

Mainuddin

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Friday, January 12, 2018

4:52 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 416 दिनांक: 12/01/2018

गावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवल5-402-2018

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: श्री. मैमुद्दीन जमील अहमद शाह --

नोंदणी फी

रु. 21500.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

एकूण:

रु. 22820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:55 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 5

बाजार मूल्य: रु. 2127381/-

मोबदला रु. 2150000/-

भरलेले मुद्रांक शुल्क : रु. 129000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 21500/-

डीडी धनादेशा पे ऑर्डर क्रमांक: MH009178759201718S दिनांक: 08/01/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1320/-

पक्षकाराची स्वाक्षरी

स नु का कि न  
मुळदस्तावेज मिळाला.

सहदुय्यम नि. ५ (वर्ग-२)



12/01/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

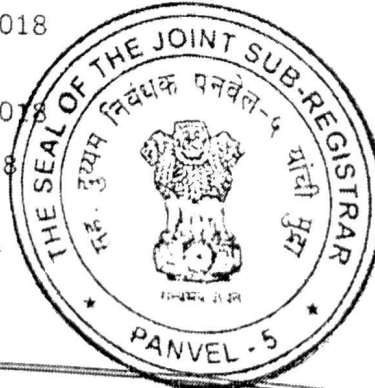
दस्त क्रमांक : 402/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) तळोजा पाचनंद

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2150000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2127381
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र.3.11, दर-51900/- प्रचौमी, सदनिका नं.201, दुसरा मजला, मधुराज नागेश्वर बिल्डींग, प्लॉट नं.17, सेक्टर नं. 11, तळोजा पाचनंद, ता.पनवेल, जि.रायगड (क्षेत्रफळ - 24.750 चौ.मी. कारपेट बाल्कनी 4.386 चौ.मी. व 5.624 चौ.मी.एफ.बी, 1.280 चौ.मी.सी.बी.) ( ( Plot Number : 17 ; SECTOR NUMBER : 11 ; ) )
(5) क्षेत्रफळ	1) 24.750 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. मधुराज इंजिनिअरींग ऍन्ड बिल्डर्स तर्फे प्रो.प्रा. श्री. मधु दौलतराव पाटील - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: संयुक्ता, शॉप नं. 8, प्लॉट न. एफ- 85, सेक्टर नं. 12, खारघर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(...): पिन कोड:-410210 पॅन नं:-ACXPR3779G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री.मैमुद्दीन जमील अहमद शाह - - वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र. 31, तिसरा मजला, बिल्डींग नं.4, शमीन अपार्टमेंट, जामा मदरसा जवळ, अलमास कॉलनी रोड, कौसा, ठाणे 400612, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400612 पॅन नं:-AOTPA8309K 2): नाव:-सी.अमीरुनीसा मैमुद्दीन शाह - - वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र. 31, तिसरा मजला, बिल्डींग नं.4, शमीन अपार्टमेंट, जामा मदरसा जवळ, अलमास कॉलनी रोड, कौसा, ठाणे 400612, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400612 पॅन नं:-EQXPS0860R
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2018
(10) दस्त नोंदणी केल्याचा दिनांक	12/01/2018
(11) अनुक्रमांक, खंड व पृष्ठ	402/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	129000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	21500
(14) शंरा	



92/9/209  
सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

मुल्याकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

Summary-2( दस्त गोषवारा भाग - २ )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		12 January 2018 02:57:35 PM	
Valuator ID	201801122464		
मूल्यांकनाचे वर्ष	2017		
जिल्हा	रायगड		
मूल्य विभाग	ता.तुका पनवेल		
उप मूल्य विभाग	311-सिडको सेक्टर क 11		
क्षेत्राचे नाव	A Class Palika	सर्व्हे नंबर / न भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	कार्यालय	दुकाने
	निवासी सदनिका	64100	76500
	51900		64100
बांधीव क्षेत्राची माहिती		औद्योगिक	मोजमापनाची एकक चौ मीटर
मिळकतीचे क्षेत्र	40.99 चौ मीटर	मिळकतीचा वापर	निवासी सदनिका
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0.10 वर्षे
उदवगहन सुविधा	आहे	मजला	1st to 4th Floor
घरानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		वार्षिक मूल्यदर + घरा-बांधुसार नविन दर + मजला निहाय घट/वाढ	
		= 51900 * (100 + 100) + 100 * 100	
		= Rs 519000	
A) मुख्य मिळकतीचे मूल्य		वरील घराणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 51900 * 40.99	
		= Rs 2127381	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + संप्रधाराचे मूल्य + भेड्ढाणे मजला क्षेत्र मूल्य + लगतच्या पत्रांचे मूल्य + वरील पत्रांचे मूल्य + बदिल्ल वग्न तळणे मूल्य + खुल्या जमिनीवरील वग्न तळणे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य	
		= A + B + C + D + E + F + G + H	
		= 2127381 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		= Rs 2127381	

Home Print

पत्रक - ५  
४०२ / २०१८  
९ / १६



Summary-2( दस्त गोषवारा भाग - २ )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuator ID	201801122404	12 January 2018 02:57:55 PM			
मूल्यांकनाचे वर्ष	2017				
जिल्हा	रायगड				
मूल्य विभाग	तालुका - पनवेल				
उप मूल्य विभाग	311-सिडको सेक्टर क्र 11				
क्षेत्राचे नाव	A Class Palika	सर्व्हे नंबर /म भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
1900/-	51900	64100	76500	64100	
<b>बांधीव क्षेत्राची माहिती</b>					
मिळकतीचे क्षेत्र-	40.99 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0102 वर्षे	मूल्यदर बांधकामाचा दर-	Rs 51900/-
उदववाहन सुविधा	आहे	मजला -	1st To 4th Floor		
<p>घरग-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = वार्षिक मूल्यदर * घरा-यानुसार नविन दर * मजला मिहाय घट/वाढ</p> <p>= 51900 * (100 / 100) * 100 / 100</p> <p>= Rs 51900/-</p>					
<p>A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र</p> <p>= 51900 * 40.99</p> <p>= Rs 2127381/-</p>					
<p><b>एकरित अंतिम मूल्य</b></p> <p>= मुख्य मिळकतीचे मूल्य + वस्तुधाराचे मूल्य + भेरीसाईन मजला क्षेत्र मूल्य + लगतच्या रचणीचे मूल्य + वरील रचणीचे मूल्य + वदिल्ले वाहन तक्राचे मूल्य + खुल्या जमिनीवरील वहन तक्राचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य</p> <p>= A + B - C + D + E + F + G - H</p> <p>= 2127381 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs 2127381/-</p>					

Home Print

प व ल - ५

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महाराष्ट्र शासन  
 GOVERNMENT OF MAHARASHTRA  
 ई-सुरक्षित बैंक व कोषागार पावती  
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16185028018336

Bank Branch: IBK1 - 6910822/Kamothe  
 Pmt Txn id : 149515033  
 Pmt DtTime : 05 JAN-2018-16:21:02  
 ChallanIdNo: 69103332018010850663  
 District : 1301-RAIGAD

Stationery No: 16185028018336  
 Print DtTime : 05-JAN-2018 17:12:07  
 CPAS GPV : MHC091787592017195  
 Office Name : ICP148 INI 3 PANVEL 3 J  
 BRN Date : 06 Jan 2018 16:14:17

StDuty Schm: 0030046401-75/STAMP DUTY  
 StDuty Amt : R 1,29,000/- (Rs One, Two Nine, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 21,500/- (Rs Two One, Five Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable Consideration: R 21,50,000/-  
 Prop Descr : FLAT NO 201 2ND, FLR MADHURAAJ, NAGESHWAR PLOT, NO 17 SECTOR 11, TALAJE  
 PANCHNAND, TAL PANVEL, DIST RAIGAD, Maharashtra, 410206  
 Duty Payer: PAN-AOTPA8309K, MAINUDDIN JAMEEL AHMED SHAH AND AMTRUNY SA SHAH

Other Party: PAN-ACXPR3779G, MADHURAAJ ENGINE ERS AND BUILDERS BRO. MANHU PATIL

Bank official1 Name & Signature

*Anchana Sangle*

Bank official2 Name & Signature

*Priyanka*

Space for customer/office use

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पवल - ५	
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## AGREEMENT TO SELL

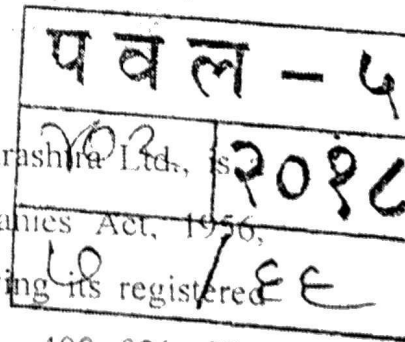
This Agreement made and entered into at Navi Mumbai on this 12<sup>th</sup> day of Jun 2018 by and between M/S. **MADHURAAJ ENGINEERS & BUILDERS**, PAN NO. **ACXPR3779G**, a Proprietary Firm, having its office at Sanyukta, Shop No. 8, Plot No. F-85, Sector-12, Kharghar, Navi Mumbai, through its Proprietor **Mr. MADHHU DAULATRAO PATIL**, hereinafter referred to as "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators ) OF **ONE PART:**

AND

**Mr. MAINUDDIN JAMEEL AHMED SHAH**, Indian Inhabitant, having her PAN No. **AOTPA8309K** & **Mrs. AMIRUNNISA MAINUDDIN SHAH**, Indian Inhabitant, having his PAN No. **EQXPS0860R** residing at : Flat No. 31, 3<sup>rd</sup> Floor, Building No. 4, Shamin Apartment, Near Jamia Madrasa, Almas Colony Road, Kausa, Thane, Pin 400 612. hereinafter referred to as the "**PURCHASER/S**" (which expression shall unless it be repugnant to the contexts of meaning thereof be deemed to mean and include *(in case of Individual/s)* 'his/her/their heirs, executors, administrators and assigns; *(in case of Partnership Firm)* 'the Partners for the time being of the said firm, the Survivors or Survivor of them and the heirs, executors administrators and assigns of last Surviving Partner *(in case of Body Corporate)* 'its successors and assigns' (and in case of Hindu Undivided Family) 'the coparceners of the HUF and their respective heirs, executors, administrators and assigns' ) of the **SECOND PART.**

A. **WHEREAS:**

- 1) The City and Industrial Development Corporation of Maharashtra Ltd., is Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO ") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The



Patil  
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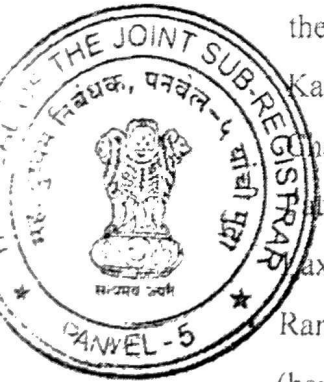


Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

- 2) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

3) By virtue of being the Development Authority the Corporation has been empowered under Section 118 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 Government under the said Act.

4) By an Agreement to Lease dated 2<sup>nd</sup> November, 2015 executed by and between the CIDCO Ltd. (therein referred to as "the Corporation") and 1) Shri. Ragho Kamlya Patil, 2) Smt. Suman Ram Khanavkar 3), Smt. Lilabai @ Rajashri Chandrakant Patil, 4) Shri. Rajesh Budhaji Patil, 5) Shri. Shatrughan Budhaji Patil, 6) Shri. Maruti Budhaji Patil, 7) Smt. Nagibai Budhaji Patil, 8) Shri. Lakshman Budhaji Patil 9) Shri. Bharat Budhaji Patil, 10) Smt. Jana @ Janabai Ram Patil 11) Shri. Roshan Ram Patil & 12) Shri. Avinash Ram Patil (hereinafter referred to as the said Original Licensees) and registered with the Office of Sub-Registrar of Assurances under Serial No. PVL4/13914/2015 dated 03/11/2015, the said Corporation agreed to grant to the said Original Licensees a lease in respect of all that piece or parcel of land bearing Plot No. 17, Sector - 11, Village / Site Taloje Panchnand, Phase I, of 12.5% (Erstwhile Gaothan Expansion Scheme) containing by admeasurement 749.94 square meters or thereabout (hereinafter referred to as the said Plot) for residential



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and commercial purpose on 60 years Lease and for such Lease premium and upon such terms and conditions as contained in the said Agreement to Lease.

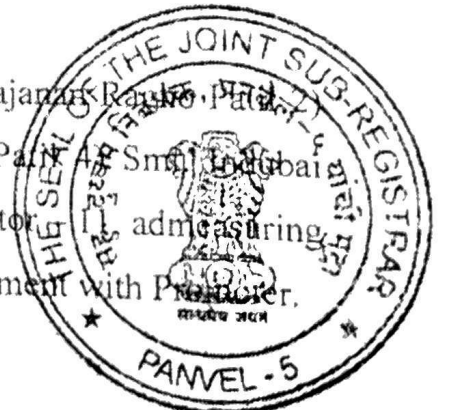
- 5) By a Tripartite Agreement dated 11<sup>th</sup> December, 2015 executed by and between CIDCO Ltd., the said Original Licensees and the Promoter herein, the CIDCO Ltd. has granted to the Promoter a license to enter upon the said Plot for a period of 60 years with a right to develop the same as permissible under General Development Control Rules for New Bombay, 1975. The said Tripartite Agreement is duly registered with the Sub-Registrar of Assurances under Serial No. PVL4/ 15671 of 2015 dated 11/12/2015.
- 6) The CIDCO Ltd. vide its letter bearing Reference no. CIDCO/ VASAHAAT/ SATYO/Taloje-400/2016/4103 dated 12/01/2016 has substituted the Promoter herein as the New Licensees instead and in place of the said Original Licensees and at the request of the said Original Licensees, the CIDCO Ltd. has transferred the said plot in favour of the Promoter herein upon such terms & conditions as mentioned therein. Hereto annexed and marked *Annexure - "A"* is the copy of CIDCO's letter dated 12/01/2016.
- 7) The Original Licensee has their family share divided in three parts in said plot and they entered into agreements with Promoter as follows:

A) Shri. Ragho Kamlya Patil - 250 Sq. Mtrs.

In this Shri. Ragho Kamlya Patil passed away their Legal heirs are 1) Shri. Gajanan Ragho Patil 2) Shri. Vasant Ragho Patil 3) Shri. Janardan Ragho Patil 4) Smt. Indubai Ragho Patil collectively belongs to the 250 Sq. Mtrs. share.

Whereas, legal heirs of Original Licensee 1) Shri. Gajanan Ragho Patil 2) Shri. Vasant Ragho Patil 3) Shri. Janardan Ragho Patil 4) Smt. Indubai Ragho Patil belongs 250 Sq. Mtrs. in Plot No. 17, Sector 17, measuring area 749.94 Sq. Mtrs. entered into Development Agreement with Promoter.

पवल - ५	
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B) 1) Smt. Suman Ram Khanavkar & 2) Smt. Lilabai @ Rajashri Chandrakant Patil – collectively belongs 249.94 Sq. Mtrs. (approx. 250 Sq. Mtrs.)  
Where, 1) Smt. Suman Ram Khanavkar & 2) Smt. Lilabai @ Rajashri Chandrakant Patil belongs 249.94 Sq. mtrs. (Approx. 250 Sq. Mtrs.) sell their share to Promoter on outrate basis agreement.

C) 1) Shri. Rajesh Budhaji Patil, 2) Shri. Shatrughan Budhaji Patil 3) Shri. Maruti Budhaji Patil 4) Smt. Nagibai Budhaji Patil 5) Shri. Laxman Budhaji Patil 6) Shri. Bharat Budhaji Patil 7) Smt. Jana @ Janabai Ram Patil 8) Shri. Roshan Ram Patil 9) Shri. Avinash Ram Patil – collectively belongs to 250 Sq. Mtrs.

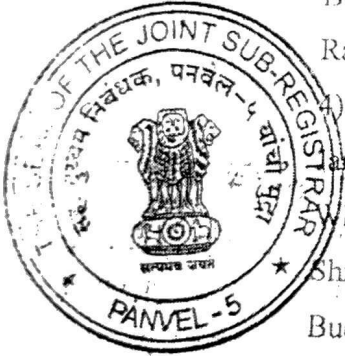
In this Shri. Rajesh Budhaji Patil passed away his legal heir is Smt. Nirabai Rajesh Patil. Also in this 1) Smt. Nagibai Budhaji Patil 2) Shri. Roshan Ram Patil & 3) Shri. Avinash Ram Patil release their benefits & rights in favour of 1) Smt. Nirabai Rajesh Patil 2) Shri. Shatrughan Budhaji Patil 3) Shri. Maruti Budhaji Patil 4) Shri. Laxman Budhaji Patil 5) Shri. Bharat Budhaji Patil 6) Smt. Jana @ Janabai Ram Patil. So finally, 1) Smt. Nirabai Rajesh Patil 2) Shri. Shatrughan Budhaji Patil 3) Shri. Maruti Budhaji Patil 4) Shri. Laxman Budhaji Patil 5) Shri. Bharat Budhaji Patil 6) Smt. Jana @ Janabai Ram Patil collectively belongs to 250 Sq. Mtrs.

Where, 1) Smt. Nirabai Rajesh Patil 2) Shri. Shatrughan Budhaji Patil 3) Shri. Maruti Budhaji Patil 4) Shri. Laxman Budhaji Patil 5) Shri. Bharat Budhaji Patil 6) Smt. Jana @ Janabai Ram Patil entered into Development Agreement with Promoter.

8) The Promoter has entered into Agreement with the Architect 'VISTAAR ARCHITECTS & PLANNERS' office at SHREE NAND DIHAM BLDGS A505/506, Plot No. 59, Sector 11, CBD Belapur, Navi Mumbai – 400 614 registered with the Council of Architects in the Form so prescribed.

9) The Promoter have submitted to the CIDCO Ltd. and other authorities the building plans, specifications and designs for the said plot. The CIDCO Ltd.

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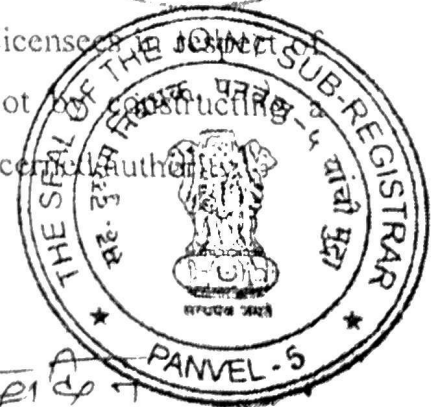
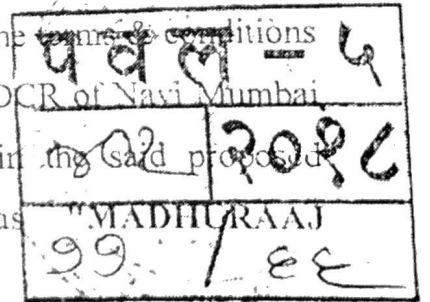
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has sanctioned the building plans, specifications and designs submitted by the Promoter and granted its Commencement Certificate and Development permission vide its letter dated 24<sup>th</sup> October, 2016 having reference No. CIDCO/BP-15150/TPO(NM&K)/2016/1064 to construct Residential cum Commercial complex of Ground + Six upper floors. Hereto annexed and marked *Annexure - "B" and "C"* are the copies of the Assessment Order and Commencement Certificate both dated 24<sup>th</sup> October, 2016.

- 10) The Promoter has also appointed "SHRAVANI CONSULTANTS." as RCC Consultants office at F-7, NEIGHBOURHOOD SHOPPING COMPLEX, Sector - 04, Nerul, Navi Mumbai. for the preparation of structural designs and drawings of the buildings.
- 11) The Promoter shall keep engaged the Architect and the Structural Engineer with the project who shall professionally supervise the same till the completion thereof.
- 12) The Promoter have now commenced with the construction of the complex on the said Plot in accordance with the sanctioned plans and / or revised plans or in accordance with such further revised plans that shall be sanctioned by CIDCO Ltd. by permitting construction of such premises as per the terms & conditions of the said Agreement to Lease & in accordance with GDCR of Navi Mumbai and the Promoters are desirous of selling Premises in the said proposed Complex which is intended to be named as "MADHURAJ NAGESHWAR".
- 13) In the above circumstances, the Promoter are the New Licensees of the said Plot and are entitled to develop the said plot by constructing building/s as per the building plans sanctioned by the concerned Authority.



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## B. AND WHEREAS:

I. The Real Estate (Regulations & Development) Act 2016 (RERDA) has come into force w.e.f. 1<sup>st</sup> May 2017, S. 3 whereof requires real estate projects in any planning area to be compulsorily registered with the Real Estate Regulatory Authority **within three months** of the date of the commencement thereof. The Promoter is, therefore, in the process of collating the required informations/documents and undertakes to comply with the mandate of the 1<sup>st</sup> Proviso to S. 3 of the RERDA.

II. On demand from the Purchaser/s the Promoter has afforded him/her/them the inspection of all the documents of title adverted to supra relating to the project land as also that of the plans, design and specifications prepared by Architect including all such other and further documents mandated by the RERDA and the Rules and Regulations framed thereunder.

III. The authenticated copy of the Title Certificate issued by Advocate Harish [redacted] office at B-10/0:5, Sector-1, behind Sai Baba Mandir, Vashi, Navi Mumbai - 400 703 is annexed hereto and marked *Annexure - "D"*.

IV. The authenticated copy of the plans and specifications of the flat/ apartment agreed to be purchased by the Purchaser/s as sanctioned and approved by the Town Planning Authority is annexed hereto and marked as *Annexure "E"*.

The Promoter has obtained all the requisite permissions/approvals from the Town Planning Authority (the CIDCO) as mandated by the **GDCR for Navi Mumbai, 1975** as amended from time to time and shall apply for the Occupancy Certificate in accordance with and in compliance of Reg. 9-2 of the GDCR. The Town Planning Authority shall then grant the Occupancy Certificate as mandated by Reg - 11 of the GDCR.

V. The Promoter has registered the Project under the Provisions of the Act with the Real Estate Regulatory Authority at Mumbai on 16/08/2017 under Registration No. P520000006769; authenticated copy is attached in *Annexure "H"*.

VI. The Promoter has accordingly commenced the building operations upon the project lands.

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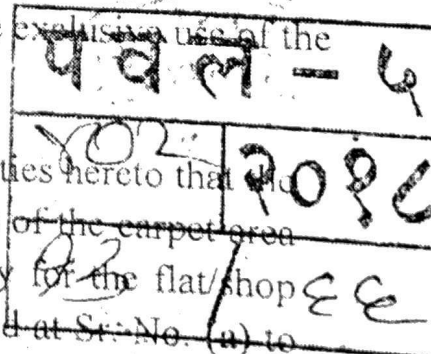
**C. AND WHEREAS:**

I. The Purchaser/s has/have requested the Promoter and the Promoter has agreed to sell (on the basis of carpet area only) to the Purchaser/s a **flat/shop bearing No. 201**, admeasuring **24.750 Sq. Mtr.** Carpet Area located on the **SECOND Floor** thereof in the Project to be known as "**MADHURAAJ NAGESHWAR**" as shown in the typical floor plan being Annexure "E" hereto being constructed on the Project Lands.

II. The carpet area mentioned in the immediately preceding clause means the net useable floor area of the flat/shop including the area covered by the internal walls but excluding the area covered by:

- (a) The enclosed balcony which is **4.386 sq.mts.** for the exclusive use of the Purchaser. Explanation: The enclosed balcony means the balcony that has been permitted to be enclosed as per the approved plan under Regulation 16.3(5)(d) of the GDCR for Navi Mumbai, 1975.
- (b) The Double Height Projected (Pocket) Terrace has been designed by the architect as per the prevailing policy of CIDCO, which admeasures **0.000 sq.mts.** for the exclusive use of the Purchaser.
- (c) The flower-bed has been designed by the architect as per the policy of the Planning Authority which admeasures **5.624 sq.mts.** for the exclusive use of the Purchaser
- (d) The cupboard area admeasuring **1.280 sq.mts.** for the exclusive use of the Purchaser/s.

**N.B.:** It is unambiguously agreed and understood by the parties hereto that the Promoter has agreed to sell the flat/shop on the basis of the carpet area alone and the consideration mentioned herein is only for the flat/shop (on the basis of the carpet area). The items mentioned at Sr. No. (a) to (d) shall pass onto the Purchaser free of cost along with the flat/shop. Since the items nos. (a) to (d) passes on the Purchaser/s free of cost, they (the Purchasers) undertake not to raise any kind of objection vis-à-vis the same including their area even if the same increases/decreases.



III. The carpet area mentioned in the immediately preceding clause means the net useable floor area of the flat/shop including the area covered by the internal walls but excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said flat/shop for exclusive use of the Purchaser or verandha area and exclusive open terrace area appurtenant to the said flat for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the flat/shop.

IV. The Purchaser/s has/have agreed to pay Rs.21,50,000/- (Rupees Twenty One Lakh Fifty Thousand Only) being the consideration of the said flat (on the basis of the carpet area alone) in accordance with the provisions of the RERDA and Rules and Regulations framed thereunder. The Purchaser paid Rs.15,00,000/- (Rupees Fifteen Lakh Only) as advance and the balance amount shall be paid strictly in accordance with the progress of the construction work as delineated in the Schedule annexed hereto and marked as *Annexure - "F"*.

The Promoter, therefore, in compliance of the mandate of S. 13 of the RERDA execute this Agreement evincing the terms and conditions mutually agreed upon by and between the parties hereto whereunder the Promoter has agreed to sell and the Purchaser/s has/have agreed to purchase the flat/shop and covered parking which are set out hereunder.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY  
BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ESSENTIAL CLAUSES ARE INTEGRAL TO THIS AGREEMENT: The  
terms supra are intended to be treated as the integral part of this agreement  
for all purposes including the interpretation of this document.

CONSTRUCTION OF THE PROJECT: The Promoter shall under normal  
conditions construct the building consisting of ground and 6 upper floors on  
the pieces and parcels of lands bearing Plot No. 17, admeasuring 749.94 Sq.  
mtrs., Sector - 11, Taloje Panchnand, Phase - I Taluka - Panvel, District -  
Raigad. (the Project Lands). more particularly described in the Schedule  
hereunder written, in accordance with the plans and specifications approved  
and sanctioned by the CIDCO. The Promoter will be entitled to make such  
variations and modifications as the Promoter may consider necessary or

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desirable or as may be required by the Government, the CIDCO or any other Public Body or Authority to be made in them. The said plans and specifications have been kept at the office of the Promoter for inspection.

**PROVIDED THAT** except for such variations/additions/alterations/modifications as might be required to be carried out as per the requisition of the Government/Authorities, others shall be carried out, if so required, with the consent of the Purchasers in accordance with the mandate of the RERDA and the Rules and Regulations framed thereunder

### 3. SALE OF FLAT/SHOP:

The Promoter hereby agree to sell to the Purchaser/s (subject to the due and timely payment of the consideration and further subject to the due and proper performance and compliance of all the terms and conditions herein appearing by the Purchaser/s) and the Purchaser/s hereby agrees to purchase from the Promoter on the basis of carpet area<sup>1</sup> only being **Flat/Shop No. 201** admeasuring **24.750 Sq. Mtrs.** carpet area (hereinafter referred to as "the said flat/shop") located on the **SECOND Floor** of the Project to be known as "**MADHURAAJ NAGESHWAR**" being constructed on the Project Lands as shown in the typical floor plan being Annexure "E" hereto being constructed on the Project Lands.

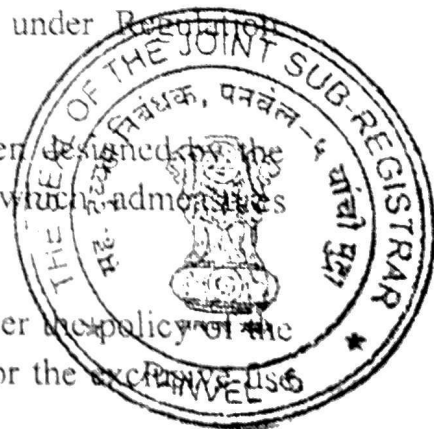
3.1 The carpet area mentioned in the immediately preceding clause means the net useable floor area of the flat/shop including the area covered by the internal walls but excluding the area covered by:

- (a) The enclosed balcony which is **4.386 sq.mts.** for the exclusive use of the Purchaser.

Explanation: The enclosed balcony means the balcony that has been permitted to be enclosed as per the approved plan under Regulation 16.3(5)(d) of the GDCR for Navi Mumbai, 1975.

- (b) The Double Height Projected (Pocket) Terrace has been designed by the architect as per the prevailing policy of CIDCO, which admeasures **0.000sq.mts.** for the exclusive use of the Purchaser.
- (c) The flower-bed has been designed by the architect as per the policy of the Planning Authority which admeasures **5.624 sq.mts.** for the exclusive use of the Purchaser.

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- (d) The cupboard area admeasuring 1,280 sq.mts. for the exclusive use of the Purchaser/s.

**N.B.:** It is unambiguously agreed and understood by the parties hereto that the Promoter has agreed to sell the flat on the basis of the carpet area alone and the consideration mentioned herein is only for the flat (on the basis of the carpet area). The items mentioned at Sr. No. (a) to (d) shall pass onto the Purchaser free of cost alongwith the flat/shop

- 3.2 The carpet area mentioned in the immediately preceding clause means the net useable floor area of the flat/shop including the area covered by the internal walls but excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said flat/shop for exclusive use of the Purchaser or verandha area and exclusive open terrace area appurtenant to the said flat/shop for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the flat/shop.

The Purchaser/s hereby agree/s to purchase and the Promoter agrees to sell the Covered Parking No. .... being constructed as per the plans for the consideration of ' ...../- (Rupees .....).

**N.B.:** Covered Parking means an enclosed or covered area approved by the competent Authority as per the DCR for the parking and which may be in the basement and/or stilt and/or podium and/or space provided by mechanized parking arrangements.

**CONSIDERATION:**

In consideration of the Promoter agreeing to sell the said flat/shop on the basis of the carpet area only, the Purchaser/s has/have agreed to pay to the Promoter, a lumpsum price of Rs.21,50,000/- (Rupees Twenty One Lakh Fifty Thousand Only).

- 5.2 In consideration of the Promoter selling the Covered Parking No. ...., the Purchaser/s shall pay to the Promoter ' ..... /- (Rupees ..... Only).

- 5.3. The Purchaser shall pay to the Promoter the aggregate amount of Rs.21,50,000/- (Rupees Twenty One Lakh Fifty Thousand Only) towards the consideration of the flat/shop and the Covered Parking in accordance with the Schedule of Payment being Annexure - "F" hereto. The payment of the consideration STRICTLY as per the payment schedule is agreed and understood to be the essence of the contract for the payment of the installments as per the schedule is essential for

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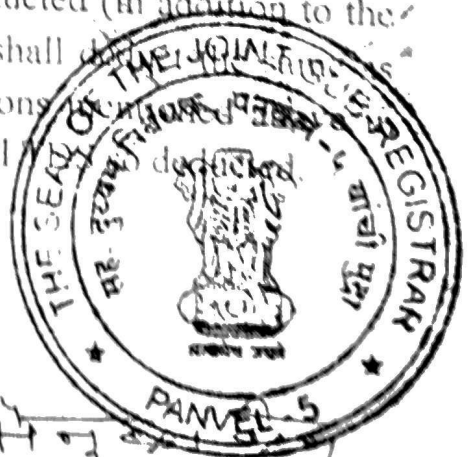
the completion of the construction in the given time frame and the default may adversely affect the completion of project within the committed time frame. The Purchaser/s has been explained that any default in the payment as per the schedule might cause loss/delay to the entire project. The Purchaser/s has/have therefore agreed not to commit any default in the payment and scrupulously and tenaciously adhere to the schedule of payment.

5.4. The aggregate consideration of Rs.21,50,000/- (Rupees Twenty One Lakh Fifty Thousand Only) mentioned supra is exclusive of the taxes, cesses, charges, penalties viz. service tax/GST/VAT/Octroi/ LBT etc. and/or any other taxes, cesses, charges, penalties which might be levied/exacted in connection with carrying out of the development of the project and/or the building operations therein upto the date of the handing over the possession of the apartment/covered parking, which the Purchaser/s undertake/s to pay the Promoter apart from the aggregate consideration of the flat/shop/covered parking.

5.5. The Purchaser/s hereby agrees, declares and confirms with the Promoter that the Purchaser/shall comply with the mandate of S. 194-IA of the Income Tax Act, 1961 by deducting TDS, if applicable, and depositing the same with the concerned Authorities under Income Tax Department and the Purchaser/s shall file the necessary return of such TDS with the Income Tax Authorities within the stipulated period and shall also issue the TDS certificate to the Promoter within the stipulated period. NOTWITHSTANDING anything contained herein, it is specifically agreed by the Purchaser/s that the Purchaser/s shall be entitled to get the credit of the TDS deducted by him / her / them only if the Promoter is entitled to get the credit from the Income Tax Department of such TDS amount paid by the Purchaser/s. In case if there is any additional TDS required to be deducted (in addition to the TDS already deducted), then the Purchaser/s shall deduct the same and when required under law and the conditions of this Clause shall be applicable for the additional TDS deducted.

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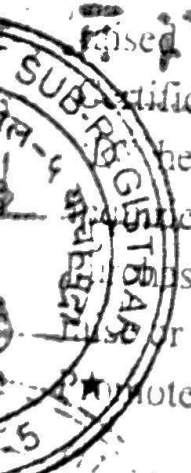




5.6. All the cheques, demand drafts and/or instruments in discharge of the aforesaid aggregate consideration to be paid by the Purchaser/s to the Promoter shall be drawn in favour of "M/s. Madhuraaj Engineers & Builders (Nageshwar) Current A/c No. 024011400000002 with M/s. The Mahanagar Co-Op. Bank Ltd., Sector - 12, Kharghar Branch."

5.7. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

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**INSPECTION OF DOCUMENTS BY THE PURCHASER/S:** The Purchaser/s has/have prior to the execution of this Agreement, perused all the documents constituting title deeds, approved plans, commencement certificate, development permission and satisfied himself/themselves/herself about the title of the Promoter to the said flat and no requisition or objection shall be raised upon the Promoter in any matter relating thereto. A copy of the certificate of Title issued by Mr. Harish S. Gore, Advocate, being Annexure hereto. The Purchaser/s has independently of the said certificate made enquiries concerning the title of the Promoter to the said property and the Purchaser/s has/have accepted the same and he/she/they shall not be entitled to raise or administer any requisition or objection in respect of the property or the Promoter title thereto.

**CONFIRMATION OF THE CARPET AREA:** The Promoter shall...

xi. Till a conveyance of the Project Lands alongwith the building in which flat/shop is situated is executed in favour of Society/Limited Society, the Purchaser/s shall permit the Promoter and his surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.

xii. The Purchaser/s shall in addition to the consideration of the flat/shop set out in Cl. 5.4 supra, pay the proportionate share of VAT/Service tax/GST and/or any other charges, cesses, taxes demands made/raised by the Government, CIDCO and/or any other authorities.

26. **SEPARATE BANK ACCOUNTS FOR ADVANCE & DEPOSITS:** The Promoter has opened the separate Project Bank account of the said Project "M/s. Madhuraaj Engineers & Builders (Nageshwar) with M/s. The Mahanagar Co-op. Bank Ltd., Sector - 12, Kharghar Branch, under Current A/c No. 024011400000003" wherein it will deposit 70% of all Project collection except amount like taxes, deposits & statutory levis as required under Section 4(2)(1)(D) of the said Act.

Also, the Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which he has been received.

**NOT A DEMISE:** Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said flat/shops or of the Project Lands and the building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the flat/shop hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the Project Lands alongwith the said building is transferred to the Society/Limited Company as hereinbefore mentioned.

28. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:** The Promoter executes this Agreement he shall not mortgage or create a charge on the flat/shop and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in

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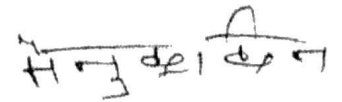
THE FIRST SCHEDULE OF THE LAND ABOVE REFERRED TO:

All that piece or parcel of land known admeasuring 749.94 M<sup>2</sup> bearing Plot No. 17, lying being and situate at Sector – 11, Taloje Panchnand, Tal. Panvel, Dist. Raigad.

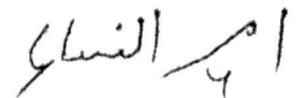
On or towards the North by : 15 Mt. Wide Road  
 On or towards the South by : Plot No. 24 & 25  
 On or towards the East by : Plot No. 18  
 On or towards the West by : Plot No. 16

THE SECOND SCHEDULE OF THE FLAT ABOVE REFERRED TO:

Flat No. 201 on the SECOND Floor in “—” Wing admeasuring about 24.750 sq. meters carpet area in the Project known as “MADHURAAJ NAGESHWAR” Plot No. 17, (under 12.5% Gaothan Expasion) Scheme at Sector – 11, admeasuring on or about 749.94 square meters, situated at Taloje Panchnand, Tal. Panvel, Dist. Raigad.

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IN WITNESS WHEREOF THE PARTIES HAVE HERETO SET AND SUBSCRIBED  
RESPECTIVE HANDS AND SEALS THE DAY & THE YEAR FIRST HEREBY  
WRITTEN.

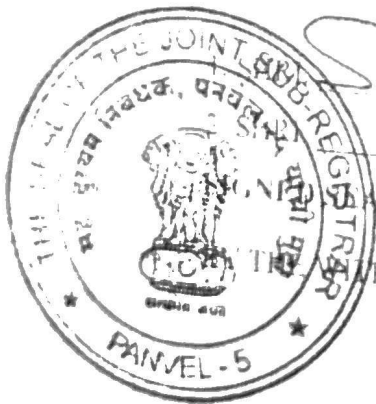
SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED PROMOTERS  
FOR M/S. MADHURAAJ ENGINEERS  
& BUILDERS

Through its Proprietor

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M/S. MADHURAAJ DAULATRAO PATIL

In the presence of:



S. V. Anandarama  
अनंदराम

SEALED AND DELIVERED by the  
WITHIN NAMED PURCHASER/S



FOR M/S. MADHURAAJ  
ENGINEERS & BUILDERS  
Signature's

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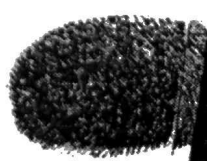
Through its proprietor  
(PROMOTERS)

PARTY OF THE ONE PARTY



मनुकुकिन

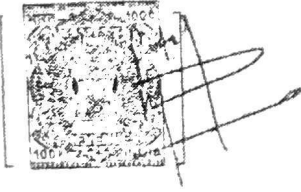
Mr. MAINUDDIN JAMEEL AHMED



## RECEIPT

Received of and from the within named PURCHASER Mr. Mainuddin Jameel Ahmed Shah & Mrs. Amirunnisa Mainuddin Shah a sum of Rs.15,00,000/- (Rupees Fifteen Lakh only) being the EMD Booking amount of Sale Price of FLAT being Flat No. 201, in — Wing, on 2<sup>nd</sup> Floor, admeasuring 24.750 Square Meters Carpet Area, in building "MADHURAAJ NAGESHWAR", Plot No. 17, (under 12.5% Gaothan Expansion Scheme) at Sector 11, admeasuring on or about 749.94 square meters, situated at Taloje Panchnand, Tal. Panvel, Dist. Raigad.

I / We Say Received



Rs.15,00,000/-

Proprietor of MADHURAAJ ENGINEERS & BUILDERS

Mr. MADHHU DAULATRAO PATIL

Proprietor

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

REGD. OFFICE:

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

PHONE (Reception) +91-22-6670 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.

Date:

सिडको / वसाहत / साटयो / तळोजा-४०० / २०१६ / ४१०३

१२.०९.२०१६

मे. मधुराज इंजिनिअर्स अॅण्ड बिल्डर्स तर्फे प्रोप्रा.

श्री. मधु डी पाटील,

पत्ता: दुकान नं ०८, भूखंड क. ए- ८५,

सेक्टर १२, खारघर, नवी मुंबई ४१० २१०.

विषय :- साडेबारा टक्के योजनेनुसार मौजे तळोजा येथे वाटप करण्यात आलेल्या भूखंडाचे हस्तांतरणाबाबत.

संदर्भ :- आमच्या कार्यालयाचे पत्र क. सिडको / वसाहत / तळोजा-४०० / साटयो / २०१५. दिनांक -

महोदय,

साडेबारा टक्के योजनेअंतर्गत मौजे तळोजा येथे श्री. राघो कमल्या पाटील व इतर ११ यांना वाटप करण्यात आलेला भूखंड क्रमांक -१७, सेक्टर- ११, क्षेत्र- ७४९.९४ चौ.मी. आणि मे. मधुराज इंजिनिअर्स अॅण्ड बिल्डर्स तर्फे प्रोप्रा. श्री. मधु डी. पाटील यांचे नावे हस्तांतरित करण्यास वरील संदर्भित पत्रान्वये परवानगी देण्यात आली आहे.

उपरोक्त भूखंडाचा त्रिपक्षीय करारनाम्या दिनांक- ११.१२.२०१५ रोजी सिडको, १) श्री. राघो कमल्या पाटील, २) श्रीमती. सुमन राम खानावाकर, ३) श्रीमती. लिलाबाई उर्फ राजेशी चंद्रकांत पाटील, ४) श्री. राजेश बुधाजी पाटील, ५) श्री. शत्रुघ्न बुधाजी पाटील, ६) श्री. मारुती बुधाजी पाटील, ७) श्रीमती. नागीबाई बुधाजी पाटील, ८) श्री. बुधाजी पाटील, ९) श्री. भरत बुधाजी पाटील, १०) श्रीमती. जना उर्फ जनीबाई राम पाटील, ११) श्री. अविनाश राम पाटील आणि मे. मधुराज इंजिनिअर्स अॅण्ड बिल्डर्स तर्फे प्रोप्रा. श्री. मधु डी. पाटील यांच्यामध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी दुर्यम निबंधक कार्यालयात क्रमांक पवल४-१५६७१/२०१५, दिनांक-११.१२.२०१५, पावती क्र-१७५२०, अन्वये करण्यात आलेली असल्याने व सदर कराराची सत्यप्रत आपण आमचेकडे सादर केली असल्यामुळे उपरोक्त भूखंडाचा परवानग्याबाबत मे. मधुराज इंजिनिअर्स अॅण्ड बिल्डर्स तर्फे प्रोप्रा. श्री. मधु डी पाटील यांची नावे सिडकोच्या दफ्तरी नोंदणीत नोंदणीत आलेली आहेत.

कळावे.

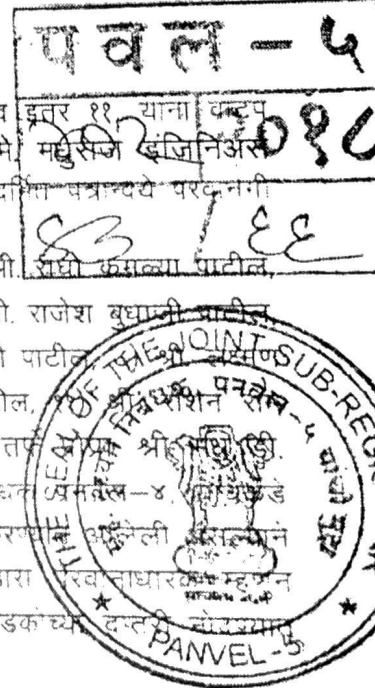
आपला विश्वासू,



प्रत श्री. राघो कमल्या पाटील व इतर ११

प्रत वरीष्ठ नियोजनकार (बांधकाम परवानगी नं.मु/खोपटा)

व्यवस्थापक (शहर सेवा-२)  
व्यवस्थापक शहरसेवा - २  
वसाहत विभाग, १ ला मजला,  
सिडको ली. सीधीडी बेलापुर,  
नवी मुंबई.





# TITLE CERTIFICATE

This is to certify that I have investigated the title of M/s MADHURAAJ ENGINEERS BUILDERS through its Proprietor Mr. MADHU DAULATRAO PATIL, aged 46 years Indian Inhabitants, having office at Shop No. 8, Plot No. F-85, Sanyukta, Sector-Kharghar, Navi Mumbai - 410 210 to the property described below, at his request on basis of Photo Copies of Commencement Certificate Letter Ref. No. CIDCO/15150/TPO(NM & K)/2016/1064 dated 24/10/2016, Height Clearance NOC issued by CIDCO vide its Letter Ref. No. CIDCO/TPO (NM&k)/2016/1091 dated 27/01/2016, Letter Ref. No. CIDCO/Vasahat/Satyo/Taloja-400/2016/4103 dated 12/01/2016 issued for transfer, Registered Tripartite Agreement dated 11/12/2015, Registered Agreement Lease dated 02/11/2015, Public Notice dated 11/07/2017 in M. A. No. 342/2017, Heirship Certificate Order dated 17/03/2015 in Civil M. A. No. 808/2014, Order below Exh. 1 dated 26/03/2013 in Civil M. A. No. 271/2011, Civil M. A. Heirship Certificate Order dated 11/11/1997 in Civil M.A. No. 179/95, Allotment Letter Ref. No. Land/Panch/12.5% Scheme/400 dated 14/11/1994 & other relevant Documents which are produced to me for my perusal.

## DESCRIPTION OF THE PROPERTY:

All that pieces or parcels of land or ground bearing All that piece and parcel of Land bearing Plot No. 17 having admeasuring 749.94 Sq. Mtrs. area (Under 1<sup>st</sup> Erstwhile Gaothan Expansion Scheme) lying being and situated in Sector - Village - Taloje-Panchnand, Navi Mumbai - 410208, Taluka - Panvel & District - Raigad, and bounded as follows:- On or towards the North by : 15 Mtrs Wide Road, towards the South by : Plot No. 24, On or towards the East by : Plot No. 18, On or towards the West by : Plot No. 16, (hereinafter referred to as the 'SAID PLOT').

1. The City and Industrial Development Corporation of Maharashtra Limited a company incorporated under the companies Act of 1956 (I of 1956) and having registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai - 400 021, (hereinafter referred to as the 'CORPORATION / CIDCO Ltd.') is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai Government of Maharashtra in exercise of its powers under Subsection (1) and Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act XXXVII of 1966, hereinafter referred to as the 'SAID ACT').

प्रधान  
400 021  
1966

2. The State Government in pursuance to section 113(A) of the said Act, has vested the lands described therein and vesting such lands in the Corporation for Development and disposal.

3. The Letter Ref. No. Land/Panch/12.5% Scheme/400 dated 14/11/1994 issued by CIDCO Ltd. to Shri. Ragho Kamliya Patil and Others and informed them that the Land had been acquired for New Mumbai Project, therefore, they have taken the said Plot on Lease basis adhering to the terms and conditions of the said Gaothan Expansion Scheme in Manual / Computer Lottery Draw dated 14/11/1994.

THE JOINT  
14/11/1994



Date : 24/10/2016

Reference No. : CIDCO/BP-15150/TPO(NM & K)/2016/1064

To,  
M/s. Madhuraaj Engineers & Builders, Through its  
Prop. Shri. Madhhu Daulatrao Patil  
Sanyukta, Shop No. 8, Plot No. F-85, Sector-12,  
Kharghar, Navi Mumbai.  
PIN - 410210

ASSESSMENT ORDER NO. 2016/916

7	1	0	2	0	2	5	4	0	1
Unique Code No.									
Sub. Payment of Construction & Other Workers Welfare Cess charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 17, Sector 11 at Taloja 12.5% Scheme Plot, Navi Mumbai.									
Ref : 1) Your Proposal No. CIDCO/BP-15150/TPO(NM & K)/2016 dated 30 March, 2016									

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
ON RESIDENTIAL AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**



Assessed by : M/s. Madhuraaj Engineers & Builders, Through its Prop. Shri. Madhhu Daulatrao Patil

Plot No. 17, Sector 11 at Taloja, Navi Mumbai

- 3) Land Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 749.94
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSEMENT : 1822.48 Sq.mts
- A) ESTIMATED COST OF CONSTN. : Rs. 17800
- B) AMOUNT OF CESS : Rs. 217236.48

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
	20160302102025401	23/8/2016	217236.48	01610 TPO/Account/7609	8.9.2016	Demand Draft

Yours faithfully,

*(Signature)*  
ASSOCIATE PLANNER (BP)

*(Handwritten mark)*

Reference No. CIDCO/BP-15150/TPO(NM &amp; K)/2016/1064

Date: 24/10/2016

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s. Madhuraaj Engineers & Builders, Through its Prop. Shri. Madhhu Daulatrao Patil, Sanyukta, Shop No. 8, Plot No. F-85, Sector-12, Kharghar, Navi Mumbai. for Plot No. 17, Sector 11, Node Taloja. As per the approved plans and subject to the following conditions for the development work of the proposed

ल-4	Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] in 12.5 % Scheme Plot 1
2096	Ground Floor + 6Floor Net Builtup Area [ Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] = 109.05 Total BUA = 109.05 sq.m.
8/1/16	Nos. Of Residential Units :- 36, Nos. Of Mercantile / Business (Commercial) Units :- 6

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.



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

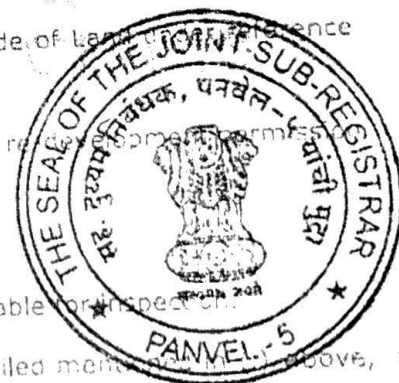
1. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
2. Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

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 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.

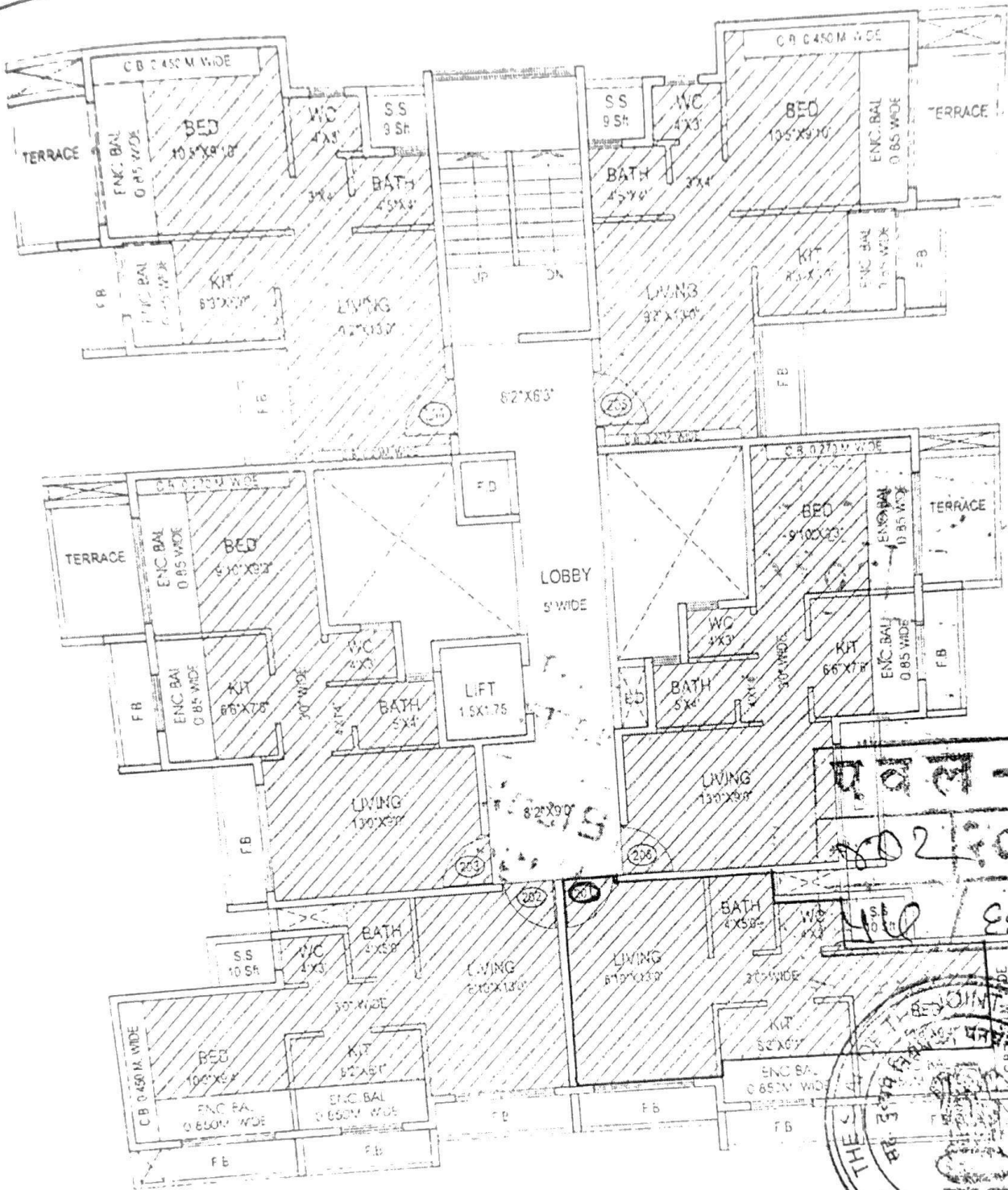
**1. The applicant shall :-**

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 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 authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Certificate shall remain valid for period of 7 year from the date of its issue, thereafter revalidation of the same shall be done, accidentally, with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the C.O.S. 1975.
4. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title therefrom under him.

5. A certified copy of the approved plan shall be exhibited on site.
6. The amount of Rs 4,000.00/- 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.
7. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground 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 fire fighting purpose".
8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
9. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/UD-11/DP Dated 19<sup>th</sup> 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 Reference along with 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 above, shall be published in two widely circulated newspapers one of which should be in regional language.
11. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-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



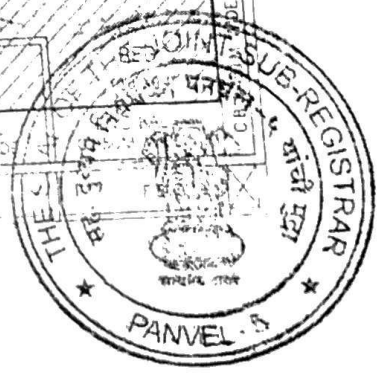
# "ANNEXTURE - E"



2ND FLOOR PLAN

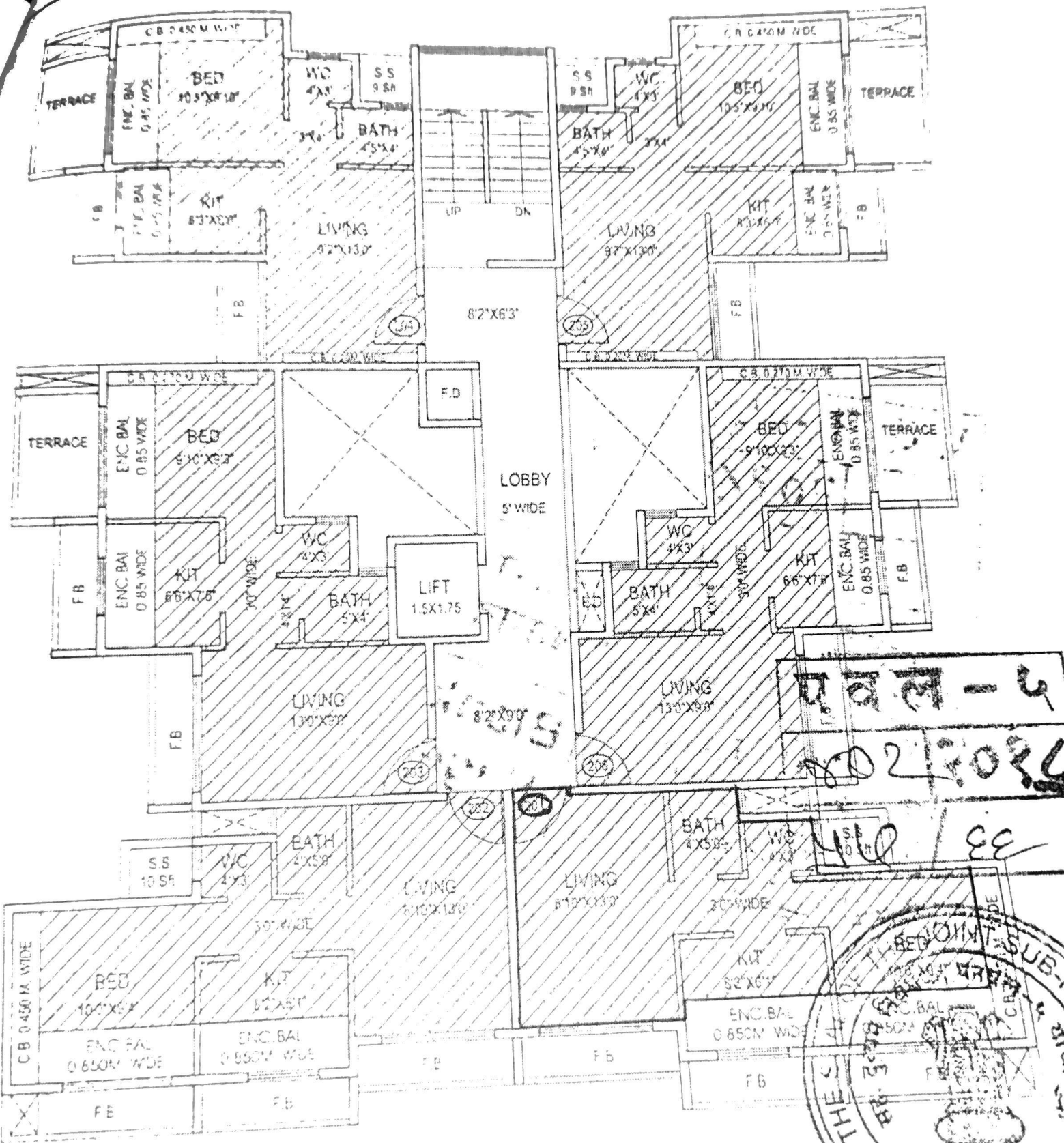


प्लॉट - 17  
202, 203, 204  
33



FLAT NO	FLOOR	PROJECT - NAGESHWAR	SIGN OF PURCHASER	SIGN OF VENDOR
201	Second	PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT NO 17, SECTOR-11, TALUJE NAVI, MUMBAI	<i>[Handwritten Signature]</i>	<i>[Handwritten Signature]</i>

# ANNEXTURE - E



2ND FLOOR PLAN



" ANNEXTURE - H "



**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 P52000006769

Project **Nageshwar, Plot Bearing / CTS / Survey / Final Plot No. PLOT NO 17at Talaje Panchnad , Panvel, Raigad 410208.**

1 Mr./Ms. **Madhhu Daulatrao Patil** son/daughter of Mr./Ms. **Daulat Natu Ragade Tehsil: Panvel, District: Raigad Pin 410210** situated in State of Maharashtra.

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 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, Right of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottee 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 16/08/2017 and ending with 31/12/2019 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.

प. ५, १ - ५  
००२०१८  
०० ११

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 8/16/2017 5:24:47 PM



# 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  
P52000006769

Project: **Nageshwar, Plot Bearing / CTS / Survey / Final Plot No. PLOT NO 17 at Taloje**  
**410208.**

1. Mr./Ms. **Madhhu Daulatrao Patil** son/daughter of Mr./Ms. **Daulat Natu Ragade** Teh  
**Pin: 410210**, situated in State of Maharashtra.
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 all  
allottees, as the case may be, of the apartment or the common areas as per Rule  
(Regulation and Development) (Registration of Real Estate Projects, Registration  
of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter  
maintained in a schedule bank to cover the cost of construction and the land cost to  
as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5,  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real est  
from time to time, shall be deposited in a separate account to be maintained in a  
cost of construction and the land cost and shall be used only for that purpose, since  
the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **16/08/2017** and er  
renewed by the Maharashtra Real Estate Regulatory Authority in accordance with  
rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulation
  - 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

BEHMATULLAH SHAH

02/05/1984

Permanent Account Number

EQXPS0860R



Signature

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आधार



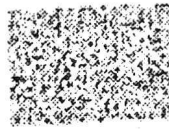
भारत सरकार  
GOVERNMENT OF INDIA

अमीरुन निसान मयूद्दीन शाह

Ameeroon Nishan Mainuddin  
Shah

जन्म तारीख / DOB: 01/05/1984

महिला / FEMALE



3734 07 10 5553

आधार-माझे आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAINUDDIN J AHMAD

JAMEEL AHMED

02/04/1982

Permanent Account Number

AOTPA8309K

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Signature



17032003

भारत सरकार  
Government of India

सम्भार उच्च अखत्यारी  
Sambhar Uchhat Akhtayale

Signature

Handwritten signature