

HLC 7

2 (brogue)  
(attached)

Ravi  
21/9/23

14663

Please Tick

Savings A/C No. :		Branch FILE No.:	
CIF NO. :		Tie up no. (if applicable)	
LOS Reference No. :		PAL/Take Over/NEW/Resale/Top up	
Applicant Name : SHADAB CHAND SHAIKH			
Co-Applicant Name :			
Contract (Resi.) :		Mobile : 9920800262	
Loan Amount : 30 Lakh		Tenure :	
Interest Rate :		EMI :	
Loan Type : Term Loan		SBI LIFE :	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location : Panvel			
Property Cost : 44 Lakh			
Name of Developer / Vendor : INFINITY <del>ENTER</del> ENTERPRISES			
RBO - PEN ZONE - EAST Branch : PANVEL MAIN (Code No) 0448			
Contact Person : SHUBHAM LAKHOLE Mobile No. 9689386608			
Name of RACPC Co-ordinator along with Mob No: HLC Manish Verma			
	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	COPY 22/09/23
VALUATION - 1		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 Panvel Main (0448) BRANCH

Receipt (part)

528/11247

Monday, August 14, 2023

4:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 12099

दिनांक: 14/08/2023

गावाचे नाव: पनवेल  
दस्तावेजाचा अनुक्रमांक: पवेल4-11247-2023  
दस्तावेजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: शादाब चौद शेख --

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 50

रु. 30000.00

रु. 1000.00

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:48 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Panvel 4

सह दुय्यम निबंधक वर्ग २  
पनवेल क्र. ४

वाजार मूल्य: रु. 3385664.1/-  
मोवदला रु. 4400000/-  
भरलेले मुद्रांक शुल्क: रु. 308000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823139203574 दिनांक: 14/08/2023  
वैकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006610402202324E दिनांक: 14/08/2023  
वैकेचे नाव व पत्ता:

मूळ दस्तावेज परत मिळाले

पक्षक पानेवी सही

स्वीपोक

सह दुय्यम निबंधक पनवेल



17/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 11247/2023

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3385664.1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: वि. क्र. 1.7, दर 80400/- सदनिका क्र.604, महावा मजला, आयडीयल पॅलेस, प्लॉट क्र.3, सर्व्हे क्र. 746, पनवेल, ता. पनवेल, जि. रायगड. क्षेत्र 34.25 चौ.मी. कागपेट + 2.43 चौ.मी. ओपन बाल्कनी (( Plot Number : 3 ; ))
(5) क्षेत्रफळ	1) 34.25 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. इन्फिनिटी इंटरप्रायझेस तर्फे भागीदार फारूक अब्दुल राशीद पटेल - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान क्र. ११, पटेल मस्ते अपार्टमेंट, एम.एम. पटेल रोड, पटेल मोहल्ला, पनवेल, ता. पनवेल जि. रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410204 पॅन नं:-AAHFI1789H 2): नाव:-मे. इन्फिनिटी इंटरप्रायझेस तर्फे भागीदार मोहम्मद आरिफ ए. लतिक पटेल - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मैमुना अपार्टमेंट, ४२०, म्युनिमपल ग्राउंड जवळ, भुसार मोहल्ला, पनवेल, ता. पनवेल जि. रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-AAHFI1789H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शादाब चॉद शेख - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम क्र. ६, फ्रान्सिस डेवियर्स चर्च, ए/२३, पार्क साईट रोड क्र. ४, विक्रोळी वेस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-BIIPS9481G
(9) दस्तऐवज करून दिल्याचा दिनांक	14/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	14/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11247/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	308000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) गेरा	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तासोवतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,  
पनवेल-४

CHALLAN  
MTR Form Number-6



MH006610402202324E

BARCODE



Date 13/08/2023-17:04:15

Form ID 25.1

Payer Details

Inspector General Of Registration

Stamp Duty

Registration Fee

TAX ID / TAN (If Any)

PAN No.(I. Applicable) BIIPS9481G

Full Name

SHADAB CHAND SHAIKH

Flat/Block No.

FLAT NO 604 6 TH FLOOR IDEAL PALACE

Premises/Building

CHSL

Account Head Details

Amount In Rs.

046401 Stamp Duty

308000.00

063301 Registration Fee

30000.00

Road/Street

PLOT NO 3 SURVEY NO 746

Area/Locality

PANVEL

Town/City/District

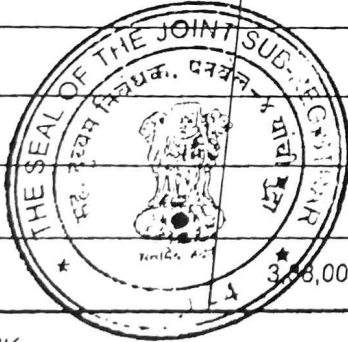
PIN

4 1 0 2 0 6

Remarks (If Any)

SecondPartyName=INFINITY ENTERPRISES-

पवल - ४  
११२८६ २०२३  
३ / ५०



Amount In

Three Lakh Thirty Eight Thousand Rupees Only

Words

3,08,000.00

ails

IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN

Ref. No.

69103332023081311664

2823379628

Bank Date

RBI Date

13/08/2023-17:04:54

Not Verified with RBI

Bank-Branch

IDBI BANK

Scroll No. , Date

Not Verified with Scroll

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

यह दस्तावेज केवल उप-रजिस्ट्रार कार्यालय में ही दर्ज के लिए वैध है। अनपेक्षित दस्तावेज के लिए नहीं। नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू

*(Handwritten signature)*



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on the 14<sup>th</sup> day of August, 2023.

BETWEEN

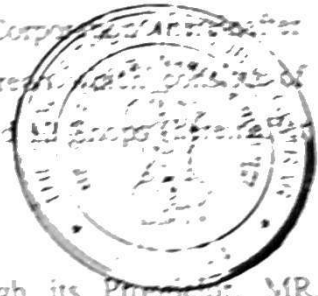
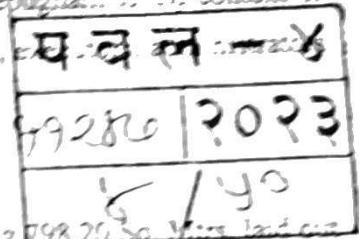
M/s. INFINITY ENTERPRISES PAN No. A/SH/1178/11 through its Partners Mr. FAROOQ A. RASHID PATEL, Age 47 Years, & Mr. MOHAMMED ARIF ABDUL LATIF PATEL Age 46 Years, having its Registered Office at Shop No 11, Patel Masti Apartment, M.V. Patel Road, Patel Mohalla, Panvel, Dist: Raigad 410206, through its Partner/s, hereinafter referred to as "the PROMOTER/DEVELOPERS" (which expression shall mean and include Partners or Partner for the time being of the said respective firm, the survivors or survivor of them and the heirs, executors, and assigns of the last surviving partner or their assigns), OF THE FIRST PART;

AND

MR. SHADAB CHAND SHAIKH , Age: 38 years, Pan. No: BIIP594810, residing at St. FRANCIS XAVIERS CHURCH A/23, ROOM NO. 6, PARK SITE ROAD NO. 4, VIKHROLI WEST MUMBAI 400079, MAHARASHTRA, hereinafter referred to as the "ALLOTTEE/PURCHASER/s", (which expression shall unless it repugnant to the context or meaning thereof shall be deemed to mean and include her/his/their heirs, and assigns) OF THE SECOND PART;

WHEREAS:

- (a) All that piece and parcel of land bearing Plot No.3 admeasuring 798.20 Sq. Meters land area to Survey No. 746, within the limits of Panvel Municipal Corporation (hereinafter referred to as "said Plot") along with building standing thereon consisting of Ground + 4 Upper Floors consisting of 19 Residential Flats and 12 Shops (referred to as "Old Building").
- (b) At the relevant time, M/s. CLASSIC DEVELOPERS through its Proprietor, MR. N.RADHAKRISHNAN was the absolute Owner of the Said Plot.
- (c) M/s. CLASSIC DEVELOPERS through its Proprietor, MR. N.RADHAKRISHNAN, being the Owner/Developer of the said Plot and they with due permission from the then Panvel Municipal Council constructed a building having Ground Plus 4 Upper Floors consisting of 19 Flats and 12 Shops.
- (d) Vide Conveyance Deed dated 05/02/2014, M/s. CLASSIC DEVELOPERS conveyed, transferred and assigned all their rights, title, interest and benefit in favour of IDEAL PALACE CO-OPERATIVE HOUSING SOCIETY LTD and the same was duly registered with the Sub-Registrar of Assurances at Panvel - 1 under Document Serial No. PVL-1/657/2014 on 05/02/2014.



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at panvel on this 14<sup>th</sup> day of August, 2023;

BETWEEN

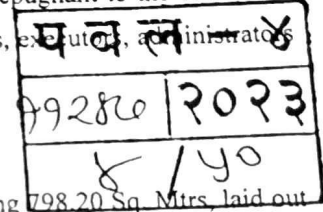
M/s. INFINITY ENTERPRISES PAN No. AAHF11789H, through its Partner Mr. FAROOQ A. RASHID PATEL, Age 47 Years, & Mr. MOHAMMED ARIF ABDUL LATIF PATEL Age 46 Years, having its Registered Office at: Shop No. 11, Patel Maste Apartment, M.M. Patel Road, Patel Mohalla, Panvel, Dist: Raigad 410206, through its Partner/s, hereinafter referred to as "the PROMOTER/DEVELOPERS" (which expression shall mean and include Partners or Partner for the time being of the said respective firm, the survivors or survivor of them and the heirs, executors, and assigns of the last surviving partner or their assigns) **OF THE FIRST PART;**

AND

MR. SHADAB CHAND SHAIKH, Age: 38 years, Pan No.:BIIPS9481G, residing at St. FRANCIS XAVIERS CHURCH A/23, ROOM NO. 6, PARK SITE ROAD NO. 4, VIKHROLI WEST MUMBAI 400079, MAHARASHTRA, hereinafter referred to as the "ALLOTTEE/PURCHASER/s", (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators and assigns) **OF THE SECOND PART;**

WHEREAS:

- (a) All that piece and parcel of land bearing Plot No.3 admeasuring 798.20 Sq. Mtrs, laid out to Survey No. 746, within the limits of Panvel Municipal Corporation (hereinafter referred to as "said Plot") along with building standing thereon which consists of Ground + 4 Upper Floors consisting of 19 Residential Flats and 12 Shops (hereinafter referred to as "Old Building").
- (b) At the relevant time, M/s. CLASSIC DEVELOPERS through its Proprietor, MR. N.RADHAKRISHNAN was the absolute Owner of the Said Plot.
- (c) M/s. CLASSIC DEVELOPERS through its Proprietor, MR. N.RADHAKRISHNAN, being the Owner/Developer of the said Plot and they with due permission from the then Panvel Municipal Council constructed a building having Ground Plus 4 Upper Floors consisting of 19 Flats and 12 Shops.
- (d) Vide Conveyance Deed dated 05/02/2014, M/s. CLASSIC DEVELOPERS conveyed, transferred and assigned all their rights, title, interest and benefit in favour of IDEAL PALACE CO-OPERATIVE HOUSING SOCIETY LTD and the same was duly registered with the Sub-Registrar of Assurances at Panvel - 1 under Document Serial No. PVL-1/657/2014 on 05/02/2014.



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*[Handwritten signature]*

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of the Rules and Regulations made thereunder or the applicable law, as the case may be. The provisions of this Agreement shall remain valid and enforceable as if the execution of this Agreement.

**OF CALCULATION OF PROPORTIONATE SHARE WILL BE REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

**24. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**25. PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in \_\_\_\_\_ after the Agreement is duly executed by the Allottee and the Promoter 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 \_\_\_\_\_.

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

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

**MR. SHADAB CHAND SHAIKH**  
St. FRANCIS XAVIERS CHURCH A/23,  
ROOM NO. 6, PARK SITE ROAD NO. 4,  
VIKHROLI WEST MUMBAI 400079,  
MAHARASHTRA,

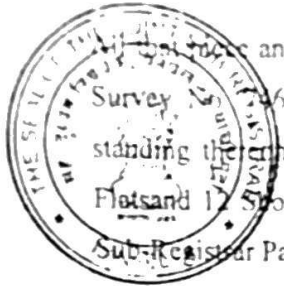
Notified Email ID \_\_\_\_\_

M. S INFINITY ENTERPRISE  
Through its Partner s  
Shop No. 11, Patel Market  
Patel, Mohalla, Patil  
Dist. Raigad 410204  
Email ID: infinitye

It shall be the  
address sub  
Post failin  
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२०२४	२०२३
२३/५०	



**SCHEDULE I**

**SAID LAND ABOVE REFERRED TO:**

and parcel of land bearing Plot No.3 admeasuring 798.20 Sq Mtrs. laid out of Survey No. 746, within the limits of Panvel Municipal Corporation along with building standing thereon which consists of Ground - 4 Upper Floors consisting of 19 Residential Flats and 12 Shops within the limits of Panvel Municipal Corporation and in Jurisdiction of Sub-Registrar Panvel and the said Plot is bounded as under:

- On or towards the North by : Sai Nagar 12 Meters' Wide Main Road
- On or towards the South by : Survey No. 747
- On or towards the East by : Plot No.2 of Survey No. 746 (Open Space)
- On or towards the West by : Plot No.4 of Survey No. 746

**SCHEDULE II**

**SAID APARTMENT ABOVE REFERRED TO:**

Apartment bearing No.604, admeasuring about Rera Carpet Area 34.25 Sq Mt .Having open Balcony 2.43 Sq. Meters of Carpet Area of the said building known as "IDEAL PALACE CHS LTD" which is constructed in or upon the above referred said Plot, which Apartment is shown on the Floor Plan thereof as Annexure 'D'.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands this day and year first hereinabove mentioned

SIGNED, SEALED AND DELIVERED

By the within Name 'The Promoter /Developer/s'

**INFINITY ENTERPRISES**

Through is authorized Partner

**FAROOQUE PATEL**

**ARIF PATEL**

(Having the company PAN no.AAHI1789H)



SIGNED, SEALED AND DELIVERED

By the within Name 'The Allottee /Purchaser/s'

**1.MR. SHADAB CHAND SHAIKH**

(Having the company PAN no.BIIPS9481G)



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२३/५०	



**SCHEDULE I**

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and parcel of land bearing Plot No.3 admeasuring 798.20 Sq. Mtrs. laid out of Survey No. 746, within the limits of Panvel Municipal Corporation along with building standing thereon which consists of Ground - 4 Upper Floors consisting of 19 Residential Flats and 12 Shops within the limits of Panvel Municipal Corporation and in Jurisdiction of Sub-Registrar Panvel and the said Plot is bounded as under:

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SIGNED, SEALED AND DELIVERED

By the within Name 'The Promoter /Developer/s'

**INFINITY ENTERPRISES**

Through is authorized Partner

**FAROOQUE PATEL**

**ARIF PATEL**

(Having the company PAN no.AAHI1789H)

*(Handwritten signatures)*



SIGNED, SEALED AND DELIVERED

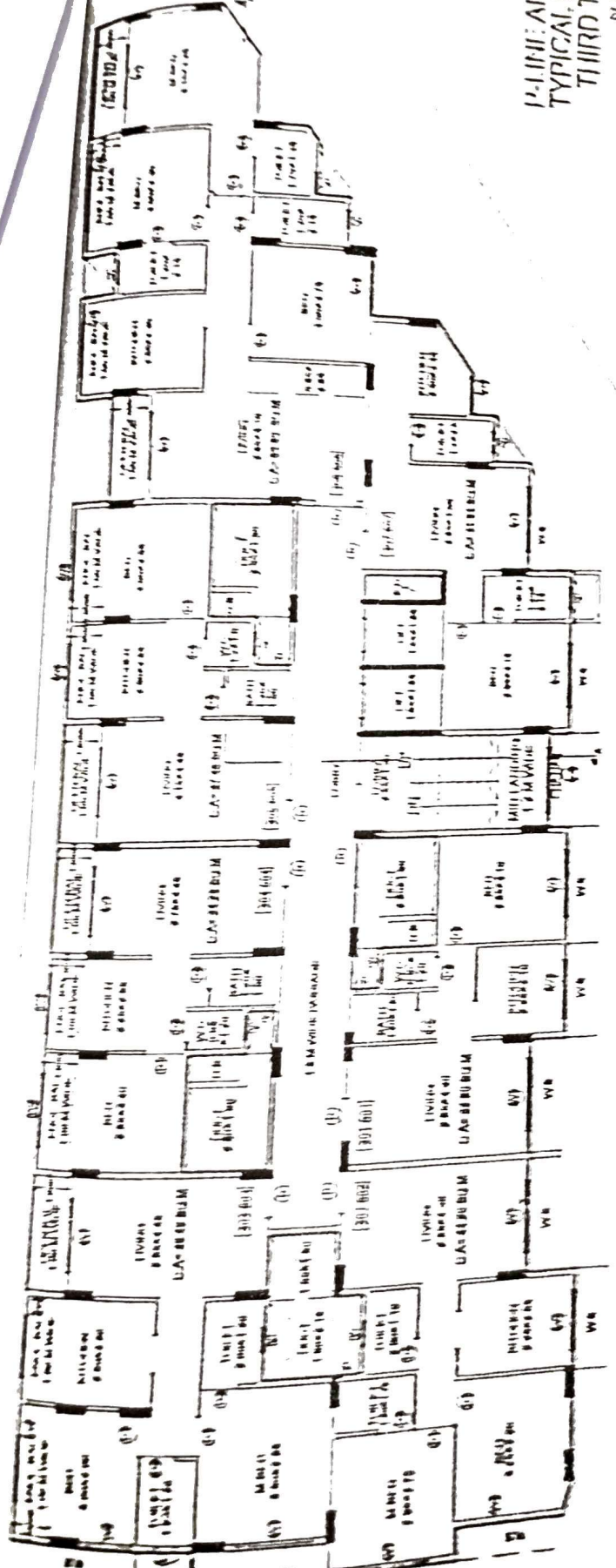
By the within Name 'The Allottee /Purchaser/s'

**1.MR. SHADAB CHAND SU**

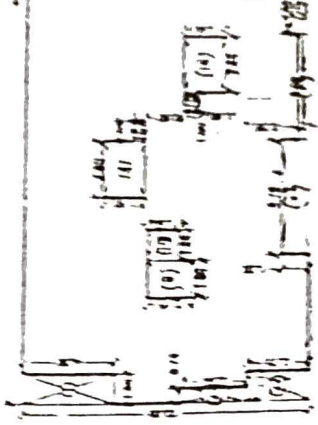




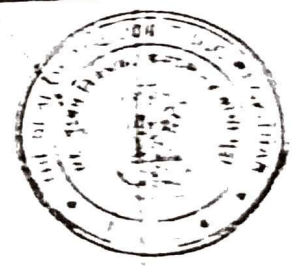
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TYPICAL FI  
THIRD TO  
DUAI



पवल - ४  
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१०/१०

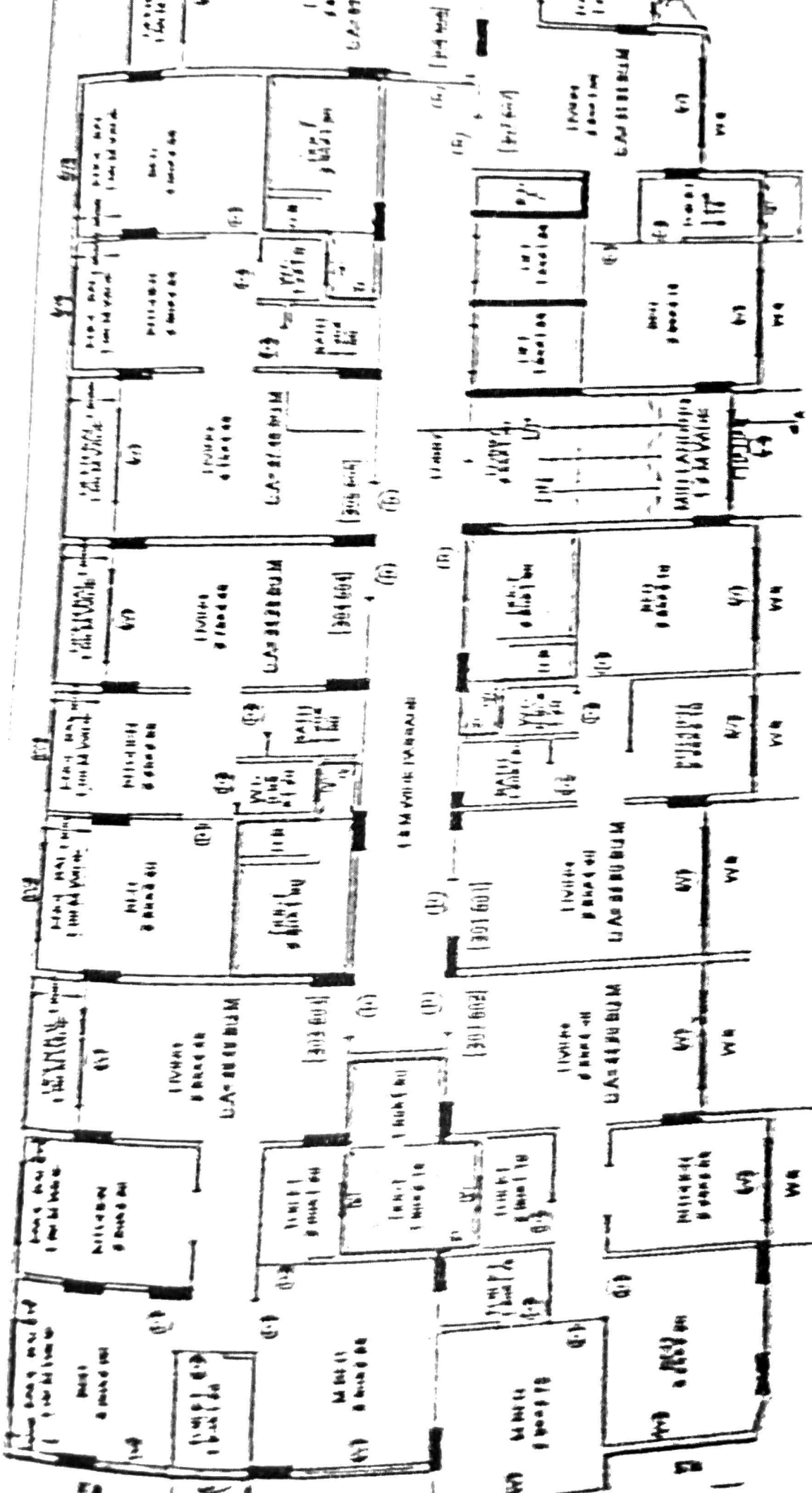


*Handwritten notes and signatures in Hindi script.*



FLOOR PLAN  
TO SIXTH  
JE (1.100)





(103)  
 (104)  
 (105)



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

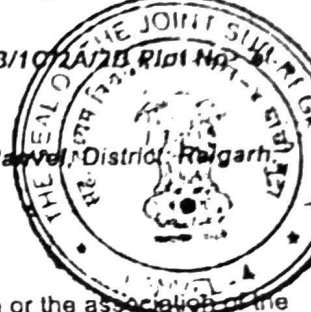
FORM 'C'

[See rule 6(a)]

प व ल - ४	
१५/०४	२०२३
३२ / ५०	

This registration is granted under section 5 of the Act to the following project under project registration number : P52000050289

Project: **Ideal Palace** , Plot Bearing / CTS / Survey / Final Plot No.: **Survey No-746/1A/1B/2B/10/2A/7B** Plot No.: **10/2A/7B** Panvel, Panvel, Raigarh, 410206;



1. **Infinity Enterprises** having its registered office / principal place of business at Tehsil: **Panvel**, District: **Raigarh**, Pin: **410206**.
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 allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised 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 that purpose as per sub-clause (D) of clause (l) 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 **01/04/2023** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
  - 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.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 01-04-2023 19:57:59

Dated: 01/04/2023  
Place: Mumbai

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



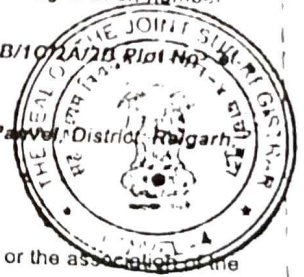
Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]

पवल - ४	
१२४६	२०२३
३२ / ५०	

This registration is granted under section 5 of the Act to the following project under project registration number PS2000050289

Project **Ideal Palace**, Plot Bearing / CTS / Survey / Final Plot No.: Survey No-746/1A/1B/2B/10/2A/2B, Plot No. Panvel, Panvel, Raigarh, 410206.



1. **Infinity Enterprises** having its registered office / principal place of business at Tehsil: **Panvel**, District: **Raigarh**, Pin **410206**.
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 allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised 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 that 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 01/04/2023 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - 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.



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Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 01-04-2023 19:57:59

Dated 01/04/2023  
Place Mumbai

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



# PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.FMC/TP/Panvel/746/1A/1B/2B/1C/2A/2B/3/22-23/16605/ 2023 Date: 24/02/2023

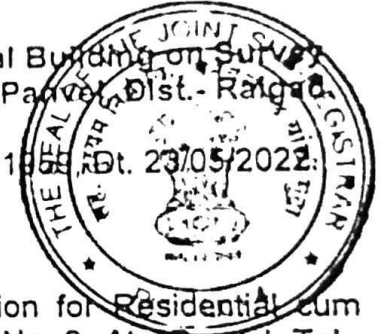
To,

M/s. Ideal Palace Co. Op. Hsg. Soc. Ltd., Panvel  
Through P.O.A.H.  
M/s. Infinity Enterprises Through  
Partners Mr. Farooq Patel & other One,  
Guru Pushp chs, Shop no. 1,  
Plot No.- 746/10, Sai Nagar Road,  
Panvel 410 203.

प व ल - ४
११-२४/२०२३
३४/५०

SUB :- Development Permission for Residential cum Commercial Building on Survey No.- 746/1A/1B/2B/1C/2A/2B, Plot No. 3, At.- Panvel, Tal.- Panvel, Dist.- Raigad.

REF :- 1) Your Architect's application no. 018, Dt. 03/01/2022, no. 11858, Dt. 23/05/2022.  
2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/070221/557425, Dated 01/09/2021.



Sir,

Please refer to your application for Development permission for Residential cum Commercial Building on Survey No.- 746/1A/1B/2B/1C/2A/2B, Plot No. 3, At.- Panvel, Tal.- Panvel, Dist.- Raigad.

The Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

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

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. Is Issued, subject to strict compliance of terms & conditions as mentioned In Annexure-A attached herewith.

Thanking you,

मा. अर्चना पांडे नंदा

Deputy Director of Town Planning (I.C.)  
Panvel Municipal Corporation

C.C.TO:- 1) Architect,  
M/s. Angels Consultants

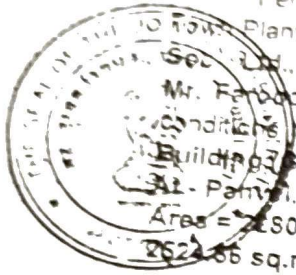


**PANVEL MUNICIPAL CORPORATION**  
Tal. - Panvel, Dist. - Raigad, Panvel - 410 206

Tel - (022) 27458040/41000

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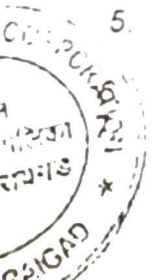
**COMMENCEMENT CERTIFICATE**



Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to, **M/s. Ideal Palace Co. Op. Hsg. Co. Panvel Through P.O.A.H. M/s. Infinity Enterprises Through Partners Mr. Farooq Patel & other One.** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential cum Commercial Building (Ground + 06 Upper Floor) on Survey No. - 746/1A/1B/2B/1C/2A/2B, Plot No. 3, Panvel, Tal. - Panvel, Dist. - Raigad. (Plot Area = 798.20 Sq.mt., Residential Built Up Area = 250.14 sq.mt., Commercial Built Up Area = 244.52 sq.mt., Total Built Up Area = 494.66 sq.mt.)**

(No. of Residential Unit - 39 Nos., No. of Commercial Unit - 13 Nos.,  
No. of Total Unit - 52 Nos.)

- This Certificate is liable to be revoked by the Corporation if:-
  - 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.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - The commissioner 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.
- The applicant shall:-
  - The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
  - Give written notice to the Corporation regarding completion of the work.
  - 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.
  - Obtain Occupancy Certificate from the Corporation.
- 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.
- The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act - 1966 This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1976.
- 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.  
Prior Permission is necessary for any deviation / Change In Plan.  
The applicant shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.





# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

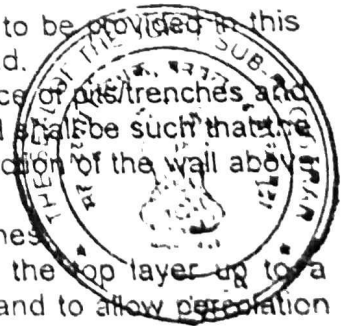
Tel - (022) 27458040/41/42

## SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. Width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
- iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- iv) The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 60 cm width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
  - a) 40 mm stone aggregate as bottom layer up to 50% of the depth
  - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
  - c) Coarse sand as upper middle layer up to 20% of the depth.
  - d) A thin layer of fine sand as top layer.
  - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
  - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
  - g) Perforated concrete slabs shall be provided on the pits/trenches.
  - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground
- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia for a roof area of 100 sq.m

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To,

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LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to SURVEY No 746 PLOT NO 3 admeasuring 798.20 Square situated within the limits of Panvel Mahanagar Palika and Taluka Panvel, District Raigad M.S.(hereinafter referred as the said plot" ).

I have investigated the title of the said plot on the request of (Name of owner/promoter/ M/S INFINITY ENTERPRISES THROUGH ITS PARTNER MR FAROOQ ABDUL RASHID PATEL & MR ARIF ABDUL LATIF PATEL and following) documents

1) Description of the property.

ALL THAT piece or parcel of one large land bearing SURVEY No 746 PLOT NO 3 admeasuring 798.20 Square Meters situated within the limits of Panvel Mahanagar Palika and Taluka Panvel, District Raigad M.S.

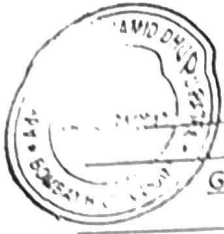
2]The documents of allotment of plot.

3]7/12 extract or property card issued by dated. Mutation entry no .

Search report for 30 years from.1993 to 2022. -Registrar office of PANVEL Computerized Records for the period from 1993 to 2022 (20 years)

1.	2.	3.	4 & 5
29/282/2023			
20/10			





WASIM A.H. DHURU PATEL (B. ALL. B)  
 01 KARIMI MANZIL PADA MOHALLA ISMAIL K. PATEL ROAD OPP MUNCIPAL  
 GROUND PANVEL DIST RAIGAD MS 410206 MOBILE 9323410620  
 wasimdhuru@gmail.com

प व १ - ४  
 २०१४/२०१५  
 २०१५/२०

2014: CONVEYANCE DEED BETWEEN

M/S CLASSIC DEVELOPERS PROP, MR N. RADHAKRISNAN AND IDEAL PALACE CO-OPRATIVE CHS LTD. THROUGH ITS MEMBER MR VINOD, D. NANOTE Particulars PANVEL MAHANAGAR PALIKA , SURVEY No 746 PLOT NO 3 admeasuring 798.20  
 Submission Date : 03/02/2014 Registration Date 05/02/2014  
 Registration No. PANVEL/1 657/2014



YEAR 2022: REDEVELOPMENT AGREEMENT BETWEEN

M/S IDEAL PALACE CO-OPRATIVE CHS LTD & ORS AND

M/S INFINITY ENTERPRISES THROUGH ITS PARTNER MR FAROOQ ABDUL RASHID PATEL & MR ARIF ABDUL LATIF PATEL

Particulars PANVEL MAHANAGAR PALIKA , SURVEY No 746 PLOT NO 3 admeasuring 798.20 Square Meters.

Submission Date : 05/05/2022 Registration Date 05/05/2022

Registration No. PANVEL/4 5875/2022

MARKET VALUE P.S 2788300/-

STAMP DUTY RS 30000/-

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M/S IDEAL PALACE CO-OPRATIVE CHS LTD & ORS  
AND

M/S INFINITY ENTERPRISES THROUGH ITS PARTNER  
MR FAROOQ ABDUL RASHID PATEL & MR ARIF ABDUL  
LATIF PATEL

Particulars PANVEL MAHANAGAR PALIKA , SURVEY No  
746 PLOT NO 3 admeasuring 798.20 Square Meters.

Submission Date : 05/05/2022 Registration Date 05/05/2022

Registration No. PANVEL/4 5876/2022

On perusal of the above-mentioned documents and all other  
relevant documents relating to title of the said property I am of the  
opinion that the title of (M/S INFINITY ENTERPRISES) is clear,  
marketable and without any encumbrances. (If any encumbrances  
please mention in separate sheet)

Owners of the land: IDEAL PALACE CHS LTD. AND ORS

- 1) CTS/C.S. No.
- 2) CTS/C.S. No.
- 3) CTS/C.S. No.
- 4) Qualifying comments/remarks if any ..... No

Developer of the land: , SURVEY No 746  
admeasuring 798.20 Square Meters.

- 1) CTS/C.S. No.
- 2) CTS/C.S. No.
- 3) CTS/C.S. No.
- 4) Qualifying comments/remarks if any ..... No

The report reflecting the flow of the title of the ( )  
developer/company) on the said land is enclosed  
annexure.

PLOT NO 3	
प व ल - ४	२०२३
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Valuation ID	202305144240		मूल्यांकन पत्रक (बांधी क्षेत्र - बांधीव)			14 August 2023 02:05:17 PM
मूल्यांकन वर्ष	2023	शहर	रायगड			
मूल्यांकन विभाग	लाहूर	मूल्यांकन पत्रक	लाहूर - पत्रक			
मूल्यांकन विभाग	17 मी.कल कनास सोसायटी	मूल्यांकन पत्रक	17 मी.कल कनास सोसायटी पत्रक			
क्षेत्र क्षेत्र	A Class Dabka	मूल्यांकन पत्रक	A Class Dabka			
हाथेक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मार्क नंबर व भू कर्मांक					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	भौदोगीक	घोबमाणाने गरक नी मीटर	
25000	80400	88800	97000	88800		
बांधी क्षेत्रची माहिती						
बांधकाम क्षेत्र (Built Up)	40.105 चौ मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधी	
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	0 TO 2 वर्षे	बांधकामाचा दर.	Rs 25280/-	
सहकारण सुविधा.	आहे	मजला.	5th to 10th Floor			
Sale Type - First Sale						
Sale Resale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घर वाढ	= 105 / 100 Apply to Rate- Rs 84420.-					
घसाऱ्यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((बांधीक मूल्यदर - खुल्या जमिनीचा दर) * घसाऱ्यानुसार टक्केवारी) * खुल्या जमिनीचा दर					
	= ((84420-25000) * (100 / 100)) + 25000					
	= Rs 84420.-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 84420 * 40.105					
	= Rs 3385664.1 -					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य - तक्त्यानुसार मूल्य - मेझेंकरीन मजला क्षेत्र मूल्य - लागतच्या गच्चीचे मूल्य (खुली बालकनी) - वरील गच्चीचे मूल्य - बांधीस वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बांधीस बालकनी - स्वयंपालित वाहनतळ - A + B + C + D + E + F + G + H + I + J = 3385664.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 3385664/- = ३ तेहेतीस लाख पंच्याऐशी हजार सहा रो चौसठ /-					

Home

Print

पवल - ४  
 ११-२४०/२०२३  
 ४०/५०

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHADAB CHAND SHAIKH

CHAND SULEMAN SHAIKH

28/09/1985

Permanent Account Number

BIIPS9481G

  
Signature



151120016

आयकर विभाग  
INCOME TAX DEPARTMENT



भा  
GO

SHADAB CHAND SHAIKH

CHAND SULEMAN SHAIKH

28/09/1985

Permanent Account Number

BIIPS9481G

A handwritten signature in black ink is located at the bottom left of the document, appearing to be written over a set of horizontal lines.