

Amt 1

Please Tick

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

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

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

Applicant Name : Vinod Balshiram Durgude

Co-Applicant Name : Priyanka Vinod Durgude

Contract (Resi.) : _____ Mobile : 877917 9030

Loan Amount : 30 Lakhs Tenure : Mon

Interest Rate : _____ EMI :

Loan Type : New HL SBI LIFE :

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : (Code No)

Contact Person : Kuldeep Mobile No. 8709990474

Name of RACPC Co-ordinator along with Mob No:

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

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



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

HL TO BE PARKED AT _____ BRANCH

FORM - A (PERSONAL DETAILS)

APPLICANT **CO-APPLICANT**

Existing Customer Yes No

CIF No/ Account No. _____

Name

VINOD

BALSHIRAM

DURGUDE

Salutation

Mrs Ms Dr. Other

Gender M F Transgender

Marital Status

Single Married Other

Date of Birth 17101984

Spouse

PRIYANKA

VINOD

DURGUDE

with Primary Applicant (Applicable for Co-applicant/ Guarantor)

SPOUSE - WIFE

Father

BALSHIRAM

RAMCHANDRA

DURGUDE

UID No.

568511550181

PAN No.

AGOPDI323K

Driving License No.

MGNREGA Job Card No.

Citizenship

Resident NRI/CIO

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General



Residential Address

Years at current address

Months at current address

Residence Type

Owned Rented Company Lease

1 FLAT NO. B-303 SURBHI CHS LTD.

2 PLOT NO 11/12 SECTOR-21

3 KAMOTHE NANI-MUMBAI

410209

Village

City

RAIGAD

State

MAHARASHTRA

Country

INDIA

8779179030

Email ID

VINODDURGUDE84@GMAIL.COM

9867022943

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

Village _____ City _____

State _____ Country _____

Email ID _____

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation Chairman Managing Director Other Director

Name of the Chairman/ MD or other director _____

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund. _____

Relationship with _____

RAJSP DELUXE

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT

Existing Customer Yes No

CIF No/ Account No. _____

Name **VINOD** **BALSHIRAM** **DURGUDE**

Qualification Mrs Ms Dr Other
Gender M F Transgender

Marital Status Single Married Other
Date of Birth **17101984**

Name of Spouse **PRIYANKA**
Name with Primary Applicant (Applicable for Co-applicant/ Guarantor) **VINOD** **DURGUDE**

Relationship with Primary Applicant **SPOUSE - WIFE**

Name of Father **BALSHIRAM** **RAMCHANDRA** **DURGUDE**

UID No. **568511550181** PAN No. **AGOPDI323K**

Driving License No. _____
MGNREGA Job Card No. _____

Citizenship _____

Residential Status Resident NRI / CIO
 Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 SC ST OBC General



Residential Address

Years at current address _____ Months at current address Residence Type Owned Rented Co-Ownership

1 **FLAT NO 8-303 SURBHI CHS LTD.**

2 **PLOT NO 11/12 SECTOR-21**

3 **KAMOTHE NANI - MUMBAI**

410209 Village _____ City _____

RAIGAD State **MAHARASHTRA** Country **INDIA**

4. **8779179030** Email ID **VINODDURGODES4@GMAIL.COM**
9867022943

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Village _____ City _____

State _____ Country _____

Email ID _____

Permanent address/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Relationship Chairman Managing Director Other Director

Middle Name _____

Last Name _____

No.

PRIYANKA

Mrs Ms Dr Other

Single Married Other

Spouse
with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Gender M F Transgender

Date of Birth 13/10/1991

Father ANIL

UID No. 655651320778

SHRIDHAR CHAVAN

PAN No. QFTPD2597D

Driving License No.

MGNREGA Job Card No.

Residential Status Resident NRI / CIO

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Baharist Judaist Agnosticist Other

SC ST OBC General

Permanent Address

Years at current address

Months at current address

Residence Type

Owned

Rented

FLAT NO. B/303 SURBHI CHS

PLOT NO. 11/12, SECTOR-21

KAMOTHE

410209 Village NAVI-MC

RAIGAD State MAHARASTRA Country INDIA

9004784484 Email ID DURGUDEPRIYANKA13@GMAIL.COM
↳ durgudepriyanka13@gmail.com

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

[Empty address line]

[Empty address line]

[Empty address line]

[Empty address line]

[Empty address line]

Is co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes

Chairman Managing Director Other Director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor Spouse

398/13740

पावती

Original/Duplicate

Wednesday, July 26, 2023

नोंदणी क्र. :39म

8:52 AM

Regn.:39M

पावती क्र.: 15373 दिनांक: 26/07/2023

गावाचे नाव: दापोली

दस्तऐवजाचा अनुक्रमांक: पवल3-13740-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विनोद बाळाराम दुरगुडे - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2600.00

पृष्ठांची संख्या: 130

एकूण: रु. 32600.00

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

बाजार मुल्य: रु.3104368 /-

भोबदला रु.4450000/-

भरलेले मुद्रांक शुल्क : रु. 267000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2507202314547 दिनांक: 26/07/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2507202314535 दिनांक: 26/07/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005718930202324E दिनांक: 26/07/2023

बँकेचे नाव व पत्ता:







26/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 13740/2023

नोंदणी :

Regn:63m

गावाचे नाव : दापोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4450000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3104368
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: ग्रामीण विभाग क्र.6, दर 49400/- प्रती चौ.मीटर... सदनिका नं.709, सातवा मजला, अमृत पॅलेस, प्लॉट नं.07, सेक्टर-08, पुष्पक दापोली, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र- 48.954 चौ.मीटर कारपेट + 5.826 चौ.मीटर छज्जा ((SECTOR NUMBER : 08 ; Plot Number : 07 ;))
(5) क्षेत्रफळ	1) 48.954 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.श्री गणेश इंटरप्राजेस तर्फे भागीदार करमन लाधा अरेठीया यांचे क.ज. देणार अमित कदम - - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. सायबर वन, 1301, प्लॉट नं. 4 व 6, सेक्टर-30ए, वाशी नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ADGFS0265G 2): नाव:-रामूबाई केदारी, अरविंद केदारी, अर्चना मोकाशी, मंजुला दमडे, सविता घोडविंदे, सुनिता केदारी, गुलाब केदारी, प्रतिक केदारी, सुभद्रा केदारी, प्रवीण केदारी, आदेश केदारी, स्मिता म्हात्रे, सुगंधा तारेकर, वैजयंती गायकर कु.मु म्हणून मे. श्री गणेश इंटरप्राजेस तर्फे भागीदार करमन लाधा अरेठीया यांचे क.ज. देणार अमित कदम वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. सायबर वन, 1301, प्लॉट नं. 4 व 6, सेक्टर-30ए, वाशी नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ADGFS0265G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विनोद बाळशिराम दुरगुडे - - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी/303, सुरभी अपार्टमेंट, प्लॉट नं.11/12, सेक्टर-21, कामोठे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, रायगड. पिन कोड:-410209 पॅन नं:-AGOPD1323K 2): नाव:-प्रियांका विनोद दुरगुडे - - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी/303, सुरभी अपार्टमेंट, प्लॉट नं.11/12, सेक्टर-21, कामोठे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, रायगड. पिन कोड:-410209 पॅन नं:-CFTPD2597D
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13740/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	267000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Number	Deface
50463202324	2023
26/07/2023	2023
26/07/2023	2023
26/07/2023	2023
26/07/2023	2023

मूल्यांकन पत्रक (मि.प. क्षेत्र - बांधीव)

Valuation ID: 2023072657

प व ल - ३
९३०८० २०२३
९ / १३०

मूल्यांकनाचे वर्ष: 2023
जिल्हा: रायगड
तालुक्याचे नांव: पनवेल
गांवाचे नांव: दापोली
क्षेत्राचे नांव: Rural

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन: 4390
निवासी सदनिका: 49400
कार्यालय: -
दुर्भंग: -
औद्योगिक: -
गोजमापनाचे एकक: चौ. मीटर

बांधीव क्षेत्राची माहिती
मिळकतीचे क्षेत्र: 59.849 चौ. मीटर
मिळकतीचा वापर: निवासी सदनिका
बांधकामाचे वर्गीकरण: 1-3.1.1 सी सी
मिळकतीचे वय: 0 TO 5
उद्ववाहन सुविधा: आहे
मजला: 5th to Old floor

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= (((वार्षिक मूल्य दर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((49400-4390) * (100 / 100)) + 4390)
= Rs.49400/-

मजला निहाय घट/वाढ = 1.05 of 49400 = Rs.51870/-

1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 51870 * 59.849
= Rs.3104367.63/-

Applicable Rules: 3, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन नसणेचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + ट.आर.जे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयं चालित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 3104367.63 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.3104368/-

एकूट मूल्य बाबत चार हजारा तीन शे अ...

Home .int

(Handwritten signature)



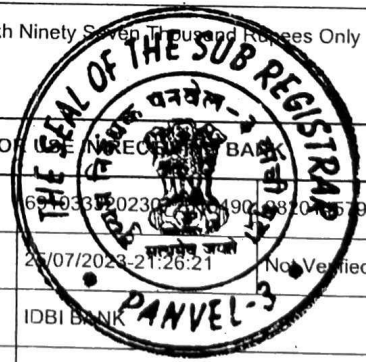


CHALLAN
MTR Form Number-6



प व ल - ३
930802023
2/1930

MH005718930202324E	BARCODE	Date 25/07/2023-21:21:36		Form ID	
Department Inspector General Of Registration		TAX ID / TAN (If Any)	PAN No.(If Applicable) AGDPD1323K		
Stamp Duty		Full Name VINOD BALSHIRAM DURGUDE AND OTHERS			
Registration Fee		Flat/Block No. FLAT NO.709, 7TH FLOOR, AMRUT PALASE			
Name PNL3_PANVEL 3 JOINT SUB REGISTRAR		Premises/Building			
Location RAIGAD		Road/Street PLOT NO. 07, SEC-08, PUSHPAK DAPOLI, NAVI MUMBAI			
2023-2024 One Time		Area/Locality PUSHPAK DAPOLI, TAL-PANVEL, DIST-R			
Account Head Details		Town/City/District AIGAD			
16401 Stamp Duty	267000.00	PIN 4 1 0 2 0 6			
53301 Registration Fee	30000.00	Remarks (If Any)			
		PAN2=ADGFS0265G~SecondPartyName=MS SHREE GANESH			
		ENTERPRISE~CA=4450000			
		Amount In Words Two Lakh Ninety Seven Thousand Rupees Only			
		Amount In Words 2,97,000.00			
Payment Details IDBI BANK		FOR USE IN RECORDS			
Cheque-DD Details		Bank CIN	Ref. No.	690338202300004901982015798	
cheque/DD No.		Bank Date	RBI Date	25/07/2023-21:26:21 No Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK PANVEL-3		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		



Department ID : Mobile No. : 9000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

(Signature)

(Signature)

AGREEMENT FOR SALE.

FLAT No: -709, 7TH floor

Amrut Palace, Plot No-07, Sector No-08,

Pushpak Dapoli, Navi Mumbai

CARPET AREA: 48.954 Sq. Mtr NON-ACCESSIBLE CHAJJA:- 5.826 Sq Mtr

SALE PRICE: Rs.44,50,000 /- STAMP DUTY: Rs.2,67,000 /-

REGISTRATION: Rs. 30,000 /-

प व ल - ३	
92080	2023
5 / 930	

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 26th day of July, 2023 BETWEEN M/s. SHREE GANESH ENTERPRISES, Pan No. ADGFS0265G, having office at: Office No. 1301, Plot No. 4 & 6, Sector - 30A, Vashi, Navi Mumbai, Thane, Maharashtra - 400 705, through its Partners, 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 surviving partner or their assigns) OF THE FIRST PART

AND

1)MR.VINOD BALSHIRAM DURGUDE, Age: 38 years, Pan No.:AGOPD1323B and
2) MRS.PRIYANKA VINOD DURGUDE, Age:31 years, Pan No.:CFYFD2577D, all residing at B/303, Surbhi Apt, Plot o:-11/12, Sector No:-21, Kamothe, Navi Mumbai-410209, 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;

AND

(1) Ms. Ramubai Narayan Kedari, Age:55 years, Pan No.:CTYPK9153M (2) Mr. Arvind Narayan Kedari, Age: 52 years, Pan No.:AQEPK1924F, (3) Mr. Archana Dhanurvijay Mokashi, Age:55 years, Pan No.:DMBPM2219D, (4) Ms. Manjula Harishchandra Damade, Age: 50 years, Pan No.:BSWPD9088E, (5) Ms. Savita Minnath Ghodvinde, Age: 44 years, Pan No.:BPAPG7591G, (6) Ms. Sunita Vishnu Kedari, Age: 45years, Pan No.:CCIPM1311E, (7) Ms. Gulab Vinayak Kedari, Age:46 years, Pan No.:EBPPK4046C (8) Mr. Pratik Vinayak Kedari, Age: 24 years, Pan No.:EAZPK2896D, (9) Mr. Subhadra Namdev Kedari, Age: 62 years, Pan No.:CYHPK6830M, (10) Mr. Pravin Namdev Kedari, Age:40 years, Pan No.:CEQPK4096G, (11) Mr. Adesh Vinayak Kedari, Age: 21 years, Aadhar No.:298304848400, (12) Ms. Smita Kiran Mhatre Age: 37 years, Pan

Shree Ganesh Enterprises
S2N1125144

Partner

[Signature]

[Signature]

No BRWPM5245D. (13) Ms. Sugandha Ninad Tarekar Age: 35 years, Pan No. AOJPT5935Q and (14) Ms. Vaijayanti Mangesh Gaikar, Age: 33 years, Pan No. CQGGP7768D all residing at Taluka: Panvel, Dist. Raigad hereinafter referred to as the "THE ORIGINAL LICENSEES/CONFIRMING PARTY", (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 THIRD PART.

WHEREAS:

(a) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (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 provisions 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;

(b) The Corporation, as a part of the development, of Navi Mumbai has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government.

(c) The land(s) already in possession of the Corporation, the remaining private land(s), require for the project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act, 1894 (hereinafter referred to as the "LA ACT, 1894") by the state Government.

(d) The Right to fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013 (hereinafter referred to as the LARR ACT, 2013) came into force w.e.f. 01.01.2014 replacing the LA Act, 1894. Although the land for the Project was notified under the LA Act, 1984, awards under section 11 of the LA Act, 1894 have not been declared for certain lands as on 01.01.2014. The determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

(e) Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Department No. CID-1812/CR-274/UD-10 dated 1st March, 2014 (hereinafter referred to as the "G.R. dated 01.03.2014") has, in lieu of monetary compensation, provided for higher and better compensation in the form of development plots to the land

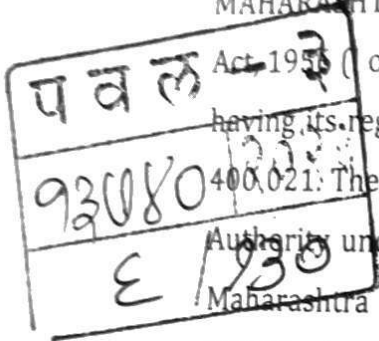
For Shree Ganesh Enterprises

[Signature]

Partner

[Signature]

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owners, whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of Monetary Compensation.

(f) There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Government Resolution of Urban Development Department No. CID-1812/CR-274/UD-10 dated 28th May, 2014 (hereinafter referred to as "G.R. dated 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case. In accordance with the Government Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 Dated 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014") the District Rehabilitation officer has authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove with the approval of the Collector Raigad. As per G.R. dated 25.06.2014, the plots are to be allotted by the corporation as per the applicable provisions of G.R. dated 01.03.2014, G.R. dated 28.05.2014 and as per circular issued by the Corporation bearing no. "CIDCO/Vya.sa./Aa.Vi.Ta./2014" dated 10.03.2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition), as the case may be.



(g) The land hereinafter mentioned, owned by the licensees was notified for acquisition under the Land Acquisition Act. The landowner has opted for a developed plot in lieu of monetary compensation. This development plot will be allotted by the Corporation, on lease, as per the provisions, terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purposes allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008 and as per GR dated 01.03.2014. Accordingly, the DY. Collector (Land Acquisition), Metro Centre No.1 Panvel, who is an officer delegated with the powers under the LA Act, 1894 by the State Government, declared Award under the LA Act, 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.

Details of land acquired along with structures standing thereon as per

Award
Shree Ganesh Enterprises
Partner

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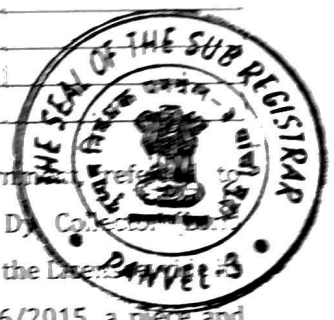
[Handwritten Signature]

Mr. Ramubai
 Narayan Kedari,
 2) Mr. Arvind
 Narayan Kedari,
 3) Mr. Archana
 Dhanurvijay
 Mokashi,
 4) Ms. Manjula
 Harishchandra
 Damade,
 5) Ms. Savita
 Minnath
 Ghodvinde,
 6) Ms. Sunita
 Vishnu Kedari,
 7) Mr. Suryakant
 Gopal Tarekar,
 8) Mr. Sarsvati
 Eknath Mhatre,
 9) Mr. Ramakant
 Gopal Tarekar,
 10) Mr.
 Chandrakant
 Gopal Tarekar,
 1) Ms. Sureka
 Shok Patil,
 2) Ms. Gangubai
 Baburao Vaskar,
 3) Ms. Gulab
 Nayak Kedari,
 4) Mr. Pratik
 Nayak Kedari,
 5) Adesh
 Nayak Kedari,
 6) Ms. Shanubai
 Pandurang
 Kedari, 17) Mr.
 Jay Pandurang
 Kedari, 18) Ms.
 Eknath
 Mhatre, 19) Ms.
 Smita Satyavijay
 Patil, 20) Ms.
 Kiran
 Patil,
 Ms. Poonam
 Kulkarni, 21) Ms.
 Smita Mokale,

9/11/2015
 93/11/2015
 R. No. 930

25, Mr. Suryakant
 Gopal Tarekar
 and
 25, Mr. Vajpayee
 Mangaraj Tarekar

	12/14	0-14-8
	14/11	0-14-8
	14/12	0-42-8
	17/4/6	0-19-5
	34/7	0-13-8
	35/23	0-19-3
	36/23	0-02-5
	37/28	0-01-0
	38/4	0-18-9



(a) As per directives and policies of the State Government hereinabove and as per the award declared by the Dy. Collector (Acquisition) concerned, the Corporation has allotted to the Licensee allotment letter No. PAD-176/2015/434, dated 03/06/2015, a piece and parcel of land bearing Plot No.7, admeasuring about 2150 Sq. Mtrs., Sector 8, lying, being and situated at Village: Pushpak Nagar, Dapoli, Tal: Panvel and Dist: Raigad (hereinafter referred to as "the said land"), which is written hereinafter and more particularly described in SCHEDULE I for the purpose of constructing a building or building on the terms and conditions hereinafter contained.

Description of Land allotted

Place/Node	Plot No.	Sector No.	Area in Sq. Meters
PUSHPAK DAPOLI	7	8	2150

(h) The licensee has, before the execution of this Agreement paid to the Corporation on 08/02/2021 a sum of Rs.60/- (Rupees Sixty Only) being "Lease Rent" for the period of 60 (Sixty) years at the rate of Rs.1/- per annum as per the letters from the Urban Development Dept. bearing No.CID-1812/CR-274/UD-10 Dated 18th August, 2014 and No. CID- 1812/CR-274/UD-10 Dated 06th October, 2015.

Shree Ganesh Enterprises
 22/01/2015
 Partner

(Handwritten signatures)

WITNESSETH AND IT IS HEREBY AGREED
FOLLOWS:-
ALLOTMENT AND ACCEPTANCE THEREOF BY

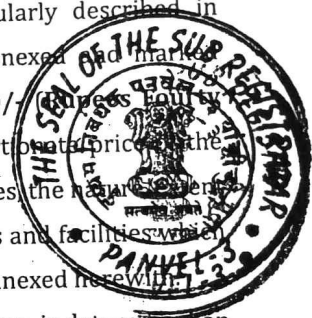
of the said "AMRUT PALACE", consisting of
5 upper floor on the said Plot in accordance
specifications as approved by the concerned local
during the course of carrying out the construction
submit further revised and amended plans for
and thereunder contemplate construction of
and or such other alteration in the structure of said
and shall utilize under such further revised and
er available and balance development potentiality
est extent. The Promoter is hereby permitted under
Allottee for carrying out amendment and revision to the
and when required and this shall be considered as
the Allottee to the Promoter, as contemplated under
ce thereunder. Thus the Allottees are fully aware of
making amendment and revision to the layout plan
and alterations in the structure of the building.
gh shall have right to make amendment and revision
er addition and alterations in the structure of the
ause 1.1 above, Promoter while exercising the said
y alteration and/or reduction in the agreed area of
the allottee/s except that on account of working
proposed constructions of the buildings, the total area
to be sold to the Allottee may be reduced up to a
ent of the RERA carpet area and in that event the
ed to have given consent for such reduction in area
ompensation for such reduction. Similarly there is
the area of the Apartment on account of working
proposed constructions of the buildings after the
uction of the Unit and in that event also Allottee will
n consent for such increase in area and no extra
tion upto three percent is payable for the same. If
the carpet area of more than three percent then
e excess money paid by Allottee/s within forty-five
t at the rate specified in the Rules, from the date
ount was paid by the Allottee/s. If there is an

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increase of more than three percent in the carpet area allotted to Allottee/s then Promoter shall demand an additional amount from the Allottee/s for total increased area and the Allottee shall pay the same within seven days from the date the payment is demanded by the Promoter. All these monetary adjustments shall be made at the same rate per square mtrs as agreed and mentioned in Clause (2.1) of this Agreement. Allottee/s shall not be entitled to the possession of said apartment unless charges as aforesaid are paid by the Allottee/s to the Promoter.

2. ALLOTMENT OF APARTMENT AND PAYMENT OF CONSIDERATION:-

- 2.1) The Allottee/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment bearing No.709 on 7th floor, admeasuring **48.954** sq. meters. carpet area as per the approved plans of the said building project known as "AMRUT PALACE" (hereinafter referred to as the "said Apartment") more particularly described in SCHEDULE II as shown in the floor plan, hereto annexed ANNEXURE 'D' for the consideration of **Rs.44,50,000/- (Rupees Four Lakhs Fifty Thousand only)** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the Common/limited common areas and facilities which are more particularly described in the SCHEDULE III annexed herewith.
- 2.2) The purchase price of the Apartment as mentioned above, is determined on the basis of above referred carpet area of the apartment which Allottee/s agree/s and confirm/s. Thus, the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are neither included in the carpet area nor are considered for determining the purchase price.
- 2.3) The Allottee/s have paid on or before execution of this agreement a sum of **Rs.43,00,000 /- (Rupees Fourty Three lakh only)** and hereby agree/s to pay to the Promoter the balance amount of purchase consideration of **Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only)** in the following manner :-



TOTAL AMOUNT	Rs.44,50,000/-
AMOUNT RECEIVED	Rs.43,00,000 /-
BALANCE AMOUNT	Rs.01,50,000/-

For Shree Ganesh Enterprises

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Partner

[Handwritten Signature] *[Handwritten Signature]*

[Handwritten Signature]
[Handwritten Signature]

its option be entitled to exercise the recourse
her, the Developer may, at its sole discretion,
her rights, charge a payment dishonor charge of
Thousand only) for dishonor of a particular
first instance and for second instance the same
pees Ten Thousand only) in addition to the Interest
ereafter no cheque will be accepted and payments
h bank demand draft(s) only.
es the Promoter to adjust/appropriate all payments
m it under any head(s) of dues against lawful
s her their its name as the Promoter may in its sole
t and the Allottee/s undertake/s not to
the Promoter to adjust his/her/their/its payments in

s and undertake/s to pay the purchase consideration
se 2.1 and 2.3 above as per the respective installment
a, mature for payment. The payment of concerned
e with the stage wise completion of the said building.
each stage, the Promoter shall issue demand letter to the
counter hand delivery at the address of the Allottee/s
agreement as well as by email on Allottee/s's email
y the Allottee/s. Upon receipt of said demand letter by
hand delivery, whichever is earlier, within 7 (seven)
make the payment of respective installment. In case of
Allottee/s in adhering to the time schedule of 7 (seven)
become enttle to take all such legal steps for breach of
ted under the provisions of Contract Act and RERA. In
rmit/s any delay in making the said payment then
able to pay interest as specified in MahaRERA Rules
s. In addition to such rights and without prejudice to
uences as contemplated in clause 7 below shall also
effective.

edule given under clause 2.3 hereinabove, the project
eted to the extent of ____%. Accordingly, ____% of
ome due and payable. The Allottee/s therefore
y pay the said entire due amount within 7 days from
nd registration of this agreement. Upon failure of
ayment of said due amount the consequences as

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cheque/DD/RTGS/NEFT

stipulated in clause 2.8 above and/or clause 7 below and become applicable
and effective.

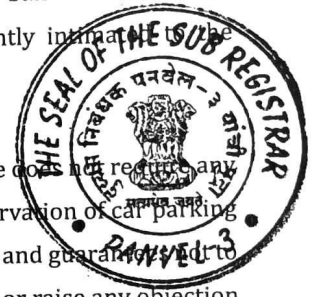
2.12) All payment shall be made by Allottee by drawing
in the name of **M/S.Shree Ganesh Enterprises A/c No**
"006010000001925" in **Dattatray Maharaj Kalambe Jaoli Sahakari**
Bank Ltd , Vashi branch payable at **Navi Mumbai** or other account as
Promoter may intimate subsequently to the Allottee. Allottee shall
separately pay transfer charges, if any, and other statutory dues which may
be levied from time to time.

2.13) Allottee shall deduct tax at source on the payment made at the prevalent rate,
if applicable and furnish a TDS certificate to Promoter within seven (07) days
of such deduction is made.

2.14) Provided that the TDS payment to the competent authority shall not
construed to be a receipt of consideration unless bank instrument is cleared
and the funds mentioned therein reaches the stated bank account of the
Promoter or in the account as Promoter subsequently intimate to the
Allottee.

3) **RESERVATION FOR CAR PARKING :**

3.1 Allottee has informed the promoter that he/she does not require any
car parking space in said project. Accordingly, no reservation of car parking
is made against said Unit. Allottee undertakes, assures and guarantees not to
claim any car parking space in said project in future, nor raise any objection
to use of car parking by other Allottees.



4) **ADHERANCE TO SANCTION PLAN:-**

The Promoter hereby agrees to observe, perform and comply with all the
terms, conditions, stipulations and restrictions if any, which have been
imposed by the said corporation at the time of sanctioning the said plans or
thereafter and shall, before handing over possession of the Apartment to the
Allottee/s, obtain from the said corporation occupation and/or completion
certificates in respect of the Apartment.

5) **TIME IS ESSENCE FOR BOTH PROMOTER AND ALLOTTEE/S:-**

Time is of essence for the Promoter as well as the Allottee/s. The Promoter
shall abide by the time schedule for completing the project and handing over
the Apartment to the Allottee/s after receiving the occupancy certificate
subject to what is stated in clause 9.1 below. Similarly, the Allottee/s shall
make timely payments of the instalment and other dues payable by
him/her/them and shall meet and comply with the other obligations under
the Agreement subject to the simultaneous completion of construction by
the Promoter.

For Shree Ganesh Enterprises
S. N. Chitambar

Partner

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[Handwritten signature]

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Park(s) and/or the Project and/or the Project Property and the Allottee/s waives his/her/their/its right to claim and/or dispute against the Promoter in any manner whatsoever. The Allottee/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

7.4) In the event, the Allottee/s intends to terminate this Agreement, then the Allottee/s shall give a prior written notice ("Notice") of 60 (sixty) working days to the Promoter expressing his/her/its intention to terminate this Agreement. The Allottee/s shall also return all documents (in original) with regards to this transaction to the Promoter along with the Notice. Upon receipt of such Notice for termination of this Agreement by the Promoter, the procedure and consequences upon termination as contemplated in clause (7.2) and (7.3) above shall become automatically applicable and the refund of purchase price to the Allottee/s shall be made in accordance with what has been stated in the said clauses

8) AMENITIES AND FIXTURE:-

8.1) The Promoter shall provide to the said apartment the amenities, fixtures and fittings and to said building such specifications and/or details more particularly set out in SCHEDULE III annexed hereto



9) POSSESSION DATE: -

9.1) The Promoter shall give possession of the apartment to the Allottee/s on or before 31/12/2027, exclusive of grace period six months as per provisions u/s 8 of MOFA, 1963. If the Promoter fails or neglects to give possession of the apartment to the Allottee/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand, to refund to the Allottee/s the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause (7.1) herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid, subject to Allottee/s simultaneously executing registered cancellation agreement, inter-alia, cancelling this agreement.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of apartment on the aforesaid date, if the completion of building in which the apartment is to be situated is delayed on account of -

- a) Non-availability of steel, cement, other Building material or labour at market competitive prices; and/or
- b) Non-availability / shortage of water or electric supply; and/or
- c) War, civil commotion, strikes of workmen or laborers or other persons, transport strike, terrorist attack or an act of God, irresistible

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For Shree Ganesh Enterprises
[Signature]
 Partner

[Signature]

The Allottee/s and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and attend to the execution thereof. But all expenses towards stamp duty registration, Gift tax, MVAT, Service Tax and /or any other cess and taxes pertaining to this agreement and /or any other document that shall be executed in connection with the said agreement, shall be borne and paid by the Allottee/s.

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ADDRESS FOR CORROSPONDENCE:-

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

**Name of Allottee:-MR.VINOD BALSHIRAM DURGUDE
 MRS.PRIYANKA VINOD DURGUDE**

Allottee's Address:- B/303, Surbhi Apt, Plot o:-11/12, Sector No:-21, Kamothe, Navi Mumbai-410209

Notified Email ID:- vinoddurgude84@gmail.com



Promoter name

SHREE GANESH ENTERPRISES

No.1301, Cyberone, Plot Nos.04 & 06, Sector No.30A, Vashi, Navi Mumbai, Tal. & Dist. Thane.

Notified Email ID: 2017shreeganeshenterprises@gmail.com

It shall be the duty of the Allottee/s and the Promoter 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.

31) JOINT ALLOTTEE/S:-

That in case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s 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 Allottee/s.

For Shree Ganesh Enterprises

[Signature]
Partner

[Signature]
[Signature]

32) **STAMP DUTY AND REGISTRAT**
 The charges towards stamp du
 borne by Allottee/s.

33) **DISPUTE RESOLUTION:-**
 Any dispute between the par
 to settle the dispute amicably
 regulatory authority as per
 Development Act 2016 and

34) **GOVERNING LAW:**
 That the rights and obliga
 Agreement shall be const
 India for the time being in

THE SAID L

All that piece and parcel of
 about 2150 Sq. Mtrs., lying
 Nagar, Dapoli, Taluka: Panve

On or towards the North by
 On or towards the South by
 On or towards the East by
 On or towards the West by

SAID AP

Apartment bearing No
 Carpet area on the 7th
 which is constructed

apartment is shown on
 Shree Ganesh Enterprises
[Signature]
Partner

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४१/१३०	

32) STAMP DUTY AND REGISTRATION:-

The charges towards stamp duty and registration of this Agreement shall be borne by Allottee/s.

33) DISPUTE RESOLUTION:-

Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, such unsettled dispute shall be referred to the regulatory authority as per the provisions of Real estate Regulation and Development Act 2016 and the Rules and Regulation framed thereunder.

34) GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

SCHEDULE I

THE SAID LAND ABOVE REFERRED TO:



All that piece and parcel of the land bearing Plot No.7, area admeasuring about 2150 Sq. Mtrs., lying, being and situated at Sector 8, Village: Pushpak Nagar, Dapoli, Taluka: Panvel, and District: Raigad and as bounded as follows:

On or towards the North by : Plot No. 6

On or towards the South by : Plot No. 8

On or towards the East by : Plot No. 14 and Plot No.15

On or towards the West by : 20 mtrs Wide Road

SCHEDULE II

SAID APARTMENT ABOVE REFERRED TO:

Apartment bearing No.709, admeasuring about 48.954 Sq. Meters. of Carpet area on the 7th Floor of the said building known as "Amrut Palace" which is constructed in or upon the above referred said Land, which apartment is shown on the floor plan thereof as Annexure 'D',

For Shree Ganesh Enterprises

[Signature]

Partner

[Signature]
[Signature]

AMENITIES

...k and/or Siforex Blocks with 2 coats of sand face
...be 4" bricks work and/ or Siforex Blocks.

...rooms.
...A.C & terrace.

...and Walls tiles up to Beam Level.

...ing window.

...ncealed copper wiring with modular switches.,
...ea. Telephone, geyser, A/c, cable pt. and exhaust

...ternal face of the building.
...alls.

...modern concepts up to 7' height

...and underground drinking water tank with

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Durgade

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१३/२३०

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe the
respective hands and seals on the day, month and year first above written as
hereinafter appearing.

THE COMMON SEAL OF THE WITHINNAMED "PROMOTER"

M/S.SHREE GANESH ENTERPRISES

Through its Partner

MR.KARMAN LADHA ARETHIA,



For Shree Ganesh Enterprises

Karmen Ladha Arethia

Partner

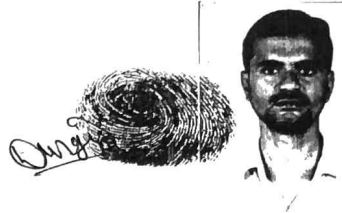
In the presence of.....

- 1) *we*
- 2) *Karmen*

SIGNED SEALED AND DELIVERED)

By the within named ALLOTEE)

1) MR.VINOD BALSHIRAM DURGUDE)



2) MRS.PRIYANKA VINOD DURGUDE)



Durgade



In the presence of.....

- 1) *we*
- 2) *Karmen*

THE COMMON SEAL OF THE WITHINNAMED "CONFIRMING PARTY"

Ms. Ramubai Narayan Kedari And 13 Other

Through its Power of Attorney to

M/S.SHREE GANESH ENTERPRISES Via Partner

MR.KARMAN LADHA ARETHIA

Karmen Ladha Arethia

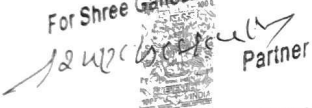


In the presence of

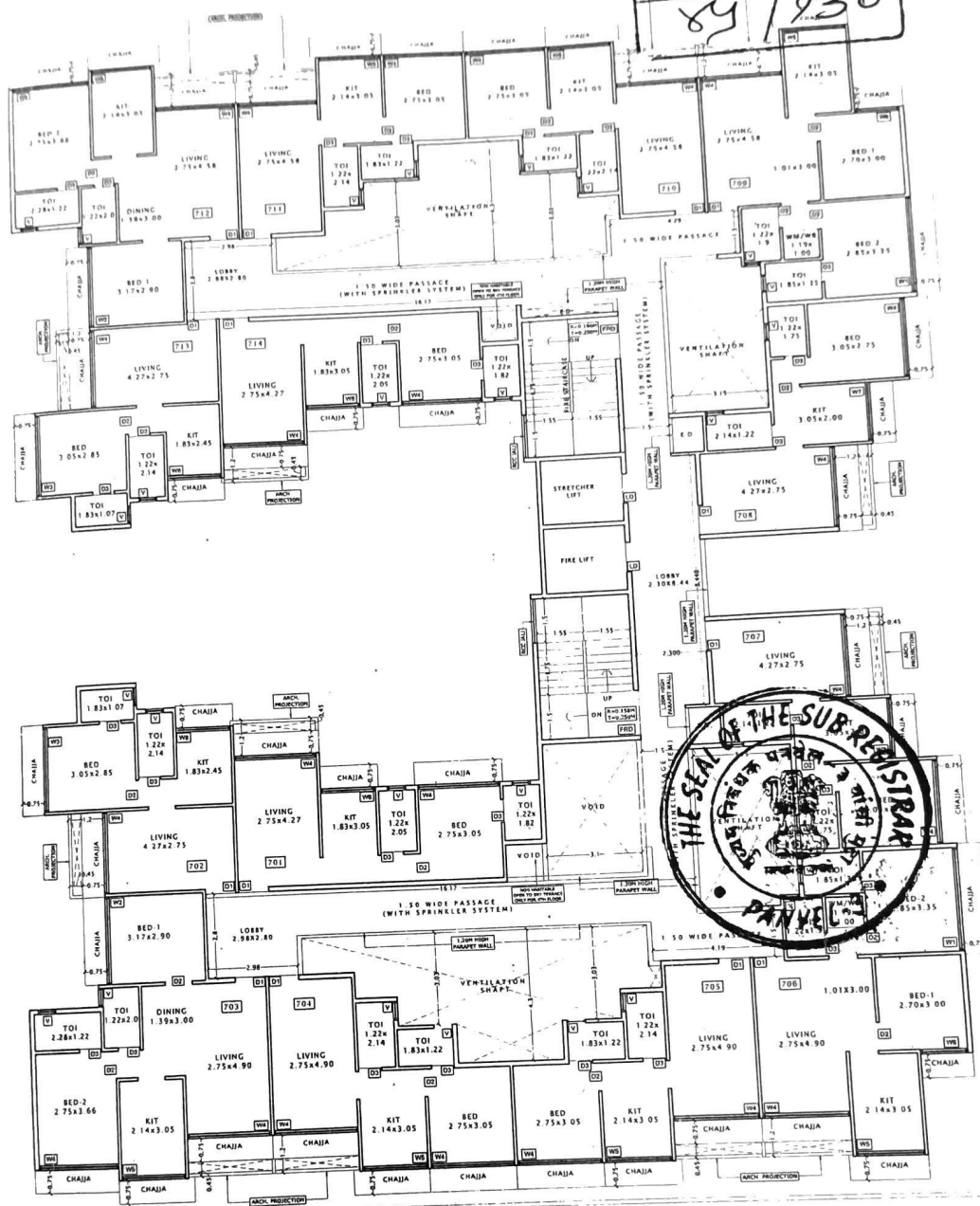
- 1) *we*
- 2) *Karmen*

RECEIPT
 0/- (Rupees Forty Three Lakh Only) from the
 part payment of total consideration as mentioned

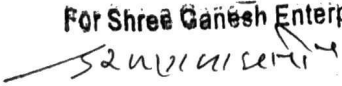
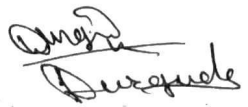
CHEQUE NO	DATE	AMOUNT
074403	31/05/2021	RS.02,00,000/-
074405	16/06/2021	RS.03,00,000/-
050470	30/07/2022	RS.09,00,000/-
050477	30/07/2022	RS.10,00,000/-
050482	05/01/2023	RS.14,00,000/-
RTGS	28/02/2023	RS.02,50,000/-
RTGS	01/03/2023	RS.02,50,000/-
Total		RS.43,00,000/-

WE SAY RECEIVED
 For Shree Ganesh Enterprises

 Partner
 FOR M/S. SHREE GANESH ENTERPRISES
 Through its Partner
 MR. KARMAN LADHA ARETHIA

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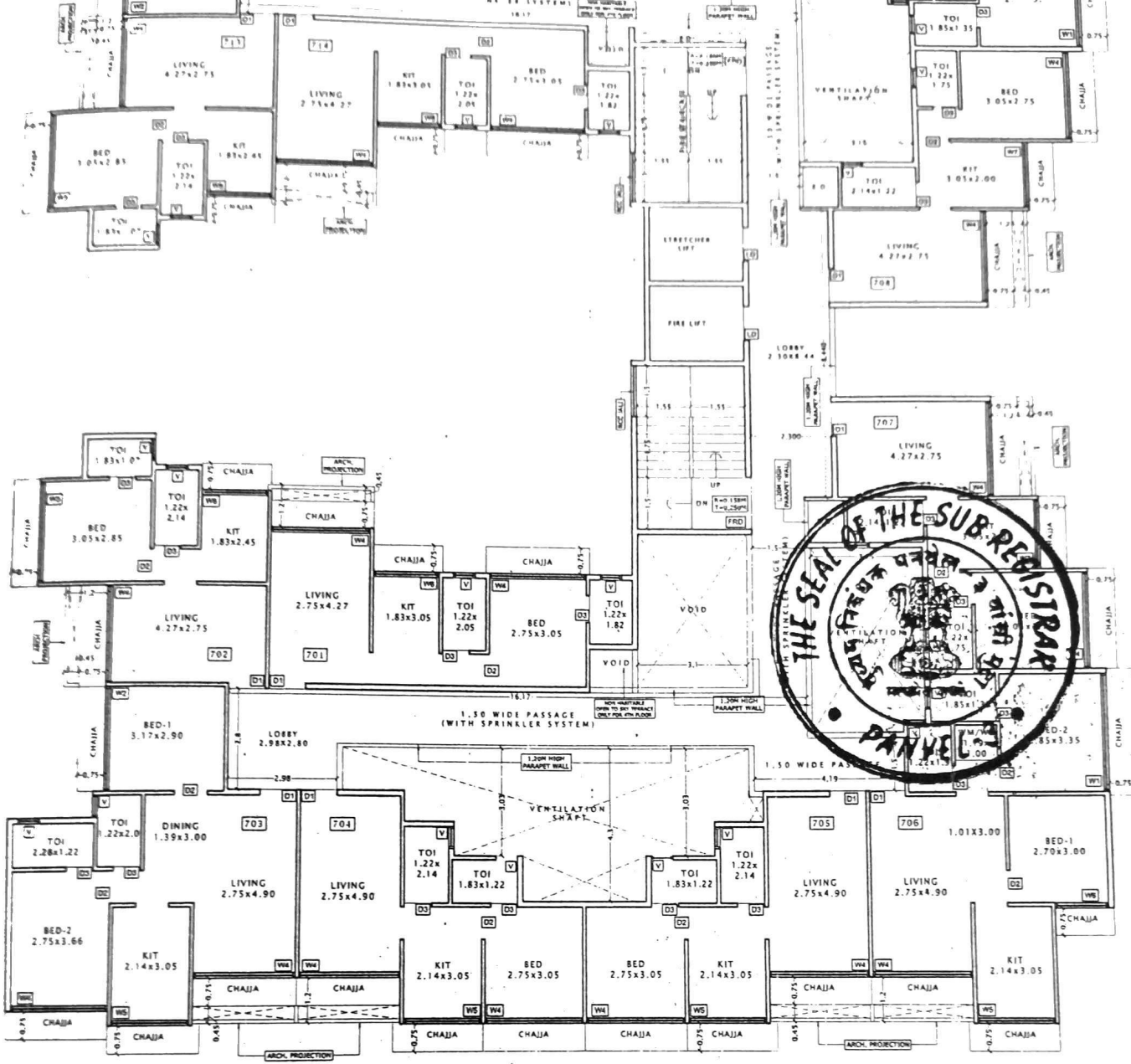


PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING
 AT PLOT NO. 7, SECTOR. 8, PUSHPAK, NAVI MUMBAI.

DEVELOPERS	FLAT NO.	709
	FLOOR	SEVENTH
	CARPET AREA	48.954
	TERRACE AREA	-
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER
For Shree Ganesh Enterprises  Partner		

0,00,000/-
 4,00,000/-
 2,50,000/-
 2,50,000/-
 43,00,000/-

USES



**PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING
 AT PLOT NO. 7 , SECTOR. 8 , PUSHPAK , NAVI MUMBAI.**

DEVELOPERS	FLAT NO.	709
	FLOOR	SEVENTH
	CARPET AREA	48.954
	TERRACE AREA	

SIGNATURE OF DEVELOPERS

For Shree Ganesh Enterprises

S. N. V. S. S. S.
 Partner

SIGNATURE OF PURCHASER

[Handwritten Signature]

प व ल - ३	
93080	2023
४६ / १३०	
Reference No. : CIDCO/EP-18032/TPO(NM & K)/2022/9984	

Date : 28/10/2022

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **M/S.SHREE GANESH ENTERPRISES.,THROUGH ITS PARTNERS.,MR.KARMAN LADHA ARETHIA +3 AND MS.RAMUBAI NARAYAN KEDARI+13 OWNERS , OFFICE NO.1301,PLOT NO.4&6,SECTOR-30A,VASHI,NAVI MUMBAI.** for Plot No. 7, Sector 8, Node **Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 2Parking + 5Floor** Net Builtup Area **4205.32** Sq m .

Details	Resi.	Comm.	Other
BUA (in Sq.M.)	3708.6	496.7	0
UNIT (in Nos.)	66	9	0

- A.** The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.
- B.** Applicant Should Construct Hutments for labours at site.
- C.** Applicant should provide drinking water and toilet facility for labours at site.

This certificate is liable to be revoked by the Corporation if :-

- (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.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- (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

Thanking You

Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO

an event shall
section - 43 or 4

2. The applicant shall :-

- (a) Give intimation
work upto plint
shall be certifi
the work is be
plinth and col
engineer.

It shall be res
ensure the c
permission/agre

(b) Give written not

(c) Obtain Occupan

(d) Permit authorize

permission has
Regulations and

3. The Developer / Indi

the concerned Nodal
plinth level of the p
finished road edge
minimum 300 mm. a

4. The Applicant and the
wherever applicable.

5. As per Regulation no
install SWH, RTPV an
requisite provisions s

6. The Owner and the S
structural design, in c

Thanking You

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 :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
 (c) Obtain Occupancy Certificate from the Corporation.
 (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 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.

4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in Fire NOC, wherever applicable.
 5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
 6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

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 RAMCHANDRA CHAUDHARI
 <brchaudhari@gmail.com>

Name : BHUSHAN
 RAMCHANDRA CHAUDHARI
 Designation : Associate
 Planner
 Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Date : 28/10/2022

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shall be handed over for the sap
balance potential is not submitte

Reference No. : CIDCO/BP-18032/TPO(NM & K)/2022/9984

Date : 28/10/2022

To,

M/S.SHREE GANESH ENTERPRISES.,THROUGH ITS
PARTNERS...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OVER CHARGES NO. 2022/98

Sub : Payment of **New** development charges for **Mixed** Building on Plot No. 7, Sector 8 at
Pushpak, Navi Mumbai.

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२०१०/२०२३
५९/१३०

Ref :

Your Proposal No. .CIDCO/BP-18032/TPO(NM & K)/2022 dated 31 January, 2022

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

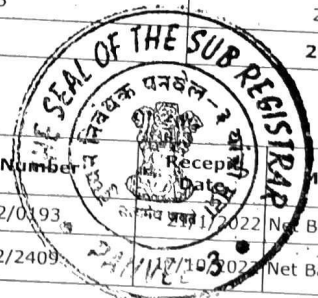
- 1) Name of Assessee : M/S.SHREE GANESH ENTERPRISES.,THROUGH ITS
PARTNERS.,MR.KARMAN LADHA ARETHIA +3 AND MS.RAMUBAI NARAYAN
KEDARI+13 OWNERS
- 2) Location : Plot No. 7, Sector 8 at **Pushpak**, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 2149.79
- 5) Permissible FSI : 2
- 6) Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	4299.58 *5	BuiltUP area *5	21498
Total Assessed Charges				21498

7) Date of Assessment : 14 October, 2022

8) **Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2022/0193	01/20/2022	21498	CIDCO/BP/2022/0193	17/10/2022	Net Banking
2	CIDCO/BP/2022/2409	10/14/2022 11:05:45 AM	1741650	CIDCO/BP/2022/2409	17/10/2022	Net Banking



Unique Code No. **2022 04 021 02 3439 02** is for this **New** Development Permission for **Mixed** Building on Plot No. 7, Sector 8 at **Pushpak**, Navi Mumbai.

Yours faithfully,

Thanking You

Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<brchaudhan@gmail.com>
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

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RAMCHANDRA CHAUDHARI
<brchaudhari@gmail.com>
Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (P)

ASSOCIATE PLANNER (BP)

Reference No. : CIDCO/BP-18032/TPO(NM & K)/2022/9984

Date : 28/10/2022

To,
M/S.SHREE GANESH ENTERPRISES.,THROUGH ITS PARTNERS...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2022/9984

Unique Code No.	2	0	2	2	0	4	0	2	1	0	2	3	4	3	9
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sub : Payment of Construction & Other Workers Welfare Cess charges for **Mixed Building**, Plot No. 7, Sector 8 at **Pushpak**, Navi Mumbai.

Ref : 1) Your Proposal No. **CIDCO/BP-18032/TPO(NM & K)/2022** dated **31 January, 2022**

4400-3
9300KO
 Name of Assessee
y2 930

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1975)

: M/S.SHREE GANESH ENTERPRISES.,THROUGH ITS PARTNERS.,MR.KARMAN LADHA ARETHIA +3 AND MS.RAM NARAYAN KEDARI+13 OWNERS



Shri Karma Ladha Arethia Partner of M. S. Shree Ganesh Enterprises
 Cyber One, 1301, Plot No. 4 & 6, Sector-30A, Vashi, Navi Mumbai-400701

- 2) Location : Plot No. 7, Sector 8 at **Pushpak**, Navi Mumbai.
- 3) Plot Use : Residential
- 4) Plot Area : 2149.79
- 5) Permissible FSI : 2
- 6) **GROSS BUA FOR ASSESSEMENT** : 5928.81 Sq.mtrs.
- A) **ESTIMATED COST OF CONSTN.** : Rs. 26620
- B) **AMOUNT OF CESS** : Rs. 2049120

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Net 5
1	20220402102343902	14/10/2022	2049120	20220402102343902	17/10/2022	Net 5



Yours faithfully,

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI <brchaudhari@gmail.com>
 Name : **BHUSHAN RAMCHANDRA CHAUDHARI**
 Designation : **Associate Planner**
 Organization : **CIDCO Ltd**

ASSOCIATE PLANNER

No Objection

- 1. This NOC is issued by Airports Authority of India (AAI) (Ministry of Civil Aviation) order GSR751 (E) dated 30.06.2017.
- 2. This office has no objection to the construction of the proposed structure.

NOC ID	NAVI/WEST/18/07/2022
Applicant Name*	Md Zeynal Imam
Site Address*	Plot No 07 Sector 8
Site Coordinates*	18 58 17.00N 73 00 00.00E
Site Elevation in mtrs AMSL as submitted by Applicant*	11.23 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	35.1 M (Restr)

- *As provided by applicant
- 1. This NOC is subject to the terms and conditions as given in the Annexure.
 - a. Permissible Top elevation has been issued on the basis of the actual data submitted by the applicant. The applicant is responsible for the correctness of the actual data. If the actual data is different, this NOC will stand null and void. The applicant may initiate action under the Aircraft (Demolition of Obstruction) Rules, 1973.
 - b. The Site coordinates as provided by the applicant in ANNEXURE. Applicant Owner to ensure that the plot boundaries are correct. If any discrepancy is found, the applicant may be requested for cancellation of the NOC.
 - c. Airport operator or his designated representative must be consulted to ensure that all conditions are complied with.
 - d. The Structure height (including any superstructure) must not exceed the maximum structure height. Elevation in AMSL i.e. Maximum Structure Height - P.
 - e. The issue of the "NOC" is further subject to the provisions of the Aircraft (Demolition of Obstruction) Rules, 1973 from time to time including the Aircraft (Demolition of Obstruction) Rules, 1973.



for Mixed Building on

dated 31 January, 2022

ERS WELFARE CESS
ARE CESS RULES, 1998

THROUGH ITS
THIA +3 AND MS.RAMU

, Navi Mumbai.



Shri Karan Ladha Arethia Partner of M.s. Shree Ganesh Enterprises
Number One, 1301, Plot No. 4 & 6, Sector-30A,
Vashi, Navi Mumbai-400701

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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Date: 17/10/2022

Valid Upto: 11-01-2029

No Objection Certificate for Height Clearance

- This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 amended by GSR 770(E) dated 17th Dec 2020 for Safe and Regular Aircraft
- This office has no objection to the construction of the proposed structure as per the following details

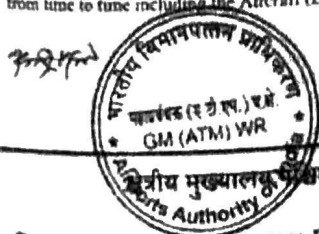
NOC ID	NAVI/WEST/B/112520/510751 ✓
Applicant Name*	Md Zeyaul Imam
Site Address*	Plot No 07 Sector 08 Pushpak Navi Mumbai Maharashtra, Pushpak, Navi Mumbai
Site Coordinates*	18 58 17.08N 73 04 36.57E, 18 58 18.22N 73 04 37.29E, 18 58 16.29N 73 04 38.64E
Site Elevation in mtrs AMSL as submitted by Applicant*	11.23 M ✓
Permissible Top Elevation in mtrs. Above Mean Sea Level(AMSL)	35.1 M (Restricted) ✓



*As provided by applicant

1 This NOC is subject to the terms and conditions as given below

- Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.
- The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.
- Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.
- The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
- The issue of the "NOC" is further subject to the provisions of Section 9-A of the Indian Aircraft Act - 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules 1994.



Regional headquarter Western Region, Ports Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-26300606

Yours faithfully,

Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
rchaudhari@gmail.com>

Name : BHUSHAN
RAMCHANDRA CHAUDHARI
Designation : Associate
Planner
Organization : CIDCO LTD

ASSOCIATE PLANNER (B)

Page 2 of 6

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१२४ / १३०	



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52000048056**

Project: **Amrut Palace**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 7, Sector - 8 at Dapoli, Panvel, Raigarh, 410221;**

1. **Shree Ganesh Enterprises** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400703.**

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

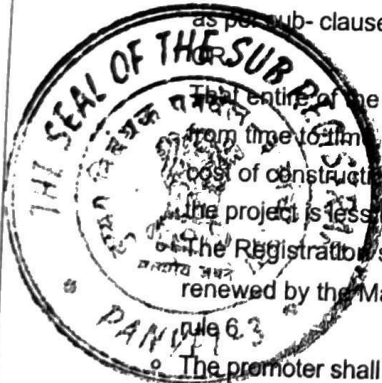
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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;

The 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 **08/12/2022** and ending with **31/12/2027** 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: 08-12-2022 12:02:25

Receipt



Shree Ganesh Enterprises

Cyber One, 1301, Plot No. 4 & 6, Sector 30A, Vashi, Navi Mumbai - 400703 Tel : 02220872001/ 9167763828
Email : 2017shreeganeshenterprises@gmail.com | www.aryandeveloper.com

1087
Receipt No. _____

Date: 31/07/2023

Received with thanks from M/s. / Mr. / Mrs. Ms. Vinod Balshiram Durgude
And Mrs. Poojanika Vinod Durgude

The Sum of Rupees Two lakh Fifty Thousand Only

By Cash / Cheque / D.D. No. Neft Date: 01/03/23 Full / Part 250000/-

Against Flat/Shop 709 CGST - SGST -

Drawn on NKGSB co-op Bank Branch Kamothe

Payment on account of Flat/Shop No. 709 Building Amsrut Palace

Address: Plot No-07, Sec-08, Pushpak Nagar

Rs. 250000/-

(Subject to realisation of cheque)

Shree Ganesh Enterprises

M



Partner

Note : 1) The Above Payment Under Receipt is Subject to the terms & Condition of the allotment / Agreement For Sale.
2) Subject to Realization of Cheque 3) Acknowledgment of this Receipt Being Passed by allottee / Holders.
4) On cancellation of booking GST is forfeited.

आयकर विभाग

INCOME TAX DEPARTMENT



सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA

VINOD BALSHIRAM DURGUDE

BALSHIRAM RAMCHANDRA DURGUDE

17/10/1984

Permanent Account Number

AGOPD1323K

A handwritten signature in black ink, appearing to read 'Vinod', is written over a large, textured grey smudge.

Signature



29072010

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRIYANKA VINOD DURGUDE

ANIL SHRIDHAR CHAVAN

13/10/1991

Permanent Account Number

CFTPD2597D

Durgude

Signature



Durgude

Verified with Original
HLST ZO Belapur