वडघर देणा-या/निवृत्त देवणा-या पक्षबाराचे व कि.वा दिवाणी

१) नाव: हरीलाल रजिन्द्र राजभर - - वय -४५, पत्ता - प्लॉट नं. ४, माराजी नं. २, इमारतीनं. नाव - पक्षबाराचे व कि.वा दिवाणी
 चाळ, सेक्टर - १४, कामोटे, ता. पनवेल, जि. रायगड, महाराष्ट्र, भारत
 २) नाव: मोंसी हरीलाल राजभर - - वय -४२, पत्ता - प्लॉट नं. ४, माराजी नं. २, इमारतीनं. नाव - पक्षबाराचे व कि.वा दिवाणी
 सेक्टर - १४, कामोटे, ता. पनवेल, जि. रायगड, महाराष्ट्र, भारत

१) नाव: राम खिलाडी वैरवा - - वय -३९, पत्ता - प्लॉट नं. ४, माराजी नं. २, इमारतीनं. नाव - पक्षबाराचे व कि.वा दिवाणी
 ओ/८, यू.एल.व्हे. कॉलनी, पनवेल रेल्वे स्टेशन जवळ, ता. पनवेल, जि. रायगड, महाराष्ट्र, भारत

BKVPB7426F
 17/08/2023
 17/08/2023
 11310/2023
 180000
 30000

१) नाव: वडघर वडघर देणा-या/निवृत्त देवणा-या पक्षबाराचे व कि.वा दिवाणी
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 वडघर वडघर देणा-या/निवृत्त देवणा-या पक्षबाराचे व कि.वा दिवाणी
 वडघर वडघर देणा-या/निवृत्त देवणा-या पक्षबाराचे व कि.वा दिवाणी

(ii) within the limits of any Municipal Corporation or other local authority.



दस्तावेजाची सूची क्रमांक !!
 सह मुख्यम निबंधक वर्ग २,
 पनवेल-४

8/2023

Index-II



सूची क्र.2

दुय्यम निबंधक - महाराष्ट्र निपनवेळ-४
दस्तावेज क्रमांक - 11310/2023
संश्लेषण :
Regn 63m

गावाचे नाव : वडघर

(1) विनव्याचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) वाजाराभाव (भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	1516530 6
(4) भू-मापन, पाटहिम्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र 6 दर - 49400/- सदनिका क्र 302, पिनरा मजला वी मण अपार्टमेंट, प्लॉट नं. 86, सेक्टर - आर-3, पुष्पक नोड, मोजे - वडघर, ता. पनवेल, जि. रायगड, तशी भूवर्ग नं. 23 445 ना म एन्क्लेज्ड बाल्कनी क्षेत्र 2.565 चौ.मी ((Plot Number : 86))
(5) क्षेत्रफळ	1) 23 445 चौ मीटर
(6) आकारणी किंवा जूटी देण्यात असेल तेव्हा.	
(7) दस्तावेज करत देणा-या/विहित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-हरीलाल रजिन्द्र राजभर -- बय:-45; पत्ता:-प्लॉट नं - माळा नं - इमारतीचे नाव - क्रांति नं - राट नं - अरबा 11 चाळ, सेक्टर - 14, कामोटे, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार () पिन कोड -410206 पिन नं -AKRPR/766B 2): नाव:-मोती हरीलाल राजभर -- बय:-42, पत्ता:-प्लॉट नं - माळा नं - इमारतीचे नाव - क्रांति नं - राट नं - अरबा 11 सेक्टर - 14, कामोटे, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार () पिन कोड -410206 पिन नं -BXEPR/792/P
(8) दस्तावेज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-राम खिलाडी बैरवा -- बय:-39; पत्ता:-प्लॉट नं - माळा नं - इमारतीचे नाव - क्रांति नं - राट नं - अरबा 11 ओ/8, न्यू रेल्वे कॉलनी, पनवेल रेल्वे स्टेशन जवळ, ता.पनवेल, जि. रायगड, महाराष्ट्र, राईगार () पिन कोड -410206 पिन नं -BKVPB7426F
(9) दस्तावेज करत दिल्याचा दिनांक	17/08/2023
(10) दस्त तोडणी केल्याचा दिनांक	17/08/2023
(11) अन्वय मा. खंड व पृष्ठ	11310/2023
(12) वाजाराबावप्रमाणे मुद्रांक शुल्क	180000
(13) वाजाराबावप्रमाणे तोडणी शुल्क	30000
(14) नं.	

मूल्यांकनासाठी विचारात घेतलेला तपशील :-
मूद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-

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



दस्तावेजाची सूची क्रमांक II
सह दुय्यम निबंधक वर्ग २,
पनवेल-४

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at Panvel on 17th
Day of August 2023, BETWEEN 1) Mr. HARILAL RAJANDAR
RAJBHAR, Age- 45 years, Occupation - Service, (Pan No.
AKRPR7766B) and 2) Mrs. SONI HARILAL RAJBHAR, Age- 42
years, Occupation -Housewife, (Pan No. BXEPR7927P), Indian
Inhabitants, Both residing at- Krishna Dham Chawl, Sector- 14,
Kamothe, Tal Panvel, Dist.Raigad, 410209 hereinafter called and
referred to as "SELLERS" (which expression shall unless it be
repugnant to the context or meaning thereof mean and include their
heirs, executors, administrators and assigns)

FIRST PART.

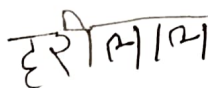
AND

Mr. RAM KHILADE BAIRWA, Age- 39 years, Occupation -
Service, (Pan No. BKVPB7426F), Indian Inhabitant, Residing at -
RB/1/MS/O/8, New Railway colony, Panvel, Near Panvel
Railway Station, Tal Panvel, Dist.Raigad, 410206 hereinafter
called and referred to as "PURCHASER" (which expression shall
unless it be repugnant to the context or meaning thereof shall mean
and include their heirs, executors, administrators and assigns)

THE PARTY OF THE SECOND PART.

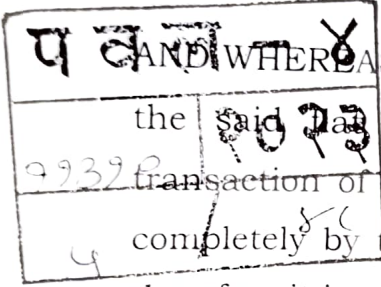
AND WHEREAS by virtue of an Agreement for Sale Registered on
Dated - 11/12/2019 between the Builders M/s.MATRUCHHAYA
ENTERPRISES a proprietary concern, having office at- House
No.259, Karavegaon, Near Gaondevi Mandir, Sector- 36, Seawood,
Navi Mumbai sold Flat No.302, Third floor, building known as







"SHREE GANESH APARTMENT", Plot No.86, Sector- R-3,
 PUSHPAK NODE, WADGHAR, TAL PANVEL, DIST.RAIGAD, Navi
 Mumbai, Admeasuring Carpet area of 23.445 Sq.mtrs. and
 Enclosed Balcony area of 2.565 Sq.mtrs. to 1) Mr. HARILAL
 RAJANDAR RAJBHAR and 2) Mrs. SONI HARILAL RAJBHAR vide
 Document No.PVL3-17821-2019 on Dtd. 11/12/2019.



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

AND WHEREAS by virtue of the said Agreement , and by virtue of
 payment of full and consideration of the said Premises, paid by the
 SELLERS to the said Promoter, the SELLERS has been possessing,
 occupying and enjoying the said premises on ownership basis ;

AND WHEREAS the SELLERS out of their own sweet will decided to
 sell the aforesaid flat on **OWNERSHIP BASIS.**

of the said Premises of the said building at and for consideration amount of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)**.

AND WHEREAS after negotiations, the **SELLERS** has agreed to sell, assign and transfer and the **PURCHASER** has agreed to purchase and acquire the said premises for the consideration and upon the terms and conditions hereinafter appearing.

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

- 1) **THE SELLERS** do hereby agree to sell, assign and transfer and the **PURCHASER** doth hereby agree to purchase and acquire the right, title and interest in and upon the said flat being **Flat No.302, Third floor, building known as "SHREE GANESH APARTMENT", Plot No.86, Sector- R-3, PUSHPAK NODE, WADGHAR, TAL PANVEL, DIST.RAIGAD, Navi Mumbai Admeasuring Carpet area of 23.445 Sq.mtrs. and Enclosed Balcony area of 2.565 Sq.mtrs.** at and for a consideration price of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** along with the right, title and interest in and upon the

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said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written (hereinafter for the sake of brevity called and referred to as the "SAID PREMISES").

- 2) The PURCHASER has paid an amount of **Rs.3,00,000/- (Rupees Three Lakhs Only)** as Part Payment out of consideration amount given below in Payment Schedule.

PAYMENT SCHEDULE

99,390	2023
C / 8C	

Rs.1,00,000/-

paid by cheque No.032895 drawn on Axis Bank Ltd, Parel Br. on Dtd. 27/07/2023.

Rs.2,00,000/-

paid by RTGS Ref No. UTIBR52023080800357447 on Dtd. 08/08/2023.



Rs.27,00,000/- will be given by way of loan from any financial Institution or bank within 45 working days after registration of this document.

Rs.30,00,000/- (Rupees Thirty Lakhs Only).
=====

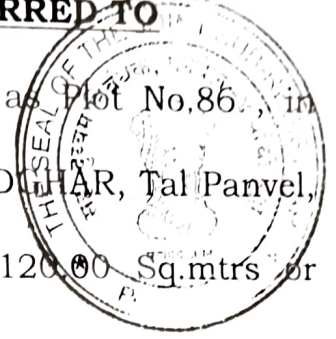
- 3) Upon receipt of the entire amount of consideration the SELLERS shall deliver the actual, physical , legal and vacant and peaceful possession of the said premises from all encumbrances.

- 4) As aforesaid the **PURCHASER** has agreed to pay to the SELLERS full and final payment and thus the SELLERS has agreed to sell and transfer and the **PURCHASER** has agreed to purchase and acquired the said flat along with all right, title and interest and benefits attached to it, on ownership

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११	४८

THE FIRST SCHEDULE ABOVE REFERRED TO

All the piece and parcel of land known as Plot No.86, in Sector No.R-3, in Village- PUSHPAK NODE, WADGHAR, Tal Panvel, District- Raigad containing by measurement 120.00 Sq.mtrs or thereabout and bounded as follows :-



- On the North : 9.00 mtrs wide road.
 On the South : Plot No.85
 On the East : 9.00 mtrs wide road.
 On the West : Plot No.87.

THE SECOND SCHEDULE

Flat No.302, Third floor, building known as "SHREE GANESH APARTMENT", Plot No.86, Sector- R-3, PUSHPAK NODE, WADGHAR, TAL PANVEL, DIST.RAIGAD, Navi Mumbai.

Admeasuring Carpet area of 23.445 Sq.mtrs. and Enclosed Balcony area of 2.565 Sq.mtrs.

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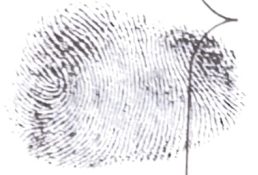
IN WITNESS WHEREOF the parties hereto have
their respective hand on these present on the
hereinabove mentioned.

SIGNED AND DELIVERED BY THE
WITHIN NAMED SELLERS

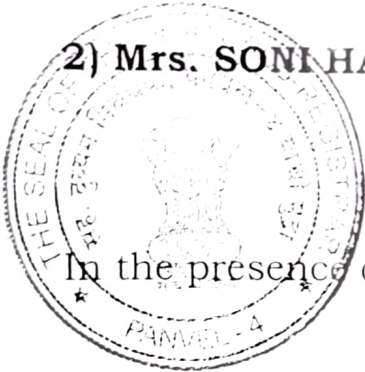
पुसु ME HARILAL RAJANDAR RAJBHAR	
99390	2023
73	86

RAJANDAR RAJBHAR

हरिभार



2) Mrs. SONI HARILAL RAJBHAR

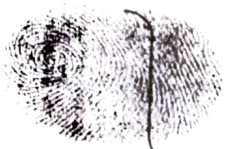


In the presence of....

दस्तावेज नि.सि.क.म
४.

1. S.K. Icelu Sol.
2. S.P. Patil ४

SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASER
Mr. RAM KHILADE BAIRWA



(Signature)

In the presence of...

1. Sol.

प व ल - ४	
११३१०	२०२३
१४ / १८	

R E C E I P T

RECEIVED of and from the within named **PURCHASER Mr. RAM KHILADE BAIRWA** a sum of **Rs.3,00,000/- (Rupees Three Lakhs Only)** by way of cheque/RTGS mentioned in payment schedule above as **Part** payment for sale of our Flat No.302, *Third floor, building known as "SHREE GANESH APARTMENT", Plot No.86, Sector- R-3, PUSHPAK NODE, WADGHAR, TAL PANVEL, DIST.RAIGAD, Navi Mumbai.



Panvel.

We say received.
Rs.3,00,000/-

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- 1) Mr. HARILAL RAJANDAR RAJBHAR
 - 2) Mrs. SONI HARILAL RAJBHAR
- (SELLERS)

WITNESS

1. १२/१

CIDCO OF NARI CITIES **OCCUPANCY COMPLETION CERTIFICATE**

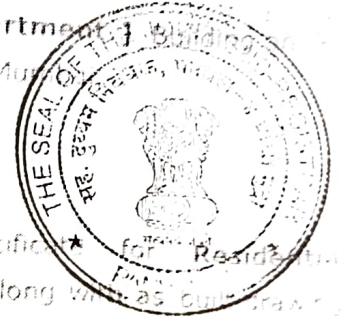
CIDCO/BP-15864/TPO(NM & K)/2018/B623
Unique Code : 20180402102094601

पु.वा.नं. - ४	
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१८ / १८	

To,
Shri. Ganesh Janardan Bhoir.
At-Chinchpada-Vadghar, Post-Tal Panvel, Dist
Raigad.
PIN - 410206

Sub : Occupancy Certificate for Residential [Residential Bldg/Apartment]
No. 86, Sector R-3 at Pushpak 12.5 % Scheme Plot, Navi Mumbai

Ref : 1) Your architect's Online application dtd. 31.05.2021
2) No dues vide letter No.CIDCO/Estate-2/2020/5257 dtd.06.11.2020



Dear Sir,

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

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

The Developers / Builders shall take a note that, you have submitted as per condition regarding change made at site. Hence as per condition mentioned in conveyance deed, your security deposit has been forfeited.

Since, you have paid 100% IDC, you may approach to the Office of Engineer, Navi Mumbai

-1) to get the water supply connection to your plot.



CIDCO OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-15864/TPO(NM & K)/2018/B623

Unique Code : 20180402102094601

To,

Shri. Ganesh Janardan Bhoir.
At-Chinchpada-Vadghar, Post-Tal Panvel, Dist
Raigad.
PIN - 410206

पुणे - ४	
११३१०	२०२३
१८ / ६८	

Sub : Occupancy Certificate for Residential [Residential Bldg/Apartment] Building on above mentioned plot along with approved drawings
 No. 86, Sector R-3 at Pushpak 12.5 % Scheme Plot, Navi Mumbai
 Ref : 1) Your architect's Online application dtd. 31.05.2021
 2) No dues vide letter No.CIDCO/Estate-2/2020/5257 dtd 06.11.2020



Dear Sir,

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

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

CIDCO/BP-15864/TPO(NRI & K)/2018/8623
Unique Code : 20180402102094601

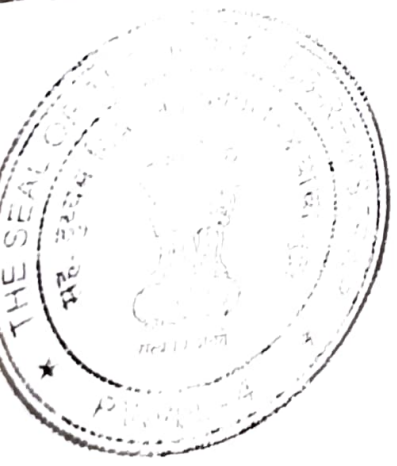
Date : 26 July, 2021

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of **Residential [Residential Bldg/Apartment Building stilt+4]** Total BUA = 179.26Sq.mtrs , Residential BUA = 179.26 Sq.mtr Commercial BUA = 0 Sq.mtr , Any Other BUA = 0 Sq.mtrs. Number of units = 88 No. of Residential Units = 88 No. , Any Other Units = -No. Ground No. Of Floors = 5Hlt- Plot No 86 ,J , Sector - R of Pushpak 12.5 % Scheme Plot of Navi Mumbai coming under the supervision of **HEMANT P. DHAVALE** Architect has been inspected on **31 May, 2021** and I declare that the development has been carried out in accordance with the City Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **10 August, 2018** and that the development is fit for the use for which it has been carried out.

You are hereby instructed that the conditions mentioned in DCC issued by EE(AP-I) and No.DC by Estate section shall be adhered and followed.

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Proprietor:

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For MATRU CHHAYA ENTERPRISES

PROJECT :-
PROPOSED RESIDENTIAL BUILDING ON,
PUSHPAK, NAVI MUMBAI

DEVELOPERS
MATRU CHHAYA
DEVELOPERS



NORTH

ARCHITECTS
ARCHITECTS
ARCHITECTS

TYPICAL FLOOR PLAN
(1ST, 3RD & 4TH)



LIVING
2.90X3.35
9.6"X11.0"

401
101301

LOBBY
1.0X1.1
3.3"X3.6"

LOBBY
2.70X1.10
9.0"X3.6"

E.D.

LIVING
3.80X2.70
12.6"X9.0"

402
102302

TOILET
1.35X1.20
4.6"X4.0"

UP
DN

TOILET
1.2X1.1
4.0"

KITCHEN
1.80X2.10
6.0"X7.0"

CHAJJA
1.75ft

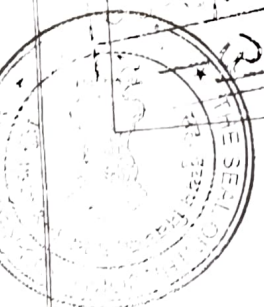
BEDROOM
2.80X2.70
9.3"X9.0"

CHAJJA
2.45ft

KITCHEN
1.90X2.10
6.3"X7.0"

W.C. BATH
0.9X1.2
3'X4' 1.2X1.2
4'X4'

CHAJJA
3.75ft

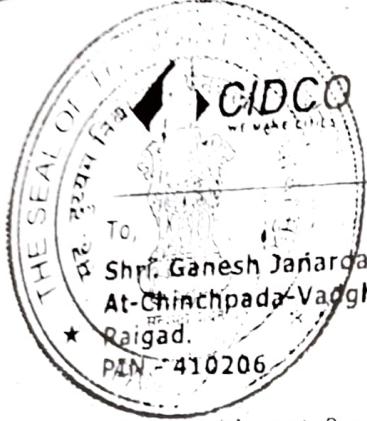


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पवल - ४	
२३९०	२०२३
३५	६६

Reference No. CIDCO/BP-15804/TPO(NM & K)/2018/3018

Date : 17/8/2018



COMMENCEMENT CERTIFICATE

To,
Shri. Ganesh Janardan Bhoir.
At-Chinchpada-Vadghar, Post-Tal Panvel, Dist
Raigad.
PIN - 410206

Sub : Development Permission for Residential [Residential Bldg/Apartment] Building on

Plot No. 86, Sector R-3 at Pushpak(New) 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1 Architects application for development permission dtd 16/5/2018

2 B.O. for plan to lease executed on dt5/5/2017

Dear Sir / Madam,

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Please refer to your application for Development Permission for Residential [Residential Bldg/Apartment] Building on Plot No. 86, Sector R-3 at Pushpak(New) 12.5 % Scheme Plot, Navi Mumbai.

पवल - ४
 २०२३
 २० / ६६



Reference No. CIDCO/BP/10864/TFG(NM & K)/2018/3018

Date: 17/8/2016

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s **Shri. Ganesh Janardan Bhoir.** At Chinchpada-Vadghar, Post-Tal Panvel, Dist Raigad. for Plot No. 86, Sector R-3, Node Pushpak (New). As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Residential Bldg/Apartment] in 12.5 % Scheme Plot 1 Ground Floor + 4 Floor Net Builtup Area [Residential [Residential Bldg/Apartment] = 179.26 Sq.m.

Nos. Of Residential Units :- 8

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

पवल - ४
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 २० / ६६

1. This Certificate is liable to be revoked by the Corporation if :-
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
 - 1(c) The Municipal 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 45 or 45A 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 upto plinth level, at





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३० / ४८	

ADV. TANPURE TAI MUGUTRAO
(Advocate High Court)

Address:- Office No. 13, Varad Vinayak Complex., Plot No. 04, Sector-05, New Panvel, Panvel, Raigad.

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to Plot No. 36, Sector No. 05, At. Pushpak- Vadghar, Post & Tal. Panvel, Dist. Raigad, Navi Mumbai 410206.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by my client **M/S. MATRUCHHAYA ENTERPRISES** through its proprietor **MR.OMKAR SAINATH BHOIR** making application to Sub Registrar Office, Panvel by Receipt No. 5687 dated 16/04/2019 for 13 years from 2006 to 2019 in respect of the property which is described as follows:

1) **DESCRIPTION OF PROPERTY:**

All that piece and parcel of Land known as Plot No. 36, Sector No. 05, At. Pushpak Vadghar, Post & Tal. Panvel, Dist. Raigad, Navi Mumbai 410206.

2) **DOCUMENTS:**

For the purpose of investigation of title of the said Plot, I also perused the Copies of following documents:

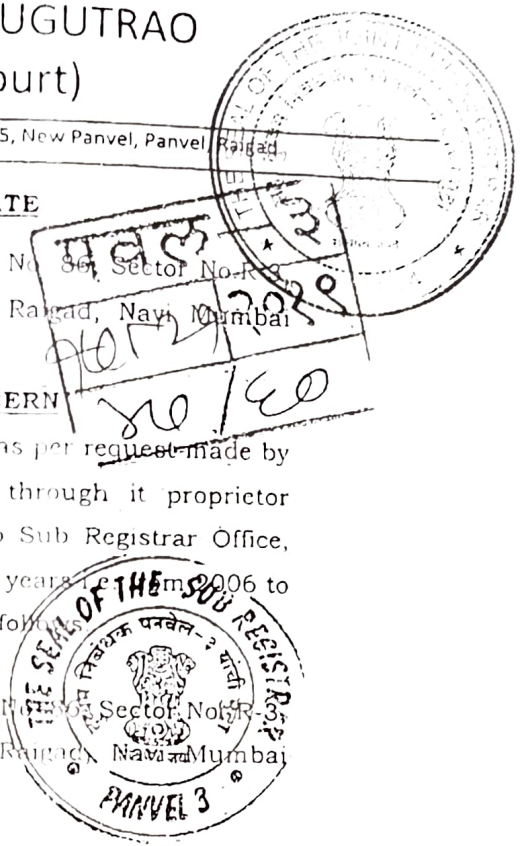
- i) **AGREEMENT TO LEASE** dated 05/05/2017 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND **MR. GANESH JANARDAN BHOIR** of the Other Part hereinafter referred to as "THE ORIGINAL LICENSEES" of the OTHER PART, therein called "THE LICENSEES" the said Original Licensees which was registered before the Sub-Registrar of Assurance at Panvel -5 vide Registration Document Serial No. PVL 5-3790-2017 dated 06/05/2017

Jms

ADV. TANPURE TAI MUGUTRAO
(Advocate High Court)

Office No. 13, Varad Vinayak Complex., Plot No. 04, Sector-05, New Panvel, Panvel, Raigad.

RAIGAD DISTRICT, NAVI MUMBAI, PANVEL (E)



SCHEDULE

RAIN WATER HARVESTING

Building includes storage or recharging into ground of rain water falling on impervious surface within the building site.

to be adapted for harvesting the rain water

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28/08/2018	28/08/2018
28/30	

minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be collected after filtration for removing silt and floating materials shall

providing ventilating covers. The water from the open well may be used for purposes such as washing, flushing and for watering the garden etc.

for recharge of ground water may be done through a bore well of one metre width may be excavated up to a depth of at least 3.00 mt.

of aggregate and sand. The filtered rain water may be channelled to the bore well.

An underground storage tank of required capacity may be constructed in open space and the rain water may be channelled to the storage

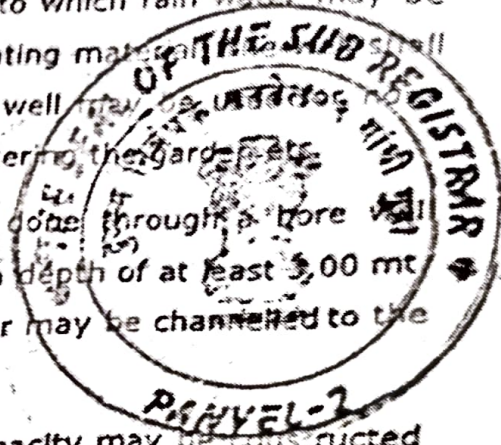
which shall always be provided with ventilating covers and shall have draw-off so that the rain water may be drawn off for domestic, washing

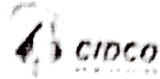
or other purposes. The storage tanks shall be provided with an overflow. After storage, may be recharged into ground through percolation pits

or trenches. Depending on the geomorphological and hydrological conditions the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2

mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt. depth shall be channelled to pits or trenches. Such pits or trenches shall

be filled with media comprising the following materials. Aggregate as bottom layer up to 50% of the depth.





औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पुणे महानगरपालिका, विमान तळव्यवस्था विभागाची इमारत, नवी मुंबई - ४००११४

दिनांक ०९/१२/२०१९

निर्माण कर नकाशा

प्लॉट (Plot/पाटी) क्रमांक व पुनर्स्थापना / २०११-१२

१०४ बांधकाम/कारखाने / भूभागाचे मालक G

प्लॉट क्र ८६ क्षेत्र रू ११३ क्षेत्रफळ ११९.५७ चौ.मी

पुनर्बांध व पुनर्स्थापना / १२-५% रोजनेअंतर्गत नोंद

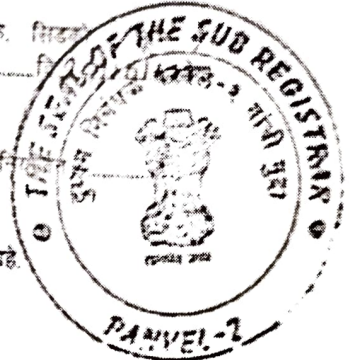
प्लॉट क्र ८३ भूखंड क्र ८६ भा निर्माण कर नकाशा.

अतिमूल्य भूमि व भूभागाचे अधिकारी, (नमुआदि) क्र. सिडको पुनर्बांध व पुनर्स्थापना / १२-५% योजना / मळानुसार तयार करण्यात आला आहे.

जरिफ नियोजनकार (दि.सो.) यांचेकडील पत्र क्र.सिडको/निर्माण दि. २६/०४/२०१२ च्या संमत निर्माण कर नकाशा.

ज. रानीत भोजे VADGHAR ता.पनवेल, जि.रायगड गावची आहे.

प्लॉट क्र - २
2803/2019
26/30



भूखंड क्र ८६ चे क्षेत्र ११९.५७ चौ.मी.

भूखंडाची हद्द _____

पॉइंट्स	पूर्व	उत्तर
1	299251.68	2100403.31
2	299255.96	2100402.29
3	299261.80	2100400.90
4	299260.41	2100395.07
5	299258.96	2100388.00
6	299248.85	2100391.41
7	.	.
8	.	.
9	.	.

SUB REGISTER

नकाशा तयार करणारा
नाम श्री. रा.पी. नारीकर

प्रमाण 1: 500

नकाशा तयार करणारा

स्थापरी Randab
नाम श्री. रा.पी. नारीकर



भूभागाचे

भूभागाचे

रा.पी. नारीकर
पुणे महानगरपालिका, विमान तळव्यवस्था विभाग, नवी मुंबई