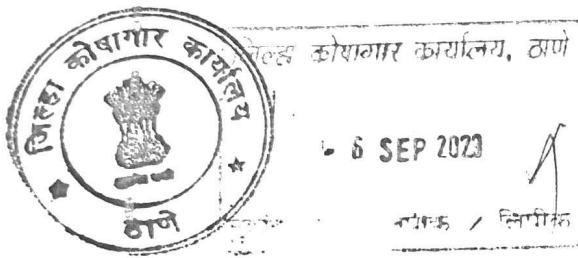


महाराष्ट्र MAHARASHTRA

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61AA 393376



AGREEMENT FOR SALE

EXECUTED BETWEEN

[1] Mr. FAHIM RAFIQUE KHAN &

[2] Mrs. MEHNAZ FAHIM KHAN

AND

Mrs. PRINCY BINU VARGHESE

Fahim Khan

Mehnaz

Princy

Table 2 - Annex 1

15-08 SEP 2023

१ मुदाक दिवस मोदणी अनु. क्रमांक/दिनांक	7447 5
२ उरपणी प्रकार	
३ दस्त न्याय करणार आहेत का	होय/नाही
४ विक्रताचे सोडवयात वर्णन	
५ मुदाक दिवस घेणाऱ्याचे नाव व सही	Poincy Binu Varghese
६ दस्त उरल्यात त्याचे नाव, पत्ता व सही	Kishor
७ दुसऱ्या पक्षकाराचे नाव	
८ मुदाक शुल्क रक्कम	
९ परवानाधारक मुदाक विक्रताची सही व परवाना क्रमांक तसेच मुदाक विक्रताची ठेकाण, पत्ता	निलेश सी. भोजने परवाना क्र. १२०१०२३ सी-२/४/०:१, सेक्टर-२, वाशी, नवी मुंबई-४०० ७०३.

(Handwritten Signature)

15 SEP 2023

ज्या कारणासाठी ज्यांनी मुदाक खरेदी केला त्यांनी त्याच कारणामुळे मुदाक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे

जिल्हा-2 / Annexure

17-8 SEP 2023

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	7447 5
२. वरताचा प्रकार	
३. दस्त नोंदणी करणार आहेत का ?	होय/नाही
४. मिळकतीचे सोडवयात वर्णन	
५. मुद्रांक विकत घेणाऱ्याचे नाव व सही	Princy Binu Varghese
६. हस्ते असल्यास त्यांचे नाव, पत्ता व सही	Kishor
७. दुसऱ्या पक्षकारांचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रेत्याची ठिकाण/पत्ता	निलेश सी. भोजने वरवाना क्र. १२०१०२३ सी-२/४/०:१, सेक्टर-२, वाशी, नवी मुंबई-४०० ७०३

17-8 SEP 2023

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणामुळे मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे

AGREEMENT FOR SALE/ TRANSFER OF SHARES AND FLAT BY
THE EXISTING MEMBERS TO NEW INCOMING MEMBER OF A
REGISTERED CO-OPERATIVE HOUSING SOCIETY.

Handwritten: Fahim Khan
Handwritten: Mehnaaz
Handwritten: Fahim Khan

THIS AGREEMENT IS made and entered into at Panvel, Navi Mumbai, on 8th day of **September, 2023**, BETWEEN [1] Mr.FAHIM RAFIQUE KHAN & [2] Mrs.MEHNAZ FAHIM KHAN, aged about 36 & 38 years respectively, adults of Navi Mumbai Indian inhabitants, residing at Room No.2, 2nd Floor, Building No.D-133, Happy Home CHS Ltd, Sector-26, Vashi, NaviMumbai-400 703, having Income Tax Permanent Account No.AVHPK6193J & BLEPS3296Q respectively, Members of "INNOVATIVE HILLS CO-OPERATIVE HOUSING SOCIETY LTD", situated on Plot No.321, in Sector No.17, at Ulwe, Navi Mumbai-410 206, hereinafter jointly referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean & include their heirs, executors, administrators

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and assigns) of the One Part; AND **Mrs. PRINCY BINU VARGHESE**, aged about 40 years, adult, of Mumbai Indian inhabitant, residing at **Room No.4A, 1st Floor, Habib Bhai Chawl, C.P.Road No.1, Sahar Village, Andheri (East), Mumbai-400 099**, having Income Tax Permanent Account No.**ARVPK5131A**, hereinafter referred to as "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns] of the Other Part.

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WHEREAS:-

1. The City and Industrial Development Corporation of Maharashtra Ltd, a Company incorporated under the Companies Act, 1956 [Act No.1, of 1956] and having its Registered Office at Nirmal Building, 2nd Floor, Nariman Point, Mumbai-21, [hereinafter referred to as "**the Corporation**"] is the New Town Development Authority declared for and designated as a site for the New Towns of Navi Mumbai by the government of Maharashtra in exercise of its powers under Sub-Section (i) and (3-a) of the Maharashtra Regional and Town Planning Act, 1966 [Mah.XXXVII of 1966], [hereinafter referred to as "**the said Act**"].

2. The State Government has been acquiring lands pursuant to Section-113-A, of the said Act and vesting such lands in the Corporation for development and disposal;

3. AND WHEREAS by an **Agreement to Lease** dated **14-02-2011**, made and entered into between **The City and Industrial Development Corporation of Maharashtra Ltd.**, therein referred to as "**the Corporation**" of the One Part and [1] **SHRI DATTATREY PADAJI BHOIR**, [2] **SHRI MINANATH PADAJI BHOIR**, [3] **SHRI CHANDRAKANT PADAJI PHOIR**, [4] **SHRI JANARDHAN PADAJI BHOIR**, [5] **SMT.VANDANA MADHUKAR BHOIR** & [6] **SMT.CHANGUBAI PADAJI BHOIR**, therein referred to as "**the Licensees**" of the Other Part; the Corporation has agreed to grant lease unto the said Licensees, a Plot of land, bearing Plot No.321, admeasuring about 499.98 Sq.Mtrs or thereabouts, under Gaothan Expansion Scheme (12.5% Scheme), in Sector No.17, at Ulwe, Navi Mumbai-410 206, Taluka Panvel and District Raigad, (hereinafter

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for brevity's sake called and referred to as "the said Plot"), for the purpose of construction of Building for **Residential Use** and has permitted the Licensees to occupy the said land, on the terms and conditions more particularly mentioned in the said **Agreement to Lease**, dated **14-02-2011**, which is duly registered under Document **Sr.No.PVL-3-01702-2011**, dated **14-02-2011**, with the **Sub-Registrar of Assurances, Panvel (4)**, at **Panvel, Navi Mumbai**.

4. AND WHEREAS by a **Tripartite Agreement**, dated 25-02-2011, made and entered into between **The City and Industrial Development Corporation of Maharashtra Ltd.**, therein referred to as "the Corporation" of the One Part and [1] **SHRI DATTATREY PADAJI BHOIR**, [2] **SHRI MINANATH PADAJI BHOIR**, [3] **SHRI CHANDRAKANT PADAJI PHOIR**, [4] **SHRI JANARDHAN PADAJI BHOIR**, [5] **SMT.VANDANA MADHUKAR BHOIR** & [6] **SMT.CHANGUBAI PADAJI BHOIR**, therein referred to as "the Original Licensees" of the Second Part and [1] **SHRI SUNIL MOHANDAS MAKHIJA** & [2] **SHRI ASHISH A.SHARMA**, therein referred to as "the New Licensees" of the Third Part; whereby the said Corporation has agreed to transfer/assign/ convey the said Plot, with the consent of the Original Licensees, in favour of the New Licensees therein, at or for a consideration and on the terms and conditions as contained in the said **Tripartite Agreement** dated **25-02-2011**, which is duly registered under Document **Sr.No.PVL-3-02163-2011**, dated **25-02-2011**, with the **Sub-Registrar of Assurances, Panvel (3)**, at **Panvel, Navi Mumbai**.

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5. AND WHEREAS by a **Tripartite Agreement**, dated 04-05-2011, made and entered into between **The City and Industrial Development Corporation of Maharashtra Ltd.**, therein referred to as "**the Corporation**" of the One Part and [1] **SHRI SUNIL MOHANDAS MAKHIJA & [2] SHRI ASHISH A.SHARMA**, therein referred to as "**the New Licensees**" of the **Second Part** and **M/s.INNOVATIVE CONSTRUCTION CO.**, therein referred to as "**the Subsequent New Licensee**" of the **Third Part**; whereby the said Corporation has agreed to transfer/ assign/ convey the said Plot, with the consent of the New Licensees, in favour of the Subsequent New Licensee therein, at or for a consideration and on the terms and conditions as contained in the said **Tripartite Agreement** dated 04-05-2011, which is duly registered under **Document Sr.No.PVL-3-04671-2011**, dated 04-05-2011, with the **Sub-Registrar of Assurances, Panvel (3)**, at Panvel, Navi Mumbai.

6. Plans for the said Building/s have already been approved by the CIDCO Ltd and other Concerned Authorities and **Commencement Certificate** in respect thereof from the CIDCO Ltd, is already obtained vide its **Letter Ref.No.CIDCO/ATPO/1788**, dated 23-12-2011, and the New Licensee has completed the construction of a **Residential Building**, comprising of **Stilt + Seven (7) Upper Floors** thereon and also obtained **Occupancy Certificate** from the CIDCO Ltd, vide its **Letter Ref.No.CIDCO/BP-10810/TPO(NM)/2016/1941-1942**, dated 24-06-2016.

7. AND WHEREAS By an **Agreement for Sale** dated 20-11-2014, made & entered into between **M/s.INNOVATIVE CONSTRUCTION CO.**, therein referred to as "**THE BUILDERS**" of the One Part & [1] **Mr.NAVEED AHAMED R.**, [2] **Mrs.DURDANA N. AHMED & [3] Mrs.SHAHNAZ N.AHMED**,

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therein referred to as "the Purchasers" of the Other Part, the Builders have agreed to sell and the Purchasers therein have agreed to purchase a Residential Premises, being Flat No.402, on the Fourth Floor, admeasuring about 31.69 Sq.Mtrs Carpet area alongwith Terrace Area of 2.13 Sq.Mtrs or thereabouts, in the Building known as "INNOVATIVE HILLS", situated on Plot No.321, under Gaothan Expansion Scheme, in Sector No.17, at Ulwe, Navi Mumbai, Taluka Panvel & District Raigad, on the terms and conditions and at or for a consideration as contained in the said Agreement for Sale dated 20-11-2014, which is duly registered under Document Sr.No.PVL-4-11788-2014, dated 20-11-2014, with the Sub-Registrar of Assurances, Panvel(4), at Panvel, Navi Mumbai.

8. AND WHEREAS By a further Agreement for Sale dated 19-06-2018, made and entered into between [1] Mr.NAVEED AHAMED R., [2] Mrs.DURDANA N.AHMED & [3] Mrs.SHAHNAZ N.AHMED, therein referred to as "the Seller" of the One Part and the Transferors herein, [1] Mr.FAHIM RAFIQUE KHAN & [2] Mrs.MEHNAZ FAHIM KHAN, therein referred to as "the Purchasers" of the Other Part; whereby the said [1] Mr.NAVEED AHAMED R., [2] Mrs.DURDANA N.AHMED & [3] Mrs.SHAHNAZ N.AHMED, have agreed to sell/ transfer/ assign the said Premises to the Transferors herein, at or for a consideration and on the terms and conditions as contained therein in the said Agreement for Sale, dated 19-06-2018, which is duly registered under Document No.PVL-4-7714-2018, dated 19-06-2018, with the Sub-Registrar of Assurances, Panvel (4), at Panvel, Navi Mumbai. The Parties thereto have also

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signed and executed a **Sale Deed**, dated 22-06-2018, on completion of their said Transaction and the same is registered under Document No.PVL-4-7890-2018, dated 22-06-2018, with the Sub-Registrar of Assurances, Panvel (4), at Panvel, Navi Mumbai.

9. AND WHEREAS the various Purchasers of the Flats/ Units constructed on the said Building have formed and registered a Co-operative Housing Society in respect of the said Building, namely, "INNOVATIVE HILLS CO-OPERATIVE HOUSING SOCIETY LTD", a Society registered under the Maharashtra Co-operative Societies Act, 1960 under its Registration No.NBOM/CIDCO/HSG(TC)/7486/JTR/2018-19, having its Registered Office at Plot No.321, in Sector No.17, at Ulwe, Navi Mumbai-410 206, Taluka Panvel and District Raigad, hereinafter for brevity's sake referred to as "the said Society" and the said [1] Mr.FAHIM RAFIQUE KHAN & [2] Mrs.MEHNAZ FAHIM KHAN, are the Members of the said Society and they are also entitled to hold Five/Ten Shares of Rs.50/- each, to be issued in their favour by the said Society, (hereinafter referred to as "the said Shares").

10. AND WHEREAS because of the Membership of the said Society through the entitlement of the aforesaid Shares, the Transferors are well and sufficiently entitled to a Residential Premises, being Flat No.402, on the Fourth Floor, admeasuring about 31.69 Sq.Mtrs Carpet area alongwith Terrace Area of 2.13 Sq.Mtrs or thereabouts, in the Society's Building known as "INNOVATIVE HILLS CO-OPERATIVE HOUSING SOCIETY LTD", situated on Plot No.321, under Gaothan Expansion Scheme, in Sector No.17, at Ulwe, Navi Mumbai, Taluka Panvel & District Raigad, [hereinafter referred to as "the said Premises"].

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AND WHEREAS the parties hereto are desirous of recording and reducing into writing the terms and conditions of the agreement for transfer of shares together with the rights, title and interest in the said premises in the said Society.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED

BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. (a). The Transferors shall apply to the Society for transferring the said **Flat No.402**, on the **Fourth Floor**, and the said **Shares** & other documents, such as; No Objection Certificate for Sale, in the name of the Transferee herein.

2. The Transferors agree to sell/ transfer/ assign and the Transferee agrees to purchase the aforesaid Flat and the said Shares, issued by the said Society in favour of the Transferors TOGETHER WITH their occupancy and other rights, title and interest in the said Premises in the said Society and other incidental rights & benefits, subject to clearance of existing Housing Loan availed from Bajaj Housing Finance Ltd, by the Transferors, free from all encumbrances and liabilities of whatsoever nature, for a consideration of **Rs.41,00,000/- (Rupees Forty One Lakhs Only)** payable by the Transferee to the Transferors.

3. The Transferee shall pay to the Transferors the said sum of **Rs.41,00,000/- (Rupees Forty One Lakhs Only)** in the manner and at the time as hereinafter stated;-

13. The Transferee agrees to abide by and observe all the Rules, Regulations and Bye-laws of the said Society.

S C H E D U L E - I

ALL THAT PIECE OR PARCEL OF LAND known as Plot No.321, containing by admeasurement 499.98 Sq.Mtrs or thereabouts, under Gaothan Expansion Scheme, in Sector No.17, lying and being at Ulwe, Navi Mumbai, Taluka Panvel & District Raigad, Registration District Raigad & Registration Sub-District Panvel/ Raigad and bounded as follows, that is to say;

ON OR TOWARDS THE NORTH BY : 11 Mtrs wide Road
ON OR TOWARDS THE SOUTH BY : Plot No.323
ON OR TOWARDS THE EAST BY : Plot No.320, 319 & 318
ON OR TOWARDS THE WEST BY : Plot No.322

S C H E D U L E - II

Flat No.402, on the Fourth Floor, admeasuring about 31.69 Sq.Mtrs Carpet area alongwith Terrace Area of 2.13 Sq.Mtrs or thereabouts, in the Society's Building known as "INNOVATIVE HILLS CO-OPERATIVE HOUSING SOCIETY LTD", situated on Plot No.321, under Gaothan Expansion Scheme, in Sector No.17, at Ulwe, Navi Mumbai, Taluka Panvel & District Raigad, Registration District Raigad & Registration Sub-District Panvel/ Raigad and bounded as follows, that is to say;

ON OR TOWARDS THE NORTH BY : -
ON OR TOWARDS THE SOUTH BY : -
ON OR TOWARDS THE EAST BY : -
ON OR TOWARDS THE WEST BY : -

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

SIGNED, SEALED & DELIVERED BY THE X

withinnamed, "THE TRANSFERORS" X

[1] Mr. FAHIM RAFIQUE KHAN & X

[2] Mrs. MEHNAZ FAHIM KHAN, X

in the presence of..... X

*Fahim Khan
Mehnaz*

Suresh K. Nair
1..... *Suresh K. Nair*
LL.B., M.A., D.H.R.I., D.C.L.,
High Court, Mumbai
Court No. Sec. 112/13

2..... X

SIGNED, SEALED & DELIVERED BY THE X

withinnamed, "THE TRANSFEREE" X

Mrs. PRINCY BINU VARGHESE, X

Princy

in the presence of X

Suresh K. Nair
1..... *Suresh K. Nair*
LL.B., M.A., D.H.R.I., D.C.L.,
High Court, Mumbai
Court No. Sec. 112/13

2..... X


R E C E I P T

RECEIVED of and from the withinnamed Transferee, Mrs. PRINCY BINU VARGHESE, the sum of Rs.3,00,000/- (Rupees Three Lakhs Only) being the part payment amount of sale price of consideration of the said Flat No.402, on the Fourth Floor, in the Society's Building known as "INNOVATIVE HILLS CO-OPERATIVE HOUSING SOCIETY LTD", situated on Plot No.321, under Gaothan Expansion Scheme, in Sector No.17, at Ulwe, Navi Mumbai, Taluka Panvel & District Raigad, as withinmentioned the day and the year first hereinabove written paid by the Transferee to us.

Rs.3,00,000/-

WITNESSES:

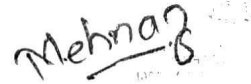
WE SAY RECEIVED

1. 
Suresh K. Nair
LL.B., LL.M., D.H.R.M., D.C.L.,
Advocate High Court, Mumbai
C-118/1, Sector-2, Vashi,
Navi Mumbai - 400703.



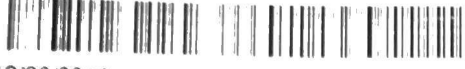
[1] Mr. FAHIM RAFIQUE KHAN

2.



[2] Mrs. MEHNAZ FAHIM KHAN
(THE TRANSFERORS)

SR.NO.	Chq.NO.	PARTICULARS OF PAYMENT		
		DATE	BANK/BRANCH	AMOUNT
1.	000052	08-09-2023	HDFC Bank, Andheri (E),	Rs.3,00,000/-



गुनी क्र. 2

दुय्यम निबंधक मंडल 4

19/06/2018

दस्तावेज क्रमांक 7714/2018

नोंदणी

Regn 63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4080000
(3) वाजार भाव (मानपट्टेराच्या वाचनितपट्टेदार आरागणी देतो की पट्टेदार ने नमुद करावे)	2391961
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र 27.1 दर 62900/- मदनिका न.402, चौथा मजला, एनोव्हेटीव्ह हिल्स, प्लॉट न.321, सेक्टर-17, उलवे, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्रफळ 31.69 चौ. मी. कारपेट. ((Plot Number : 321 ;))
(5) क्षेत्रफळ	1) 31 69 चौ. मीटर
(6) आकारणी किंवा जूही देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-नवीद अहमद आर. -- वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मदनिका न.1, मन प्रवेश अपार्टमेंट, प्लॉट न.199, सेक्टर-12, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, राष्ट्रीय पिन कोड:-400703 पॅन नं:-AJAPA7467Q 2): नाव:-दर्दना एन. अहमद -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मदनिका न.1, मन प्रवेश अपार्टमेंट, प्लॉट न.199, सेक्टर-12, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, राष्ट्रीय पिन कोड:-400703 पॅन नं:-ANKPA6395F 3): नाव:-शहनाज एन. अहमद -- वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मदनिका न.1, मन प्रवेश अपार्टमेंट, प्लॉट न.199, सेक्टर-12, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, राष्ट्रीय पिन कोड:-400703 पॅन नं:-ANQPA1078H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-फहीम रफिक खान -- वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रुम न.2/2, डी-133, हॅम्पी हॉम को. ऑप. हौ. मोसा., सेक्टर-26, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, राष्ट्रीय पिन कोड:-400703 पॅन नं:-AVHPK6193J 2): नाव:-मेहनाज फहीम खान -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रुम न.2/2, डी-133, हॅम्पी हॉम को. ऑप. हौ. मोसा., सेक्टर-26, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, राष्ट्रीय पिन कोड:-400703 पॅन नं:-BLEPS3296Q
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2018
(10) दस्त नोंदणी केल्याचा दिनांक	19/06/2018
(11) अनुक्रमांक, खंड व पृष्ठ	7714/2018
(12) वाजार भावाप्रमाणे मूद्रांक शुल्क	244800
(13) वाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



[Signature]
प्र. सह. दुय्यम निबंधक वर्ग-२
पनवेल-४.

मुख्यांकनामाठी विचागत घेतलेला तपशील:-

महाक शुल्क : निवडलेला

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



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

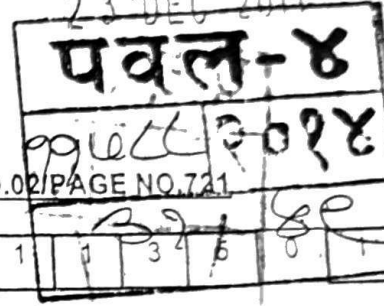
FAX : +91-22-6791 8166

CIDCO/ATPO(BP)/2011/ **1787** --

Ref. No.

To,
M/s. Innovative Construction Co.,
Shop No.3, Innovative Place,
Plot No.157, Sector-44, Nerul, Navi Mumbai.

Date: 23 DEC 2011



ASSESSMENT ORDER NO. 721/2011-12/REGISTER NO.02/PAGE NO.721

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	3	6	8	9
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No. 321, Sector No.17 at Ulwe, (12.5% Scheme) Navi Mumbai.

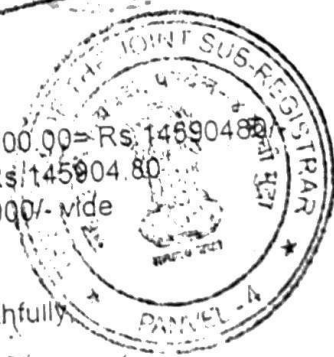
REF:- 1) Your architect's letter dated 30/09/2011 & 08/11/2011

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. Innovative Construction Co. |
| 2. | Location | - Plot No. 321, Sector No.17 at Ulwe, (12.5% Scheme) Navi Mumbai |
| 3. | Land use | - Residential |
| 4. | Plot area | - 499.980 Sq. mtrs |
| 5. | Permissible FSI | - 1.5 |
| 6. | GROSS BUA FOR ASSESSEMENT | - 1459.048 Sq.mtrs. |
| A) | ESTIMATED COST OF CONSTN. | - 1459.048 Sq.mtrs. X 10000.00 = Rs. 14590480 |
| B) | AMOUNT OF CESS | - Rs.14590480/- X 1% = Rs.145904.80 |
| 7) | Construction & Other Workers Welfare Cess charges paid | Rs.1,46,000/- vide Receipt No.6976, dtd.08/11/2011 |

Yours faithfully,

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



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA
पवन - ४
 NORMAL - 2nd Floor, Northman Point,
 Mumbai - 400 028
 PHONE (Reception) 91-22-6650 0920 / 6650 0928
 FAX 91-22-2302 2509 / 6650 0933
 3/88
 2011/1787--

HEAD OFFICE
 CIDCO Bhamburda
 New Marolli
 PHONE
 FAX

CITY
 REGD.
 "NIRM"
 Mumb
 PHONE
 FAX
 Ref. No

Date 23 DEC

To:
 M/s. Innovative Construction Co.,
 Shop No.3, Innovative Place,
 Plot No.157, Sector-44, Nerul, Navi Mumbai.
पवन - ४
 ७७९४ २०९८
 SUB: Payment of development charges for Residential Building on Plot No.321, Sector No.17 at Ulwe (12.5% Scheme) Navi Mumbai
 2 REF: 1) Your architect's letter dated 30/09/2011 & 08/11/2011
 2) Final transfer order issued by M(TS-II) vide letter dtd.09/05/2011
 3) Delay condonation NOC issued by M(TS-II) vide letter dtd.04/10/2011
 4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.04/11/2011
 5) 50% IDC paid of Rs.2,50,000/- vide Receipt No.6976, dtd.08/11/2011



ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 20

Name of Assessee :- M/s. Innovative Construction Co.,
 Location :- Plot No. 321, Sector No.17 at Ulwe, (12.5% Scheme) Navi Mumbai
 Land use :- Residential
 Plot area :- 499.980 Sq. mtrs
 Possible FSI :- 1.5
 Rates as per Stamp Duty Ready Reckoner, for Sec-17, Ulwe :- Rs.5600/-
AREA FOR ASSESSEMENT
 i) Plot area :-
 ii) Built up-area :- 499.980 Sq.mtrs.
DEVELOPMENT CHARGES
 i) On plot area @ 0.5% of (6) above :- 739.548 Sq.mtrs
 ii) On built up area @ 2% of (6) above :- 499.980 Sq.mtrs X 5600 X 0.5%=Rs.13999.44
 :- 739.548 Sq.mtrs X 5600 X 2%=Rs.82829.38
 Total Rs.96828.82

5. Possible FSI
6. Rates as per Stamp Duty Ready Reckoner, for Sec-17, Ulwe
7. **AREA FOR ASSESSEMENT**
 - i) Plot area
 - ii) Built up-area
8. **DEVELOPMENT CHARGES**
 - i) On plot area @ 0.5% of (6) above
 - ii) On built up area @ 2% of (6) above
9. Total Assessed development Charges :- (8.A + 8.B)=Rs.96828.82, Say Rs.96829/-
10. Date of Assessment :- 09/11/2011
11. Due date of completion :- 14/02/2011 to 13/02/2015
12. Development charges paid of Rs.98,700/- Vide Receipt No.6976, dtd.08/11/2011

Unique Code No. 2011 03 021 02 1135 01 is for this Development Permission on Plot No. 321, Sector at Ulwe, (12.5% Scheme) Navi Mumbai.



Yours faithfully,

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

DATE: 23 DEC

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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 XXVII) of 1966 to M/s. Innovative Construction Co. Plot No. 321 Sector- 17, Ulve, (12.5% Scheme), Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Still + 7 Floors) Total Residential BUA = 739.548 Sq.Mt.

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(Nos of Residential Units - 28, Nos. of Commercial units - nil)

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.

[Handwritten signature]



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 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 upto 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 which the permission has been granted, at any time for the purpose of enforcing the building control Regulations and conditions of this certificate.

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) prescribed in the National Building Code or and/or GDCRs- 1975 in force.



The Certificate shall remain valid for period of 1 year from the date of its issue, revalidation of the same shall be done in accordance with provision of Section - 48 MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
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MAHARASHTRA LIMITED

DATE: 23 DEC 2011

COMMECEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIVII) of 1966 to M/s. Innovative Construction Co. Plot No. 321 Sector- 17, Ulve, (12.5% Scheme), Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Stilt + 7 Floors) Total Residential BUA = 739.548 Sq.Mt.

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23/34

(Nos. of Residential Units - 28, Nos. of Commercial units - nil)

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.

[Handwritten signature]



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Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

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... installations etc shall be

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A certificate copy of the approved plan shall be exhibited on site
 The amount of Rs 2500/- deposited with C.I.D.C. as security deposit
 either in whole or in part at the absolute discretion of the Corporation
 conditions attached to the permission granted by the Corporation
 forfeiture shall be without prejudice to any other penalty or forfeiture
 "Every Building shall be provided with under ground and over head water tanks
 capacity of the tanks shall be as per norms fixed by C.I.D.C. In case of
 under ground and over head water tank shall be provided as per the
 requirement of CIDCO. The applicant shall seek approval of the
 CIDCO in respect of capacity of domestic water tanks. The applicant shall
 of the Fire Officer of CIDCO in respect of capacity of water for the
 You shall approach Executive Engineer, M.S.F.R. for the power supply
 transformer, if any, etc.

As per Govt. of Maharashtra memorandum no. 11/RDP, Dated 19th July, 1994 for all buildings following

- i) As soon as the development permission for new building is obtained by the Owners/Developer, he shall install a conspicuous place on site indicating following details:
 - a) Name and address of the owner/developer, Architect and Contractor
 - b) Survey Number/City survey Number, Plot Number/Sector & Node reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or any other permission issued by the Planning Authority or any other authority
 - d) Number of Residential flats/Commercial Units with areas
 - e) Address where copies of detailed approved plans shall be available for inspection
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

28
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MS

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



(CIN - U99999 MH 1970 SGC 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai 400 021.
PHONE 00 91-22-6650 0900
FAX 00 91-22-2202 2509

HEAD OFFICE

CIDCO Bhavan, CBD Belapur
Navi Mumbai 400 611
PHONE 09 22-2222 2222
FAX 09 22-2222 2222

Ref. No.

23 JUN 2016

Date: ~~24 JUN 2016~~

CIDCO/BP-10810/TPO(NM)/2016/ ~~1941-1942~~ -

Unique Code No	2	0	1	1	0	3	0	2	1	0	2	1	1	3	5	0	1
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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Stilt + 7 Floors) [(Residential BUA = 739.548 Sq.mtrs., (Total BUA = 739.548 Sq.mtrs), Residential Units = 28 (Twenty Eight Nos.)) on Plot No.321, Sector-17 at Ulwe (12.5% sch. area) - Navi Mumbai completed under the supervision of Architect M/s. Illusion Architect has been inspected on 23/05/2016 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 23/12/2011 and that the development is fit for the use for which it has been carried out.

Handwritten signature and date: 23/05/2016

(Jagdish B. Patil)
Associate Planner (Bldg. Permiss. Section)
Navi Mumbai

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : 00-91-22-6650 0900
 FAX : 00-91-22-2202 2509

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur
 Navi Mumbai - 400 614
 PHONE : 00 91 22 2721 6000
 FAX : 00 91 22 2721 6000

Ref. No.

Date: 23 JUN 2016
 24 JUN 2016

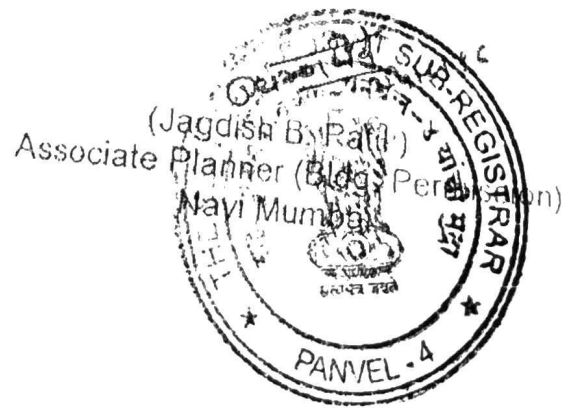
CIDCO/BP-10810/TPO(NM)/2016/ ~~1941-1942~~

Unique Code No	2	0	1	1	0	3	0	2	1	0	2	1	1	3	5	0	1
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Handwritten signature and date: 23/05/2016



Please Tick

EMTE

Saving A/C No	Branch File No
CIF NO	Top up no
LOS Reference No	PAL/Take Over/NE W/Resale/Top up

Applicant Name PRINCY BINDU VARGHESA

Co-Applicant Name -

Contract (Resi.): _____ Mobile: 9967406537

Loan Amount: 25,00,000/- Tenure: 180 MONTHS

Interest Rate: _____ EMI: _____

Loan Type: HOME LOAN SBI LIFE

Hsg. Loan TERM LOAN Maxgain _____

Realty _____ Home Top up _____

Property Location: ULWE

Property Cost: 41,00,000/-

Name of Developer / Vendor: INNOVATIVE HILLS CHS LTD.

RBO PEN ZONE - Branch: NEW PANVEL WEST (Code No) 15664

Contact Person: SIDDHESH Mobile No. 9167110256

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

	DATE		DATE
SEARCH - 1	<u>Seeithingadkov</u> <u>15-09-2023</u>	RESIDENCE VERIFICATION	
SEARCH - 2	<u>_____</u>	OFFICE VERIFICATION	
VALUATION - 1	<u>Va87alkaley</u>	SITE INSPECTION	
VALUATION - 2			

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



RASMECCC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT NEW PANVEL WEST BRANCH

MITA. PATE
 15 SEP 2023

Please Tick

EMIT

Saving A/C No. 3055635008 Branch FILE No.

CIF NO Tie up no (if applicable)

LOS Reference No. PAL/Take Over/NEW/Resale/Top up

Applicant Name PRINCY BINU VARGHESE

Co-Applicant Name -

Contract (Resi.): Mobile: 9967406537

Loan Amount: 25,00,000/- Tenure: 180 MONTHS

Interest Rate: EMI:

Loan Type: HOME LOAN SBI LIFE:

Hsg. Loan TERM LOAN Maxgain

Realty Home Top up

Property Location: ULWE

Property Cost: 41,00,000/-

Name of Developer / Vendor: INNOVATIVE HILLS CHS LTD

RBO - PEN ZONE - Branch: NEW PANVEL WEST (Code No) 15664

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	DATE		DATE
SEARCH - 1	Seeithingadhav 15.09.2023	RESIDENCE VERIFICATION	
SEARCH - 2	_____	OFFICE VERIFICATION	
VALUATION - 1	Va8tallkaly	SITE INSPECTION	
VALUATION - 2			

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



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT NEW PANVEL WEST BRANCH

MITA. PATIL
15 SEP 2023