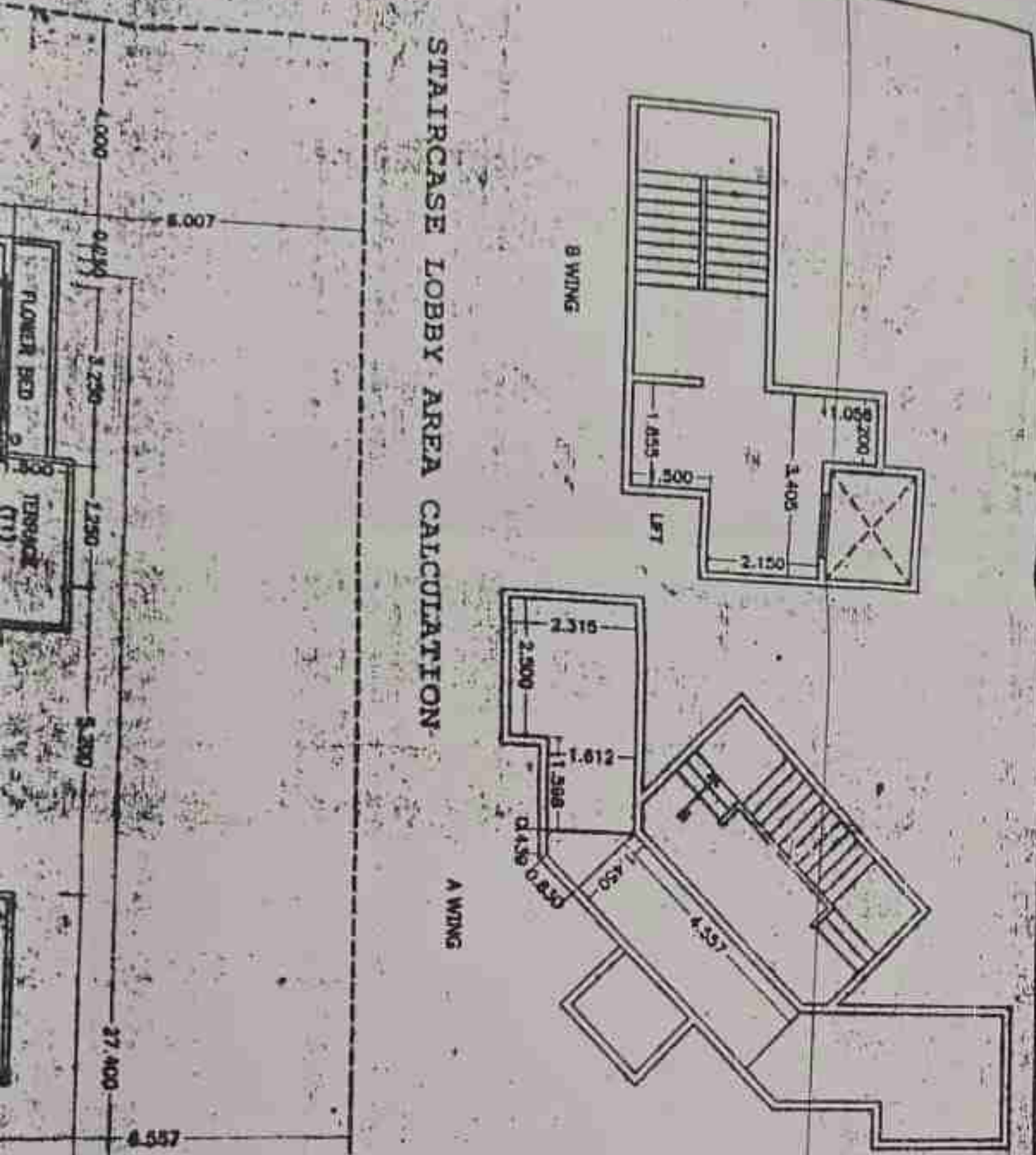
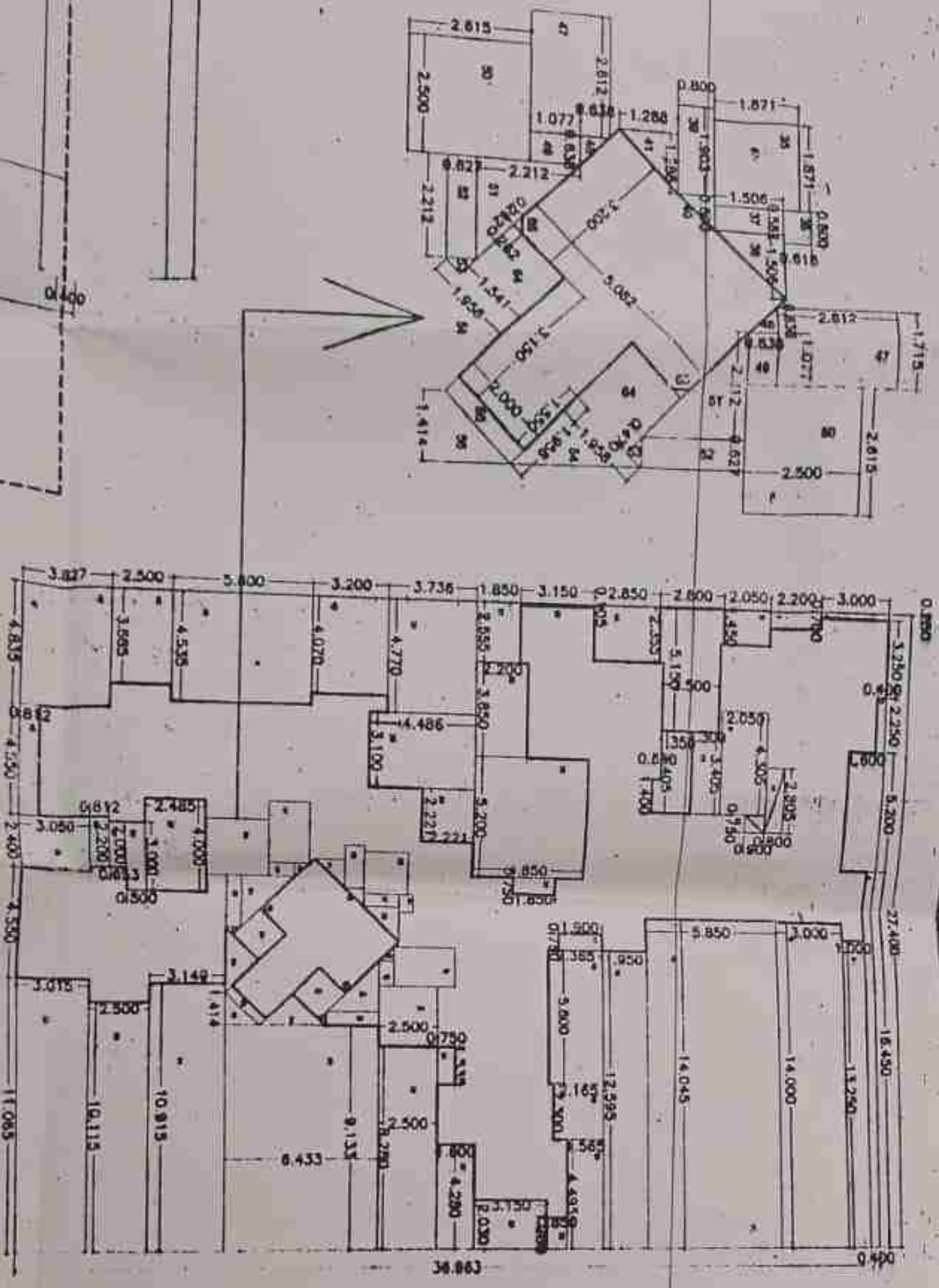


STAIRCASE LOBBY AREA CALCULATION



- TYPICAL FIRST FLOOR
- AREA OF BLOCK 1 = $2.50 \times 2.315 \times 2 = 11.58$ SQ.MTS.
 - AREA OF BLOCK 2 = $1.598 \times 1.612 \times 2 = 5.15$ SQ.MTS.
 - AREA OF BLOCK 3 = $0.459 \times 1.612 \times 2 = 1.48$ SQ.MTS.
 - AREA OF BLOCK 4 = $0.83 \times 1.45 \times 0.5 = 0.59$ SQ.MTS.
 - AREA OF BLOCK 5 = $4.557 \times 1.45 \times 1 = 6.61$ SQ.MTS.
 - AREA OF BLOCK 6 = $1.855 \times 1.50 = 2.7825$ SQ.MTS.
 - AREA OF BLOCK 7 = $1.20 \times 1.05 = 1.26$ SQ.MTS.
 - AREA OF BLOCK 8 = $3.405 \times 2.15 = 7.32$ SQ.MTS.
- TOTAL STAIRCASE LOBBY AREA = 33.635 SQ.MTS.
- 15% OF NET B.U.A. PERMISSIBLE LOBBY = 325.01 = 48.75 SQ.MTS.



AREA OF BLOCK = 27.40 X 36.93
= 1012.786 SQM

15% PERIM BAL ON BUA = 388.944 X 15/115
= 4825 SOLMTR

AREA CAL. FOR FIRST FLOOR (COMM)

AREA OF BLOCK = 9.133 X 16.095
= 146.986 SQM — 1

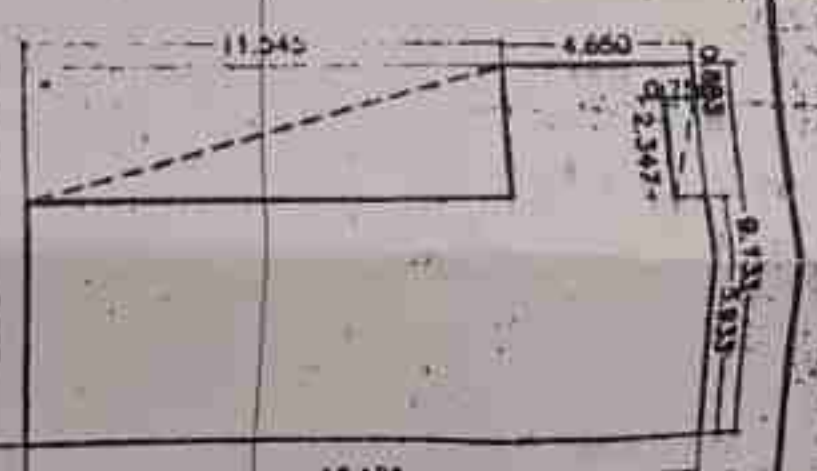
DEDUCTIONS:
BLOCK 1 = 2.347 X 0.75 = 1.76 SQM
BLOCK 2 = 3.18 X 11.445 = 36.092 SQM
TOTAL = 37.872 SQM — 2

TOTAL BUA = 1-2
= 146.986 - 37.872
= 109.014 SQM — 3

15% PERIM BAL ON BUA = 109.184 X 15/115
= 14.241 SOLMTR. — 4

PROPOSED BALCONY
B1 = 14.24 X 1.08 = 14.24 SQM
TOTAL = 14.24 SQM — 5

NET BUA = 3-5
= 109.014 - 14.24
= 94.774 SOLMTR.



APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER NO. CIDCO/18-3/JUL 2008

APPROVED

Additional Town Planning Officer,
Regional Division, 4th Floor,
Plot No. - 4, Sector - 11, C.E.D.

शहर व औद्योगिक विकास महामंडळ(महाराष्ट्र) मर्यादित

सिडको
वसाहत विभाग

वसाहत विभाग, पहिला मजला,
सिडको भवन, सी.बी.डी, व.ता.पूर,
नवी मुंबई ४०० ६१४
दिनांक २०.०२.२००८

सिडको/वसाहत/एनए/साटयो/४२८/कामोटे/०८
श्री.इस्माईल आय हमदुले प्रोपरायटर,
एकरताज बिल्डर्स अॅन्ड डेव्हलपर्स,
ऑफिस सी ८०३, मार्शल मिलिटरी रोड,
अशोकनगरजवळ, मरोळ,
अंधेरी (पूर्व), मुंबई

विषय:- साडेबारा टक्के योजनेनुसार मीजे कामोटे येथे वाटप
करण्यात आलेल्या भूखंडाच्या हस्तांतरणाबाबत.

संदर्भ:- इकडील कार्यालयाचे पत्र क.सिडको/वसाहत/कामोटे
साटयो/४२८/२००८ दिनांक १२/०२/२००८

महोदय,

साडेबारा टक्के योजनेप्रमाणे मीजे कामोटे येथे वाटप करण्यात आलेल्या आणि १) श्री.नामदेव जोमा पाटील २) श्रीमती चंद्रभागा जोमा पाटील ३) श्रीमती आनंदीबाई बाळू भगत यांनी धारण केलेल्या सेक्टर ३५ मधील भूखंड क्रमांक १५+१६ क्षेत्र १६९९.९६ चौ.मी. श्री.इस्माईल आय हमदुले प्रोपरायटर एकरताज बिल्डर्स अॅन्ड डेव्हलपर्स यांचे नावे हस्तांतरीत करण्यास वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा दिनांक १५.०२.२००८ रोजी सिडको, १) श्री.नामदेव जोमा पाटील २) श्रीमती चंद्रभागा जोमा पाटील ३) श्रीमती आनंदीबाई बाळू भगत आणि श्री.इस्माईल आय हमदुले प्रोपरायटर एकरताज बिल्डर्स अॅन्ड डेव्हलपर्स यांच्यामध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी दुय्यम निबंधक पनवेल ३ यांचेकडे नोंदणी क्रमांक पवल३/०२००८/२००८ दिनांक १५.०२.२००८ अन्वये करण्यात आलेली असल्याने व सदर करारनाम्याची सत्यप्रत आपण आमचेकडे सादर केली असल्यामुळे उपरोक्त भूखंडास परवानाधारक म्हणून श्री.इस्माईल आय हमदुले प्रोपरायटर एकरताज बिल्डर्स अॅन्ड डेव्हलपर्स यांचे नावे सिडकोच्या दफ्तरी नोंदण्यात आले आहे.

कळावे.

आपला विश्वासू,

- विवेकानंद

व्यवस्थापक (शहर सेवा)

11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

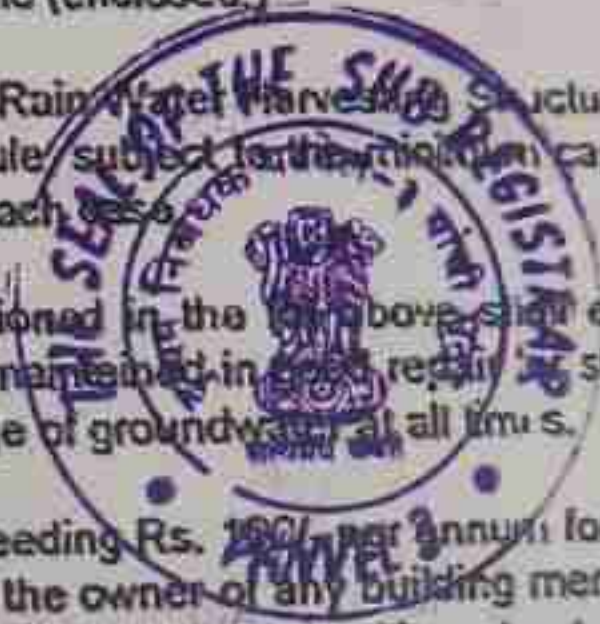
The Owners /Developer shall use Fly Ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks or tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, (under Section-154 of MR&TP Act-1966 and vide Provision No. TPA-432001D.153/CB-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair & storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.



ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT
Meenakshi & Asso.

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KH/PL/KLM/DRON)
4. EE(WS)

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 8500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. *Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose.
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
- a) Name and address of the owner/developer, Architect and Contractor. ...
- b) Survey Number, City survey Number, Plot Number/Sector & Node of Land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

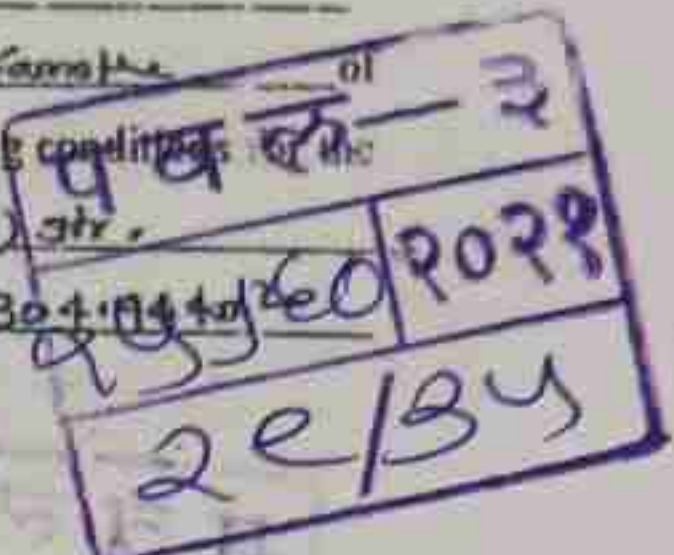
Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to M/s Everera Builders & Developers, Prop. Mr. Ismail S. Hamdul

Plot No. 15796 Road No. --- Sector 35 Node Karnata of --- of ---

Navi Mumbai. As per the approved plans and subject to the following conditions of the development work of the proposed Residential Bldg. (G+7) str.

Residential BVA = 2244.692 m² ; Comm. BVA = 304.944 m²
Total BVA = 2549.641 m²

(Nos. of Residential Units 70 Nos. of Commercial units 09)



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 on 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 final 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 or 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-42 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

मकल-३
२५/०६/२०२१
२४/३५

SIGNED, SEALED AND DELIVERED

By the within named 'SELLERS'

1) SARFUNNISHA SHAFI SHAIKH

[Handwritten signature]



2) MOHAMMAD SHAFI HAJI SHAIKH

[Handwritten signature]



In the presence of.....

1) Ayub Yusuf Maldar *[Signature]*

2) Mohd Furquan *[Signature]*

SIGNED, SEALED AND DELIVERED

By the within named 'PURCHASERS'

1) AASHIQ ALI AYYUB MALDAR

[Handwritten signature]



2) SHUBHANGI JANARDAN GAWALI

In the presence of.....

[Handwritten signature]

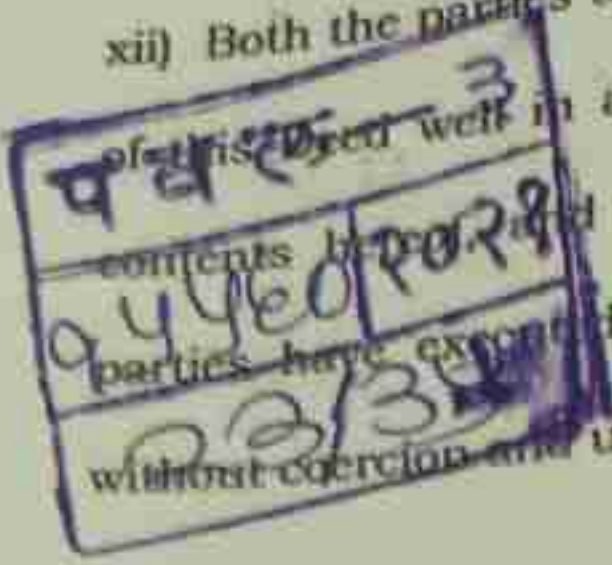


1) Ayub Yusuf Maldar *[Signature]*

2) Mohd Furquan *[Signature]*



xii) Both the parties to this Deed have been provided with the draft copy of this Deed well in advance and they have read and understood the contents hereof and upon being advised and fully satisfied, all the parties have executed this Deed on their own free will and consent without coercion and undue influence of any kind.



FIRST SCHEDULE (Description of Land)

All that Piece and Parcel of land bearing Plot No. 15 & 16 admeasuring 9699.96 Sq. Mtrs. lying being and Situated in 35 at Kamothe, Navi Panvel and District- Raigad, and is Bounded as follows:



- | | | |
|-------------------|---|-----------------------|
| Towards the North | - | Plot No. 13 and 10+11 |
| Towards the South | - | 15 Mtrs. Road |
| Towards the East | - | Plot No. 17 |
| Towards the West | - | Plot No. 14 |

SECOND SCHEDULE (Description of Flat)

All that Piece and Parcel of Residential Premises of Flat No. 705, on the 7th floor, in A-Wing, admeasuring about 49 Sq.m. Carpet area and 4 Sq.m. Open Terrace, in the building known as MUNEERA HEIGHTS constructed on Plot No. 15 + 16, Sector- 35, Kamothe, Tal. Panvel, Dist. Raigad.

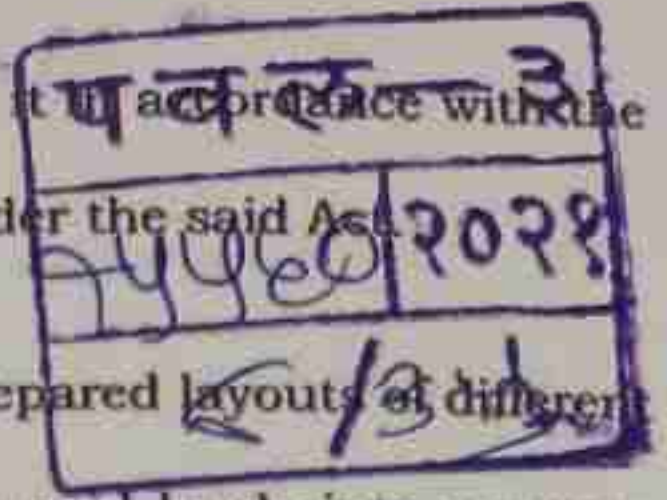
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dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.



AND WHEREAS, The Corporation had prepared layouts of different localities including Kamothe node, dividing the said lands into separate N.A. Plots having different area with an intention to lease out the said N.A. Plots to the Navi Mumbai Project Affected Persons under the 12.5% Gaothan Expansion & Plot Allotment Scheme enabling such lessee to develop the said Plots by constructing thereon building/s as per the plans to be sanctioned by CIDCO Ltd.

AND WHEREAS, certain agricultural lands belonging to Shri. Namdeo Joma Patil, Smt. Chandrabhaga Joma Patil and Smt. Grandibai Balu Bhagat, have been acquired by the State Government of Maharashtra in due process of its working for establishment of New Township of Navi Mumbai & has entrusted the said lands to the CIDCO Ltd. for development & disposal.



AND WHEREAS, Pursuant to the said acquisition of land by the Special Land Acquisition Officer, Metro Center Panvel passed their award and recorded the names of above mentioned persons as Project Affected People.

AND WHEREAS, under Resolution No. LQN/1985/1710/CR-217/85/NEW/10 dated 8/03/1990, & C.I.D./1094/2094/Pr.No. 287/NEW-10 dt. 28/10/1994, Urban Development Department of the Government of Maharashtra notified that the persons affected by the acquisition of land shall be allotted plots of land for residential purpose to the extent of the area equivalent to 12.5% of the area of the land

S. T. Gawali.

WHEREAS The Sellers are absolute owner of and fully seized, well possessed and legally entitled to hold the following immovable property:

DESCRIPTION OF PROPERTY

FLAT NO.	WING	BUILDING NAME	PLOT NO.	SECTOR	NODE	Carpet AREA (Sq.m.)
705	A	Muncera Heights	15/16	35	Kamothe	49 + 4 Terrace

(Hereinafter referred to as the "SAID FLAT").

WHEREAS, CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), a Company incorporated under the Companies Act, 1956 (1 of 1956), (hereinafter referred to as "the CORPORATION") having its registered office at Nirmal, 2nd Floor, Nariman Point, Bombay 400 021, is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the 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.



AND WHEREAS, The State Government has acquired lands within the delineated area of Navi Mumbai and vested such lands in the said Corporation by an order duly made in this behalf as per the provisions of Section 113 (A) of the said Act, for development and disposal.

AND WHEREAS, by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to

[Handwritten signature]

[Handwritten signature]

[Handwritten signature: S. J. Gawali]

पवल-३
१५/१०/२०२१
६/३२

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made at Navi Mumbai on this
4th day of October, 2021,

BETWEEN

1) **SARFUNNISHA SHAFI SHAIKH**, age- 38 years (PAN No. BNOPS3080C), 2) **MOHAMMAD SHAFI HAJI SHAIKH**, age - 42 years, (PAN No. BEPPM8631B) Indian inhabitant, both residing at Room No. 705, Muncera Heights, Plot No. 15/16, Sector No. 35, Kamothe, Navi Mumbai - 410206 Tal. Panvel, Dist. Raigad, hereinafter referred to as **"THE SELLER"** (which expression, shall, unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assignees), party of the **FIRST PART**.

AND

1) **AASHIQ ALI AYYUB MALDAR**, age-31 years (PAN No. AYDPM2818G), & 2) **SHUBHANGI JANARDAN GAWALI** age-36 years (PAN No. APIPG4345P) Indian inhabitants, residing at Flat No. 607, Sai Blessing Building, Plot No. 21, Sector No. 35, Kamothe, Navi Mumbai - 410206 Tal. Panvel, Dist. Raigad, hereinafter referred to as **"THE PURCHASERS"** (which expression, shall, unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assignees), the **SECOND PART**



[Signature]

[Signature]

[Signature]

[Signature]

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AASHIQ ALI AYYUB MALDAR	eChallan	69103332021100410987	MH007055640202122E	303700.00	SD	0003337569202122	04/10/2021
2	AASHIQ ALI AYYUB MALDAR	eChallan		MH007055640202122E	30000	RF	0003337569202122	04/10/2021
3		DHC		0410202103714	700	RF	0410202103714D	04/10/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



398/15560

Monday, October 04, 2021

1:49 PM

पावनी

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावनी क्र.: 17486

दिनांक: 04/10/2021

गावाचे नाव: कामोडे

दस्तावेजाचा अनुक्रमांक: पवेल3-15560-2021

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: आशिक अली अय्युब मालदार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, खंबनेल प्रिंट, सूची-२ अंदाजे
2:09 PM ह्या वेळेस मिळेल.


Sub Registrar Panvel 3

बाजार मूल्य: रु. 5060916 /-

मोबदला रु. 4700000/-

भरलेले मुद्रांक शुल्क: रु. 303700/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0410202103714 दिनांक: 04/10/2021

विक्रेतेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007055640202122E दिनांक: 04/10/2021

विक्रेतेचे नाव व पत्ता:

