

398/7914

पावती

Original/Duplicate

Tuesday, May 07, 2019

नोंदणी क्र. : 39म

9:36 AM

Regn.: 39M

पावती क्र.: 9583 दिनांक: 07/05/2019

याचावे नाव: धारपर

दस्तावेजाचा अनुक्रमांक: पवस3-7914-2019

दस्तावेजाचा प्रकार: करारनामा

सादर करण्याचावे नाव: संगीता शिवाजी निकम -

नोंदणी फी

₹. 30000.00

इस्त हाताळणी फी

₹. 1240.00

पुस्तिका संख्या: 62

एकूण:

₹. 31240.00

आपणाम मूळ इस्त, पंचनेस प्रिंट, सूची-२ अंदाजे
10:02 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

साधार मूल्य: ₹. 3577415.1/-

मोबदला ₹. 5850000/-

भरलेले मुद्रांक शुल्क : ₹. 351000/-

1) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/वे ऑर्डर क्रमांक: MH001238113201920E दिनांक: 07/05/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 1240/-

डीडी/घनादेश/वे ऑर्डर क्रमांक: 0605201911555 दिनांक: 07/05/2019

बँकेचे नाव व पत्ता:





07/05/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 7914/2019

नोंदणी :

Regn.63m

गावाचे नाव : खारघर

(1) निवेद्याचा प्रकार	करारनामा
(2) मोबदला	5850000
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3577415.1
(4) भू-सापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर भर्गन ;, इतर माहिती: विभाग क्र.20/15,दर-91600/- प्रती चौ.मी. ऑफिस क्र.705,सातवा मजला,मिलेनियम एम्पायर,प्लॉट क्र.47,सेक्टर 15,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 25.659 चौ.मी.कारपेट + 6.405 चौ.मी.एनक्लीज बाल्कनी((Plot Number : 47 ; SECTOR NUMBER : 15 ;))
(5) क्षेत्रफळ	1) 25.659 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. भारत कंसट्रक्शन तर्फे भागीदार किशोरकुमार सी. घाडीया - - वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पी.एस-४१, दुसरा मजला, क्रिस्टल प्लाजा, प्लॉट क्र.१८/२७, सेक्टर ७, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईसाहू:(००). पिन कोड:-410210 पॅन नं:-AAFFB6683H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संगीता शिवाजी निकम - - वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: के.एच-४/१८/७०२, सेलिब्रेशन, सेक्टर १७, ऑप.संजीवनी स्कूल, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईसाहू:(००). पिन कोड:-410210 पॅन नं:-AAZPN3517A 2): नाव:-संकल्प शिवाजी निकम - - वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: के.एच-४/१८/७०२, सेलिब्रेशन, सेक्टर १७, ऑप.संजीवनी स्कूल, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईसाहू:(००). पिन कोड:-410210 पॅन नं:-AKSPN7978C
(9) दस्तऐवज करून दिल्याचा दिनांक	07/05/2019
(10) दस्त नोंदणी केल्याचा दिनांक	07/05/2019
(11) अनुक्रमांक,खंड व पृष्ठ	7914/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	351000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मूल्यांकन पत्रक (बांधी क्षेत्र - बांधीव)

07 May 2019, 09:12:10 AM

Valuation ID: 20190507319

मूल्यांकनाचे वर्ष: 2019
 जिल्हा: रायगड
 मूल्य विभाग: तालुका, पंचवीस मीटर पंचवेळ (पंचवेळ महानगरपालिका)
 उप मूल्य विभाग: 20/15-खासपर सिव्ही से.क. 15
 क्षेत्राचे नाव: A Class Palika

सर्वी संबर जल मू. क्रमांक

वार्षिक मूल्य दर लक्ष्यानुसार मूल्यदर रु. धुवी जमीन 36400	निवासी सदनिका 82000	बांधीलप्य 91600	एकरी 106300	औद्योगिक 91600	भोजन्यपन्नाचे एकक ची मीटर
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बांधीव क्षेत्राची माहिती					
बांधकाम शक्ती (Built Up)	37.185ची मीटर	मिळकतीचा वापर -	कार्यालय/व्यावसायिक	मिळकतीचा प्रकार -	बांधीव
बांधकामाची घनत्वकरण	1-300 मी.मी	मिळकतीचे तय -	0.70 टक्के	मूल्यांकन/बांधकामाचे दर	Rs. 91000/-
उत्पन्न सुविधा	आहे	मजला -	5th to 10th Floor		

पत्रक
 0698/2019
 7/19

Sale Type -
 First Sale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा.यानुसार मिळकतीचा धर्तरे ची मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी) * मजला/निहाय/घट/वाढ
 = (91600 * (100/100)) * 105/100
 = Rs. 96180/-

A) मूळम मिळकतीचे मूल्य = वरील घसा.यानुसार मूल्य दर * मिळकतीचे क्षेत्र
 = 96180 * 37.185
 = Rs. 3577415.1/-

एकत्रित अंतिम मूल्य = मूळम मिळकतीचे मूल्य + अक्षराचे मूल्य + सेटिंग्ज मजला क्षेत्र मूल्य + लगतच्या सधरीचे मूल्य + वरील सधरीचे मूल्य + बंदिसा वाहन नल्लचे मूल्य + धुन्या जमिनीवरील वाहन नल्लचे मूल्य + इमारती भोवतीच्या धुन्या जमिनीचे मूल्य + बंदिसा बाजली
 = A + B + C + D + E + F + G + H + I
 = 3577415.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs. 3577415.1/-

Home Price



Department of Stamp & Registration, Maharashtra		पंचल - ३	
Receipt of Document Handling Charges		10098/2029	
PRN	0605201911555	Date	06/05/2019
Received from SANGITA S NIKAM , Mobile number 7400402121, an amount of Rs. 240/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.			
Payment Details			
Bank Name	IBKL	Date	08/05/2019
Bank CIN	10004152019050673751	REF No.	213932155
This is computer generated receipt, hence no signature is required.			



Handwritten signature

Sankalp

Handwritten signature



CHALLAN
MTR Form Number-6



GRN	MH001238113201920E	BARCODE			Date	06/05/2019-19:12:58	Form ID	25.1
Department					Inspector General Of Registration			
Type of Payment					Payer Details			
Stamp Duty					TAX ID (If Any)			
Registration Fee					PAN No. (If Applicable)			
Office Name					Full Name		SANGITA SHIVAJI NIKAM AND OTHER	
PNL3_PANVEL 3 JOINT SUB REGISTRAR								
Location					Flat/Block No.		FLAT NO 705 7TH FLOOR MILLENIUM EMPIRE	
RAIGAD								
Year					Premises/Building			
2019-2020 One Time								
Account Head Details					Road/Street		PLOT NO 47 SEC 15 KHARGHAR	
Stamp Duty					Area/Locality		NAVI MUMBAI	
351000.00					Town/City/District			
Registration Fee					PIN		4 1 0 2 1 0	
30000.00								
Remarks (If Any)					SecondPartyName=BHARAT CONSTRUCTION-CA=5850000			
Total					Amount in Words		Three Lakh Eighty One Thousand Rupees Only	
3,81,000.00								
Payment Details					FOR USE IN RECEIVING BANK			
Cheque/DD No.					Bank CIN	Ref. No.	69103332019050616106	213858753
Name of Bank					Bank Date	RBI Date	08/05/2019-19:14:50	Not Verified with RBI
Name of Branch					Bank-Branch		IOBI BANK	
Department ID					Scroll No. , Date		Not Verified with Scroll	

Account Head Details
Stamp Duty
351000.00
Registration Fee
30000.00
8/50



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 9100000000

Handwritten signature

Handwritten signature: Sankalp
Handwritten signature: [unclear]



Document **H**andling **C**harges
Inspector General of Registration & Stamps

पवेल-३
07/05/2019
1240/-

Receipt of Document Handling Charges

PRN 0605201911555 Receipt Date 07/05/2019

Received from SANGITA S NIKAM, Mobile number 7400402121, an amount of Rs. 1240/-, towards Document Handling Charges for the Document to be registered on Document No. 7914 dated 07/05/2019 at the Sub Registrar office, Joint S.R. Panvel 3 of the District Raigarh.

DEFACED
₹ 1240
DEFACED

Payment Details

Bank Name IBKL	Payment Date 06/05/2019
Bank CIN 10004152019050673751	REF No. 213932155
Device No 0605201911555D	Deface Date 07/05/2019

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



GRN	MH005238113201820E	BARCODE	[Barcode]		Date	06/05/2019-19:12:56	Form ID	29.1
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty	TAX ID (if Any)						
Type of Payment	Registration Fee	PAN No.(if Applicable)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name	BHARAT CONSTRUCTION-CA-5850000				
Location	RAIGAD		Flat/Block No.	[Handwritten: 609/2020]				
Year	2015-2020 One Time		Premises/Building	[Handwritten: 60/100]				
Account Head Details		Amount In Rs.	Road/Street	LOT NO-47 SEC/5 KHARGHAR				
0050048401 Stamp Duty		351000.00	Area/Locality	NAVI MUMBAI				
0050063301 Registration Fee		30000.00	Town/City/District					
			FIN	4 1 0 2 1 0				
			Remarks (if Any)	SecondPartyName=BHARAT CONSTRUCTION-CA-5850000				
			Amount In	Three Lakh Eight Thousand and Super				
			Words	3,81,000.00				
Payment Details:		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-OD Details		Bank CIN	Ref. No.	801033301905006553				
Cheque/OD No		Bank Date	RBI Date	06/05/2019-19:14:50		Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No., Date		Not Verified with Scroll				



सह दुय्यम निबंधक वर्ग - २
पन्वेल क्र. ३



Department ID: [Blank] Mobile No.: 9100010002
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नोंट:- यो चालान केवल रजिस्ट्रार कार्यालय में ही दर्ज कराने के लिये मान्य है। नोंटों के अंतर्गत अनजारी दस्तावेज दर्ज नहीं हो सकते।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amt.
1	08-398-7/14	0000704464201820	07/05/2019-09:36:43	IGR148	30000.00
2	08-398-7/14	0000704464201820	07/05/2019-09:36:43	IGR148	351000.00
Total Defacement Amount					3,81,000.00

पवल-३
०९/०५/२०१९
९/९२

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 07th day of May, 2019 between M/S. BHARAT CONSTRUCTION, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its office at PS 41, 2nd Floor, Crystal Plaza, Plot No.-18/27, Sector No. 17, Kharghar, Mumbai-410 210, Tal.-Panvel, Dist.-Raigad, hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of said respective firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) OF THE ONE PART



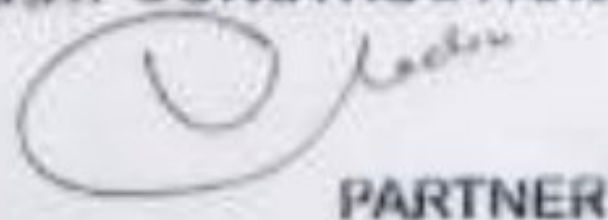
AND



MRS. SANGITA SHIVAJI NIKAM AND

MR. SANKALP SHIVAJI NIKAM

an/both adults, Indian Inhabitants, residing at : KH-4/18/702, CELEBRATION, SECTOR - 17, OPP. SANJEEVANI SCHOOL, KHARGHAR, NAVI MUMBAI - 410210, hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART.

For BHARAT CONSTRUCTION


PARTNER

X 
X 

Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956th (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 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 Government under the said Act;

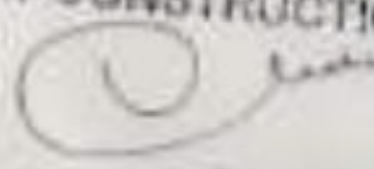
And whereas the Promoters vide their Application dated 21/01/2014, pertaining to the Scheme bearing reference No. 8886/90029767, dated 17/04/2014, requested the Corporation to grant lease of a piece and parcel of land acquired and vested in the Corporation by the State;

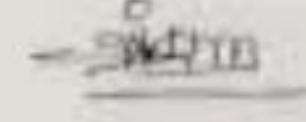


And whereas the Corporation consented to grant the Promoters a lease of all that piece and parcel of land acquired and vested in the Corporation by the State Government, bearing plot number 47 admeasuring 1554.880 Sq. Mts., situated at Sector No.-15, Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, for the purpose of construction of the building(s) for commercial use;

And whereas the Promoters paid to the Corporation a sum of Rs.19,00,68,531/- (Rupees Nineteen Crore Sixty Eight Thousand Five Hundred Thirty One Only) as and by way of full and final payment of Lease Premium as agreed to by and between the Corporation and the Promoters in respect of the said plot;

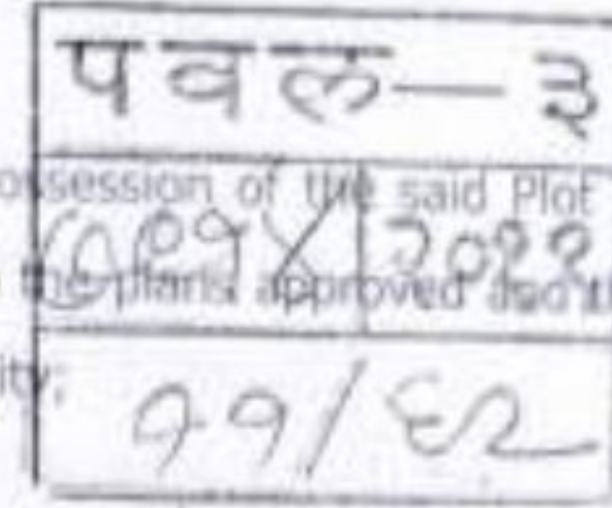
And whereas by an **Agreement to Lease dated 15/04/2015** (hereinafter called "THE SAID AGREEMENT TO LEASE") entered into between the Corporation of the One Part and (1) MR. HITENDRA C. GHADIA (2) MR. KISHOR C. GHADIA (3) MR. JITENDRA R. PATEL, all Partners of M/S. BHARAT CONSTRUCTION, therein jointly and collectively referred to as "THE LICENSEES" of the Other Part, the Corporation agreed to granted lease of the aforesaid **Plot No.-47, admeasuring 1554.88 Sq. Mts.,**

For BHARAT CONSTRUCTION

 PARTNER


 Sankalp

situated at Sector No.-15, Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, hereinafter referred to as "THE SAID PLDT" and more particularly described in the "First Schedule" hereunder written, to the Promoters at or for the consideration as mentioned in the said Agreement to Lease. The said Agreement to Lease is duly registered before the Sub Registrar of Assurances at Panvel-4 under its Receipt No.-5305, Document No. PVL4-4745-2015 on 15/04/2015;

And whereas the Corporation placed the Promoters in possession of the said Plot of land for construction of the building(s) on it according to the plans approved and the development permission granted by the concerned authority;



And whereas by virtue of the aforesaid Agreement to Lease, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the said plot of land;

And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority;

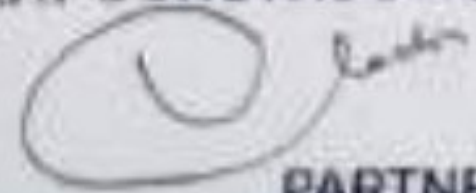
And whereas the Licensees of the Plot is the Partnership Firm **M/S. BHARAT CONSTRUCTION** consisting (1) MR. HITENDRA C. GHADIA (2) MR. KISHOR C. GHADIA (3) MR. JITENDRA R. PATEL, as Partners constituted and registered as per the Indian Partnership Act 1932, under the Deed of Partnership dated 13/04/1993, which was reconstituted on 01/04/2002 and is further reconstituted by executing Retirement cum Partnership Deed dated 01/04/2014 comprising (1) SHRI HITENDRA C. GHADIA (2) SHRI KISHOR C. GHADIA (3) SHRI DHAIRYA HITENDRA GHADIA (4) SHRI NAGARAM TARARAM CHOUDHARY (5) SHRI BHARAT MOHANSINGH CHOUDHARY & (6) SHRI VIRAMRAM NEMARAM CHOUDHARY, as the present Partners of the firm and SHRI JITENDRA R. PATEL retired from the said Partnership;





And whereas as per the request made by the Promoters' firm to CIDCO Ltd. for addition and change of Partners in share holding of the Partnership Firm, CIDCO Ltd. upon payment of the necessary transfer charges for admission and change of Partners, consented to make the changes in the shareholding of the Partnership Firm and brought on record the Partners as per the Deed of Retirement cum Partnership by vide its letter bearing reference number CIDCO/EO(III)/2016/2218, dated 24/05/2016;

And whereas the Promoters became entitled and enjoined upon to construct the commercial buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the building approval granted by the Corporation vide

Commencement Certificate bearing number CIDCO/BP-13386/TPO(NM&K)/2015/1203, dated 16/10/2015, including such additions, modifications, revisions, alterations therein, if any, from time to time as may be

For **BHARAT CONSTRUCTION**

PARTNER

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* 

approved by the Planning Authorities. The copy of Commencement Certificate is annexed herewith as "Annexure-A";

And whereas the Promoters constructed on the project land a building project known as "MILLENNIUM EMPIRE" consisting of Ground plus 14 (Fourteen) Upper Floor comprising Units, Offices and Shops and obtained a Occupancy Certificate bearing reference number BP-13386/3003, dated 07/08/2018 for the same. The copy of the Occupancy Certificate is annexed herewith as "Annexure-C".

And whereas the Allottee(s) is/are offered a Unit/Office/Shop bearing number 705 on the 2nd Floor (hereinafter referred to as "THE SAID UNIT/OFFICE/SHOP") of the Building called "MILLENNIUM EMPIRE" (hereinafter referred to as "THE SAID BUILDING") constructed on the said plot of land by the Promoters;

And whereas the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

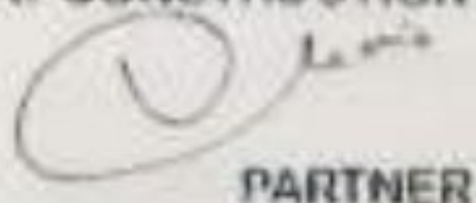
And whereas the Promoters had appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and accepted the professional supervision of the structural Engineer till the completion of the building(s);


And whereas by virtue of the aforesaid Agreements, the Promoters have sole and exclusive right to sell the Unit/Office/Shop in the building constructed by the Promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Unit/Office/Shop therein and to receive the sale price in respect thereof;

And whereas on demand from the allottee(s), the Promoters have given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect "ATUL PATEL ARCHITECTS" and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

And whereas the authenticated copy of Certificate of Title issued by the advocate of the Promoters "AJEET V. SINGH OF AJEET SINGH & ASSOCIATES (Advocates & Legal Consultants)", showing the nature of the title of the Promoters to the project land on which the Unit/Office/Shop constructed have been annexed hereto and marked as "Annexure-B";

For BHARAT CONSTRUCTION


PARTNER


Santalp

And whereas the authenticated copies of the plans of the layout as approved by the concerned Local Authority have been annexed hereto and marked as "Annexure-D";

And whereas the authenticated copies of the plans and specifications of the Unit/Office/Shop agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-E";

पत्र क्र-३	For allotment of
2023/10/20	Unit/Office/Shop
25.659 Sq. Mts.	and

And whereas the Allottee(s) have applied to the Promoters for the Unit/Office/Shop bearing number **205** on the **7th** Floor "MILLENNIUM EMPIRE" constructed of the said Project land. And whereas the carpet area of the said Unit/Office/Shop is **25.659** Sq. Mts. "Carpet Area" means the net usable floor area of Unit/Office/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive enclosed balcony area of **6.405** Sq. Mts. appurtenant to the said Unit/ Office/Shop for exclusive use of the Allottee(s) of verandah area and exclusive open terrace area of **NIL** Sq. Mts. appurtenant to the said Unit/Office/Shop for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Unit/Office/Shop;

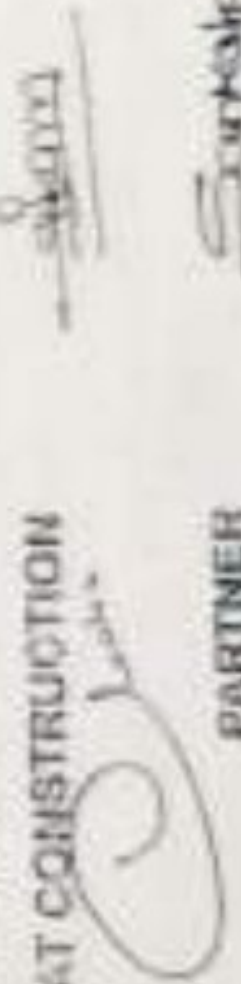



And whereas the Parties relying on the confirmations, representations and warranties of each other to faithfully abide by all the terms, conditions and stipulations in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter;

And whereas prior to the execution of these presents, the Allottee(s) have agreed to pay to the Promoters a sum of **Rs. 48,00,000/- (Rupees. Forty Eight Lacs Only)**, being part payment of the sale consideration of the Unit/Office/Shop agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing;

And whereas the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at **Maharashtra No. P52000001042**; the authenticated copy of the certificate is annexed herewith as.

And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Unit/Office/Shop with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908;

For BHARAT CONSTRUCTION 
PARTNER 

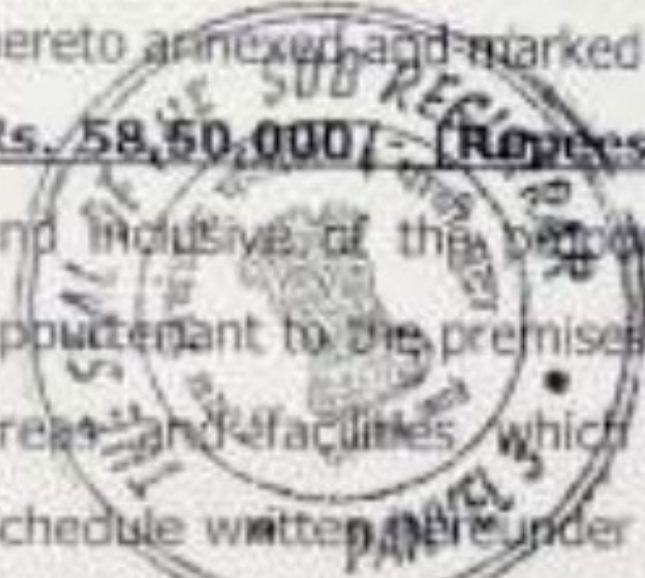
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Unit/ Office/Shop;

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

1) The Promoters have constructed a building project known as "MILLENNIUM EMPIRE" consisting of Ground plus 14 (Fourteen) Upper floors comprising Units, Offices and Shops on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and obtained Building Completion Certificate or Occupancy Certificate of the same.

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The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) a Unit/ Office/Shop bearing No. 705 admeasuring 25.659 Sq. Mts. carpet area on the 7TH Floor in building known as "MILLENNIUM EMPIRE" hereinafter referred to as "THE SAID UNIT/OFFICE/SHOP" more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-E" for a lump sum price of Rs. 58,50,000/- (Rupees. Fifty Eight Lacs Fifty Thousand Only) being and inclusive of the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder and the said amount of consideration shall be paid by the Purchaser to the Promoters herein in the manner hereinafter mentioned. The fixture and fittings with regards to flooring and sanitary fittings and amenities to be provided by the Promoters in the Unit/Office/Shop and the said building are those that are set out in the "Third Schedule" mentioned hereunder.



3) The said consideration of Rs. 58,50,000/- (Rupees. Fifty Eight Lacs Fifty Thousand Only) will be paid by the Allottee(s) to the Promoters as follows; i.e. to say;

a) Rs. 48,00,000/- (Rupees. Forty Eight Lacs Only) paid on or before execution of this Agreement as part amount of consideration (the payment and receipt whereof the Promoters doth hereby admit and acknowledge and acquit, release and discharge the Allottee(s) from the payment and receipt thereof and every part thereof);

For BHARATI CONSTRUCTION

PARTNER

Sankalp

- b) The balance payment of **Rs. 10,50,000/- [Rupees, Ten Lacs Fifty Thousand Only]** shall be payable within **30th (Thirty)** days from the date of execution of this Agreement for Sale.
- c) The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Goods and Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Unit/Office/Shop.

पत्र-३
10/12/2023
12/12

- 4) The Promoters shall give possession of the premises to the Allottee(s) on receipt of full and final payment of the consideration amount.
- 5) It is agreed that in the event of any delay or default by the Allottee(s) in making payment of the balance consideration on the due date, the Promoters shall be entitled to give 7 (Seven) days notice in writing to the Allottee(s) making time the essence of the Contract and if the Allottee(s) fail(s) to make payment within such notice period, then and in that event this Agreement shall be terminated and the amount paid by the Allottee(s) to the Promoters shall be refunded by the Promoters to the Allottee(s) without interest after deducting there from the 10% (Ten Percent) of the agreed sale price towards the administrative expenses.



- 6) The above purchase price does not include the following charges:
 - a) Stamp duty, registration and other charges payable to the concerned authorities.
 - b) Any other taxes, cess, goods and service tax, that shall be levied or become leviable by CIDCO or any other Government Authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
- 7) The Allottee(s) along with other Allottees of Units/Offices/Shops in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee(s), so as to enable the Promoters to register the common organisation of Allottee(s). No objection shall

For BHARAT CONSTRUCTION

PARTNER

Sankalp

so determined the Allottee(s) shall pay to the Promoters provisional monthly contribution of **Rs. 3,900/- (Rupees, Three Thousand Nine Hundred Only)** per month towards the outgoings. The amounts so paid by the Allottee(s) to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or the limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Company, as the case may be.

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20/08/2023
90,000/-

11) The Allottee(s) shall on or before delivery of possession of the said premises keep deposited with the Promoters, the following amounts:

- a) **Rs. NIL/- (Rupees, NIL Only)** for share money, application entrance fee of the Society or Limited Company.
- b) **Rs. NIL/- (Rupees, NIL Only)** for formation and registration of Society or Limited Company.
- c) **Rs. 70,200/- (Rupees, Seventy Thousand Two Hundred Only)** deposit towards provisional monthly contribution towards outgoings of Society or Limited Company.



12) The Allottee(s) shall pay to the Promoters a sum of **Rs. NIL/- (Rupees, NIL Only)** for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Promoters in connection with formation of the said Society, or Limited Company and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

13) At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee(s) shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee(s) shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the said Society or Limited company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Society or limited company.

For BHARAT CONSTRUCTION

PARTNER

Sankalp

41) The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee(s), in Parvel after the Agreement is duly executed by the Allottee(s) and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Parvel.

42) The Allottee(s) and/or Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

Handwritten notes in a box: 4009/3, 25/08

That all notices to be served on the Allottee(s) and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoters by Registered Post A.D and notified Email ID at their respective addresses as specified below:

ALLOTTEES

MRS. SANGITA SHIVAJI NIKAM AND MR. SANKALP SHIVAJI NIKAM

KH-4/18/792, CELEBRATION, SECTOR - 17,

OPP. SAMBHEWANI SCHOOL, KHARGHAR, NAVI MUMBAI - 410210

Notified Email ID:



PROMOTERS
M/S. BHARAT CONSTRUCTION

PS 41, 2nd Floor, Crystal Plaza, Plot No.-18/27, Sector No.-7,

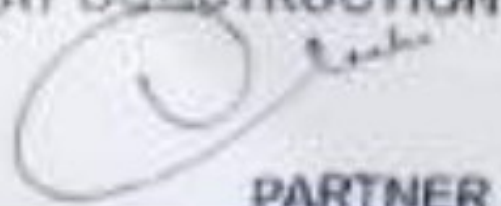
Kharghar, Navi Mumbai-410 210, Tal.-Parvel, Dist.-Raigad.

Notified Email ID: bharatconstruction2000@gmail.com

It shall be the duty of the Allottee(s) and the promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee(s), as the case may be.

44) That in case there are Joint Allottees, all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

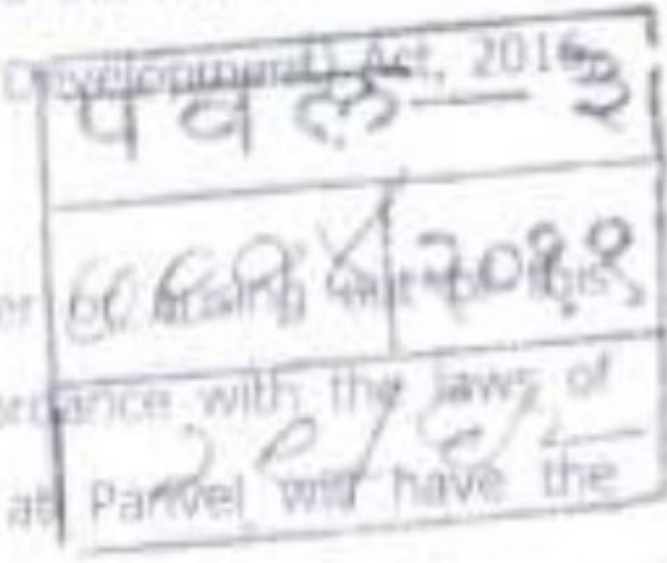
For: BHARAT CONSTRUCTION


PARTNER



Sankalp

- 45) The charges towards stamp duty and Registration of this Agreement for Sale shall be borne and paid by the Allottee(s) only.
- 46) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 Rules and Regulations, there under.
- 47) That the rights and obligations of the parties under Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Court at Panvel will have the jurisdiction for this Agreement



THE FIRST SCHEDULE ABOVE REFERRED TO
Description of the Land

All that piece and parcel of land bearing Plot number 47, admeasuring 1554.88 Sq. Mts., situate, being and lying at Sector No.-15, Kharghar, Navi Mumbai, within the jurisdiction of Sub-Registrar of Assurances at Panvel, Tal.-Panvel, Dist.-Raigad and bounded as follows; i.e. to say:

- On or towards the North by : 24 Mts. wide Road
 On or towards the South by : 15 Mts. wide Road
 On or towards the East by : Plot No.-46
 On or towards the West by : C/L & 20.00 Mts. Road/Plot No.-15



THE SECOND SCHEDULE ABOVE REFERRED TO
Description of the Unit/Office/Shop

All that Commercial Premises bearing Unit/Office/Shop bearing number **705** admeasuring **25.659** Sq. Mts. carpet area on the **7TH** Floor in Building named "MILLENNIUM EMPIRE" standing on Plot No.-47 situated at Sector No.-15, Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

THE THIRD SCHEDULE ABOVE REFERRED TO
Amenities

- Vitrified Flooring 2'x 2'.
- Internal Partition wall to be 4" brick/Suprex Block work with putty finish & 6" brick/Suprex block wall externally.
- In Office/Unit provide good quality main door & ms rolling shutter for shops.
- Concealed plumbing and copper wiring with modular switches, circuits, breakers with adequate electrical points.
- Putty Finished internal walls and ceiling for the entire unit with OBD Paint internally.
- Acrylic Emulsion paint to all external walls of entire building and compound wall.
- Lift of reputed make.
- Under ground and over head water tank with adequate water supply.

For BHARAT CONSTRUCTION

[Handwritten Signature]

In witness whereof the parties hereto have executed this agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

BY THE WITHINNAMED PROMOTERS

M/S. BHARAT CONSTRUCTION

PAN NO.: AAFFB 6683 H

REPRESENTED BY ITS PARTNER

MR. KISHORKUMAR C. GHADIA



For BHARAT CONSTRUCTION

PARTNER

IN THE PRESENCE OF:
10/08/2025
30/2/22

SIGNED, SEALED & DELIVERED BY

THE WITHINNAMED PURCHASERS

MRS. SANGITA SHIVAJI NIKAM

Income Tax Ref No: A/C. No. AAZPN 3517 A

MR. SANKALP SHIVAJI NIKAM

Income Tax Ref No: A/C. No. AKSPN 7978 C



IN THE PRESENCE OF

Scotop

1) _____

2) _____



LIST OF ANNEXURES

- ANNEXURE - A : Copy of Building permission / Commencement Certificate.
- ANNEXURE - B : Copy of the Certificate of the title issued by the advocate.
- ANNEXURE - C : Copy of Building permission / Occupancy Certificate.
- ANNEXURE - D : Copy of the plans and specifications approved by the concerned local / planning authority/.
- ANNEXURE - E : Copy of floor plan of the said Flat/Office/Shop.

: 23 :

RECEIPT

Received of and from the withinnamed Purchaser(s) **MRS. SANGITA SHIVAJI NIKAM AND MR. SANKALP SHIVAJI NIKAM**, the day and the year first herein above written the sum of **Rs. 48,00,000/- (Rupees. Forty Eight Lacs Only)** being part/full payment of the consideration against the sale of Unit/Office/Shop-bearing No. 705, admeasuring **25.659** Sq. Mts. carpet area on the **7th Floor in 605 building** project named "MILLENNIUM EMPIRE" situated at Plot No.-47, Sector No. 15, Kharghar, Navi Mumbai, Tal.-Pamvel, Dist.-Raigad, paid by him/her/them to details:

39/12

Date	Cheque No.	Drawn on (Bank & Branch)	Amount
06/04/2019	000033	BANK OF BARODA, KHARGHAR	Rs. 10,00,000/-
13/04/2019	000034	BANK OF BARODA, KHARGHAR	Rs. 20,00,000/-
20/04/2019	000036	BANK OF BARODA, KHARGHAR	Rs. 18,00,000/-
Total			Rs. 48,00,000/-

(Total Rupees. Forty Eight Lacs Only).

WE SAY RECEIVED FOR M/S. BHARAT CONSTRUCTION For BHARAT CONSTRUCTION

[Signature]

PARTNER

(PARTNER)

WITNESS:

1) *[Signature]*

2) *[Signature]*



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



(CON - 009999 MH 1970 SOC - 014674)

REGD. OFFICE:

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

PHONE : 00-91-22-6660 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO OFFICE, MIDC BELGAUM,
Belgaum, Maharashtra - 469004.

PHONE : 00-91-22-6791 8100

FAX : 00-91-22-6791 8156

Ref. No. CIDCO/SP-13266/TPC/NM & KV/2015/1202 -

Date: 16 OCT 2015

To,
M/s. Bharat Construction,
Through its Partner Mr. Harendra C. Ghadia & Others Two,
P. 3.41, 11th Floor, Plot No. 18/27
Crystal Plaza, Sector-7,
Kharghar, Navi Mumbai.

ASSESSMENT ORDER NO. 261/2015-16 REGISTER NO. 01 PAGE NO. 391

SUB : Payment of development charges for Commercial Building on Plot No 47, Sector-15, Kharghar, Navi Mumbai.

- Ref:-** 1) Your architect's letter dated 26/04/2015 & 11/05/2015
2) PSIDC NOC issued by EE(Elect-I) vide letter No. CIDCO/EE(Elect-I)/15/2434/2852, dttd. 20/04/2015
3) Fire NOC issued by Fire Officer, CIDCO vide letter No. CIDCO/FIRE/KLM/1481/2015, dttd. 08/05/2015
4) Height Clearance NOC issued by TPC(NM&K) vide letter No. CIDCO/TPC(NM&K)/2014/200, dttd. 08/05/2015

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES,
(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT, 1976)**

1. Name of Assessee
M/s. Bharat Construction,
Through its partner Mr. Harendra C. Ghadia & Others Two,
Plot No. 47, Sector - 15 at Kharghar, Navi Mumbai.
2. Location
Commercial
3. Land use
- 1554.88 Sq. mtrs
4. Plot area
- 1.5
5. Permissible FSI
Rs. 31500/-
6. Rates as per Stamp Duty Ready Reckoner, for Sec-15, Kharghar
- 1554.88 Sq. mtrs.
7. AREA FOR ASSESSMENT
FOR COMMERCIAL
- 2332.3135 Sq. mtrs.
8. Plot area
Rs. 31500/-
9. Built up area
- 1554.88 Sq. mtrs.
10. DEVELOPMENT CHARGES
FOR COMMERCIAL
- 2332.3135 Sq. mtrs.

9. Total Assessed development Charges
Bill + BUI = Rs. 3420501.58 Say Rs. 3420502/-
22/09/2015
10. Date of Assessment
15/04/2015 to 14/04/2019
11. Due date of completion
Development charges paid of Rs. 34,30,300/- vide Receipt No. 14134, dttd. 23/09/2015
12. Unique Code No. 2016 03 021 02 3887 01 is for this Development Permission on Plot No. 47, Sector- 15, at Kharghar, Navi Mumbai.



Yours faithfully,
Marijula
16/10/15
(Marijula Nayak)
Sr. Planner (Bldg. Permission)
Navi Mumbai & Kharja

In case of any corruption related complaints, please visit :
maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx

ANNEXURE - A



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - 200599 MR 1870 SOC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Narimán Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2002 2500

HEAD OFFICE:

CIDCO Bhavan, CBD Sector-9
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8165

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Through its Partner Mr. Harendra C. Ghadia & Others Two
P.S.41, God Ebor, Plot No. 18/27
Kharghar, Navi Mumbai.

TPO(NM & K)/2015/ 1202 -

Date : 16 OCT 2015

ASSESSMENT ORDER No. 261/2015-16 REGISTER NO.01 PAGE No. 261

Unique Code No.	2	D	1	5	0	3	0	2	1	0	2	3	8	8	7	0	1
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SUB - Payment of Construction & Other Workers Welfare Cess charges for Commercial Building on Plot No.47, Sector - 15 at Kharghar, Navi Mumbai.

REF - 1) Your architect's letter dated 28/04/2015 & 11/08/2015



- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - A)
 - B)
 - 7)
- M/s. Bharat Construction, Through its Partner Mr. Harendra C. Ghadia & Others Two
 - Plot No.47, Sector - 15 at Kharghar, Navi Mumbai
 - Commercial
 - 1554.88 Sq. mtrs
 - 1.5
 - 8897.400 Sq. mtrs
 - 8897.400 Sq mtrs. X 19000/- = Rs. 160153200/-
 - Rs. 160153200/- X 1% = Rs. 1601532/-
- AMOUNT OF CESS
Construction & Other Workers Welfare Cess charges paid Rs. 16,02,500/- vide Receipt No 14134 dtd 23/08/2015

Yours faithfully,
Manjula
16/10/15
(Manjula Nayak)
Sr. Planner (Bldg. Permission)
Navi Mumbai & Khopta

In case of any corruption related complaints, please visit :
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx

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CIDCO
 WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 36C - 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: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8106

Ref. CIDCO/EP-13386/TPC(NM & K)/2015

1203 -

Date: 16 OCT 2015

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	8	8	7	3	1
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To,
 M/s. Bharat Construction,
 Through its Partner Mr. Harendra C. Ghadia & Others Two,
 P.S.41, 3rd Floor, Plot No.18/27
 Crystal Plaza, Sector-7,
 Kharghar, Navi Mumbai.

SUB - Development Permission for Commercial Building on Plot No.47, Sector - 15 at Kharghar, Navi Mumbai.

- Ref:- 1) Your architect's letter dated 25/04/2015 & 11/09/2015
 2) PSIDC NOC issued by EE(Elect-4) vide letter No.CIDCO/EE(Elect-4)/15/2434/2852, dtd 08/08/2015
 3) Fire NOC issued by Fire Officer, CIDCO vide letter No.CIDCO/FIRE/KLM/1481, dtd 08/08/2015
 4) Height Clearance NOC issued by TPO(NM&K) vide letter No.CIDCO/TPC(NM&K)/15/2015

Please refer to your application for development permission for Commercial Building on Plot No.47, Sector - 15 at Kharghar, Navi Mumbai.

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

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1965 is also enclosed herewith for the structures referred above.

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

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer(W/S), CIDCO prior to the commencement of the construction work.

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

You may approach to the Office of Executive Engineer (Kharghar) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,
 Manjula
 16/10/15

(Manjula Nayak)
 Sr. Planner (Bldg. Permission)
 Navi Mumbai & Kharghar

C.C.TO: Anil Patel Architects,
 1205, Landmark, Plot No.25-A,
 Sector-7, Kharghar, Navi Mumbai.



In case of any corruption related complaints, please visit :
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA 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. Bharat Construction, through its Partners, Hitendra C. Ghadia & others Two, on Plot No- 47, Sector- 15 at Kharghar, Navi Mumbai, as per the approved plans and subject to the following conditions for the development work of the proposed Commercial Building (Or.+14th Floors), Total Commercial BUA= 2332.313 Sq.mt.

(Nos. of Total Commercial units - 82 (Eighty Two))

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.

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

पत्र नं- 3
1089/2015
3E



GKIP

पवल-३	
००९४	२०१२
३६/६१६	OCT 2015

1203

REF.NO.CIDCO/B.P.-13386/TPO (NM&K)/2015

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 151000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/02-22

Dated 19th July, 1994 for all buildings following additional conditions shall be :-

- i) As soon as the development permission for new construction or re-development obtained by the Owners/Developer, he shall install a notice on 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, Plat Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - f) 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.



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DATE

16 OCT 2015

REF NO: CIDCC/B.P-13386/TPD (NM&K)/2015

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/190/P. No. 27/UD-20, dttd. 27/02/2004, for all Buildings following additional condition shall apply.

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

Handwritten notes in a box: 'They be in their construction activity', '6009', '1st of MAR & TR', 'deltd. 00/03/2003', '3'.

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

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

b) The Rain Water Harvesting structure is maintained in good repair for storage of water for on potable purposes or recharge of groundwater at all times.

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



Handwritten signature: Navinika 16/10/15

Sr. Planner (Bldg. Permission)
Navi Mumbai & Khopda

Handwritten signature: [Signature]

C.C TO ARCHITECT
M/s. Atul Patel | Plot No-47, Sector-15 at Kharghar
C.C TO Separately to:

- 1. M (TS)
- 2. CUC
- 3. EE (K/R/P/N/L/K/L/M/D/R/O/N)
- 4. EE (W/S)



Ajeet Singh & Associates (Advocates & Legal Consultants)
Ajeet V. Singh
B.Com., LL.B.
ADVOCATE HIGH COURT

पवल-३
१९/१२

Office No. 16/17 & 54, 1st floor, Sai Chamber, Plot No. 44, Sector 11, CBD Belapur, Navi Mumbai - 400 614
Tel.: 27576142 Mob.: 9820523077 / 9820459724 Fax No. 022 40242632 E-mail : ajeet_advocate@yahoo.co.in

Date: 23rd February 2016

ANNEXURE "B"

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref.: Commercial Plot bearing No. 47, adm. about 1554.880 sq. mtrs., Situated at Sector-15, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad.

We have investigated the Title of M/S. BHARAT CONSTRUCTION [Partnership Firm], the Licensees of Commercial Plot bearing No. 47, adm. about 1554.880 sq. mtrs., Situated at Sector-15, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad have to State as follows:

The City and Industrial Development Corporation of Maharashtra Limited under the Application dtd. 21st January 2014, Pertaining to Scheme Ref. No. 20008886/90029767 dtd. 17th April 2014 had allotted the Commercial Plot bearing No. 47, adm. about 1554.880 sq. mtrs., Situated at Sector-15, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, in the name of applicants M/S. BHARAT CONSTRUCTION [Partnership Firm] for the Commercial Use. On payment of lease premium amount of Rs. 19,00,68,531/- [Rupees Nineteen Crore Sixty Eight Thousand Five Hundred Thirty One Only], Agreement to Lease executed on 15th April 2015 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. [CIDCO] the Licensor Corporation Party of ONE PART AND [1] MR. HITENDRA C. GHADIA, [2] MR. KISHOR C. GHADIA, [3] MR. JITENDRA R PATEL Partners of M/S. BHARAT CONSTRUCTION, the Licensees Party of OTHER PART for the grant of License of Commercial Plot bearing No. 47, adm. about 1554.88 sq. mtrs., Situated at Sector-15, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad (more particularly as written in the schedule of property therein) and had handed over the possession of the aforesaid allotted plot to the Licensees and permitted to construct commercial building thereon within available F.S.I of 1.5 [Floor Space Index] as per the approve plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO Ltd. The said Agreement to Lease duly stamped & registered with the concerned Sub Registrar of Assurances Panvel-4 vide under Registration Sr. No.PVL-4/4745/2015 dtd.15th April 2015.



.... Continued

The Licensees of Plot herein is the Partnership Firm was constituted & registered as per the Indian Partnership Act, 1932 was originally constituted under Deed of Partnership dtd. 13th April 1993 which reconstituted on 1st April 2002 and further reconstituted by executing Retirement Cum Partnership Deed

1st April 2014. The Present Partners of the firm are [1] SHRI. HITENDRA CHHAGANBHAI GHADIA, [2] SHRI. KISHOR CHHAGANBHAI GHADIA, [3] SHRI. HIMRVA HITENDRA GHADIA, [4] SHRI. NAGARAM TARARAM CHOUDHARY, [5] SHRI. BHARAT MOHANSINGH CHOUDHARY, [6] SHRI. VIRAMRAM NEMARAM CHOUDHARY and Previous Partner MR. JITENDRA R PATEL Retired from the firm.

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search of Plot through MR. VINAY MANKAME, Search Clerk for a period One [01] Years in the Office of Concerned Sub Registrar of Assurance i.e. Panvel - I, Panvel - II, Panvel - III, Panvel-IV & Panvel-V, Tal. Panvel & Dist. Raigad and made the payment of Govt. Fees to that effect. While search its found that there is no document executed & registered about the Lease, License, sale, mortgage of said plot in favour of any other party except the document herein perused by us. The copy of search note and payment receipt for title advocate enclosed herewith to support our title certificate issued pertaining to title of said plot.



It is observed by us that the title of Commercial Plot bearing No. 47, adm. about 1554.880 sq. mtrs., Situated at Sector-15, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad with M/S. BHARAT CONSTRUCTION [Partnership Firm] are clear & marketable and further the License of mentioned plot is free from all encumbrances, mortgages, charges and/or claims.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Plot bearing No. 47, Situated at Sector-15, Kharghar, Navi Mumbai Tal. Panvel & Dist. Raigad, adm. about 1554.88 sq. mtrs. and bounded as follows that is to say:

- On or towards the North : 24.00 Mtrs Wide Road
- On or towards the South : 15.00 Mtrs. Wide Road
- On or towards the East : Plot No. 48
- On or towards the West : C/L & 20.00 Mtra. Road/Plot No 15&16

For AJEET SINGH & ASSOCIATES

(Signature)
V. S. Srinivasan
(ADVOCATE)

Encl. : Search Report taken through MR. VINAY MANKAME

.... Continued

SEARCH REPORT

पवल-३	
०९९४	२०१९
४३/६२	

TRANSACTION [Sub-Registrar, Panvel - I]	
2015	Current Year 2015 record is not ready
TRANSACTION [Sub-Registrar, Panvel - II]	
2015	Current Year 2015 record is not ready
TRANSACTION [Sub-Registrar, Panvel - III]	
2015	Current Year 2015 record is not ready
TRANSACTION [Sub-Registrar, Panvel - IV]	
2015	Current Year 2015 record is not ready
TRANSACTION [Sub-Registrar, Panvel - V]	
2015	Current Year 2015 record is not ready



Note:

1. Document executed between CIDCO of Maharashtra Ltd. AND M/S. **BHARAT CONSTRUCTION [Partnership Firm]** has been registered on 15th April 2015 with the Sub Registrar, PVL-4 under as per you Provided Doc. No. 4745/2015 by through Agreement to Lease record of 2015 physically not available but the said document is system verified on computerised system.
2. Computerised Index are not properly maintained in Sub Registrar Office at PVL-1, II, III, IV & V.

For AJEET SINGH & ASSOCIATES

Ajeet Singh
Aw
 AJEET V. SINGH
 (ADVOCATE)

Ajeet V. Singh
 B. Com., L.L.B.
 Advocate High Court
 Reg. No. MAH/1522/1993
 11/17, 1st Floor, Sai Chamber, Sector-11,
 Plot No. 44, C.B.D. Belapur,
 Mumbai - 400 614, Ph. No. 2722...



CHALLAN
MTR Form Number-6

पवर्क-३
10030072201
80150

GRN	10030072201	BARCODE	Date 21/10/2015-00:02:13		Form ID
Department	Inspector-General Of Registration		Payer Details		
Type of Payment	Search Fee		TAX ID (If Any)		
	Other Items		PAN No. (If Applicable)		
Office Name	PNLT_PANVEL NO 1 SUB REGISTRAR		Full Name	Ajai Singh	
Location	RAIGAD		Flat/Block No.		
Year	2015-2016 One Time		Premises/Building		
Account Head Details		Amount in Rs.	Road/Street		
10030072201	SEARCH FEE	300.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (if Any)	Village Kharghar Plot no 47 Sec no 15 Since 2015 1 yrs	
Total		300.00	Amount in Words	Three Hundred Rupees Only	
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.	60103332015102110231	74451035
Cheque/DD No		Date	21/10/2015-00:03:19		
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		



Mobile No. : Not Available

ANNEXURE - 'C'

CIDCO OCCUPANCY COMPLETION CERTIFICATE

BP-13386/3003

Unique Code : 20150302102388701

To,

M/S. BHARAT CONSTRUCTION
P.S. 41, 2ND FLOOR, PLOT NO. 1B/27, CRYSTAL
PLAZA, SECTOR-7, KHARGHAR NAVI MUMBAI,
PIN - 410210

पवल-३
०९/०८/२०१९
०९/०८/२०१९

Sub : Occupancy Certificate for **Commercial [Commercial Bldg]** Building on Plot No. 47 ,
Sector 15 at **Kharghar** , Navi Mumbai.

Ref : 1) Application for Occupancy certificate dt. 25/08/2018.
2) Final Fire NOC vide CIDCO/FIRE/HQ/281/2018 Dt. 27/07/2018.
3) Grant of No-dues certificate vide CIDCOM(TS-III)/2018/1909 dt. 18/05/2018. 4) DCC vide CIDCO/EE
(KHR-III)/2018/438 dt. 09.01.2018.

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Commercial [Commercial Bldg]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the report to the Estate section, CIDCO for their record. However, if the said premises is to be transferred to a registered society, the above terms & conditions shall be incorporated in the bye-laws and 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 built drawing regarding change made at site. Hence as per condition mentioned in occupancy certificate. Your security deposit has been forfeited.

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.



Document certified by PATIL, MITHLESH
JANARDHAN mithlesh.patil@cidco.gov.in

Name : PATIL MITHLESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO

Page 1 of 2

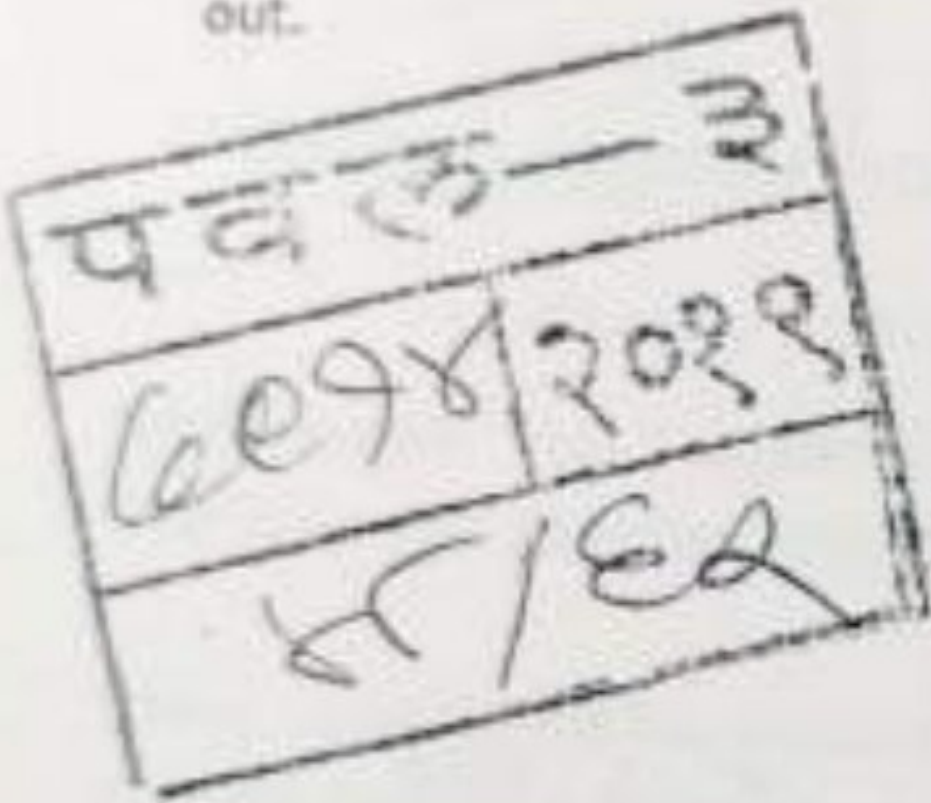
Date : 07 August, 2018

BP-13386/3003

Unique Code : 20150302102388701

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of Commercial [Commercial Bldg] Building Ground+ 14 Floors [Total BUA = 2332.31Sq.mtrs , Residential BUA = 0 Sq.mtrs , Commercial BUA = 2332.31 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 83No. , No.of Commercial Units = 83No. , Any Other Units = 0No. Ground+No. Of Floors = Ground+ 14 Floors] Plot No. 47 ,] , Sector - 15 at Kharghar of Navi Mumbai completed under the supervision of **ATUL PATEL ARCHITECTS** Architect has been inspected on **31 July, 2018** 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 **16 October, 2015** and that the development is fit for the use for which it has been carried out.



Thanking you.

Yours faithfully,

Document certified by PATIL MITHLESH
JANARDHAN <mithlesh.patil@gmail.com>

Name : PATIL MITHLESH
JANARDHAN
Designation : Associate
Planner

Organization : CIDCO
ASSOCIATE PLANNER (BP)

Page 2 of 2

Summary 1 (GoshwaraBhag-1)

398/7914
मंगळवार, 07 मे 2019 9:37 म.पु.

दस्त गोश्वारा भाग-1

पानल 3
दस्त क्रमांक: 7914/2019

दस्त क्रमांक: पानल 3 / 7914/2019

बाजार मुल्य: रु. 35,77,415/- मौजबत्ता: रु. 58,50,000/-

भरलेले मुद्रांक शुल्क: रु. 3,51,000/-

दु. नि. सह. दु. नि. पानल 3 चाचे कार्यालयात

पावती: 9583

पावती दिनांक: 07/05/2019

अ. क्र. 7914 धर दि. 07-05-2019

सादरकरवाराचे नाव: संगीता शिवाजी निकम - -

रोषी 9:42 म.पु. वा. हुजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

एकुण: 31240.00

दस्त हुजर लक्षाच्याची सही:


Sub Registrar Panvel 3


Sub Registrar Panvel 3

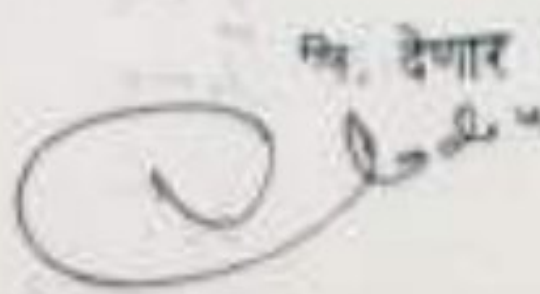
दस्ताचा प्रकार: करारनामा

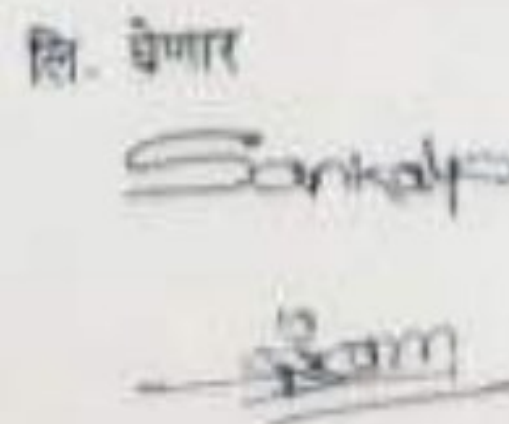
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही फटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) गावचे नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 07 / 05 / 2019 09 : 42 : 00 AM ची वेळ: (मालीकरण)

शिक्का क्र. 2 07 / 05 / 2019 09 : 42 : 55 AM ची वेळ: (फी)

दस्त एवजासोयत जोटलेली सगदपत्रे
कुळमुळत्यापत्रे, व्यक्ती इत्यादी बनावट
आडकून आल्यास पाचा संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल

सि. देणार


सि. देणार
Sankalp






Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

प्रा.सं-३
०६९४/२०१९
५९/६८

This registration is granted under section 5 of the Act to the following project under project registration number :-
P52000001042

Project: Millennium Empire, Plot Bearing / GTS / Survey / Final Plot No.: 47 at Kharghar, Panvel, Raigadh, 410210.

1. Bharat Construction having its registered office / principal place of business at Tehsil: Panvel, District: Raigadh, Pin: 410210.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottees, as the case may be, of the apartment or the common areas as per Rule 5 of the Maharashtra Real Estate Regulatory Act, 2017 (Regulation and Development) (Registration of Real Estate Projects, Registration of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;



OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 25/07/2017 and ending with 31/12/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

4. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

5. That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under

Dated: 25/07/2017
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vagary Pramanand Prabhut
(Secretary, Maharashtra)
Date: 7/25/2017 5:50:28 PM

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



एचआरएम डीपी-2

1993
एचआरएम: 7914/2019

एचआरएम नंबर: 37914/2019
एचआरएम प्रकार: -कारणनामा

क्र.सं.	पदाधिकारीचे नाव व पदा	पदाधिकारी प्रकार	आवृत्तिका	अन्यथापना क्रमांक
1	<p>नाम: संजीव विवाजी निकम - - पदा: पॉस्ट नं. - , माळा नं. - , इमारतीचे नाव: के.एच.-4/1/2/302, सेलिब्रेशन, सेक्टर 10, ऑप.मधीलानी मूल, खारखर, ता.पनवेल, जि.रायगड., जिल्हा नं. - , पोस्ट नं. - , महाराष्ट्र, राज्यात (000). पिन नंबर: AAZPN3517A</p>	विद्युत देणार वय: -44 स्वाभरी:-		
2	<p>नाम: संजय विवाजी निकम - - पदा: पॉस्ट नं. - , माळा नं. - , इमारतीचे नाव: के.एच.-4/1/2/302, सेलिब्रेशन, सेक्टर 10, ऑप.मधीलानी मूल, खारखर, ता.पनवेल, जि.रायगड., जिल्हा नं. - , पोस्ट नं. - , महाराष्ट्र, राज्यात (000). पिन नंबर: AKSPN7978C</p>	विद्युत देणार वय: -25 स्वाभरी:-		
3	<p>नाम: सं. भारत कंगडुकान नरें धानीदार किजोरकुमार वी. धानीसा - - पदा: पॉस्ट नं. - , माळा नं. - , इमारतीचे नाव: वी.एस. 41, दुसरा मजला, किडल व्याजा, पॉस्ट नं. 1/6120, सेक्टर 9, खारखर, ता.पनवेल, जि.रायगड., जिल्हा नं. - , पोस्ट नं. - , महाराष्ट्र, राज्यात (000). पिन नंबर: AAFFB6683H</p>	विद्युत देणार वय: -44 स्वाभरी:-		

वरील इलस्ट्रेशन अन्वये देणार अर्थातशीत कारणनामा का इतर एकत्र केल विन्यासे करून घेतला.
दिनांक नं.3 वी वेळ: 07 / 05 / 2019 09 : 48 : 53 AM

नोंद:-
घातिल एपान असे निवृत्त करणा वी ते इलस्ट्रेशन काळ देणा-नामा जर्नीक कोळकात, व त्याची ओळख घटविला

क्र.सं.	पदाधिकारीचे नाव व पदा	आवृत्तिका	अन्यथापना क्रमांक
1	<p>नाम:- भारत माधव केळकर - वय: -25 पदा: सावरकर बीक, पनवेल, पिन कोड: 410206</p>		
2	<p>नाम:- राहुल इलाकेच बरकाट - वय: -30 पदा: 916, मुकापूर, मबीन पनवेल, पिन कोड: 410206</p>		

दिनांक नं.4 वी वेळ: 07 / 05 / 2019 09 : 49 : 57 AM

Sub Registrar Pahlvel 3



EPayment Details

क्र.	EPayment Number	Defacement Number
1	0605201911555	0605201911555D
2	MH001236113201920E	0000704464201920

7/14 /2019

Know Your Rights as Registrants

घोषणापत्र/शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महाभियंताक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजांमधील मिळकत हि फसणूकीद्वारे अथवा दुबार विक्री होत नाही दरतात लिहून देणार कुलमुखत्यारधारक हे खरे असून यांची आम्ही स्वता खात्री करून दस्तावेजाबाबत दोन प्रत्यक्ष ओळखणारे इतर स्वाक्षरीसाठी साक्षीदार म्हणून घेऊन आलो आहोत.

सादर नोंदणीसाठी दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेत आमच्या जबाबदारीने आम्ही दस्तावेजातील मिळकतीचे कुलमुखत्यारधारक/साक्षीदार/काब्येदार हितसंबंधित व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाचे नैसर्गिक कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे व ते आजपावेतो हे झालेले नाही असे मी / आम्ही खात्री देत आहोत, तसेच सादरची मिळकत शासन मिळकतीची नाही व मिळकतीतील इतर व्यक्त, पंजा, बँकबोज, शासन बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराच्या आधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारांसहाम निष्पादित केलेल्या आहे.

या दस्तावेजात नोंदणी प्रक्रियेत जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ तसेच वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजांमधील मिळकतीचे मालक, कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही, याची पूर्णपणे आम्हाला जाणीव आहे.

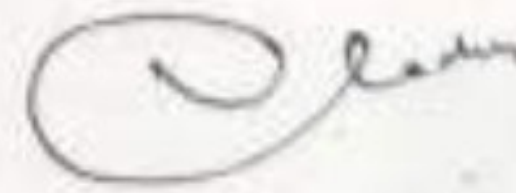
नोंदणी मिळकती विषयक असलेली फसणूक/वनावटीकरण/संगनमत त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल झाल्यास मी/आम्ही जबाबदार राहणार असल्याचे नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार दस्तावेजाबाबत दस्तावेजाबाबत काहीही कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील साक्षीदार जबाबदार राहणार असल्याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही दस्त नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तसेच इतर अन्य कायदानुसार शिक्षेस आम्ही पात्र राहणार आहोत याची आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र दस्ताचा भाग म्हणून जोडत आहोत.



लिहून देणार

Santalpa



लिहून देणार

ANNEXURE - D'

पवेल-३
०९/०८/२०२९
४९/६२

ATUL PATEL

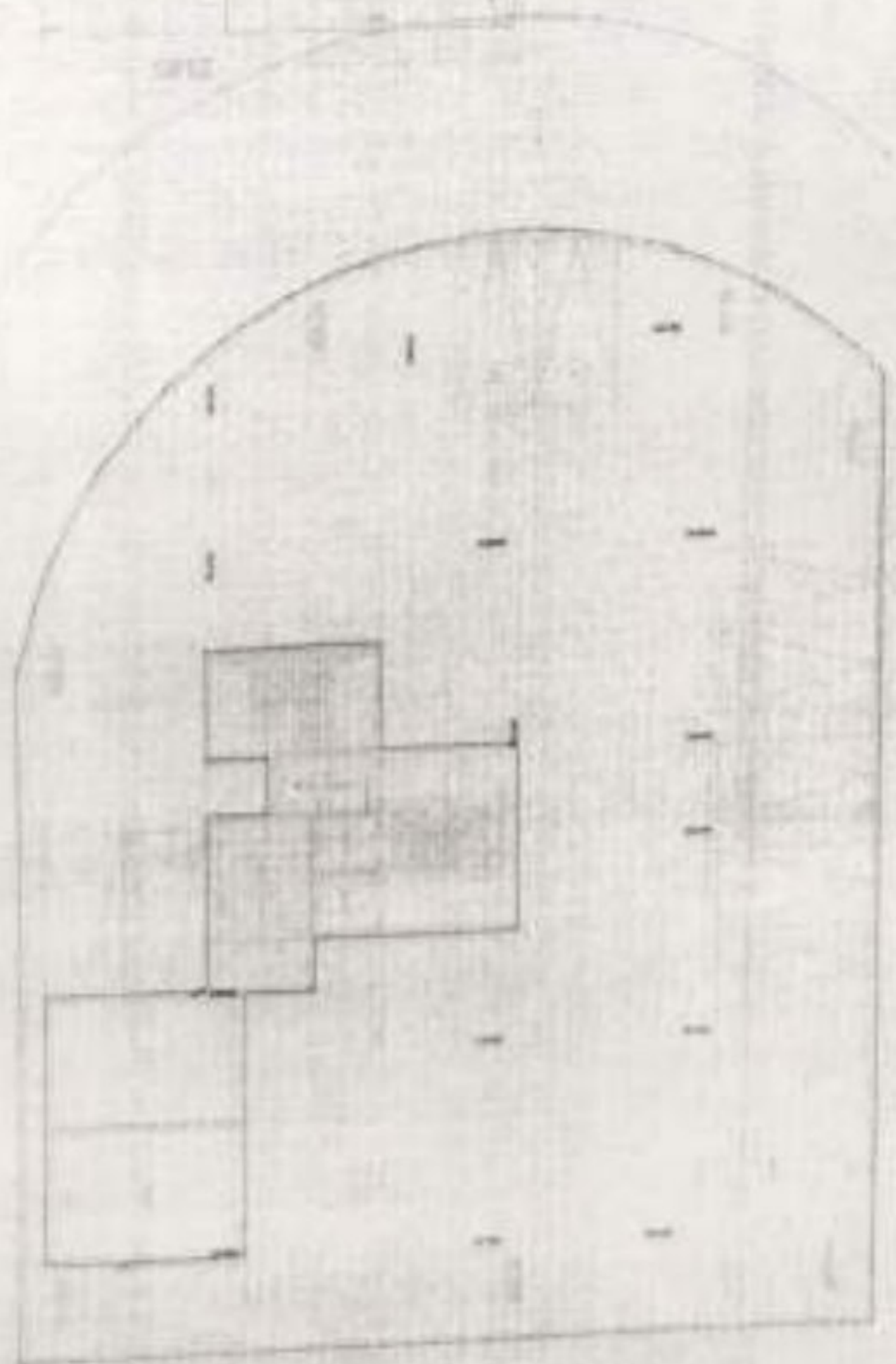
37



1st FLOOR PLAN



2nd FLOOR PLAN



3rd to 4th FLOOR PLAN



4th FLOOR PLAN