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Challan.

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Monday, January 08, 2018  
11:49 AM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

7

पावती क्र.: 341 दिनांक: 08/01/2018

गावाचे नाव: तळोजा पाचनंद  
दस्तऐवजाचा अनुक्रमांक: पवल1-249-2018  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: मोहम्मद जुनेद शेख -

नोंदणी फी रु. 21500.00  
दस्त हाताळणी फी रु. 1080.00  
पृष्ठांची संख्या: 54  
एकूण: रु. 22580.00

आपणास मूळ दस्त थंबनेल प्रिंट सूची-२ अंदाजे  
11:52 AM ह्या वेळेस मिळेल.

JOINT S R PANVEL 1

सह दुय्यम निबंधक, वर्ग-२  
(पनवल-१)

बाजार मूल्य: रु. 1861382.46 /-  
मोबदला रु. 2142000/-  
भरलेले मुद्रांक शुल्क : रु. 128600/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 21500/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009107104201718E दिनांक: 06/01/2018  
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1080/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

M. S. S.



08/01/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 249/2018

नोंदणी :

Regn:63m

## गावाचे नाव : 1) तळोजा पाचनंद

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2142000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1861382.46

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती : , इतर माहिती: प्रभाव क्षेत्र 3.20 दर 50900, सदनिका क्र.702, सातवा मजला, बी-विंग, मन्नत, प्लॉट नं. 44, सेक्टर नं. 20 तळोजा पाचनंद, ता. पनवेल, जि. रायगड, चटई क्षेत्र 25.74 चौ.मी. सी.बी., एफ.बी. सहित व टेरेस क्षेत्र- 9.85 चौ.मी. ( ( Plot Number : 44 ; SECTOR NUMBER : 20 ; ) )

(5) क्षेत्रफळ

1) 25.74 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:- बाळाराम पट्टू पाटील - वय:- 74; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: इनामपूरी, पो. खारभर, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड: (००:). पिन कोड:- 410210 पॅन नं:- ANOPP0342F

2): नाव:- मान्यता देणार-मे. मुक्तीस्वार कन्स्ट्रक्शन तर्फे भागीदार जितेंद्र विश्वनाथ गायकवाड यांचे अखत्यारी कमलेश मोहनभाई पटेल - वय:- 41; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं. 6, रोड नं: सेक्टर नं. 8, चारकोप, कांदीवली, पश्चिम, मुंबई, महाराष्ट्र. मुम्बई: पिन कोड:- 400067 पॅन नं:- AASFM4025B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मोहम्मद जुनेद शेख - वय:- 34; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बानू बाई चाळ, नं. 5, रुम नं. 8, ब्लॉक नं. -, रोड नं: शिवडी क्रॉस रोड जवळ, मुकद्दा मजिद शिवडी, पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400015 पॅन नं:- DDVPS0121M

2): नाव:- आशियाबी मेहबूब अली मुहम्मद - वय:- 33; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: बानू बाई चाळ, नं. 5, रुम नं. 8,, रोड नं: शिवडी क्रॉस रोड जवळ, मुकद्दा मजिद शिवडी, पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400015 पॅन नं:- DJRPM0884B

(9) दस्तऐवज करून दिल्याचा दिनांक 06/01/2018

(10) दस्त नोंदणी केल्याचा दिनांक 08/01/2018

(11) अनुक्रमांक, खंड व पृष्ठ 249/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 128600

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 21500

(14) शेरा

सह दुय्यम निबंधक नर्ग-२  
(पनवेल-१)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

702 - B

## AGREEMENT FOR SALE

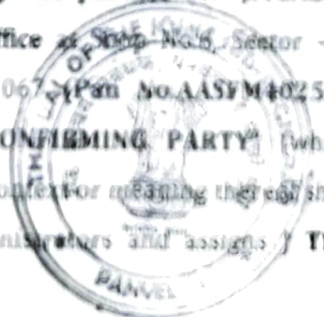
THIS ARTICLE OF AGREEMENT made at Panvel on <sup>th</sup> 26 Day of January 2018 BETWEEN Mr. BALARAM PADU PATIL, Age - 74 years, (Pan No. ANOPP0342F), Occupation - Farmer, Indian Inhabitant, Residing at - Inampuri, Post. Kharghar, Tal - Panvel, Dist. Raigad 410210 hereinafter called and referred to as "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) Mr. MOHAMMED JUNED SHAIKH, Age - 34 years, Occupation - Business, (Pan No. DDVPS0121M) .2) M S. ASIYABI MEHBOOB ALI MUCHALE - 33 years, Occupation - Service, (Pan No. DJRPM0884B) Indian Inhabitants, residing at- Banu Bai Chawl no-5, Room no-8, Sewri Cross Road Nr. Muqadda Masjid Sewri West, Mumbai, Maharashtra 400015 hereinafter called and referred to as "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

M/s. MUKTISTAR CONSTRUCTIONS through its partner Mr. JITENDRA VISHWANATH GAIKWAD having their office at Shop No. 6, Sector - 8, Charkop, Kandivali (West), Mumbai - 400 067, (Pan No. AASVM4025B), hereinafter called and referred to as "CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) **THE PARTY OF THE THIRD PART.**

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27/1/2018  
4/48



बलराम पदु पाटील

AND WHEREAS

By an Agreement to Lease dated 1<sup>st</sup> day of DECEMBER 2009 made at CBD, Bhopal, West Mumbai and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF WEST BOMBAY LIMITED (CIDCO) therein herein referred to as "THE LESSOR" and Mr. BALARAM PADU PATIL, residing at - Transport Bus Stand, Tal. Panvel, Dist. Raigad, therein referred to as the LESSEE, heretofore referred to as the ORIGINAL ALLOTTEE, the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme a Plot of land being Plot No. 44, Sector - 20, adjoining about 4199.67 Sq. mtrs. under the 12.5% Expansion Scheme at Village - TALOJA PANCHANAND, Taluka - Panvel, Dist. Raigad, West Mumbai (hereinafter referred to as "THE SAID PLOT") duly registered with the Sub Registrar of Assurances, Panvel - 2, vide and Document No. 08745/2009, dated 17/12/2009 obtained the Physical possession of the same has handed over to the original Allottee for Development and construction thereof Building for Residential Cum Commercial purpose.

AND WHEREAS Mr. BALARAM PADU PATIL, had given the said Plot No. 37, Sector - 5, Village - Talaja Panchanand to Development vide Document No. 1111/112290/2011 dated - 08/02/2011 on 50 : 50 ratio to M/s. MUKTISTAR CONSTRUCTION a partnership firm having its address at Shop No. 6, Plot No. 11, Sector - 5, Charatop, Kandivali (W), Mumbai 400 067 through its partners 1) Mr. JITENDRA VISHWANATH GAIKWAD, 2) Mr. SHAFIQUE AHMED FATME BHATKAR 3) Mrs. VIDHYA JITENDRA GAIKWAD.

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AND WHEREAS the DEVELOPERS M/s. MUKTISTAR CONSTRUCTION had allotted a flat of Plot No. 702, "B" -wing, Seventh floor, building named as "MANNAT", Plot No. 44, Sector - 20, TALOJA PANCHANAND, Tal. Panvel, Dist. Raigad, having area - 25.74 Sq. mtrs, Carpet area including F.B. , C.B. & Terrace area of 9.85 Sq. mtrs, to Mr. BALARAM PADU PATIL,

27/12/11 45  
[Handwritten signatures and initials]



Therefore Mr. BALARAM PADU PATIL, has complete rights to sell the said flat and is the owner of the Flat No. 702, 'B' wing.

AND WHEREAS the TRANSFEROR out of his own sweet will decided to sell the aforesaid flat on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of a suitable and convenient accommodation, came to know about the same, approached the TRANSFEROR whereupon the Transferor represented to the TRANSFEREES that :

- a) There are no suits, litigations, civil or criminal or any other proceedings pending as against the Seller/ Transferor personally affecting the said premises ;
- b) There are no attachments or prohibitory orders as against or affecting the said premises and the said premises is free from all encumbrances or charges and/or is subject matter to any lispendens or easements or attachments either before or after judgment , subject to whatever stated hereinabove. The Transferor has not received any notice either from the Government, Semi - Government , Society or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- c) The Transferor in the past has not entered into any agreement either in the form of sale, lease, exchange , assignment or other way whatsoever and have not created any tenancy, leave and license or any other rights of the like nature in the said premises and has not dealt with or dispose off the said premises in any manner whatsoever.
- d) The Transferor has not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the Transferor has all the right, title and interest to enter into this agreement with the TRANSFEREES on the various terms and conditions as stated herein ;

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AND WHEREAS believing the aforesaid representations of the Transferor, the TRANSFEREES offered to purchase the said flat and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said Premises of the said building at and for consideration amount of **Rs. 21,42,000 (Rupees-Twenty One lakh Forty Two Thousand only)**

AND WHEREAS after negotiations, the Transferor has agreed to sell, assign and transfer and the Transferees has agreed to purchase and acquire the said premises for the consideration and upon the terms and conditions hereinafter appearing.

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

- 1) THE TRANSFEROR do hereby agree to sell, assign and transfer and the TRANSFEREES both hereby agree to purchase and acquire the right, title and interest in and upon the said flat being **Flat bearing No 702, "B"- wing Seventh floor, building named as "MANNAT", Plot No.44, Sector - 20, TALOJA PANCHNAND, Tal. Panvel, Dist.Raigad,**

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 22/09/20  
 6/48

at and for a consideration price of Rs.21,42,000/- ( Rupees-Twenty One lakh Forty Two Thousand only )along with the right, title and interest in and upon the said premises and also together with the benefits of membership shares and more particularly described in the

SCHEDULE hereunder written (hereinafter for the sake of brevity called and referred to as the "SAID PREMISES").



20/09/2018 48 1128 26

*[Handwritten signatures]*

- 2) The Transferee has paid an amount of **Rs. 1,42,000/- (Rupees One Lakh Forty Two Thousand Only)** part Payment given below in Payment Schedule.

**PAYMENT SCHEDULE**

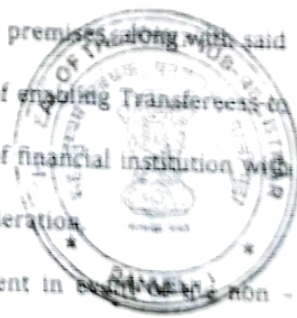
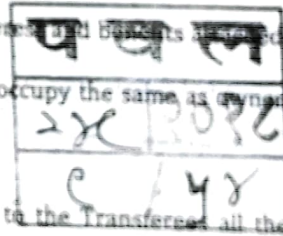
**Rs. 1,42,000/-** paid by cheque No.164467 drawn on SARASWAT Bank, Veera Desai Branch on Dtd. 27-12-2017.

**Rs. 20,00,000/-** Will be given within 30 days after registration of document

**Rs.21,42,000/- (Rupees -Twenty One Lakh Forty Two Thousand Only)**

=====

- 3) Upon receipt of the entire amount of consideration the Transferor shall deliver the actual, physical, legal and vacant and peaceful possession of the said premises from all encumbrances.
- 4) As aforesaid the **TRANSFEREES** has agreed to pay to the Transferor full and final payment and thus the Transferor has agreed to sell and transfer and the **TRANSFEREES** has agreed to purchase and acquired the said flat along with all right, title and interest and benefits attached to it, on ownership basis, and shall use and occupy the same as owner thereof, absolutely and forever.
- 5) The Transferor shall handover and deliver to the Transferees all the documents pertaining to the title of the said premises along with said Agreement NOC from Builder for purpose of enabling Transferees to avail and procure the loan from the bank of financial institution with view to making payment of amount of consideration.
- 6) Being time is the essence of this Agreement in case of the non-payment of amount of the consideration within three months in that event transferor shall have right to cancel these present after giving one month notice to the Transferees.



का. व. रा. म. प्र. दु. पा. सं. क.

*[Handwritten signature]*

*[Handwritten signature]*

- 13) The Transferor hereby agree to sign all necessary papers , documents , deeds and swear affidavit and declarations as and when necessary for effective transfer of the said premises in favour of the Transferees or their nominee/s.
- 14) It is mutually agreed by and between the parties that the charges or stamp duty , registration fees, legal charges etc. shall be borne and paid by the Transferees alone.
- 15) This Agreement shall always be provisions of Maharashtra Flat Ownership Act 1963 and Rules 1964 made there under.
- 16) In future if society is formed then Transferees shall become member of the Formed Society.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT pieces and parcel of land comprised and known as Plot No.44, Sector - 20, in Village - Taloja Panchnand, Tal. Panvel, Dist.Raigad , Navi Mumbai of Gaothan Expansion Scheme , containing by measurement 4199.65 Sq.mtrs. or thereabout and bounded as follows that is to say :

**THE SECOND SCHEDULE**

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Flat bearing No 702,"B"- wing, Seventh floor, building named as "MANNAT", Plot No.44, Sector - 20, TALOJA PANCHNAND, Tal. Panvel, Dist.Raigad, admeasuring area 25.74 Sq.mtrs. Carpet area including F.B. C.B. & Terrace area of 9.85 Sq.mtrs.

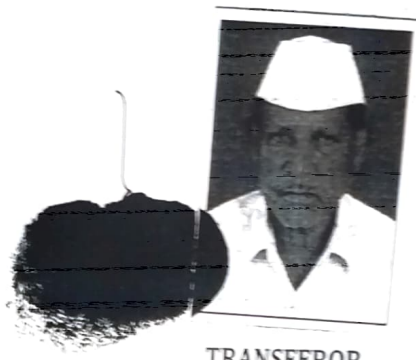


*(Handwritten signature)*



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand on these present on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED BY THE WITHIN NAMED TRANSFEROR Mr. BALARAM PADU PATIL



TRANSFEROR

In the presence of...

- 1. Danish R. Ahmed
- 2. Abdul Majid Shaikh

Handwritten signature in Marathi script: बाळाराम पाटिल

SIGNED AND DELIVERED BY THE WITHIN NAMED TRANSFEREES

1) Mr. MOHAMMAD IJED SHAIKH

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22	2086
92	148

2) M. S. ASIYABI MEHBOOB ALI MUCHALE



Handwritten signature of Mr. Mohammad Ijed Shaikh.



Handwritten signature of M. S. Asiyabi Mehboob Ali Muchale.

TRANSFEREES

In the presence of...

- 1. [Signature]
- 2. Abdul Majid Shaikh

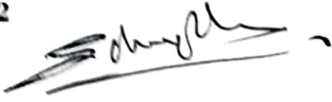
SIGNED AND DELIVERED BY THE WITHIN NAMED CONFIRMING PARTY M/s. MUKTISTAR CONSTRUCTIONS through its partner

Mr. JITENDRA VISHWANATH



Handwritten signature of Mr. Jitendra Vishwanath.

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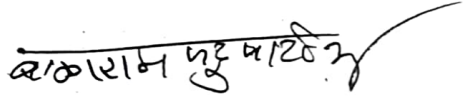


## RECEIPT

RECEIVED of and from the within named TRANSFEREES 1) Mr .  
MOHAMMED JUNED SHAIKH 2) M s. ASYABI MEHBOOB ALI MUCHALE a  
sum of Rs 1,42, 000/- (Rupees One Lakh Forty Two Thousand Only) as  
part payment against sale of Flat bearing No.702,"B"- wing Seventh  
floor, building named as "MANNAT", Plot No.44, Sector - 20, TALOJA  
PANCHNAND, Tal. Panvel, Dist.Raigad, as per payment schedule given  
above.

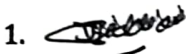
Panvel.

I say received.  
Rs. 1,42,000/-



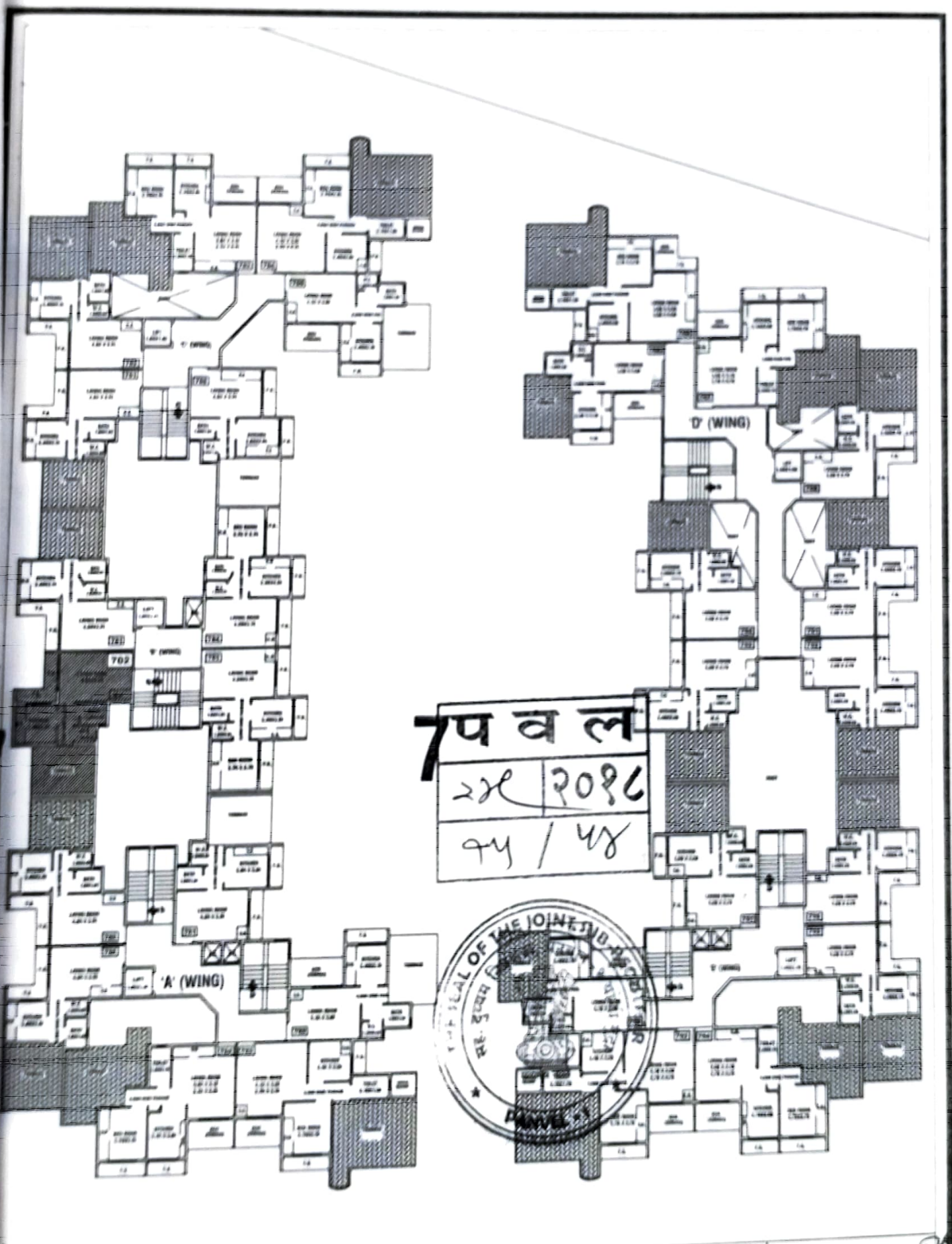
Mr.BALARAM PADU PATIL  
(TRANSFEROR)

WITNESS :-

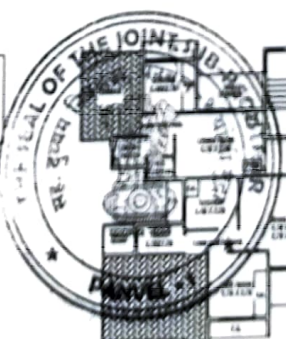
1. 2. 

<b>प व ल</b>
२४२०१८
१३ / ५४





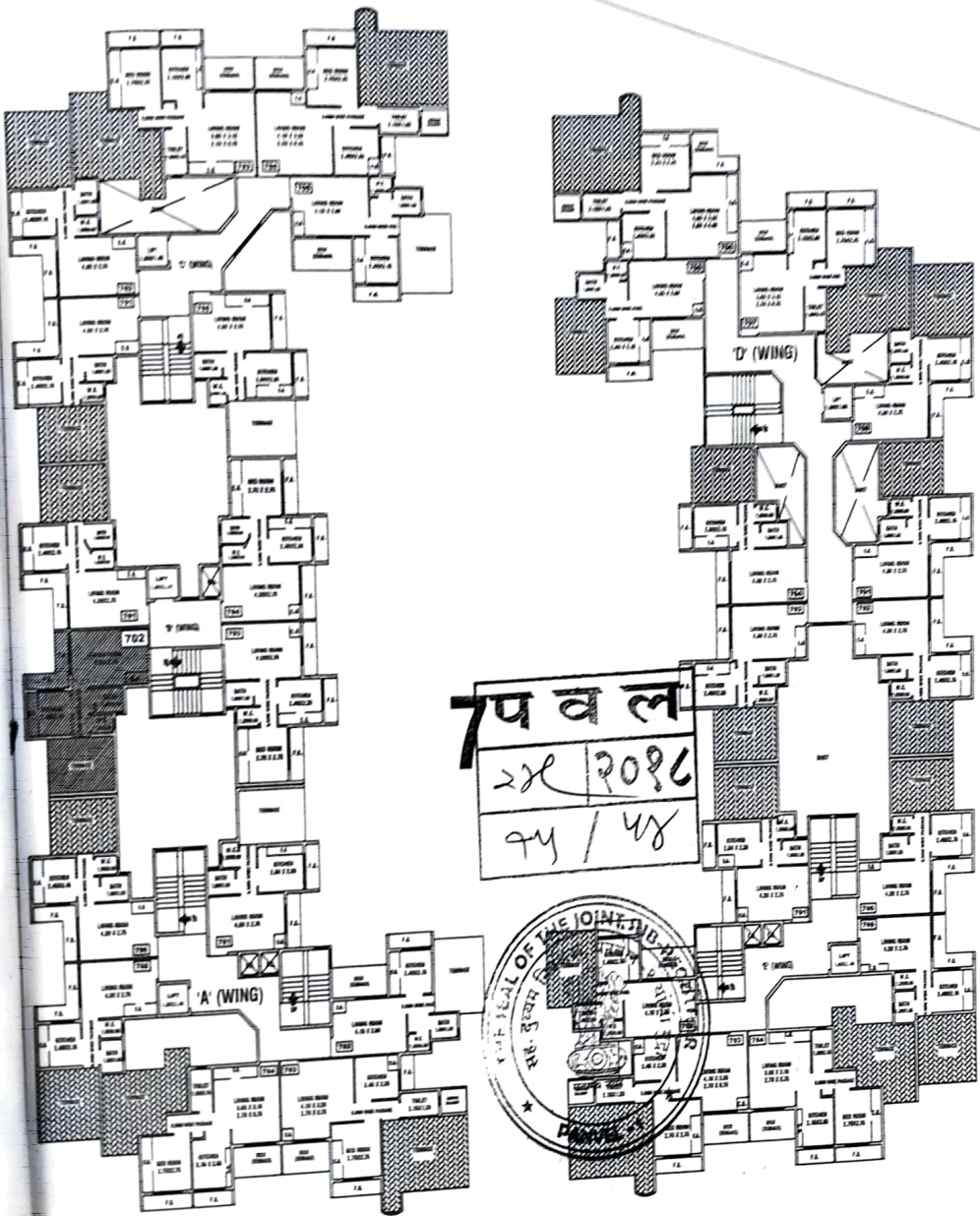
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 १५ / ५४



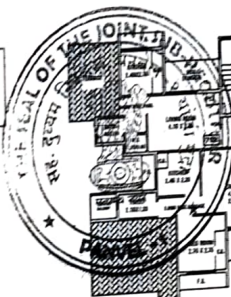
**MANNAT**  
 RESIDENTIAL & COMM. COMPLEX,  
 ON PLOT NO -44, SECTOR - 20  
 NODE - TALOJA, NAVI MUMBAI.

	B (WING)		
FLAT NO -	702	SIGNATURE OF FLAT SELLER	
FLOOR NO -	SEVENTH FLOOR	NAME & SIGNATURE OF FLAT PURCHASER	
Carpet Area -			
Built-Up Area -			





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2X 2096  
94 / 48



**MANNAT**  
RESIDENTIAL & COMM. COMPLEX,  
ON PLOT NO -44, SECTOR - 20  
NODE - TALOJA, NAVI MUMBAI .

B (WING)		SIGNATURE OF FLAT SELLER	28/05/2014 13:47:20
FLAT NO :-	702		
FLOOR NO :-	SEVENTH FLOOR	NAME & SIGNATURE OF FLAT PURCHASER	
Carpet Area:-			
Built-Up Area:-			



349086

23/03/2017

Note :-Generated Through eSearch  
Module. For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक पनवेल ।

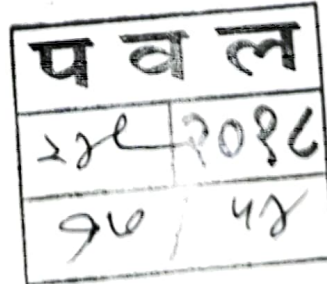
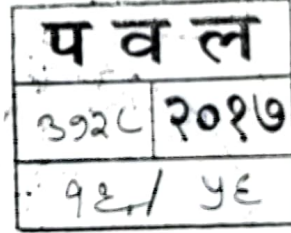
दस्त क्रमांक : 3490/2011

नोंदणी :

Regn:63m

## गावाचे नाव : तळोजे पांचनंद

- (1) विलेखाचा प्रकार मान्यता पत्र
- (2) मोबदला रु. 1
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु. 1
- (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) पालिकेचे नाव इतर वर्णन : मोजे तळोजे पांचनंद येथील - प्लॉट नं. 44, सेक्टर 20, क्षेत्र 4199.65 चौमी खुली
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. नाव:-बाळाराम पदू पाटील - -
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. नाव:-मे/- मुक्तीस्तर कन्स्ट्रक्शन तर्फे भागीदार शफीक अहमद कन्स्ट्रक्शन तर्फे भागीदार विद्या जितेंद्र गायकवाड - - मुक्तीस्तर कन्स्ट्रक्शन तर्फे भागीदार जितेंद्र विश्वनाथ गायकवाड - -
- (9) दस्तऐवज करून दिल्याचा दिनांक 08/03/2011
- (10) दस्त नोंदणी केल्याचा दिनांक 08/03/2011
- (11) अनुक्रमांक, खंड व पृष्ठ 3490/2011
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000



1203



# शहर व औद्योगिक विकास महामंडळ(महाराष्ट्र) मर्यादित

समाहल विभाग, पश्चिमा मजला,  
सिडको प्लॉट सी.बी.डी. वेलापूर,  
नवी मुंबई ४०० ६१४.  
दिनांक : ०६/०५/२०११

सिडको/समाहल/साटपो/तळोजे/५१०/२०११  
प्रती,

मे. मुक्तीस्टार कन्स्ट्रक्शन तर्फे,  
भागिदार श्री. जितेंद्र विश्वनाथ गायकवाड व इतर २,  
गाळा नं. ०६, जिनय विल्डींग,  
प्लॉट नं. ११, सेक्टर ०८, चारकोप,  
कादिवली (प), मुंबई ४०० ०६७.

**विषय :** साडेवारा टक्के योजनेनुसार मौजे तळोजे येथे वाटप करण्यात आलेल्या भूखंडाच्या हस्तांतरणाबाबत.

**संदर्भ :** आमच्या कार्यालयाचे पत्र क्र. सिडको/समाहल/साटपो/तळोजे/५१०/२०११ दिनांक -

महोदय,

साडेवारा टक्के योजनेप्रमाणे मौजे तळोजे येथे वाटप करण्यात आलेल्या आणि श्री. बाळाराम पदू पाटील यांनी धारण केलेला भूखंड क्रमांक ४४, सेक्टर २०, क्षेत्र ४१९९.६५ चौ.मी. मे. मुक्तीस्टार कन्स्ट्रक्शन तर्फे भागिदार श्री. जितेंद्र विश्वनाथ गायकवाड व इतर २ यांचे नावे हस्तांतरीत करण्यास वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक २९.०४.२०११ रोजी सिडको, मे. श्री. बाळाराम पदू पाटील आणि मे. मुक्तीस्टार कन्स्ट्रक्शन तर्फे भागिदार १) श्री. जितेंद्र विश्वनाथ गायकवाड २) श्री. शफिक अब्दुल लतيف भाटकर ३) श्रीमती. विद्या जितेंद्र गायकवाड यांच्यामध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्यांची नोंदणी दुय्यम निबंधक पत्रवेळ-३ यांचेकडे नोंदणी क्रमांक पबल-३ ०४६९९/२०११ पावती क्र. ४६९९ दिनांक ०३.०५.२०११ अन्वये करण्यात आलेली असल्याने व सदर करारनाम्याची सत्यप्रत आपण आमचेकडे सादर केली असल्यामुळे उपरोक्त भूखंडास परवानाधारक मे. मुक्तीस्टार कन्स्ट्रक्शन तर्फे भागिदार १) श्री. जितेंद्र विश्वनाथ गायकवाड २) श्री. शफिक अब्दुल लतيف भाटकर ३) श्रीमती. विद्या जितेंद्र गायकवाड यांचे नाव सिडकोच्या दफ्तरी नोंदण्यात आले आहे. पत्रान्वये आपणास सुचित करणेत येते की, माहे एप्रिल २०११ पासून हस्तांतरण शुल्काच्या फारकाची वाढीव रक्कम पूर्व लक्षी प्रमाणे आकारणेत येईल याची कृपया नोंद घ्यावी.

कळावे,

**प व ल**  
२०११/०५/०६  
११/५४

आपला विश्वास,  
*[Signature]*  
व्यवस्थापक (शहर सेवा)-11





# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999.MH.1970.SGC - 014574)

**REGD. OFFICE:**

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

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

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

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

Date :

CIDCO/BP-10144/TPO(NM)/2016/ 2 1 7 9 1

Unique Code No	2	0	1	1	0	3	0	2	1	0	2	0	7	0	6	0	1
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## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr + 7 Floors), [(Residential BUA = 5969.322 Sq.mtrs, Com. BUA = 304.937 Sq.mtrs. (Total BUA = 6294.259 Sq.mtrs), Residential Units = 210 (Two Hundred Ten Nos.), Com. Units = 20 (Twenty Nos.)] on Plot No.44, Sector - 20 at Taloja (12.5% Scheme), Navi Mumbai completed under the supervision of Architect M/s. Fascinate has been inspected on 30/09/2016 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 09/09/2011 and that the development is fit for the use for which it has been carried out.

*Jagdish Patil*  
 (Jagdish Patil)  
 Associate Planner (Bldg. Permission)  
 Navi Mumbai

प व ल	
28	3096
29	48





**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE:

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

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

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

HEAD OFFICE:

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

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No.

CIDCO/ATPO(BP)/2011/1121--

Date: 19 SEP 2011.

To,  
M/s. Mukthistar Construction,  
Partner Shri Jitendra V. Gaikwad & Others Two,  
Shop No.6, Jinay Bldg., Plot No.11, Sector-8,  
Charkop Kandivali (W), Mumbai.

**ASSESSMENT ORDER NO.445/2011-12 REGISTER NO.02 PAGE NO.445**

Unique Code No. 2 0 1 1 0 3 0 2 1 0 2 0 7 0 6 0 1

SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on  
on Plot No.44, Sector-20, Talaja-Pachnand (12.5% Scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 17/02/2011, 28/03/2011, 11/05/2011 & 30/08/2011

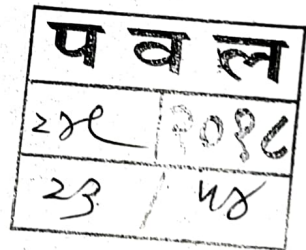
**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
(AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT-1996)**

1. Name of Assessee :- M/s. Mukthistar Construction,  
Partner Shri Jitendra V. Gaikwad & Others Two,
2. Location :- Plot No.44, Sector-20, Talaja-Pachnand (12.5% Scheme),  
Navi Mumbai.
3. Land use :- Residential
4. Plot area :- 4199.65 Sq. mtrs
5. Permissible FSI :- 1.5
6. GROSS BUA FOR ASSESSEMENT :- 12800.178 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. :- 12800.178 Sq.mtrs. X 10000.00= Rs.128001780/-
- B) AMOUNT OF CESS :- Rs.128001780/- X 1% = Rs.1280017.80
- 7) Construction & Other Workers Welfare Cess charges paid Rs.12,81,000/- vide  
Receipt No.6156, dtd.11/07/2011

Yours faithfully

(R. B. Patil)

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





112233  
 CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.  
COMMENCEMENT CERTIFICATE

9 SEP 2012

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s Mukhister Construction

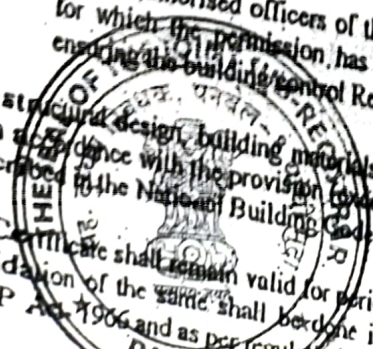
Partner: Shri - Jitendra Vishwanath Gaikwad & other two

Unit/Plot No. 44 Road No. - Sector 20 Node Taloja-purchandi  
 Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. A & B wing (G+7) Sh. B, C & D wing  
Residential BUA = 5977.006 m<sup>2</sup>; Comm BUA = 318.722 m<sup>2</sup>  
Total BUA = 6295.728 m<sup>2</sup>  
 (Nos. of Residential Units 210 Nos. of Commercial units 20)

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.

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.



The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCR - 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of revalidation of the same shall be done in accordance with MRTP Act, 1966 and as per regulations.

# PRAKASH THAKKAR

M.COM., LL.B., C.S.

ADVOCATE HIGH COURT

OFFICE:

SHOP NO:21, SHUBHANGAN COMPLEX, SECTOR: PLOT NO:25-A, KAMOTHE, NAVI MUMBAI



Dt: 27/08/2012.

**TITLE CLEARANCE CUM SEARCH REPORT**

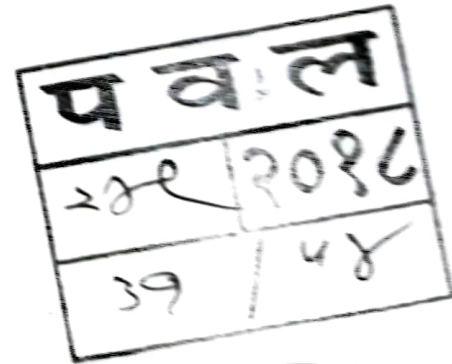
**OF PLOT NO:44, SECTOR-20**

**FILE NO:510, AREA:4199.65 SQ.MT,**

**TALOJA-PACHNAND, NAVI MUMBAI**

On the basis of Documents submitted by M/S.MUKTISTAR CONSTRUCTION, through its Partners, 1) SHRI. JITENDRA VISHWANATH GAIKWAD, 2) SHRI. SHAFIQUE ABDUL-LATIF BHATKAR 3) MRS. VIDHYA JITENDRA GAIKWAD, having its address at SHOP NO: 6, PLOT NO:11, SECTOR:8, CHARKOP, KANDIVALI (W), MUMBAI-400 067, (hereinafter referred to as the BUILDER / DEVELOPERS ) in respect of PLOT NO:44, SECTOR-20, TALOJA- PACHNAND, NAVI MUMBAI, admeasuring 4199.65 Sq.Mtrs ( Search 01/01/2009 TO 15/08/2012), I here opine as follows:

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956. (hereinafter referred to as THE CORPORATION) having its registered office at Nirmal, 2<sup>ND</sup> Floor, Nariman Point, Mumbai- 400021, is a New Town Development Authority under the provisions of sub-sec (3-a) of Section 113 of Maharashtra Regional Town Planning Act, 1966 (Maharashtra Act No. xxxviii of 1966) hereinafter referred to as the said Act.
2. The State Government in pursuant to Section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.



✦ घोषणापत्र ✦

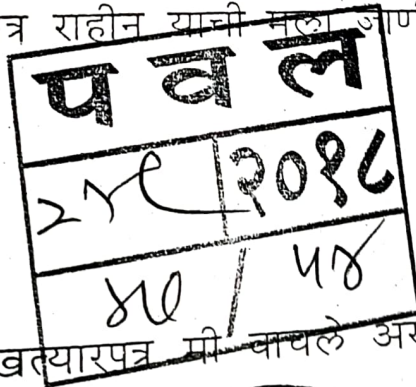
मा. कार्यकारी दंडाधिकारी साठे. पनवेल साठे. यांचे समोर.....

मी ~~कमलेश मोहनराव पटेल~~ याद्वारे घोषित करतो  
की, दुय्यम निबंधक, पनवेल यांचे कार्यालयात याद्वारे घोषित करतो  
या शिर्षकाचा दस्त नोंदविणेसाठी सादर करण्यात आला आहे.

श्री-जितेंद्र विश्वनाथ रायकवार

मे. सुवर्णरत्न कुलद्वारात नोंद  
शागिदा

व इ. यांनी दि. 12/03/2012 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे  
मी सदर दस्त नोंदणीस सादर केला आहे. / निष्पन्न करून कबुलीजबाब दिला  
आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही  
किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही.  
सदरचे कुलमुखत्यारपत्र पूर्णपणे दैअ्य असून उपरोक्त कृती करण्यास मी पूर्णपणे  
सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास १९०८ चे कलम ८२  
अन्वये शिक्षेस मी पात्र राहिन यांनी मला जाणीव आहे.



(कुलमुखत्यारपत्र धारकाचे नाव व सही)

सदरचे कुलमुखत्यारपत्र मी वाचले असून त्याचे सत्यतेबाबत माझी खात्री

पटली आहे.



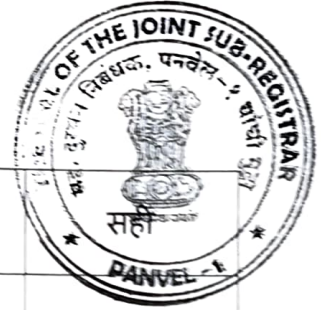
Handwritten signature and initials.



**-: ओळख देणार :-**

आम्ही खाली सही करणार ओळखदार असे नमूद करतो की मा.नोंदणी सदर दस्तातील लिहुन देणार / लिहुण घेणार व इतर सर्व निष्पादक पक्षकार हे आमच्या ओळखीचे व परिचयाचे आहेत व आम्ही त्यांना पुर्णपणे ओळखतो. तसेच त्यांनी सदर दस्तावर त्यांचे स्वताःचे फोटो चिकटवून अंगठ्याचा ठसा उमटविला आहे. दस्तासोबत जोडल्या आहेत. सरदच्या सर्व व्याक्ती या त्याच असून ख-या आहेत. त्यामुळे आम्ही त्यांना पुर्णपणे ओळखत असल्याचा सहया/अंगठा केलेला असून आमचे फोटो चिकटविलेले आहेत. तसेच या कामी आम्ही आमचे ओळखपत्राचे साक्षांकीत प्रती दस्तासोबत जोडलेल्या आहेत. सदर व्याक्तींच्या ओळखीस आम्ही सर्वस्वी जबाबदार आहोत.

**प न व ल**  
20/09/2016  
40/1/18



अ.क्र.	ओळखदाराचे नाव व पुर्ण पत्ता	ओळखदाराचे फोटो	
1)	महेश अनंत भुजबळ पत्ता:- श्री दत्त झेरॉक्स, शॉप नं.96, पनवेल, ता.पनवेल, जि.रायगड		
2)	शरद गणू भोपी पत्ता:- श्री दत्त झेरॉक्स, शॉप नं.96, पनवेल, ता.पनवेल, जि.रायगड		
3)	देविदास अनंत भुजबळ पत्ता:- श्री दत्त झेरॉक्स, शॉप नं.96, पनवेल, ता.पनवेल, जि.रायगड		





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दस्त गोषवारा भाग-2

पवळ 1  
दस्त क्रमांक: 249/2018

दस्त क्रमांक : पवळ 1/249/2018  
दस्ताचा प्रकार :- करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मान्यता देणार-मे.मुक्तीस्टार कन्स्ट्रक्शन तर्फे भागीदार जितेंद्र विश्वनाथ गायकवाड यांचे अखत्यारी कमलेश मोहनभाई पटेल -  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं. 6,, रोड नं: सेक्टर नं.8, चारकोप, कांदीवली, पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.  
पॅन नंबर: AASFM4025B

पक्षकाराचा प्रकार  
मान्यता देणार  
वय :-41  
स्वाक्षरी:-

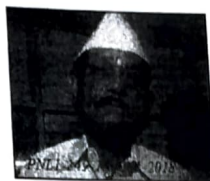
छायाचित्र

अंगठ्याचा ठसा



2 नाव: बाळाराम पदू पाटील -  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:  
इनामपूरी, पो. खारघर, ता. पनवेल, जि. रायगड, महाराष्ट्र,  
राईशाह: (००:).  
पॅन नंबर: ANOPP0342F

लिहून देणार  
वय :-74  
स्वाक्षरी:-



3 नाव: मोहम्मद जुनेद शेख -  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बानू बाई चाळ, नं. 5, रुम नं. 8, ब्लॉक नं: -, रोड नं: शिवडी क्रॉस रोड जवळ, मुकद्दा मजिद शिवडी, पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.  
पॅन नंबर: DDVPS0121M

लिहून घेणार  
वय :-34  
स्वाक्षरी:-



4 नाव: आशियाबी मेहबूब अली मुद्दाले -  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बानू बाई चाळ, नं. 5, रुम नं. 8,, रोड नं: शिवडी क्रॉस रोड जवळ, मुकद्दा मजिद शिवडी, पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.  
पॅन नंबर: DJRPM0884B

लिहून घेणार  
वय :-33  
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात  
शिक्का क्र.3 ची वेळ: 08 / 01 / 2018 11 : 37 : 27 AM

ओळख:-  
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात व त्यांची ओळख पटवितात

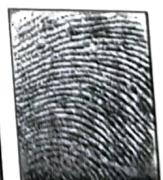
अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

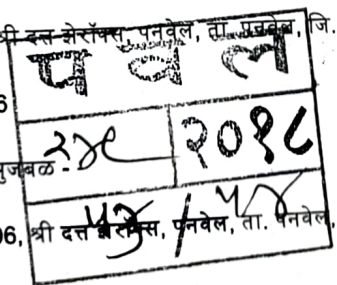
1 नाव: शरद जी. भोपी - -  
वय: 36  
पत्ता: शॉप नं. 96, श्री दत्त सेक्टर, पनवेल, ता. पनवेल, जि. रायगड  
पिन कोड: 410206

स्वाक्षरी



2 नाव: महेश अनंत भुजवळ -  
वय: 38  
पत्ता: रा.शॉप नं. 96, श्री दत्त सेक्टर, पनवेल, ता. पनवेल, जि. रायगड  
पिन कोड: 410206

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 08 / 01 / 2018 11 : 38 : 09

Mohd Junaid shaikh

Mobile No - 9987302629