



# SHREE KALASH CO - OP. HSG. SOCIETY LTD.

Reg. No. NBOM / CIDCO / HSG / TC / 5669 / JTR / 2014-2015

Plot No. 33, Sector - 10E, Kalamboli, Tal. Panvel, Dist. Raigad, Navi Mumbai - 410218

Date : \_\_\_\_\_

(Specimen of NOC to be obtained from the builder/Society on their official letter head and signed by his authorized signatory.)

To:  
The Assistant General Manager  
State Bank of India  
RACPC Belapur Navi Mumbai

Dear Sir,

I/We, SHREE KALASH CO-OP<sup>HSG.</sup> (name of the builder/Society), and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Shri/Smt. SUSANTA NAYAK (Name of purchaser/s) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated \_\_\_\_\_ (herein after referred to as the "Sale document")

Description of the property:

Flat No./ House No: 303

Building No./Name : SHREE KALASH CO-OP HSG. SOCIETY LTD.

Plot No : 33

Street No./Name : SECTOR-10E

Locality Name : KALAMBOLI

Area Name : ROAD PALLI

City Name : PANVEL

Pin Code : 410218

2. That the total consideration for this transaction is Rs. \_\_\_\_\_ (Rs.in words) towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

*Signature*  
*Signature*

# KALASH CO - OP. HSG. SOCIETY LTD.

Reg. No. NBOM / CIDCO / HSG / TC / 5669 / JTR / 2014-2015

Plot No. 33, Sector - 10E, Kalamboli, Tal. Panvel, Dist. Raigad, Navi Mumbai - 410218

Date : \_\_\_\_\_

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to note the Bank's charge on the said flat.

8. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide \_\_\_\_\_ (description of document of delegation of authority to the signatory.)

Yours faithfully,


Authorized Signatory.

Name - SACHIN V. PAEL of Street Kalash Co - op Hsg. Soc Ltd.

Designation CHAIRMAN

Place - KALAMBOLI

Date -

  
(Chairman)



D.S. TIWARI  
(SECRETARY)



Thursday, October 28, 2010

5:33:34 PM

Original

नोंदणी 39 म

Regn. 39 M

पावती

पावती क्र. : 11361

दिनांक 28/10/2010

गावाचे नाव कळंबोली

दस्तऐवजाचा अनुक्रमांक

उरण - 10909 - 2010

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: सुशांत नायक - -

नोंदणी फी

:- 7000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (38)

:- 760.00

एकूण रु.

7760.00

आपणास हा दस्त अंदाजे 5:48PM ह्या वेळेस मिळेल

दुय्यम निंबधक

सह दु.नि.पनवेल 2

बाजार मुल्य: 700000 रु.

मोबदला: 700000रु.

भरलेले मुद्रांक शुल्क: 24600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: -;

डीडी/धनाकर्ष क्रमांक: -; रक्कम: 7000 रु.; दिनांक: 28/10/2010

दस्तऐवज परत दिला.

दुय्यम निंबधक, उरण

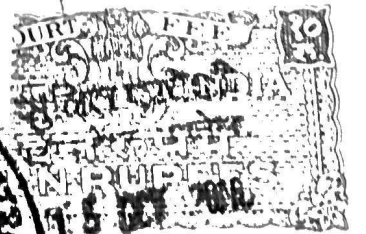
मुक्त दस्तऐवज परत मिळाला

पक्षकाराची सही

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : कळंबोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
न बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 700,000.00  
बा.भा. रु. 700,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: उपविभाग 3/15/1ई\*\*सदनिका क्र 303,तिसरा मजला,"श्री कलश"प्लॉट 33,सेक्टर 10ई,कळंबोली,  
ता पनवेल जि रायगड,जि+4,क्षेत्र 21.116 चौ.मी.बांधीव+टेरेस 3.645 चौ.मी
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दरतऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.सिताराम युप तर्फे भागीदार हरजी कानजी पटेल - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: 113,रिद्धि कॉम्प्लेक्स,प्लॉट 19/20,से 13,खांदा कॉलनी,नविन पनवेल (प.); शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABSFS 2652 R.
- (6) दरतऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुशांत नायक - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सी 503 गणेश प्लाझा से 1 खांदा कॉलनी नविन पनवेल -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADWPN0868J.
- (7) दिनांक करून दिल्याचा 28/10/2010
- (8) नोंदणीचा 28/10/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 10909 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 24600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 7000.00
- (12) शोरा



*[Handwritten signature]*

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : कळंबोली

कार, मोबदल्याचे स्वरूप करारनामा

व (भाडेपट्ट्याच्या

टाकार आकारणा देतो

ते नमूद करावे) मोबदला रु. 700,000.00

बा.भा. रु. 700,000.00

टहिरसा व घरक्रमांक

(1) वर्णन: उपविभाग 3/15/1ई\*\*सदनिका क्र 303,तिसरा मजला,"श्री कलश"प्लॉट 33,सेक्टर 10ई,कळंबोली,

ता पनवेल जि रायगड,जि+4,क्षेत्र 21.116 चौ.मी.बांधीव+टेरेस 3.645 चौ.मी

(1)

किंवा जुडी देण्यात

(1)

करून देण्या-या

व संपूर्ण पत्ता नाव किंवा

मायालयाचा हुकुमनामा

श असल्यास, प्रतिवादीचे

पूर्ण पत्ता

करून घेण्या-या

नाव व संपूर्ण पत्ता किंवा

मायालयाचा हुकुमनामा

श असल्यास, वादीचे नाव

पत्ता

(1) मे.सिताराम गुप तर्फे भागीदार हरजी कानजी पटेल - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: 113,रिद्धि कॉम्प्लेक्स,प्लॉट 19/20,से 13,खांदा कॉलनी,नविन पनवेल (प.); शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABSFS 2652 R.

(1) सुशांत नायक - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सी 503 गणेश प्लाझा से 1 खांदा कॉलनी नविन पनवेल -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADWPN0868J.

करून दिल्याचा 28/10/2010

नोंदणीचा 28/10/2010

खंड व पृष्ठ

10909 /2010

गावाप्रमाणे मुद्रांक शुल्क

रु 24600.00

गावाप्रमाणे नोंदणी

रु 7000.00





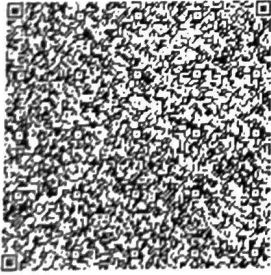
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Maharashtra

## e-Stamp

Issued by :  
Stock Holding Corporation of India Ltd.  
Location PANVEL  
Signature : *denlu*  
Details can be verified at [www.shcilstamp.com](http://www.shcilstamp.com)

Certificate No. : IN-MH013262356732071  
Certificate Issued Date : 27-Oct-2010 07:13 PM  
Account Reference : SHCIL (FI)/ mhshcil01/ PANVEL/ MH-NVM  
Unique Doc. Reference : SUBIN-MHMHSHCIL01014063419002101  
Purchased by : SUSANTA NAYAK  
Description of Document : Article 25(b)to(d) Conveyance  
Property Description : FL NO-303, 3RD FLOOR, SHREE KALASH PL NO-33, SEC-10E,  
KALAMBOLI, PANVEL, RAIGAD  
Consideration Price (Rs.) : 7,00,000  
(Seven Lakh only)  
First Party : SITARAM GROUP  
Second Party : SUSANTA NAYAK  
Stamp Duty Paid By : SUSANTA NAYAK  
Stamp Duty Amount(Rs.) : 24,600  
(Twenty Four Thousand Six Hundred only)



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प व ल-२	
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१ / ३५	



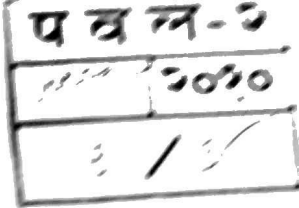
पवल-२	
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४/३५	

AGREEMENT FOR SALE

The articles of agreement made and entered into at Panvel on this 26<sup>th</sup> day of February in the year Two Thousand ten between M/S SITARAM GROUP, a Partnership firm, having its address at 113, Riddhi Complex, Plot No. 19/20, Sector 13, Khanda Colony, New Panvel, hereinafter referred to as "THE DEVELOPERS" (Which expression shall unless it be repugnant to the context or meaning thereof shall include its heirs, executors, administrators and assigns) of the ONE PART, AND ~~MR.~~ MRS. SUSANTA NAYAK age 3 years, adult, occupation SERVICE, residing at 4-533, GANESH PLAZA, SECTOR-1, KHANDA COLONY, NEW PANVEL (G.O.), hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the SECOND PART

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Susanta



WHEREAS the city and Industrial Development Corporation of Maharashtra is a company incorporated under the companies Act 1956 and having its registered office at Normal, 2<sup>nd</sup> floor, Nariman point, Bombay 2; hereinafter referred to as "CIDCO CORPORATION". The said corporation has been declared as a "Special Development Authority a New Town of New Mumbai by Government of Maharashtra in exercise of its powers under sub section (1) and (3 -A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXIII of 1966) hereinafter referred to as "THE SAID ACT".

WHEREAS the state Government acquiring lands described herein and using such lands in the said corporation (CIDCO) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 by Government of Maharashtra in exercise of its powers under section 113 sub-section 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.

WHEREAS the CIDCO laid down plots in Caathan area of Kalamboli and other villages on such place of lands / plots acquired by the state Government and subsequently vested in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.

AND WHEREAS SMT. CHINDHIBAI PADYA GAIKWAD at Boudhpada, RoadPali, Tal. Panvel, Dist. Raigad, has been allotted a Plot of Land by the said Corporation bearing Plot No. 33, Sector 10 E, Kalamboli, Tal. Panvel, Dist. Raigad, for residential cum commercial purpose vide its letter ref. no. CIDCO BE/VC/SATYO/ ROADPALI/ 125/ 2010, Dated 9.3.2010.

AND WHEREAS CIDCO consented to grant the Licensee lease of the above said plot admeasuring 299.35 Sq. Mtrs. situated at Sector 10 E, Kalamboli, Tal. Panvel, Dist. Raigad more particularly described in the schedule mentioned hereunder to SMT. CHINDHIBAI PADYA GAIKWAD, for proper premium for the purpose of Residential Cum Commercial building thereof. After the payment of lease premium, the Corporation





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५ / ३८	

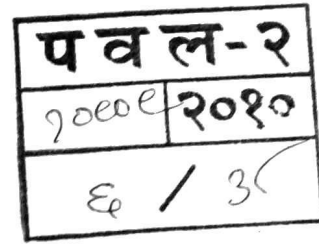
**WHEREAS** the city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Normal, 2<sup>nd</sup> floor, Nariman point, Bombay – 21, hereinafter referred to as “**THE CORPORATION**”. The said corporation has been declared New Town Development Authority a New Town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub section (1) and (3 –A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as “**THE SAID ACT**”).

**WHEREAS** the state Government acquiring lands described therein and Vesting such lands in the said corporation (**CIDCO**) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.

**WHEREAS** the **CIDCO** laid down plots in Gaothan area of Kalamboli and other villages on such place of lands / plots acquired by the state Government and subsequently vested in (**CIDCO**) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.

**AND WHEREAS SMT. CHINDHIBAI PADYA GAIKWAD** at Boudhpada, RoadPali, Tal. Panvel, Dist. Raigad, has been allotted a Plot of Land by the said Corporation bearing Plot No. 33, Sector 10 E, Kalamboli, Tal. Panvel, Dist. Raigad, for residential cum commercial purpose vide its letter ref. no. **CIDCO/ BHUMI/ SATYO/ ROADPALI/ 125/ 2010, Dated 9.3.2010.**

**AND WHEREAS CIDCO** consented to grant the Licensee lease of the above said plot admeasuring 299.35 Sq. Mtrs. situated at **Sector 10 E, Kalamboli,, Tal. Panvel, Dist. Raigad** more particularly described in the schedule mentioned hereunder to **SMT. CHINDHIBAI PADYA GAIKWAD**, for proper premium for the purpose of Residential Cum Commercial building thereof. After the payment of lease premium, the Corporation



Sub-Registrar office Panvel - 2 under Registration No. 2583 - 2010 dated 17.03.2010.  
The Corporation handed over the possession of the said plot to **SMT. CHINDHIBAI PADYA GAIKWAD.**

**AND WHEREAS** vide a tripartite Agreement dated **29.03.2010** executed between the **CIDCO**, the licensee **SMT. CHINDHIBAI PADYA GAIKWAD** and the new licensee **M/S SUNSHINE ENTERPRISES**, and the same is registered at Sub Registrar office, panvel - 2, under Registration No. **03146/ 2010, dated 29.03.2010**. The **CIDCO** leased the said **Plot No. 33, Sector 10 E, Kalamboli, Tal. Panvel, Dist. Raigad** to **M/S SUNSHINE ENTERPRISES** and issued final transfer order No. **CIDCO/ VASAHA/ SATYO/ ROADPALI/ 125/ 2010, dated 01.04.2010** and transferred the said plot in the name of **M/S SUNSHINE ENTERPRISES**.

**AND WHEREAS** vide a tripartite Agreement dated **29.04.2010** executed between the **CIDCO**, the licensee **M/S SUNSHINE ENTERPRISES**. and the new licensee **M/S SITARAM GROUP** and the same is registered at Sub Registrar office, panvel - 2, under Registration No. **4457/2010, dated 29.04.2010**. The **CIDCO** leased the said **Plot No 33, Sector 10 E, Kalamboli, Tal. Panvel, Dist. Raigad** to **M/S SITARAM GROUP** and issued final transfer order No. **CIDCO/ VASAHA/ SATYO/ ROADPALI/ 125/ 2010, dated 30.4.2010** and transferred the said plot in the name of **M/S SITARAM GROUP**.

**AND WHEREAS** the Developer obtained the development permission vide letter Ref No. **CIDCO/ ATPO/ 512, dated 26.5.2010** and commenced the construction of the Residential Cum Commercial building thereon named "**SHREE KALASH**" consisting of Stilt + 4 upper floors as per the plans and specifications duly approved by the Town planning authority of **CIDCO LTD.**.

**AND WHEREAS** thus the Developer owned seized and absolutely possessed of and sufficiently well entitled to the said plot, the Developer has full rights, power and title to develop the said plot and to sell the Flats on ownership basis to the prospective purchaser/s.



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AND WHEREAS the Purchaser demanded from the Developer and the Developer has given inspection to the purchaser of all the documents of title relating to the said plot, and said order, the plans, designs and specifications prepared by the Developer's Architect M/S VASTUSHREE having its office at C.B.D., Belapur, specified under the (Maharashtra Ownership Flats Regulation of Construction, Sale Management & Transfer) Act, 1963, hereinafter referred to as "the said Act" and the rules made there under.

AND WHEREAS the copies of Certificate of Title issued by the Developer's Advocate Poonam A. Khare showing the nature of the title of the Developer to the said plot on which the residential premises flats & commercial premises shops are constructed or are to be purchased by the Purchaser approved by the concerned local authority have been annexed hereto.

AND WHEREAS the Developer has got approved from the concerned local authority the plans, the specifications, elevations, section and details of the said building/s.

AND WHEREAS the CIDCO town planning authority has laid down certain stipulated conditions while sanctioning the plan and the said restrictions, terms and conditions are to be observed and performed by the Developer while developing the said Plot and the said building / s and upon due observance and performance of which only the completion and occupation certificates in respect of the said building/s shall be granted by concerned local authority if applicable.

AND WHEREAS the developer has accordingly commenced / is commencing construction of the said building / s in accordance with the said plan.

AND WHEREAS under section 4 of the Maharashtra Ownership Flats Act, the Developer is required to execute a written Agreement for Sale of said Flats to the Purchaser being in effect these presents and to register the said agreement under the Registration Act.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS.**

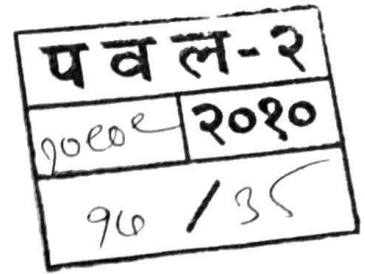


Year 2020  
C. / 25

1. The developer shall construct the said building/s consisting of Stilt and Four upper floors on the said plot in accordance with the plan, designs, specifications approved by the concerned competent authority or CIDCO and which have been seen and accepted by the purchaser with only such variations and modifications and the developer may consider necessary or as any be required by the concerned competent authority or CIDCO to be made in them or any of them. Provide that Developer shall have to obtain prior consent in writing from the purchaser in respect of such variations or modifications that may adversely affect the above said purchased premises of the purchaser.

2. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the purchaser a Flat No. / Shop No. 303 admeasuring 189.343 Sq Ft. OR 17.597 Sq Mt. (Carpet area) & 31.22 Sq. Ft OR 3.615 Sq Mt. (~~Stilt/Loft~~ /Terrace area) (Built up area) (which is inclusive of the area of balconies / loft area) on THIRD floor as shown in the floor plan thereof hereby annexed 'B' in the "SHREE KALASH" building (more particularly described in the second schedule hereunder written.) (hereinafter referred to as "THE SAID FLAT/SHOP") for the Consideration price of Rs. 7,00,000/- / (Rupees SEVEN LAKHS only) being included the proportionate price of the common areas and the facilities appurtenant to the premises, the nature extent and the description of the common / limited common areas and facilities which are more particularly described in the third schedule hereunder written. The above said premises purchaser hereby agrees to pay to the Developer amount of purchase price of Rs. 7,00,000/- / (Rupees SEVEN LAKHS only) in the following manner.

- Rs. 1,40,000/- 20% of sale price on completion of construction of plinth work.
- Rs. 70,000/- 10% of sale price on completion of 1<sup>st</sup> R.C.C. slab work.
- Rs. 70,000/- 10% of sale price on completion of 2<sup>nd</sup> R.C.C. slab work.
- Rs. 70,000/- 10% of sale price on completion of 3<sup>rd</sup> R.C.C. slab work.
- Rs. 70,000/- 10% of sale price on completion of 4<sup>th</sup> R.C.C. slab work.



20. Nothing contained in this agreement is intended to be nor shall be construed as a grant demise or assignment in law of the said flat/shop or of the said plot and building or any part thereof. The purchaser shall have no claim save and except in respect of the flat/shop hereby agreed to be sold to him and all open spaces, lobbies, staircase, terraces, recreation spaces etc. will remain the property of the Developer until the said land and building is transferred to the Society / Limited company as herein before mentioned.

21. Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this agreement or any forbearance of giving of time to the flat/shop purchaser by the Developer shall not be constructed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this agreement by the purchaser nor shall the same in any manner prejudice the right of the Developer.

22. The flat/shop and / or the Developer shall present this agreement as well as the conveyance at the proper registration office for registration within the time limit prescribed by the Registration Act and the Developer will attend such office and admit execution thereof.

23. The Developer has appointed **M/S Patel & Associates** as his Architect for the execution, inspection and measurement of the premises. His decision with consultation of the Developer as regards the report of the building and the Measurement of the premises will be final and binding on the purchaser/s.

24. The said building shall always be known as "**SHREE KALASH**" and this name shall not be changed without the written permission of the Developer.

25. All notice to be served on the flat/shop purchaser as contemplated by agreement shall be deemed to have been duly served if sent the purchaser, by Registered Post A.D. / under Certificate of Posting at his / her address specified below:-

SAME AS ABOVE PAGE NO. 1



पवल-२	
२०६०६	२०१०
१६ / ५८	

**FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the lease hold land)

All these piece or parcels of land lying being and situated at the village Kalamboli Taluka - Parner Dist - Raigad bearing Plot No. 33, Sector - 10E of 12.5% (Erstwhile Gramam Expansion Scheme) admeasuring 299.35 sq. Mtrs.

**SECOND SCHEDULE ABOVE REFERRED TO**

On the property described in the first schedule hereinabove a building known as "MIREE KALASHI", (G + 4) which is under construction and which would consist of flats on each floor out of the said building the Flat No. ~~Shop~~ No. 303 on **THIRD** Floor. **17.597** Sq Mt. Carpet area and **21.116** Sq Mtr Built up area and **2.645** Sq Mt. ~~Self~~ Terrace area (Built up) shown by red colour ~~marked~~ in the block plan attached herewith is agreed to be sold to the purchaser.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

With respect to the nature, extent and description of common areas and facilities (limited common areas and facilities) staircase including landing space, terrace, pump room, water storage tanks, open space around building within the compound wall and septic tank. The above said provision is not applicable in case of car parking space (self), garage and other similar areas.

**ANNEXURE - A**

Title clearance certificate attached

**ANNEXURE - B**

flat Building plan enclosed

**ANNEXURE - C**

Amenities list enclosed



90002	2020
9e / 35	

**FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the lease hold land)

All these piece or parcel of land lying being and situated at the village Kalamboli Taluka - Panvel. Dist.- Raigad bearing Plot No. 33, Sector – 10E of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 299.35 sq. Mtrs .

**SECOND SCHEDULE ABOVE REFERRED TO**

On the property described in the first schedule hereinabove a building known as "SHREE KALASHI", (G + 4) which is under construction and which would consist of flats on each floor out of the said building the Flat No. / ~~Shop No.~~ 303 on **THIRD** Floor. **17.597** Sq Mt. Carpet area and **21.116** Sq Mtr Built up area and **3.645** Sq Mt. ~~Stilt/Loft~~ Terrace area (Built up) shown by red colour boundary line on the block plan attached herewith is agreed to be sold to the purchaser.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

(here setout the nature, extent and description of common areas and facilities/limited common areas and facilities) staircase including landing space, terrace , pump room , water storage tanks , open space around building within the compound wall and septic tank. The above said provision is not applicable in case of car parking space (stilt) garage and other similar areas.

**ANNEXURE – A**

Title clearance certificate attached

**ANNEXURE – B**

flat / Building plan enclosed

**ANNEXURE – C**

Amenities list enclosed



90000	2020
22 / 3	

IN WITNESS WHEREOF THE parties to this agreement have subscribed their hands on the day and year first mentioned hereinabove.

**SIGNED SEALED AND DELIVERED**  
By the within named **DEVELOPERS**  
**M/S SITARAM GROUP**

Through its Partner

MR. HARJI KANJI PATEL  
PAN NO. ABSFS 2652R

एराय हाय 421



In the presence of

1. *PKhare*  
(Adv. Poonam A. Khare, Sec-10, New Panvel)

2. *M.J.*  
(Manjulata Jena, Sec-10, New Panvel)

**SIGNED, SEALED AND DELIVERED**  
By the within named **PURCHASER/S**  
MR / ~~MRS.~~ SUSANTA NAYAK  
PAN No- ADWPNO868J

Susanta



In the presence of

1. *PKhare*  
(Adv. Poonam A. Khare, Sec-10, New Panvel)

2. *M.J.*  
(Manjulata Jena, Sec-10, New Panvel)



Poonam A. khare  
B.Sc.L.L.B  
ADVOCATE

Office: 004, Krishna Darshan, Building,  
Plot No. 49-50, Sec – 10, New Panvel,  
Navi Mumbai-410206.  
Mob:- 9820408472  
DATE : 03.06.2010

**TITLE CERTIFICATE**

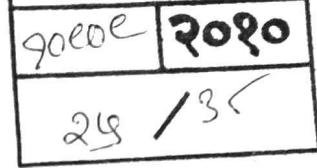
Ref:- In respect of Plot bearing No. 33, Sector – 10E, Kalamboli, Navi Mumbai, Building named “**SHREE KALASH**” to be developed by **M/S SITARAM GROUP**.

On request by Partner of **M/S SITARAM GROUP** is having its office address at 113, Riddhi Complex, Plot No. 19/20, Sector 13, Khanda Colony, New Panvel, The said plot are coming under CIDCO limit and sub-register office at panvel. I referred and taken the following notes as per the relevant documents produced by them in front of me.

**WHEREAS** the city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Normal, 2<sup>nd</sup> floor, Nariman point, Bombay – 21, hereinafter referred to as “**THE CORPORATION**”. The said corporation has been declared New Town Development Authority a New Town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub section (1) and (3 –A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as “**THE SAID ACT**”).

**WHEREAS** the state Government acquiring lands described therein and Vesting such lands in the said corporation (**CIDCO**) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.

**WHEREAS** the **CIDCO** laid down plots in Gaothan area of Taloje - Panchnand and other villages on such piece of lands / plots acquired by the state Government and



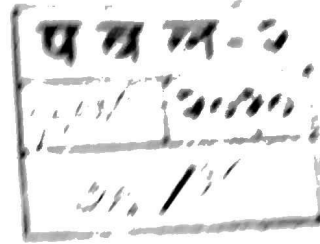
subsequently vested in (CIDCO) corporation for being leased to the New Bombay project affected persons under 12.5% plot Allotment scheme.

**AND WHEREAS SMT. CHINDHIBAI PADYA GAIKWAD at Boudhpada, RoadPali, Tal. Panvel, Dist. Raigad, has been allotted a Plot of Land by the said Corporation bearing Plot No. 33, Sector 10 E, Kalamboli, Tal. Panvel, Dist. Raigad, for residential cum commercial purpose vide its letter ref. no. CIDCO/ BHUMI/ SATYO/ ROADPALI/ 125/ 2010, Dated 9.3.2010.**

**AND WHEREAS CIDCO** consented to grant the Licensee lease of the above said plot admeasuring 299.35 Sq. Mtrs. situated at **Sector 10 E, Kalamboli,, Tal. Panvel, Dist. Raigad** more particularly described in the schedule mentioned hereunder to **SMT. CHINDHIBAI PADYA GAIKWAD**, for proper premium for the purpose of Residential Cum Commercial building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated 15.03.2010 and the same is registered at the Sub-Registrar office Panvel - 2 under Registration No. **2583 - 2010** dated 17.03.2010. The Corporation handed over the possession of the said plot to **SMT. CHINDHIBAI PADYA GAIKWAD**.

**AND WHEREAS** vide a tripartite Agreement dated **29.03.2010** executed between the **CIDCO**, the licensee **SMT. CHINDHIBAI PADYA GAIKWAD** and the new licensee **M/S SUNSHINE ENTERPRISES**, and the same is registered at Sub Registrar office, panvel - 2, under Registration No. **03146/ 2010, dated 29.03.2010**. The **CIDCO** leased the said **Plot No. 33, Sector 10 E, Kalamboli, Tal. Panvel, Dist. Raigad** to **M/S SUNSHINE ENTERPRISES** and issued final transfer order No. **CIDCO/ VASAHAAT/ SATYO/ ROADPALI/ 125/ 2010, dated 01.04.2010** and transferred the said plot in the name of **M/S SUNSHINE ENTERPRISES**.

**AND WHEREAS** vide a tripartite Agreement dated **29.04.2010** executed between the **CIDCO**, the licensee **M/S SUNSHINE ENTERPRISES**. and the new licensee **M/S SITARAM GROUP** and the same is registered at Sub Registrar office, panvel - 2, under Registration No. **4457/2010, dated 29.04.2010**. The **CIDCO** leased the said



GROUP and issued final transfer order No. CIDCO/ VARANASI SECTOR ROADPALE/ 125/ 2010, dated 30.4.2010 and transferred the said plot in the name of M/S SITARAM GROUP.

AND WHEREAS the Developer obtained the development permission No. 125/ 2010 No. CIDCO/ ATPO/ 512, dated 26.5.2010 and commenced the construction of the Residential Cum Commercial building thereon named "SHREE KALAMBOLI" consisting of Stilt + 4 upper floors as per the plans and specifications duly approved by the local planning authority of CIDCO LTD.

By referring all relevant documents I hereby state that the said Plot No. 33, Sector 10E, Kalamoli, Navi Mumbai, M/S SITARAM GROUP is clear and marketable title and free from all encumbrances subject to CIDCO's terms and conditions of agreement on lease.

### FIRST SCHEDULE OF THE PROPERTY

All these piece or parcel of land lying being and situated at the Kalamoli, Panvel, Dist. Raigad bearing Plot No.33, Sector 10E, measuring 299.25 Sq. Mtrs which is bounded as follows:

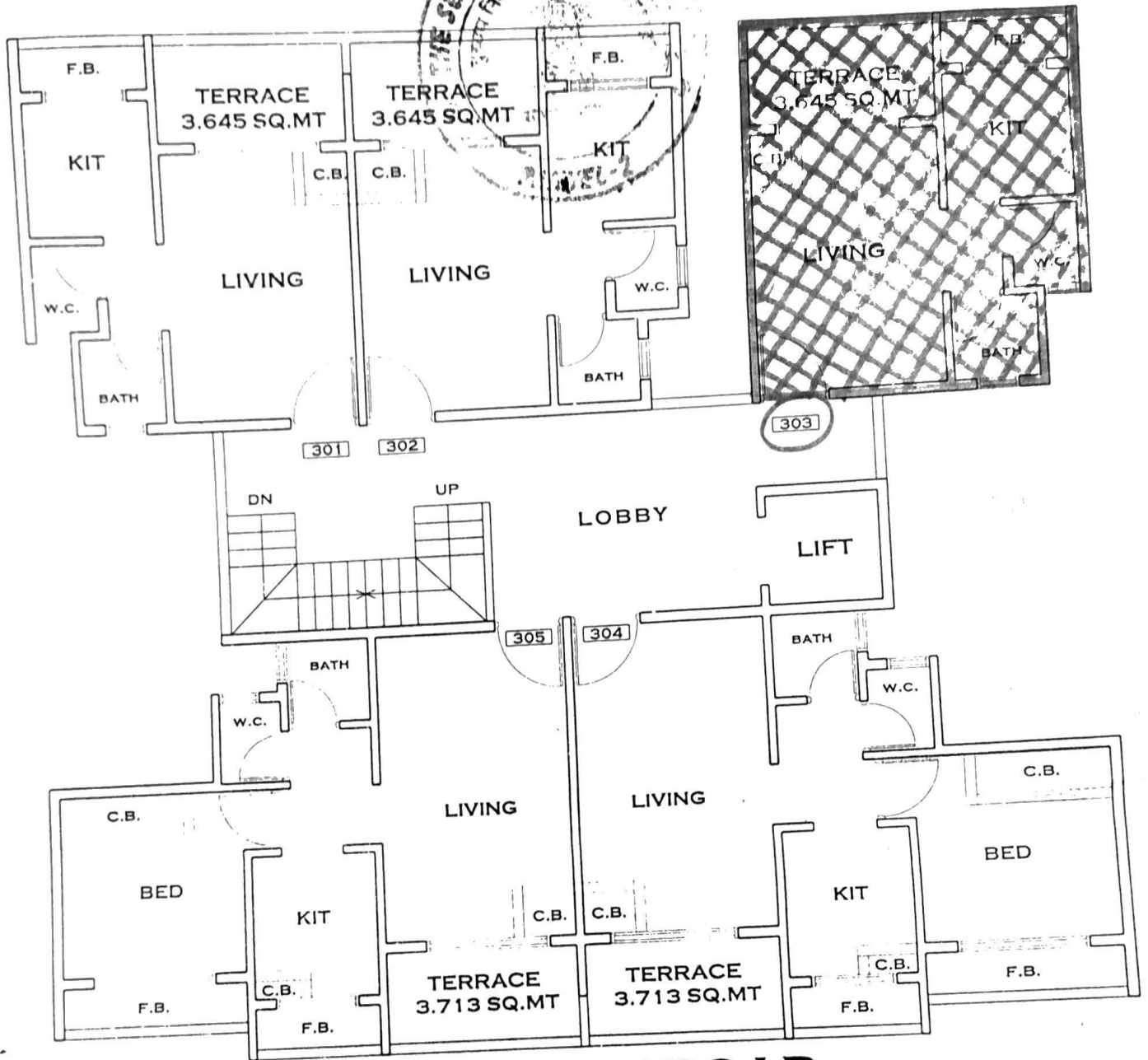
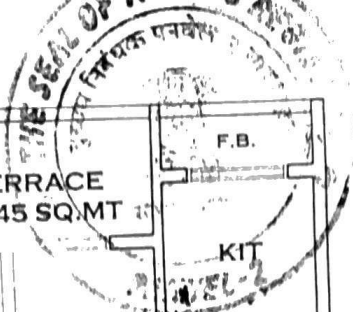
ON OR TOWARDS THE EAST	>	15.00 Mtrs wide Road.
ON OR TOWARDS THE WEST	>	Plot No. 48.
ON OR TOWARDS THE NORTH	>	Plot No. 32.
ON OR TOWARDS THE SOUTH	>	Plot No. 34.

Place: Panvel

54

Date: 03/06/2010

Poonam A. Khare  
(Advocate)



**15 M WIDE ROAD**

<b>पवल-२</b>	
१०१०१	२०१०
२७ / ३५	

**" SHREE KALASH "**  
**PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING**  
**AT PLOT NO. 33, SECTOR-10E, KALAMBOLI, NAVI MUMBAI.**

<b>DEVELOPERS</b> <b>SITARAM GROUP</b>	<b>FLAT NO.</b> 303	
	<b>FLOOR</b> Third	<b>THIRD</b>
	<b>CARPET AREA</b>	
	<b>TERRACE AREA</b>	

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

COMMENCEMENT CERTIFICATE



Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to Mk. Sitaram Group

Plot No. 33 Road No. — Sector 10E Node Kalambeli of

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bldg. (G+4) Str.

Residential BUA = 383.27 m<sup>2</sup> ; Comm. BUA = 58.998 m<sup>2</sup>

Total BUA = 442.268 m<sup>2</sup>

(Nos. of Residential Units 19 Nos of Commercial units 04)

<b>प व ल - २</b>	
9000	2010
20 / 30	

1. This Certificate is liable to be revoked by the Corporation if :-
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
  - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
  
2. The applicant shall :
  - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Obtain Occupancy Certificate from the Corporation.
  - 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
  
3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code and / or GDCRs - 1975 in force.
  
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-43 of MRTTP Act- 1966 and as per regulation no 16.1(2) of the GDCRs - 1975.

पनवेलनगरपालिका

पनवेल  
3/15/10E-कळंबोली सिडको से.क्र.10E  
A Class Palika  
इतर -

इतर दर तक्त्यानुसार जमिनीचा दर

बाणी जमीन 12400.00	निवासी सदनिका 31000.00	कार्यालय 39000.00	दुकाने 46500.00	औद्योगिक 39000.00
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मिळकतीचे क्षेत्र 21.12	बांधकामाचे वर्गीकरण 1-आर सी सी
मिळकतीचा वापर निवासी सदनिका	उद्ववाहन सुविधा आहे
मिळकतीचा प्रकार बांधीव	बांधकामाचा दर मजला
मिळकतीचे वय 0 TO 2	Ground to 4th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर = बाजार मुल्यदर + घसा-यानुसार नविन दर \* मजला निहाय घट/वाढ

= 31000.00 + (100 / 100 ) \* (100.00 / 100 )

= 31000.00

A) मुख्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर \* मिळकतीचे क्षेत्र

= 31000.00 \* 21.12

= 654596.00

F) लगतच्या गच्चीचे मुल्य = 3.65 चौ. मीटर

लगतच्या गच्चीचे मुल्य = 3.65 \* (40.00 / 100) \* 31000.00

= 45198.00

प्रति अंतिम मुल्य दर = अंतिम मुल्य दर + तळघराचे मुल्य + पोटमाळ्याचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य

+ वंदिस्त वाहन तळाचे मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे

= A + B + C + D + E + F + G + H

= 654596.00 + .00 + .00 + .00 + .00 + 45198.00 + .00 + .00

= 699794.00

प व ल - २  
१०/०८/२०१०



# SHREE KALASH CO-OP. HSG. SOC LTD.

Reg. No. NBOM / CIDCO / HSG / TC / 5669 / JTR / 2014-2015

Plot No. 33, Sec. - 10E, Kalamboli, Tal. Panvel, Dist. Raigad - 410218

## Share Certificate

Authorised Share Capital of Rs. 50,000/- Divided into 1000 Share of Rs. 50/- Each

Share Certificate No. 018 No. of Shares 10 Member's Regn. No.

This is to Certify that MR. SUSANTA NAYAK

Flat No. 303 is/are the Registered Holder of 10 (Ten) fully paid up Shares of Rs. Fifty each, numbered from 121-130 to 121-130 (Both Inclusive) of total Rs. 500/- (Rupees Five Hundred only) in the SHREE KALASH CO-OP. HSG SOC. LTD. subject to the Bye-laws of the said Society.

Given under the common seal of the said Society at Plot No. 33, Sec. - 10E, Kalamboli,

Tal. Panvel, Dist. Raigad - 410218

on this 13th Day of AUGUST 2014

For Shree Kalash Co - op. Hsg. Soc Ltd.



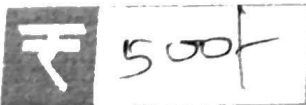
Chairman



Secretary



Treasurer



Authorised  
M.C. Member

Secretary

Chairman





Schedule hereunder written and also described in the Schedule written in the said Agreement to Lease and more particularly delineated on the plan annexed thereto and shown thereto and by a red colour boundary line and containing by total measurement of **299.35 sq.mtrs** or thereabout (hereinafter for the sake of brevity cumulatively referred to as "the said Land") for a period of 60 years from the **15/03/2010** in lieu of their land so acquired by the Corporation for the purpose of erecting a residential building and subject to performance and observance by the Lessees of the obligation and conditions contained in the said Agreement to Lease and permitted to be **SMT. CHINDHIBAI PADYA GAIKWAD** to enter upon the said land for the purpose of erecting a residential & commercial building only and for no other purpose.

AS WHEREAS The said Original Licensee paid to the Corporation the agreed Lease Premium of Plot of Rs.3,742/- (Rupees Three Thousand Seven Hundred Forty Two Rupees Only).

AND WEHEREAS the CIDCO LTD. i.e. Corporation transferred and assigned said Plot and benefits under the said Lease Agreement, from the name of the said **SMT. CHINDHIBAI PADYA GAIKWAD** i.e. Original Licensees to the name of **M/S. SUNSHINE ENTERPRISES** through its Partners 1) **SHRI. BIPIN BHANJI RAVRIYA**, 2) **SHRI. DINESH LALJI RAVRIYA**, 3) **SHRI. AJAY DESHRAJ SONI**, 4) **SHRI. NITIN NARSHI PATEL**, 5) **SHRI. NARAYAN RAGHAVJI RAVRIYA** by executed Tripartite Agreement dated 29 March 2010 between CIDCO LTD. the corporation of the First Part and **SMT. CHINDHIBAI PADYA GAIKWAD** i.e. Original Licensees of the Second Part and **M/S. SUNSHINE ENTERPRISES** through its Partners **SHRI. BIPIN BHANJI RAVRIYA & 4 OTHERS** the New Licensees of the Third Part which has been duly registered in the office of sub-registrar of assurance at Mumbai vide its Receipt No. 3297. under Document Sr. No. URAN-03146-2 dated 29/03/2010.

AND WEHEREAS the CIDCO LTD. i.e. Corporation transferred and assigned

2) SHRI. KANJI KARSHAN RAVARIYA (HUF), 3) SHRI. AMBAVAI KHETA PATEL, 4) SHRI. PARESH PRABHULAL PATEL by executed Tripartite Agreement dated 29<sup>th</sup> April 2010 between CIDCO LTD. the corporation of the First Part and M/S. SUNSHINE ENTERPRISES through its Partners SHRI. BIPIN BHANJI RAVRIYA & 4 OTHERS i.e. the new Licensees of the Second Part and M/S. SITARAM GROUP through its Partners SHRI. HARJI KANJI PATEL & 3 OTHERS the New Licensees of the Third Part, which has been duly registered in the office of sub-registrar of assurance at Panvel 2, vide its Receipt No. 4667, under Document Sr. No. URAN-04457-2010, dated 29/04/2010.

AND WHEREAS being desirous of commencing the construction of a residential building the same to the Town Planning Authorities and has obtained Development permission and Commencement Certificate No. CIDCO/ATPO/..... dated 26/05/2010 by issued Corporation an also obtained Occupancy Certificate bearing No. CIDCO/ATPO(BP)/2011/1131, dated 09/09/2011.

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AND WEHEREAS the Assignor on account of certain constraints on their part, agreed to assigns their all, rights, title, interest and benefits in respect of the said Plot in favour of KALAMBOLI SHREE KALASH Co-Operative Housing Society Ltd. The Assignee along with the building standing thereon.

AND WEHEREAS The Corporation has executed a Lease Deed dated 28<sup>th</sup> November 2011, which has been duly registered in the office of sub-registrar of assurance at Panvel-3, vide its Receipt No. 11902, under Document Sr. No. PVL3-11700-2011, dated 30/11/2011 in favour of the Assignor. The said land along with the building constructed thereon is hereinafter collectively referred to as "the said Premises".

AND WEHEREAS And Whereas The Lessees have constructed a structure /building G + 4 Floor Residential & Commercial building having 19 Residential & 4 Commercial Units Total 23 Units in accordance with the

For SITARAM GROUP

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श्री कलश को. सो. शिवम मण्डल  
प्लॉट नं. ३३



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STATEMENT OF STAMP DUTY AND REGISTRATION FEE OF  
KALAMBOLI SHREE KALASHI CO-OPERATIVE HOUSING SOCIETY LTD.,

Plot No.33, Sector 10E, Kalamboli, Navi Mumbai.

Name	Flat No.	Document No.	Mv	Av	Stamp Duty	R
MR. RAJESH VAMAN KORPE	101	10851-2012	971000	1150000	69000	1
MR. DIPAKKUMAR KISAN MOHREKAR	102	12170-2010	700500	967750	40680	96
MR. SACHIN SUKHDEV GAIKWAD	103	13252-2010	700000	900000	36600	90
MR. ASHOK AMULKHARAY SANGHVI	104	11468-2010	1139000	1240000	57000	124
MR. SURESH ASHOK SANGHVI						
MR. VEENENDRA W. KOMBIROTE	105	9867-2012	1732000	2400000	120000	240
MR. DEEPAK P. KOMBIROTE						
MR. RAJESH MOHAN KHUPSE	201	13284-2010	655000	882000	35520	88
MR. SURESH PRASHANT BHOSALE	202	10650-2010	655000	846000	33360	84
MR. SURESH DNYANESWAR KALANGE	203	13282-2010	655000	850000	33600	85
MR. MAHARAJ VISHNU GHARGE	204	08574-2010	1093000	1445250	69350	144
MR. DEEPAK JAGMOHAN TIWARI	205	13317-2010	1093000	1100000	48600	110
MR. SANJAY MUGATRAO PAWAR	301	13283-2010	700000	700000	24600	70
MR. SHAPNA SANJAY PAWAR						
MR. NETAJI BHIKOBANALAWADE	302	01793-2011	745000	900000	36600	90
MR. SUSHANT NAYAK	303	10909-2010	700000	700000	24600	70
MR. AVDHESHKUMAR BANSRAJ SINGH	304	01787-2011				
MR. MAMTA AVDHESH SINGH						
MR. MAMTA AVDHESH SINGH	305	01788-2011	1212000	1212000	55320	1229
MR. AVDHESHKUMAR BANSRAJ SINGH						
MR. PRAKASH G. JOGALE	401	11175-2011	1212000	1212000	55320	1212
MR. VANDANA PRAKASH JOGALE						
MR. SANJAY VILAS PAWAR	402	01211-2011	980000	1050000	45600	1050
MR. VILAS SAMPAT PAWAR						
MR. PRAKASH DNYANU FATE	403	05385-2012	697000	800000	30600	800
MR. SANJAY SINGH	404	00125-2011	1300500	1650000	82500	1650
MR. ANIL MOHANLAL BHANUSHALI (HUF)	Shop No. 1	07773-2010	998000	1310750	61260	1311
MR. JANARDHAN KAVLESH YADAV (HUF)	Shop No. 2	07771-2010	880000	800000	52800	880
MR. JANARDHAN KAVLESH YADAV (HUF)	Shop No. 3	07772-2010	880000	750000	52800	880
MR. MITUL ASHOKBHAIR SANGHVI	Shop No. 4	11469-2010	880000	750000	52800	880
Total			880000	750000	52800	880
			21458000	24365750	1171310	248540

For SITARAM GROUP

CS 5/10/17

श्री कलश

20/04/2017



पत्र क्र. २

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५२

## -:नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस् जी (टी. सी.) / ५६६९ / जे टी आर/सन २०१४ -२०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

कळंबोली, श्री कलश

सहकारी

गृहनिर्माण संस्था मर्यादित

भूखंड क्र. ३३, सेक्टर-१०/ई, कळंबोली,

नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "शाडेकरू - सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर

नवी मुंबई



[मंदीप देशमुख]

सहनिबंधक

दिनांक : १३ / ०८ / २०१४

सहकारी संस्था (सिडको), नवी मुंबई



**CENTRAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Head Office: Kalamboli, Navi Mumbai  
Phone: +91-22-6650 0900 / 6650 0928  
+91-22-2502 2509 / 6650 0933

HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE : +91-22-6791 8100  
FAX : +91-22-6791 8166

Date: 19 SEP 2011  
Handwritten initials: YCU, 22

CIDCO ATPO(BP)/2011/1131-E

Unique Code No. 2 0 1 1 0 3 0 2 1 0 2 0 7 3 1 0 2

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building (Gr.+ 04 floors) [Net BUA= 383.27 Sq.mtrs., Corn. BUA=58.998 Sq.m. Total BUA= 442.268 Sq.mtrs. (No. of Units R-19 & C-04 )] on Plot No. 33, Sector-10E at Kalamboli (12.5% scheme), Navi Mumbai completed under the supervision of M/s. Patel & Associates, has been inspected on 22/07/2011 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 26/05/2010 and that the development is fit for the use for which it has been carried out.

Official stamps and signatures of the Town Planning Officer (BP), Navi Mumbai & Khopta.

Handwritten notes in a box: 442.268, 383.27, 58.998, 22/07/2011

For **SITARAM GROUP**  
E207 897444  
PARTNER

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय:  
साहारा मजला, नरीमन पोईंट, मुंबई-४०० ०२१.  
दूरध्वनी: +९१-२२-६६५००९००  
फॅक्स: +९१-२२-६६५००९००

मुख्य कार्यालय:  
'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४.  
दूरध्वनी: +९१-२२-६७९१८१००  
फॅक्स: +९१-२२-६७९१८१६६

दिनांक: २६/०५/१४

प व ल - २	
५८७७	२०१५
१५	५२

साहारा मजला मुगटाराव पवार मुख्य प्रवर्तक,  
साहारा सहकारी गृहनिर्माण संस्था (नियोजित)  
साहारा मजला, ३३ सेक्टर क्र. १०ई,  
कळवोली, नवी मुंबई.

विषय :- साडेवारा टक्के योजनेनुसार कळवोली नोडमधील प्रविभाग क्र. १०ई येथे देण्यांत आलेल्या भूखंड क्र. ३३ चे गृहनिर्माण संस्थेस हस्तांतरण करण्यासाठी गृहनिर्माण संस्थेची नोंदणी करणेबाबत.

महोदय सिताराम गुप यांनी नमुद केलेला भूखंड आपल्या गृहनिर्माण संस्थेस हस्तांतरित करणेबाबत सादर आग्रह करून आणिलेला आणि सादरचा भूखंड आपली गृहनिर्माण संस्था हस्तांतरित करून घ्यावयास कबूल असल्याबाबत आपल्या संस्थेच्या अनुमती तथा हमीपत्र वरून कळविण्यांत येते की, कळवोली नोडमधील सेक्टर क्र. १०ई येथे सादर केलेल्या वाटप केलेला व खालील तपशिलान नमुद केलेला भूखंड आपल्या गृहनिर्माण संस्थेस हस्तांतरण करणेबाबत आपल्या संस्थेस अधिनियम १९६० मधील योग्य त्या तरतुदीनुसार नोंदणी केल्याशिवाय हस्तांतरण करणेबाबत आपल्या संस्थेस वेगळी वेगळी बाधा येणार नाही.

कळवोली / गाव	प्रविभाग क्रमांक	भूखंड क्रमांक	क्षेत्रफळ (चौ. मी.)
कळवोली	१०ई	३३	२९९.३५

तुम्ही आपण आपल्या संस्थेची महाराष्ट्र सहकारी संस्था अधिनियम १९६० अन्वयेत नोंदणी करून आपल्या संस्थेची व पोटनियमांची प्रमाणित प्रत सभासदांच्या वाटप करणेबाबत सादर करावी. त्यानंतर सादर केलेल्या भूखंडाचे हस्तांतरण इतर अटी व शर्ती वरून खालील मुख्य अटी व शर्तीवर करण्यास आपल्या संस्थेस वेगळे वेगळे विचार करण्यांत येईल.

**अटी व शर्ती :**

भूखंडाच्या हस्तांतरणानंतर सुद्धा हस्तांतरण करून घेणाऱ्या व्यक्तीचा/संस्थेचा दर्जा केवळ सिडकोचा सदस्य/भाडेपट्टेदार म्हणून राहिल.

सादर केलेल्या भूखंडास दि. न्यू बॉम्बे डिसपोजल ऑफ लॅन्ड रेग्युलेशन १९७५ मधील साडेवारा टक्के योजनेनुसार विरुद्ध नसलेल्या सर्व तरतुदी लागू असून याशिवाय साडेवारा टक्के योजनेबाबत शासनाने व सादर केलेल्या भूखंडाचे सर्व नियम अटी व शर्ती या भूखंडाचे किंवा भूखंडावर वांधण्यांत आलेल्या मदतिका व सादर केलेल्या भूखंडाच्या गृहनिर्माण संस्थेवर व पर्यायाने सर्व सभासदांवर बंधनकारक राहतील. तसेच सादर केलेल्या भूखंडाचे दहाशुध्दी सर्व नियम आणि अधिनियम लागू राहतील.



१) या भूखंडाचे वाटप ज्या अटीवर व शर्तीवर करण्यांत आले आहे, त्या सर्व अटी व शर्ती भूखंडाचे हस्तांतरण करत घेणाऱ्या व नमूद केलेल्या गृहनिर्माण संस्थेवर आणि पर्यायाने सर्व सभासदांवर बंधनकारक राहतील. तसेच वाटप करण्यात आलेल्या रक्कमखेरीज अन्य कोणतीही रक्कम भरण आवश्यक आहे असे सिडकोस कड्याही वाटले तर त्या कोणतीही रक्कम गृहनिर्माण संस्थेने व पर्यायाने सदर सभासदांनी संयुक्तपणे व स्वतंत्रपणे भरावी लागेल व भावावत कोणतीही तक्रार, विवाद अथवा विरोध करता येणार नाही. अशी रक्कम भरली नाही तर, ती जमिन महसूलाची थक्याची म्हणून विलंब आकारासह वसूल करण्यास पात्र ठरेल.

४) मे. श्री कलश सहकारी गृहनिर्माण संस्था (नियोजित), या गृहनिर्माण संस्थेमध्ये सहभागी करून घेण्यांत आलेल्या खालील व्यक्ती सभासद राहतील. या व्यक्तीखेरीज अन्य व्यक्तीचे नांव या नंतर सभासद म्हणून दाखल करावयाचे आल्यास त्यास सिडकोने ठरविलेले हस्तांतरण शुल्क व इतर अकार भरून सिडकोची परवानगी घ्यावी लागेल. व या पत्रा मधील सर्व अटी व शर्ती दाखल करण्यांत येणाऱ्या सभासदांवर बंधनकारक राहतील.

अ.क्र.	सभासदाचे नांव	संकल्पित सहकारी संस्थेने कळविल्याप्रमाणे वाटप करावयाच्या सदनिका/दुकान क्रमांक
१	श्री. सनेशचंद्रामन कारपे	सदनिका क्र. १०१
२	श्री. दिपककुमार किसन मोहरेकर	सदनिका क्र. १०२
३	श्री. सचिन सुखदेव गायकवाड	सदनिका क्र. १०३
४	श्री. अशोक अमृतदासराय संधवी	
५	श्री. सरला अशोक संधवी	सदनिका क्र. १०४
६	श्री. राजेंद्र देव कोमविरोटे	
७	श्री. ज्योतीप्रिया आर. कोमविरोटे	सदनिका क्र. १०५
८	श्री. धनाजी मोहन खुर्से	सदनिका क्र. २०१
९	श्री. आशा प्रशांत भोसले	सदनिका क्र. २०२
१०	श्री. अविनाश ज्ञानेश्वर काळगे	सदनिका क्र. २०३
११	श्री. महावीर विष्णु घार्गे	सदनिका क्र. २०४
१२	श्री. देवमणि जगमोहन तिवारी	सदनिका क्र. २०५
१३	श्री. सजय सुभाषि पवार	
१४	श्री. विजय सुभाषि पवार	सदनिका क्र. ३०१
१५	श्री. सतीश भिकोवा जलावत	सदनिका क्र. ३०२
१६	श्री. सुभाष नायक	सदनिका क्र. ३०३
१७	श्री. अयधेशकुमार बसराज सिंह	
१८	श्री. ममता अबधेश सिंह	सदनिका क्र. ३०४
१९	श्री. अयधेशकुमार बसराज सिंह	सदनिका क्र. ३०५
२०	श्री. प्रकाश जी जोगळे	सदनिका क्र. ४०१
२१	श्री. विजय विलास पवार	
२२	श्री. विलास संपत पवार	सदनिका क्र. ४०२
२३	श्री. प्रकाश ज्ञानू फाटे	सदनिका क्र. ४०३
२४	श्री. सजय सिंह	सदनिका क्र. ४०४
२५	श्री. अनिल मोहनलाल भानुगाली (एचयुएफ)	दुकान क्र. १
२६	श्री. जनादन कवलेश यादव (एचयुएफ)	दुकान क्र. २
२७	श्री. जनादन कवलेश यादव (एचयुएफ)	दुकान क्र. ३
२८	श्री. अनिल अशोकभाई यंत्र	दुकान क्र. ४



११) हस्तांतरणांस परवानगी देण्यांत आलेल्या भूखंडाचे किंवा आपण नविन मुंबई प्रकल्प क्षेत्रामध्ये धारण करित असलेल्या एकूण जमिनीचे क्षेत्र ५०० चौ.मी. हून जास्त असल्यास व नागरी जमिन (कमाल धारणा व नियमन) अधिनियमान्वये सदर जमिन धारण करण्यांस अथवा सुट मिळण्यांस आवश्यकता असल्यास आपण संबंधित सक्षम प्राधिकारी यांचे कडून नागरी जमिन (कमाल धारणा व नियमन) अधिनियमान्वये आवश्यक ती परवानगी अथवा सूट मिळवून सदर आदेशाची प्रत आमच्याकडे सादर करावी लागेल.

१२) सदर भूखंडाच्या वावतीत सिडकोवरोवर करण्यांत आलेल्या कोणत्याही करारनाम्यात किंवा विलेखात उपरोक्त अटी आणि शर्ती नमुद केलेल्या नसेल तरीसुद्धा त्या संस्थेवर व त्यांचे सभासदांवर बंधनकारक राहिल.

कळावे,

गत: सहनिबंधक सहकारी संस्था सिडको,  
नवी मुंबई.

आमना विश्वासू,

वसाहत अधिकारी (साटयो)  
Asst. Estate Officer (12.5%)  
CIDCO Maharashtra Ltd  
CBD Belapur, Navi Mumbai

969  
92/92

