

398/17303

Monday, September 25, 2023

10:31 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: बहाळ

पावती क्र.: 19361 दिनांक: 25/09/2023

दस्तऐवजाचा अनुक्रमांक: पवल3-17303-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुनिल कुमार सिंह --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:51 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3.

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

बाजार मुल्य: रु.1929469.815 /-

मोबदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 180000/-

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

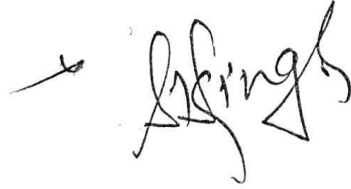
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923244704473 दिनांक: 25/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008508041202324E दिनांक: 25/09/2023

बँकेचे नाव व पत्ता:





25/09/2023

सूची क्र.2

दुय्यम निर्बंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 17303/2023

नोंदणी :

Regn:63m


गावाचे नाव : वहाळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1929469.815
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका नं. 602,सहावा मजला,आदिनाथ गंगा,प्लॉट नं.406,सेक्टर - 24,पुष्पक वहाळ नोड,उलवे,ता.पनवेल,जि.रायगड क्षेत्र - कारपेट 17.980 चौ.मी व बालकनी 9.000 चौ.मी व सर्विस स्लॅव 2.083 चौ.मी व टेरेस 3.870 चौ.मी((Plot Number : 406 ; SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 17.980 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 रिद्धी सिद्धी कन्सट्रक्शनस तर्फे भागिदार दिनेश आर.नेहरिया यांचे कु.मु.भरत अरुण केळकर - - वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए - ६९,जनता मार्केट,सेक्टर - २३,तुर्भे,नवी मुंबई , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ABPFS1539L 2): नाव:-मान्यता देणार मनोहर गोपाल पाटिल यांचे तर्फे कु.मु. मे.श्री रिद्धी सिद्धी कन्सट्रक्शनस तर्फे भागिदार दिनेश आर.नेहरिया यांचे कु.मु. भरत अरुण केळकर वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: घर क्र.२१४,झेड पी शाळे जवळ,पोस्ट उलवे,ता.पनवेल,जि.रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(:). पिन कोड:-410206 पॅन नं:-AHEPP8876E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुनिल कुमार सिंह - - वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: राजकीय माध्यमिक विद्यालय,चकदरिया,जनुवी उर्फ दरिया,वैशाली विहार , ब्लॉक नं:-, रोड नं:-, विहार, वैशाली. पिन कोड:-844113 पॅन नं:-BMEPS2616D 2): नाव:-अल्पना सिंह - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: राजकीय माध्यमिक विद्यालय,चकदरिया,जनुवी उर्फ दरिया,वैशाली विहार , ब्लॉक नं:-, रोड नं:-, विहार, वैशाली. पिन कोड:-844113 पॅन नं:-DEYPK3211J
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/09/2023
(11) अनुक्रमांक,खंड व पृष्ठ	17303/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुन्यांकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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


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

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Valuation ID

20230925488

25 September 2023,10:12:49 AM

पवल3

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

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
4750	56700	-	-	-	चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	30.861 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.4750/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th 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 मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((56700-4750) * (100 / 100)) + 4750)
= Rs.56700/-

मजला निहाय घट/वाढ = 1.05 of 56700 = Rs.59535/-

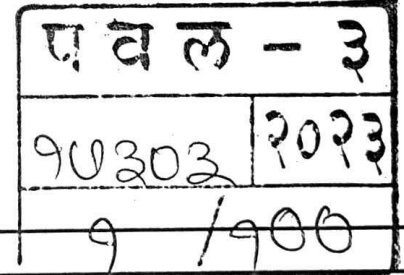
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 59535 * 30.861
= Rs.1837309.635/-

D) लगतच्या गच्चीचे क्षेत्र = 3.87 चौ. मीटर
लगतच्या गच्चीचे मूल्य = 3.87 * (59535 * 40/100)
= Rs.92160.18/-

Applicable Rules : 3,18,19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेशॅनार्ईन मजला क्षेत्र मूल्य + बंदिस्त वालकनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 1837309.635 + 0 + 0 + 92160.18 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.1929470/-
= ₹ एकोणवीस लाख एकोणतीस हजार चार शें सत्तर /-



Home

Print

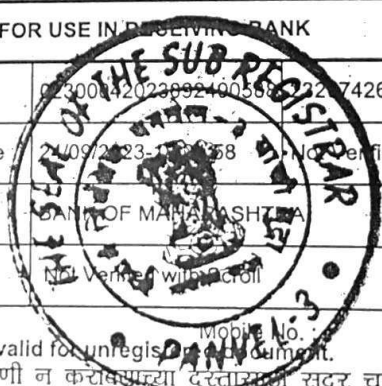


पवेल - ३
९०३०३ २०२३
४ / १००



CHALLAN
MTR Form Number-6

GRN	MH008508041202324E	BARCODE			Date	24/09/2023-18:22:22	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	SUNIL KUMAR SINGH			
Location	RAIGAD			Flat/Block No.	FLAT NO 602 6TH FLOOR ADINATH GANGA			
Year	2023-2024 One Time			Premises/Building	PLOT NO 406 SECTOR 24 PUSHPAK VAHAL			
Account Head Details	Amount In Rs.	Road/Street	TAL PANVEL DIST RAIGAD					
0030046401 Stamp Duty	180000.00	Area/Locality	Town/City/District					
0030063301 Registration Fee	30000.00	PIN	4	1	0	2	0	6
Total		2,10,000.00	Remarks (If Any)	SecondPartyName=SHREE RIDDHI SIDDHI CONSTRUCTIONS~				
			Amount In	Two Lakh Ten Thousand Rupees Only				
			Words					
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RESERVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	023000420229924005582274261608					
Cheque/DD No.	Bank Date	RBI Date	24/09/23-18:22:22 No.verified with RBI					
Name of Bank	BANK OF MAHARASHTRA			No.verified with scroll				
Name of Branch								



Department ID : 9935589239
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुय्यम लिबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-398-17303	0004465155202324	25/09/2023-10:31:28	IGR148	30000.00
2	(iS)-398-17303	0004465155202324	25/09/2023-10:31:28	IGR148	180000.00

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१०३०३ २०२३
५ / १००

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Panvel Dist-Raigad (NAVI MUMBAI) this 25th day of SEP 2023 BETWEEN **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** (A Registered Partnership Firm, having its Office at A-69, Janata Market, Sector-23, Turbhe, Navi Mumbai-400 705. (hereinafter called and referred to as the **"VENDORS/PROMOTERS"**) [which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the firm and its partners for the time being and each of their respective heirs, executors, administrators and legal representatives] of the **FIRST PART.**

AND

MR. MANOHAR GOPAL PATIL, (PAN: AHEPP8876E), adult, Indian inhabitant, residing at, House No.214, Near Z.P. School, At Post-Ulwe, Tal-Panvel, Dist-Raigad; hereinafter referred to as **"THE CONFIRMING PARTY/ORIGINAL LICENSEE/ CO-PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**

AND

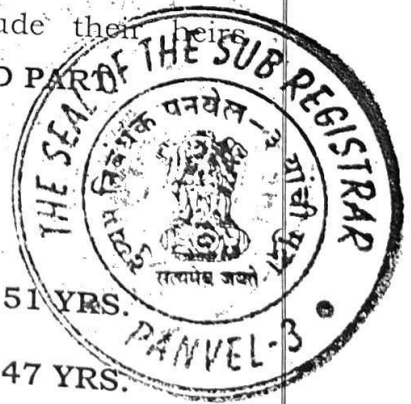
MR. SUNIL KUMAR SINGH

Age 51 YRS.

MRS. ALPANA SINGH

Age 47 YRS.

Residing at **RAJKIYE MADHYAMIK VIDYALAYA, CHAKDARIYA, CHAKDARIA, JANUBI URF DARIA, VAISHALI, BIHAR 844 113** hereinafter called the **"ALLOTTEE/S / PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs executors and administrators and his/her/their permitted assigns) of the **THIRD PART.**



a) AND WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd 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.

b) AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

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AND WHEREAS 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 (hereinafter referred to as the "Project" which includes development of land for the purpose allied thereto). The corporation has acquired land and structures erected on land owned by the Original Licensee for the development of aforesaid Project.

Details of land acquired along with structures standing thereon:-

Village	Taluka & District	Award No.	S.No./ H.No	Area acquired (H.A)	Name of the Awardee
ULVA	Panvel	ULV-ICIG-272	Unnumbered land in Gaathan along with structure	181.16	MANOHAR GOPAL PATIL



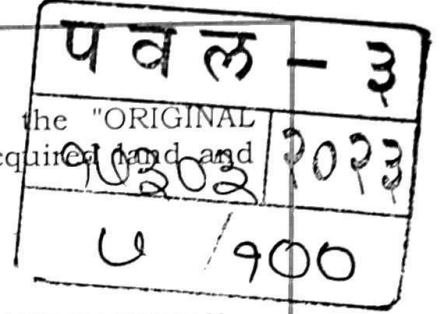
Award No.	Name of the structure owner	Building no As per survey	Structure no. as per survey	Use of Structure	Area Admissible for determining eligibility	Area of the plot to be allotted
ULV-ICIG-272	MANOHAR GOPAL PATIL	272	UL-538 UL-539	Residential	206.60	620 Sq. Mtrs.

d) AND WHEREAS as per directives and policies of the state government and as per the award declared by the Collector (Land Acquisition) concerned, the corporation has allotted Compensatory Plot to the Original Licensee vide its Allotment Letter no. 2015/3531 dated 10.08.2015.

Handwritten signature/initials.

(3)

- e) The following mentioned plot was allotted to the "ORIGINAL LICENSEE/ CO-PROMOTOER" in lieu of his acquired land and structure stated hereinabove.



Description of Land Allotted:-

Place/Node	Plot No.	Sector No.	Area In Sq. Mtrs.	Admissible FSI
ULWE	406	24	620	1.5

- f) **AND WHEREAS** by an **AGREEMENT TO LEASE** dated **14.07.2016**, made at CBD Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CORPORATION / CIDCO), therein referred to as '**THE LESSOR**' and **SHRI. MANOHAR GOPAL PATIL**, therein referred to as "**THE LICENSEE**" and herein after referred to as the "**ORIGINAL LICENSEE/CO-PROMOTER**"; the CIDCO leased Plot of land being **PLOT NO.406**, situated in **SECTOR-24, PUSHPAK, VAHAL NODE, ULWE** admeasuring **620 SQ. MTRS, TAL-PANVEL, DIST-RAIGAD**; (hereinafter referred to as 'THE SAID PLOT') to "**ORIGINAL LICENSEE**" under the scheme promulgated by the state government vide resolution of Urban Development Department no.CID-1812/CR-274/UD-10 dated 25.06.2014 (popularly known as the "**REHABILITATION & RESETTLEMENT SCHEME**")/ under the promulgated by the state government vide resolution of Urban Development Department no. CID-1812/CR-274/UD-10 dated 28.05.2014 as per circular issued by CIDCO bearing no. CIDCO/Vya.Sa/Aa.Vi.Ta./2014 dated 19/09/2014
- g) **AND WHEREAS** the Original Licensee has paid to the Corporation the required lease premium and thereafter the said Agreement to Lease has been registered at the Office of Sub-Registrar Assurances Panvel-2 vide **Document No.8437/2016** on dated **20.07.2016**.
- h) **AND WHEREAS** the aforesaid Agreement to Lease is with the benefits and rights to construct any new building(s), permitted by the concerned local authority.
- i) **AND WHEREAS** the physical possession of the same has been handed over to the Original licensee.
- j) **AND WHEREAS** the Original Licensee is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said plot with the benefit and rights to enter upon the land for Development and Construction of buildings for Residential and Commercial purposes.



k) **AND WHEREAS** by a **TRIPARTITE AGREEMENT** dated: **13.05.2019**, made at CBD Belapur, Navi Mumbai, and entered into between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CORPORATION /CIDCO)** (therein referred to as **THE LESSOR / PARTY OF THE FIRST PART**) and **SHRI.MANOHAR GOPAL PATIL** (therein referred to as **ORIGINAL LICENSEE / PARTY OF THE SECOND PART**) and **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS**, a partnership firm represented by its Partners **1) MR. ANIL PRASHANCHAND SINGHVI, 2) MR. DINESH RAMPRKASH NEHARIA, and 3) MR. PRAVEENKUMAR JETHMAL PUNMIYA,** (therein referred to as **THE PARTY OF THE THIRD PART**), the Original Licensee therein has transferred and assigned 50% undivided rights, interests and benefits in the said plot in favour of **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS**, the Party of the Third Part therein (the Promoters / Party of the First part herein) on the terms and conditions more particularly set out in the said Agreement.

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1) **AND WHEREAS** the said Tripartite Agreement dated **13.05.2019** has been registered at the Office of Sub Registrar Assurance Panvel-2 vide Document No. **5737/2019**, on dated **13.05.2019**.

m) **AND WHEREAS** thereafter, **CIDCO LTD** transferred and assigned 50% undivided rights, interests and benefits in the said plot in favour of the Promoters / Party of the First Part under Transfer Order No. **CIDCO/ ACL&SO/ NMIA/ 1585** dated **03.06.2019**. All the expenses incurred for the aforementioned Tripartite Agreement and the Transfer Order in respect of the said plot are borne and paid for by the Party of the First Part.



n) **AND WHEREAS** thereafter both the parties herein have jointly applied to **CIDCO Ltd** for the development permission of the said plot along with the approved plans and specifications through duly appointed Architects **M/S. TRIARCH DESIGN STUDIO** and **M/s. CIDCO Ltd.** has issued development permission vide **COMMENCEMENT CERTIFICATE (Reference no. CIDCO/BP- 16937 / TPO (NM & K)/2019/5221** dated **21.08.2019** to both the parties. Copy of the commencement certificate is annexed herewith as **"ANNEXURE-D"**.

o) **AND WHEREAS** by virtue of the aforesaid Agreement to Lease and Tripartite Agreement, the Promoters are absolutely seized and possessed of and well and sufficiently entitled to the rights, title and interest in the said 50% undivided plot of land.

For Shree Riddhi Siddhi Constructions

Dr. Neha Partner *Dr. Neha*

Alporna Singh

For Shree Riddhi

(5)

p) **AND WHEREAS** due to pre-occupation of other works and lack of adequate technical knowledge of construction work, Shri. MANOHAR GOPAL PATIL, the Original Licensee and the present joint licensee of 50% undivided rights, interests and benefits in the said plot is not in a position to participate in the day to day construction activity to be carried out on the said plot pursuant to the aforesaid Commencement Certificate.

q) **AND WHEREAS** both parties being the joint licensees of the said plot, and having obtained the Commencement Certificate in joint name, it has been decided between the parties that the total constructed area of said plot, be allocated and distributed between **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** and **SHRI. MANOHAR GOPAL PATIL** as agreed upon mutually between both parties.

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900

r) **AND WHEREAS** to facilitate **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** to deal with their respective share of FLATS/SHOPS in an expedient and unrestrained manner, **SHRI. MANOHAR GOPAL PATIL** agreed to be a **SIGNATORY CONFIRMING PARTY** on Agreement for Sale or Allotment Letter or any other legal and lawful document that **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** may execute with any person or persons or entity of their choice for monetary consideration or in any other manner otherwise they deem fit, for the purpose of selling, allotting, and/or transferring any of the flats/shops; for their portion of the constructed area as agreed upon mutually between both parties.

s) **AND WHEREAS SHRI. MANOHAR GOPAL PATIL**, the Original Licensee, also gave his express consent to **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** to exclusively retain the revenue, benefits and proceeds arising out of such sale allotment / transfer; in terms of monetary consideration or in any other manner otherwise **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** may deem fit for their portion of the constructed area as agreed upon mutually between both parties



t) **AND WHEREAS SHRI. MANOHAR GOPAL PATIL**, the Original Licensee, also gave his express consent to **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** to accept and acknowledge and to issue receipts for valuable consideration received from the prospective Flats/Shops Purchasers for flats/shops as they may deem fit and proper for their portion of the constructed area as agreed upon mutually between both the parties.

u) **AND WHEREAS** in his name and on his behalf, **SHRI. MANOHAR GOPAL PATIL**, the Original Licensee, empowered **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** to appear

For Shree Riddhi Siddhi Constructions

Dr. Riddhi
Partner

Dr. Riddhi

Alpama Singh
Alpama Singh

before the Sub-Registrar or any other competent authority; to present for registration and to admit and lodge before the Sub-Registrar or any other competent authority, all Agreements for Sale or Allotment letter or any other legal and lawful document for the Flats/Shops sold, allotted or transferred to any person or persons or entity of their choice as **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** may deem fit which are signed and executed by him as a CONFIRMING PARTY for their portion of constructed area on said plot as agreed upon mutually between **HIM** and **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS**.

v) **AND WHEREAS, SHRI. MANOHAR GOPAL PATIL** nominated, constituted and appointed the Promoters **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** to be his true and lawful attorneys to perform in his name and on his behalf; the aforesaid acts, deed, matters and things stated in the aforementioned recitals, more particularly described in the Power of Attorney dated 24.01.2020 registered with Office of the Sub Registrar of Assurances, Panvel-2 vide Document No.1104/2020, on dated 24.01.2020 for the Flats/Shops belonging to the share of **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** out of the total constructed area on the said plot.

w) **AND WHEREAS M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS**, the Promoters, are entitled and enjoined upon to construct the residential cum commercial buildings on the project land in accordance with the recitals hereinabove as per Certificate mentioned hereinabove permission Commencement modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities

AA) **AND WHEREAS** the Promoters have proposed to construct on the project land a building project known as "**ADINATH GANGA**" consisting of **Ground + 6 floors** for residential cum commercial purposes.

BB) **AND WHEREAS**, the Promoters have sole and exclusive right to sell the Flat / Shop mentioned in the aforesaid agreement in the proposed building(s) to be constructed by the promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flat / Shop therein and to receive the sale price / consideration in respect thereof.

CC) **AND WHEREAS** the List of area share of the said project between **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS (PROMOTER)** and **MR. MANOHAR GOPAL PATIL (CO-PROMOTER)** is annexed hereto & marked as **ANNEXURE-E & ANNEXURE-F** respectively.

(7)

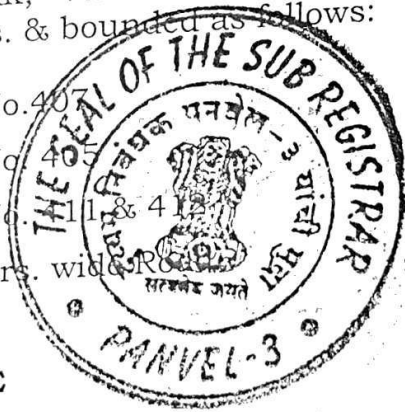
- DD) **AND WHEREAS** the Allottee(s) are offered Flat bearing number 602 on the **SIXTH** floor, (hereinafter referred to as the said "Flat") of the Building project called "**ADINATH GANGA**" (hereinafter referred to as the said "Building") being constructed of the said project, by the Promoters
- EE) **AND WHEREAS** the Promoters have registered the Project under the provisions of the Act with MAHARASHTRA Real Estate Regulatory Authority (MAHARERA) vide Registration No. **P52000023191**; authenticated copy is attached in **ANNEXURE-H**;
- FF) **AND WHEREAS** the Promoters have appointed a structural Engineer and RCC Consultant namely **STRUCON CONSULTING ENGINEERS** for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of building(s).
- GG) **AND WHEREAS** on demand from the allottee (s), the Promoters have given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **TRIARCH DESIGN STUDIO** and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under
- HH) **AND WHEREAS** the authenticated copy of Certificate of title issued by the Advocate of the Promoters, showing the nature of the title of the Promoter to the project land on which the Flats/Shops are to be constructed have been annexed hereto and marked as "**ANNEXURE-A**".
- II) **AND WHEREAS** the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "**ANNEXURE-B**".
- JJ) **AND WHEREAS** the authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "**ANNEXURE-C**".
- KK) **AND WHEREAS** while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building(s) shall be granted by the concerned local authority

- 26. **JOINT ALLOTTEES:-**
That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.
- 27. **STAMP DUTY AND REGISTRATION:-**
The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.
- 28. **DISPUTE RESOLUTION: -**
Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
- 29. **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 and the Panvel courts will have the jurisdiction for this Agreement.

**FIRST SCHEDULE
DESCRIPTION OF THE PLOT**

Plot No.406, situated in Sector-24, Pushpak, Vahal Node, Taluka-Panvel, Dist-Raigad, admeasuring 620 Sq. Mtrs. & bounded as follows:

- On or Towards the North By : Plot No. 407
- On or Towards the South By : Plot No. 405
- On or Towards the East By : Plot No. 11 & 412
- On or Towards the West By : 11 Mtrs. wide Road



**SECOND SCHEDULE
DESCRIPTION OF THE FLAT**

ALL THAT piece and parcel of premises bearing Flat No.602 on **SIXTH** floor in the said building of Carpet area admeasuring **17.980** square meters alongwith Enclosed Balcony area admeasuring **9.000** square meters, Service Slab area admeasuring **2.083** square meters and attached Natural Terrace area admeasuring **3.870** square meters for a lumpsum consideration of **RS.30,00,000/- (RUPEES THIRTY LAKH ONLY)** including the proportionate price of the common areas and facilities appurtenant to the premises, the main entrance door after the landing on the floor of the said premises hereby agreed to be sold in proportion with other premises on the same floor, sanctioned by the Local Authority/CIDCO.

[Signature]

[Signature]

[Signature]
Albana Singh

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२८/१००

(24)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS, THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER:
M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS
(PAN No. A B P F S 1 5 3 9 L)
Through it's Partner
MR. DINESH R. NEHARIA
(Authorized Signatory)

For Shree Riddhi Siddhi Constructions



D. R. Neharia



SIGNED AND DELIVERED BY THE WITHIN NAMED ^{Partner}
THE CONFIRMING PARTY/CO-PROMOTER:

MR. MANOHAR GOPAL PATIL
(PAN No. A H E P P 8 8 7 6 E)
Through his POA holder **M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS** through its partner
MR. DINESH R. NEHARIA



D. R. Neharia

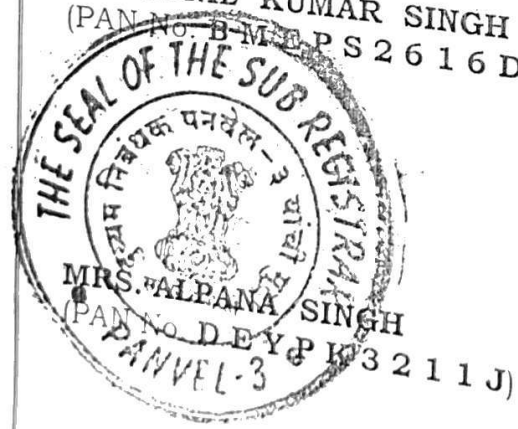


SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE/S:

MR. SUNIL KUMAR SINGH
(PAN No. B M E P S 2 6 1 6 D)



Singh



Alpana Singh



At _____ on _____
In the presence of WITNESSES:
1. Name *Keshav Dady Kal*
Signature _____
2. Name *Ami*
Signature _____

ANNEXURE - 'B'

ANNEXURE - 'B' - TO THE CERTIFICATE OF OCCUPANCY

1. Name of the Building: **ANNEXURE - 'B'**

2. Address: **118/8, LAKSHMI NAGAR, VIJAYAPURAM, CHENNAI - 600 043**

3. Date of Issuance: **15/05/2023**

4. Name of the Applicant: **M/S. SRI SRI SRI CONSTRUCTION**

5. Name of the Architect: **M/S. SRI SRI SRI ARCHITECTS**

6. Name of the Engineer: **M/S. SRI SRI SRI ENGINEERS**

7. Name of the Surveyor: **M/S. SRI SRI SRI SURVEYORS**

8. Name of the Valuer: **M/S. SRI SRI SRI VALUERS**

9. Name of the Fire Officer: **M/S. SRI SRI SRI FIRE OFFICERS**

10. Name of the Health Officer: **M/S. SRI SRI SRI HEALTH OFFICERS**

11. Name of the Water Officer: **M/S. SRI SRI SRI WATER OFFICERS**

12. Name of the Sewerage Officer: **M/S. SRI SRI SRI SEWERAGE OFFICERS**

13. Name of the Electricity Officer: **M/S. SRI SRI SRI ELECTRICITY OFFICERS**

14. Name of the Telephone Officer: **M/S. SRI SRI SRI TELEPHONE OFFICERS**

15. Name of the Gas Officer: **M/S. SRI SRI SRI GAS OFFICERS**

16. Name of the Lift Officer: **M/S. SRI SRI SRI LIFT OFFICERS**

17. Name of the Fire Alarm Officer: **M/S. SRI SRI SRI FIRE ALARM OFFICERS**

18. Name of the Fire Fighting Officer: **M/S. SRI SRI SRI FIRE FIGHTING OFFICERS**

19. Name of the Fire Escape Officer: **M/S. SRI SRI SRI FIRE ESCAPE OFFICERS**

20. Name of the Fire Extinguisher Officer: **M/S. SRI SRI SRI FIRE EXTINGUISHER OFFICERS**

21. Name of the Fire Alarm System Officer: **M/S. SRI SRI SRI FIRE ALARM SYSTEM OFFICERS**

22. Name of the Fire Fighting System Officer: **M/S. SRI SRI SRI FIRE FIGHTING SYSTEM OFFICERS**

23. Name of the Fire Escape System Officer: **M/S. SRI SRI SRI FIRE ESCAPE SYSTEM OFFICERS**

24. Name of the Fire Extinguisher System Officer: **M/S. SRI SRI SRI FIRE EXTINGUISHER SYSTEM OFFICERS**

25. Name of the Fire Alarm System Installation Officer: **M/S. SRI SRI SRI FIRE ALARM SYSTEM INSTALLATION OFFICERS**

26. Name of the Fire Fighting System Installation Officer: **M/S. SRI SRI SRI FIRE FIGHTING SYSTEM INSTALLATION OFFICERS**

27. Name of the Fire Escape System Installation Officer: **M/S. SRI SRI SRI FIRE ESCAPE SYSTEM INSTALLATION OFFICERS**

28. Name of the Fire Extinguisher System Installation Officer: **M/S. SRI SRI SRI FIRE EXTINGUISHER SYSTEM INSTALLATION OFFICERS**

29. Name of the Fire Alarm System Maintenance Officer: **M/S. SRI SRI SRI FIRE ALARM SYSTEM MAINTENANCE OFFICERS**

30. Name of the Fire Fighting System Maintenance Officer: **M/S. SRI SRI SRI FIRE FIGHTING SYSTEM MAINTENANCE OFFICERS**

31. Name of the Fire Escape System Maintenance Officer: **M/S. SRI SRI SRI FIRE ESCAPE SYSTEM MAINTENANCE OFFICERS**

32. Name of the Fire Extinguisher System Maintenance Officer: **M/S. SRI SRI SRI FIRE EXTINGUISHER SYSTEM MAINTENANCE OFFICERS**

33. Name of the Fire Alarm System Training Officer: **M/S. SRI SRI SRI FIRE ALARM SYSTEM TRAINING OFFICERS**

34. Name of the Fire Fighting System Training Officer: **M/S. SRI SRI SRI FIRE FIGHTING SYSTEM TRAINING OFFICERS**

35. Name of the Fire Escape System Training Officer: **M/S. SRI SRI SRI FIRE ESCAPE SYSTEM TRAINING OFFICERS**

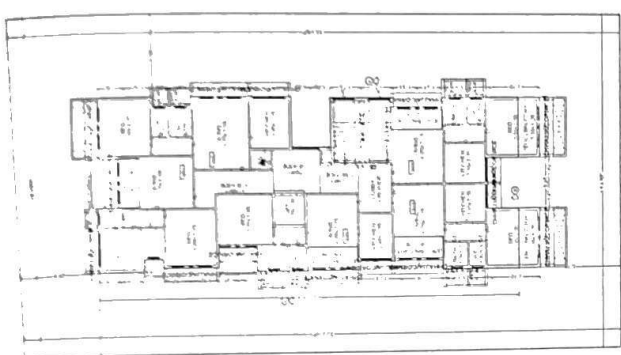
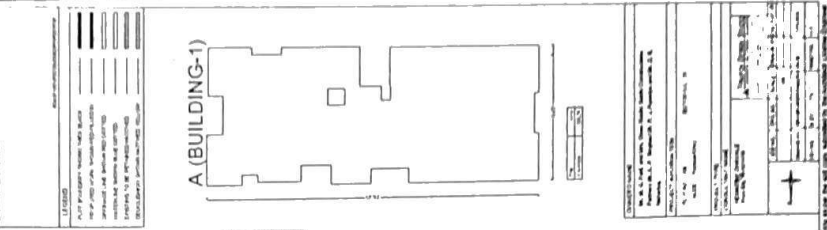
36. Name of the Fire Extinguisher System Training Officer: **M/S. SRI SRI SRI FIRE EXTINGUISHER SYSTEM TRAINING OFFICERS**

37. Name of the Fire Alarm System Inspection Officer: **M/S. SRI SRI SRI FIRE ALARM SYSTEM INSPECTION OFFICERS**

38. Name of the Fire Fighting System Inspection Officer: **M/S. SRI SRI SRI FIRE FIGHTING SYSTEM INSPECTION OFFICERS**

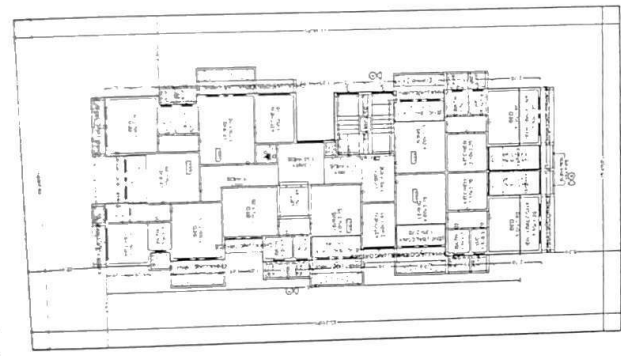
39. Name of the Fire Escape System Inspection Officer: **M/S. SRI SRI SRI FIRE ESCAPE SYSTEM INSPECTION OFFICERS**

40. Name of the Fire Extinguisher System Inspection Officer: **M/S. SRI SRI SRI FIRE EXTINGUISHER SYSTEM INSPECTION OFFICERS**



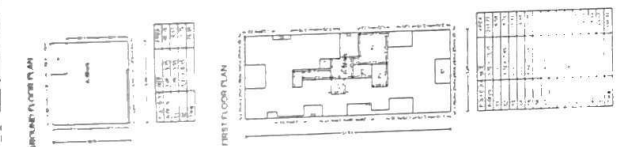
SECOND FLOOR PLAN

Room No.	Area (sq. m)	Volume (cu. m)	Height (m)	Remarks
1	10.00	30.00	3.00	
2	10.00	30.00	3.00	
3	10.00	30.00	3.00	
4	10.00	30.00	3.00	
5	10.00	30.00	3.00	
6	10.00	30.00	3.00	
7	10.00	30.00	3.00	
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9	10.00	30.00	3.00	
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97	10.00	30.00	3.00	
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99	10.00	30.00	3.00	
100	10.00	30.00	3.00	



FIRST FLOOR PLAN

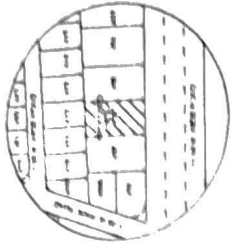
Room No.	Area (sq. m)	Volume (cu. m)	Height (m)	Remarks
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94	10.00	30.00	3.00	
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96	10.00	30.00	3.00	
97	10.00	30.00	3.00	
98	10.00	30.00	3.00	
99	10.00	30.00	3.00	
100	10.00	30.00	3.00	



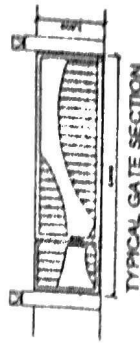
GROUND FLOOR PLAN

Room No.	Area (sq. m)	Volume (cu. m)	Height (m)	Remarks
1	10.00	30.00	3.00	
2	10.00	30.00	3.00	
3	10.00	30.00	3.00	
4	10.00	30.00	3.00	
5	10.00	30.00	3.00	
6	10.00	30.00	3.00	
7	10.00	30.00	3.00	
8	10.00	30.00	3.00	
9	10.00	30.00	3.00	
10	10.00	30.00	3.00	
11	10.00	30.00	3.00	
12	10.00	30.00	3.00	
13	10.00	30.00	3.00	
14	10.00	30.00	3.00	
15	10.00	30.00	3.00	
16	10.00	30.00	3.00	
17	10.00	30.00	3.00	
18	10.00	30.00	3.00	
19	10.00	30.00	3.00	
20	10.00	30.00	3.00	
21	10.00	30.00	3.00	
22	10.00	30.00	3.00	
23	10.00	30.00	3.00	
24	10.00	30.00	3.00	
25	10.00	30.00	3.00	
26	10.00	30.00	3.00	
27	10.00	30.00	3.00	
28	10.00	30.00	3.00</	

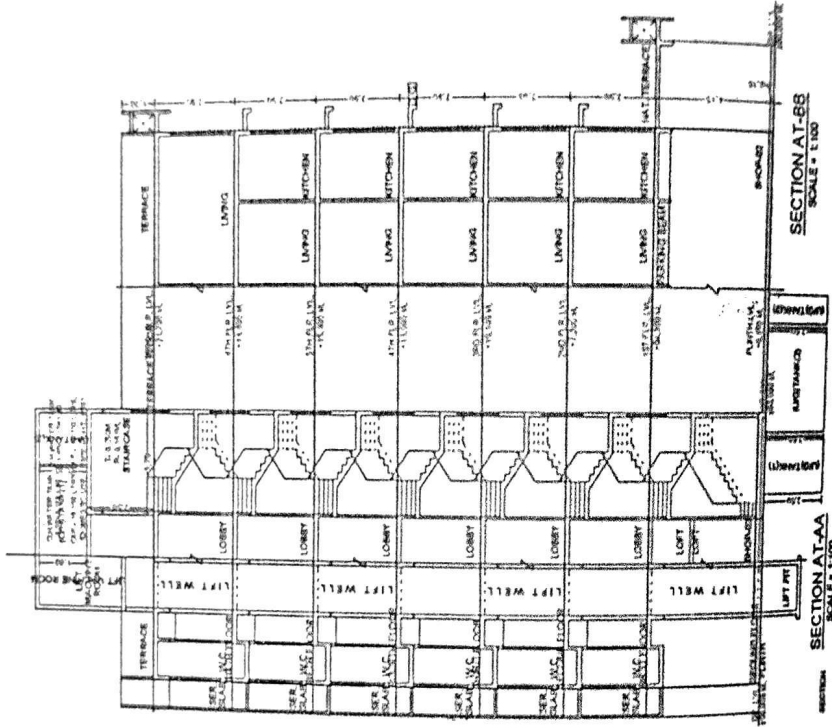
TERRACE FLOOR PLAN



LOCATION PLAN
SCALE: 1:500



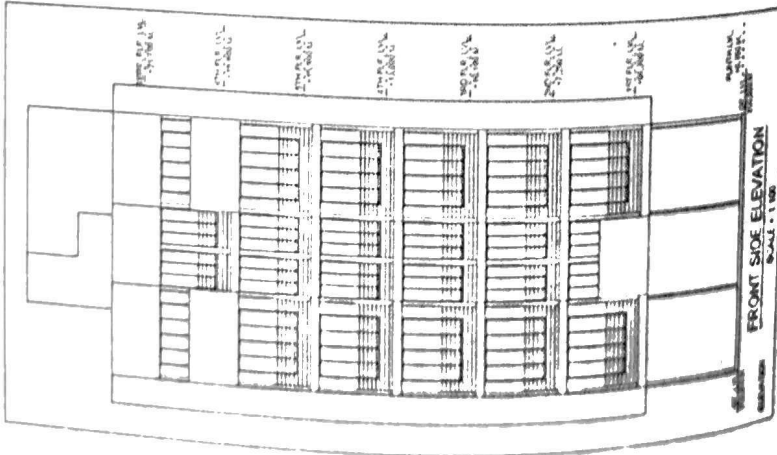
TYPICAL GATE SECTION



SECTION AT-BB
SCALE: 1:100

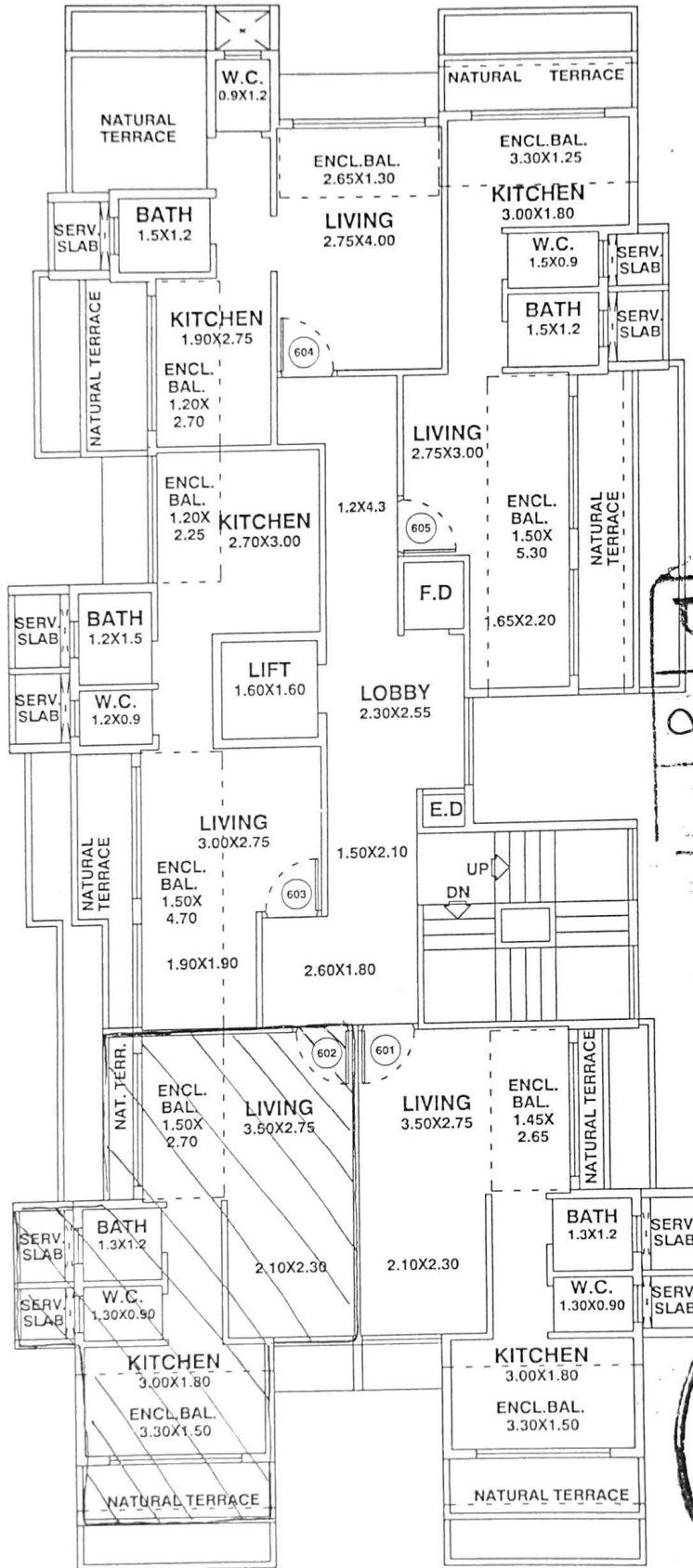
SECTION AT-AA
SCALE: 1:100

SIXTH FLOOR PLAN



FRONT SIDE ELEVATION
SCALE: 1:100

ANNEXURE - 'C'



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SIXTH FLOOR PLAN

FLAT/SHOP NO : 602	BUYER'S SIGN : 1) <i>Albana Singh</i>	DEVELOPER'S SIGN :	
CARPET AREA (SQ. FT.): 17.980 SQ. MTRS.	BUYER'S SIGN : 2) <i>Albana Singh</i>		
PROJECT :- PROPOSED RESIDENTIAL BUILDING, ON PLOT NO - 406, SECTOR-24, PUSHPAK, NAVI MUMBAI.	DEVELOPED BY M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS.	NORTH 	ARCHITECTS TRIARCH DESIGN STUDIO ARCHITECTS AND INTERIOR DESIGNERS <small>HEAD OFFICE: 100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000</small>

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **Mr. M. G. Patil, and M/s. Shree Riddhi Siddhi Constructions Partners Mr. A. P. Singhavi Mr. P. J. Punmiya and Mr. D. R. Nehariya. , at Shop No A-69, Janta Market, Sector 23, Turbhe, Navi Mumbai.** for Plot No. **406** , Sector **24** , Node **Pushpak(New)** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm]** in **1Ground Floor + 6Floor** Net Builtup Area **[Residential [Resi+Comm] =789.13,Mercantile / Business (Commercial) [Resi+Comm] =76.95 Other [Others] =62.55 Total BUA = 928.63 Total BUA = 928.63]** Sq m .

Nos. Of Residential Units :- 30, Nos. Of Mercantile / Business (Commercial) Units :- 3

A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

B. Applicant Should Construct Hutments for labors at site.

C. Applicant should provide drinking water and toilet facility for labors at site.

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1. This Certificate is liable to be revoked by the Corporation if :-

- The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- The 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 the certificate in 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 :-



Document certified by PATIL MITHILESH JANARDHAN.

Name : PATIL MITHILESH JANARDHAN
Designation : Associate Planner
Organization : CIDCO OF

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ANNEXURE - E

FLATS /SHOPS IN THE SHARE OF M/S. SHREE RIDDHI SIDDHI CONSTRUCTIONS (PROMOTER) IN THE SAID PROJECT "ADINATH GANGA", PLOT NO.406, SECTOR-24, PUSHPAK, VAHAL NODE, TAL-PANVEL, DIST-RAIGAD.

SR.NO.	FLAT NO./ SHOP NO.	FLOOR
1	SHOP NO-2	GROUND
2	SHOP NO-3	GROUND
3	301	THIRD
4	302	THIRD
5	303	THIRD
6	304	THIRD
7	305	THIRD
8	401	FOURTH
9	402	FOURTH
10	403	FOURTH
11	404	FOURTH
12	405	FOURTH
13	601	SIXTH
14	602	SIXTH
15	603	SIXTH
16	604	SIXTH
17	605	SIXTH





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 :
P52000023191

Project: **ADINATH GANGA** Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO.406** at **Ulawe, Panvel, Raigarh,**
410206;

1. **Shree Riddhi Siddhi Constructions** having its registered office / principal place of business at **Tehsil: Thane,**
District: Thane, Pin: 400705.

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 scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

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

- The Registration shall be valid for a period commencing from **05/12/2019** and ending with **30/06/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

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Dated: 18/05/2020

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date: 28-06-2020 11:56:22

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

For Shree Riddhi Siddhi



CIDCO
WE MAKE CITIES

OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-16937/TPO(NM & K)/2019/8753

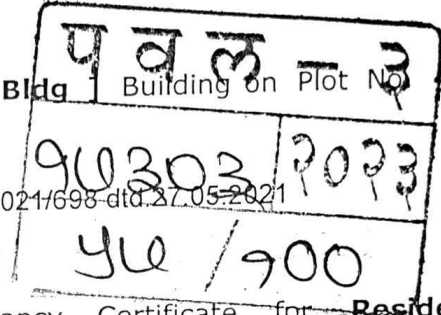
Date : **02 September,**
2021

Unique Code : 20190402102215001

To,

Mr. M. G. Patil, and M/s. Shree Riddhi Siddhi
Constructions Partners Mr. A. P. Singhavi Mr. P. J.
Punmiya and Mr. D. R. Nehariya.
at Shop No A-69, Janta Market, Sector 23, Turbhe,
Navi Mumbai.
PIN - 400705

Sub : Occupancy Certificate for **Residential [ResiComm Bldg]** Building on Plot No. 406 ,
Sector **24** at **Pushpak** , Navi Mumbai.
Ref : 1) Your architect's Online application dtd. 28.06.2021
2) No dues vide letter No.CIDCO/Estate/ACLSO(NMIA)/ULWE/2021/698-dtd.27.05.2021



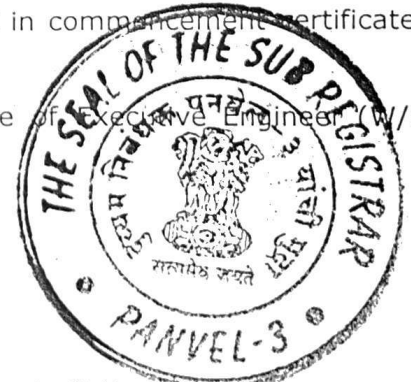
Dear Sir,

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

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

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



Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<assoplnr4.naina@cidcoindia.com>

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

Date : 02 September,
2021

CIDCO/BP-16937/TPO(NM & K)/2019/8753

Unique Code : 20190402102215001

OCCUPANCY COMPLETION
CERTIFICATE

I hereby certify that the development of Residential [ResiComm Bldg] Building G+6 [Total BUA = 928.63Sq.mtrs , Residential BUA = 789.13 Sq.mtrs , Commercial BUA = 76.95 Sq.mtrs , Any Other BUA = 62.56 Sq.mtrs Number of units = 33No. , No. of Residential Units = 30No. , No.of Commercial Units = 3No. , Any Other Units = naNo. Ground+No. Of Floors = G+6] Plot No. 406 ,] , Sector - 24 at Pushpak of Navi Mumbai completed under the supervision of HEMANT P DHAVALE Architect has been inspected on 05 July, 2021 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 29 July, 2019 and that the development is fit for the use for which it has been carried out.

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Thanking you

Yours faithfully,
Document certified by BHUSHAN
RAMCHANDRA CHAUDHARI
<assoplnr4.naina@cidcoindia.com>

Name : BHUSHAN
RAMCHANDRA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNIL KUMAR SINGH

BRAHMDEO SINGH

24/09/1972

Permanent Account Number
BMEPS2616D

Singh

Signature



15062007

Singh



भारत सरकार
Government of India

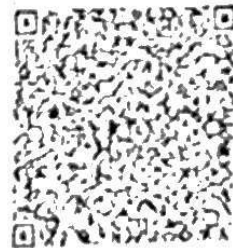


सुनील कुमार सिंह

Sunil Kumar Singh

जन्म तिथि/ DOB: 24/09/1972

पुंलिंग / MALE



5015 4714 0245

मेरा आधार, मेरी पहचान