

ADVOCATE
PRAKASH THAKKAR

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

ADVOCATE HIGH COURT

OFFICE: SHUBHANGAN COMPLEX,
SHOP NO:21, PLOT NO:25A,
SECTOR – 7, KAMOTHE.
NAVI MUMBAI.

CIDCO TRANSFER / STAMP DUTY & REGISTRATION / NOTARY /
POLICE NOC / OTHER LEGAL WORKS

Call : 9920035070 / 9322267458

AGREEMENT IS BETTER THAN ARGUMENT

Receipt (part)

528 15804

Wednesday, November 08, 2023

5:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 17031

दिनांक: 08/11/2023

पावतीचे नाव कामोटे

इस्तऐवजाचा अनुक्रमांक: पव4-15804-2023

इस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सुदाम महिपती शिंगाडे --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:56 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

सह मुख्यम निबंधक वर्ग २
पनवेल क्र. ४

बाजार मूल्य: रु. 3951800/-

मोबदला रु. 4200000/-

भरलेले मुद्रांक शुल्क: रु. 294000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123086913139 दिनांक: 08/11/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010774543202324E दिनांक: 08/11/2023

बँकेचे नाव व पत्ता:

मूळ दस्त/परत/मकाल
Shinyadesth
पक्षकारांनी सही

लिपीक
सह मुख्यम निबंधक पनवेल

गावाचे नाव : कामोठे

विलेखाचा प्रकार	करारनामा
मोबदला	4200000
बाजारभाव(भाडेपट्टयाच्या तितपट्टाकार आकारणी देतो की पट्टेदार ते करावे)	3951800

भू-मापन, पोटहिस्सा व माक(असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र 15अ/35 दर 95800/ प्रती चौ मी.सदनिका क्र 202 दुसरा मजला सिव्ही अपार्टमेंट(श्री स्वामी समर्थ सी एच एस लि)प्लॉट नं -38 सेक्टर 35 कामोठे नवी मुंबई तालुका पनवेल जिल्हा रायगड.क्षेत्रफळ 41.25 चौ मी बिल्टअप.((Plot Number : 38 ; SECTOR NUMBER : 35 ;))

प्रफळ

1) 41.25 चौ.मीटर

मरणी किंवा जुडी देण्यात असेल तेव्हा.

मतेवज करून देणा-या/लिहून ठेवणा-याचे नाव किंवा दिवाणी न्यायालयाचा नाव किंवा आदेश असल्यास, प्रतिवादिचे नाव.

1): नाव:-दिपक खंडू बामणे - - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं -2 बिल्डिंग नं -2 बाबू गेनू नगर घोडपदेव डी.पी वाडी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:- ANHPB0720A

वज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता

1): नाव:-सुदाम महिपती शिंगाडे - - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र 301 श्री स्वामी समर्थ सोसायटी प्लॉट नं 38 सेक्टर 35 कामोठे नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(ं:). पिन कोड:-410206 पॅन नं:-BXLPS3052D

2): नाव:-रूपाली सुदाम शिंगाडे - - वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र 301 श्री स्वामी समर्थ सोसायटी प्लॉट नं 38 सेक्टर 35 कामोठे नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(ं:). पिन कोड:-410206 पॅन नं:-FVKPS6423M

ज करून दिल्याचा दिनांक

08/11/2023

दणी केल्याचा दिनांक

08/11/2023

क, खंड व पृष्ठ

15804/2023

वाप्रमाणे मुद्रांक शुल्क

294000

वाप्रमाणे नोंदणी शुल्क

30000



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

विचारात घेतलेला तपशील:-

कारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

CHALLAN
MTR Form Number-6



GRN	MH01074543202324E	BARCODE	[Barcode]	Date	08/11/2023-13:00:36	Form ID	25 2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			PAN No.(If Applicable)	BXLPS3052D		
Location	RAIGAD			Full Name	SUDAM MAHIPATI SHINGADE		
Year	2023-2024 One Time			Flat/Block No.	SHREE SWAMI SAMARTH CHS LTD FLAT NO		
				Premises/Building	202		

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	294000.00
0030063301 Registration Fee	30000.00

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१५८०८ २०२३
९ / ३०

Road/Street	PLOT NO 38 SECTOR NO 35 KAMOTHE			
Area/Locality	NAVI MUMBAI			
Town/City/District				
PIN	4	1	0	2 0 6
Remarks (If Any)	PAN2=ANHPB0720A~SecondPartyName=DEEPAK KHANDU BAMHANE-CA=4200000-Marketval=3952000			



Amount In Words	Three Lakh Twenty Four Thousand Rupees Only
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FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	69103332023110815038	2837577586
Bank Date	RBI Date	08/11/2023-13:01:49	Not Verified with RBI
Bank-Branch	IDBI BANK		
Scroll No. , Date	Not Verified with Scroll		

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9322267458
 नाल केवल दुर्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू

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AGREEMENT TO SELL

FLAT NO: 202, SECOND FLOOR,
BLDG KNOWN AS "SIRVI APARTMENT"
(SHREE SWAMI SAMARTH CHS LTD)
GES PLOT NO: 38, SECTOR: 35,
KAMOTHE, NAVI MUMBAI.

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NODE : KAMOTHE
BUILT UP AREA IN SQ.MTRS. : 41.25
RATE PER SQ. MTRS. : Rs.95,800/-
MARKET VALUE : Rs.39,52,000/-



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SALE PRICE : Rs.42,00,000/-

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TOTAL STAMP DUTY : Rs.2,94,000/-
REGISTRATION FEES : Rs.30,000/-

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THIS AGREEMENT is made at Navi Mumbai, on this 6th day of NOV 2023.

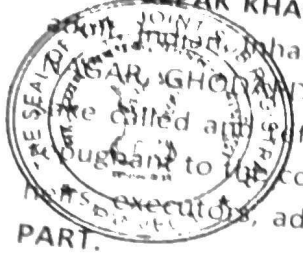
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94008 2023
E / 30

AGREEMENT TO SELL
BETWEEN

MR. DEEPAK KHANDU BAMHANE, aged 45 years, [PAN NO: ANHPB 0720 A], an adult, Indian, Inhabitant, residing at ROOM NO: 2, BUILDING NO: 2, BABU GENU DEV, D.P WADI, MUMBAI - 400 033., hereinafter for brevity's sake called and referred to as 'THE SELLER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**



AND

MR. SUDAM MAHIPATI SHINGADE, aged 36 years, [PAN NO: BXLPS 3052 D] & MRS. RUPALI SUDAM SHINGADE, aged 33 years, [PAN NO:FVKPS 6423 M], Both adults, Indians, Inhabitants, residing at FLAT NO:301, SHREE SWAMI SAMARTH CHS LTD, PLOT NO: 38, SECTOR 35, KAMOTHE, NAVI MUMBAI., hereinafter for brevity's sake called and referred to as 'THE PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

DESCRIPTION OF PROPERTY

FLAT NO:	FLOOR	PLOT NO:	SECTOR
202	SECOND	38	35
BUILDING KNOWN AS	: "SIRVI APARTMENT"		
SOCIETY NAME	: SHREE SWAMI SAMARTH CHS LTD		
NODE	: KAMOTHE, NAVI MUMBAI		
BUILT UP AREA IN SQ.MTRS.	: 41.25		

SALE PRICE : Rs.42,00,000/- (RUPEES FORTY TWO LAKHS ONLY)

Hereinafter referred to as 'THE SAID FLAT'

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WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD ., a Company incorporated under the Companies Act, 1956, (I of 1956) and having its Registered Office at Nirmal, 2ND Floor, Nariman Point, Mumbai-400 021, hereinafter referred to as "CIDCO" is Government Company wholly owned by the State Government and is also 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-Sections (i) and (3-A) of section – 113 of the Maharashtra Regional & Town Planning Act , (hereinafter referred to as the said Act)

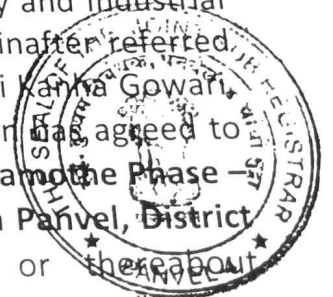
AND WHEREAS:

The State Government of Maharashtra has been acquired lands pursuant to Section -113 A of the said Act, and is vesting such lands in Corporation for it's development and disposal on such terms, conditions, stipulations, covenants and for a consideration as the Corporation may decide from time to time.

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AND WHEREAS:

By an Agreement to Lease dated 20/08/2009 executed by the City and Industrial Development Corporation of Maharashtra Ltd. Therein and hereinafter referred to as "the Corporation" of the One Part in favour of Smt. Kamlibai Kankha Gowari, therein referred to as the Licensee of Other Part, the Corporation has agreed to lease to the said Licensee, of Plot No: 38, Sector No. 35, Village Kamotha Phase - II, of 12.5% Gaonthan Expansion Scheme, Navi Mumbai, Taluka Panvel, District Raigad, containing by admeasurements 249.71 Sq.Mtrs. or thereabout (hereinafter for the sake of brevity referred to as "the said Property") more particularly described in the Schedule written there under for residential cum Commercial use on 60 years lease and on the terms and conditions and at or for a lease premium as contained therein, and the same was duly registered vide Registration Receipt No. 5481 Document Serial No. PVL-3-05416-2009 dated 20/08/2009.



AND WHEREAS:

In pursuance the said Agreement to Lease, the said Corporation handed over possession of the said plot to the original Allottee herein, enabling them to construct a building or buildings for residential cum Commercial use.

- h) The SELLER is in exclusive use, occupation and possession of the said FLAT and every part thereof and except the SELLER no other person or persons are in use, occupation and enjoyment of the said FLAT or any part thereof.
- i) The SELLER is not restricted either in the Income Tax Act, Gift Act, or under statute from disposing off the said FLAT or any other statute prevented from disposing stated in the Agreement.
- j) The SELLER has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the PURCHASER and the SELLER has all the rights, titles and interests to enter into his Agreement with the PURCHASER on the various terms and conditions as stated herein.

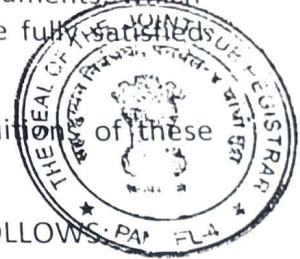
Relying upon the said aforesaid representations and declarations made by the SELLER herein, the PURCHASER has agreed upon to purchase the said FLAT.

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AND WHERE AS:

The PURCHASER have taken the inspection of all the various documents, which the SELLER has provided for inspection and the PURCHASER are fully satisfied about the title of the SELLER and they have inspected the FLAT.

Both the parties are desirous of recording the terms and conditions of these presents so reached between them.



NOW THIS AGREEMENT WITNESSETH IS MUTUALLY AGREED AS FOLLOWS:

1. THE SELLER has agreed to sell assign all interest and benefit in and upon FLAT.

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FLAT NO:	FLOOR	PLOT NO:	SECTOR
202	SECOND	38	35

BUILDING KNOWN AS : "SIRVI APARTMENT"

SOCIETY NAME : SHREE SWAMI SAMARTH CHS LTD

NODE : KAMOTHE, NAVI MUMBAI

BUILT UP AREA IN SQ.MTRS. : 41.25

=====

to the PURCHASER for a total sum of Rs.42,00,000/- (RUPEES FORTY TWO LAKHS ONLY) which shall be paid in the following manner:

[Handwritten signature]

[Handwritten signature: Shingardem Peshigade]

- SELLER do hereby cover
- To pay the maintenance charges to the society /Builder till the date of physical possession.
 - To pay the Electricity bill till the date of physical possession.
 - To pay the Property Tax Bill if any, till the date of possession.

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17. The PURCHASER do hereby agree as follows:

To pay the Stamp Duty and Registration Charges payable to the Revenue authorities.

To pay the Transfer Charges payable to the CIDCO.

THE TRANSFER CHARGES PAYABLE TO CIDCO

The Transfer charges payable to CIDCO if any for transfer in the name of SELLERS in records of CIDCO shall be paid by the SELLER. However the transfer charges for the transfer in the name of the PURCHASER shall be paid by the PURCHASER.

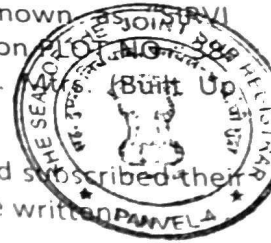
SCHEDULE OF PROPERTY

All THAT piece and parcel of Land known as PLOT No: 38, Sector – 35, in Village Kamothe Phase - II , of 12.5% Gaonthan Expansion Scheme, Containing admeasuring 249.71 Sq. Meters area Taluka Panvel, District Raigad, Registration District Raigad, Registration District and Sub Registration District Panvel, bounded as under :

- ON OR TOWARDS THE NORTH BY : Plot NO. 26 & Plot No: 25
- ON OR TOWARDS THE SOUTH BY : 11.00 Mtrs Wide Road
- ON OR TOWARDS THE EAST BY : Plot No. 39+40
- ON OR TOWARDS THE WEST BY : Plot No. 37

session.

FLAT NO: 202, on the SECOND FLOOR, building known as "SHREE SWAMI SAMARTH CHS LTD", constructed on SECTOR : 35, Kamothe, Navi Mumbai, admeasuring 41.25 Sq. area).



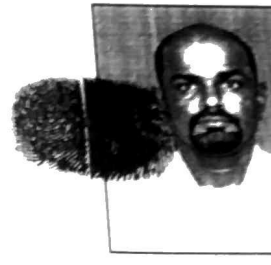
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written

payable to the

SIGNED AND DELIVERED by the
Within named SELLER

MR. DEEPAK KHANDU BAMANE

Handwritten signature of Mr. Deepak Khandu Bamane



In presence of

- 1) Mahesh Balkrushna Shingade *Mahesh*
- 2) Dinesh Mhatre *(D)*

of SELLERS
charges for
ASER.

SIGNED AND DELIVERED by the
Within named PURCHASER

MR. SUDAM MAHIPATI SHINGADE

Handwritten signature of Mr. Sudam Mahipati Shingade



MRS. RUPALI SUDAM SHINGADE

Handwritten signature of Mrs. Rupali Sudam Shingade

In presence of

- 1) Mahesh Balkrushna Shingade. *Mahesh*
- 2) Dinesh Mhatre *(D)*

n Village
ntaining
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ounded



9308 2023
9E/30

RECEIPT

Received of and From the within named PURCHASER, MR. SUDAM MAHIPATI SHINGADE & MRS. RUPALI SUDAM SHINGADE, sum of Rs.4,20,000/- (RUPEES FOUR LAKH TWENTY THOUSAND ONLY) being the PART PAYMENT of FLAT:



FLAT NO: 202 FLOOR: SECOND PLOT NO: 38 SECTOR: 35
BUILDING KNOWN AS : "SIRVI APARTMENT"
SOCIETY NAME : SHREE SWAMI SAMARTH CHS LTD
NODE : KAMOTHE, NAVI MUMBAI
BUILT UP AREA IN SQ.MTRS. : 41.25

DETAILS OF PAYMENT

CH.NO.	DATE	AMOUNT (Rs.)	BANK
270206	25/10/2023	Rs.1,00,000/-	BANK OF INDIA
NEFT	08/11/2023	Rs.3,20,000/-	BANK OF INDIA
TOTAL:		Rs.4,20,000/-	

I SAY RECEIVED

Rs.4,20,000/-

A rectangular stamp with a grid pattern and some illegible text, overlaid with a handwritten signature in black ink.

(MR. DEEPAK KHANDU BAMHANE)

SELLER

3

CIDCO/BP-7355/ATPO(NM & K)/2012/349---

15 JUN 2012

Unique Code No. 2 0 1 2 0 3 0 2 1 0 2 1 6 2 5 0 2

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building (Gr. +04 floors) [Res. BUA=348.607 Sq.mtrs. Comm. BUA=24.278 Sq.mtrs. Total BUA=372.885 Sq.mtrs. (No. of Units, Res.16 Nos. & Comm. 03 Nos.) on Plot No.38, Sector-35 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Aakarsiddhi has been inspected on 14/05/2012 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 03/02/2010 and that the development is fit for the use for which it has been carried out.

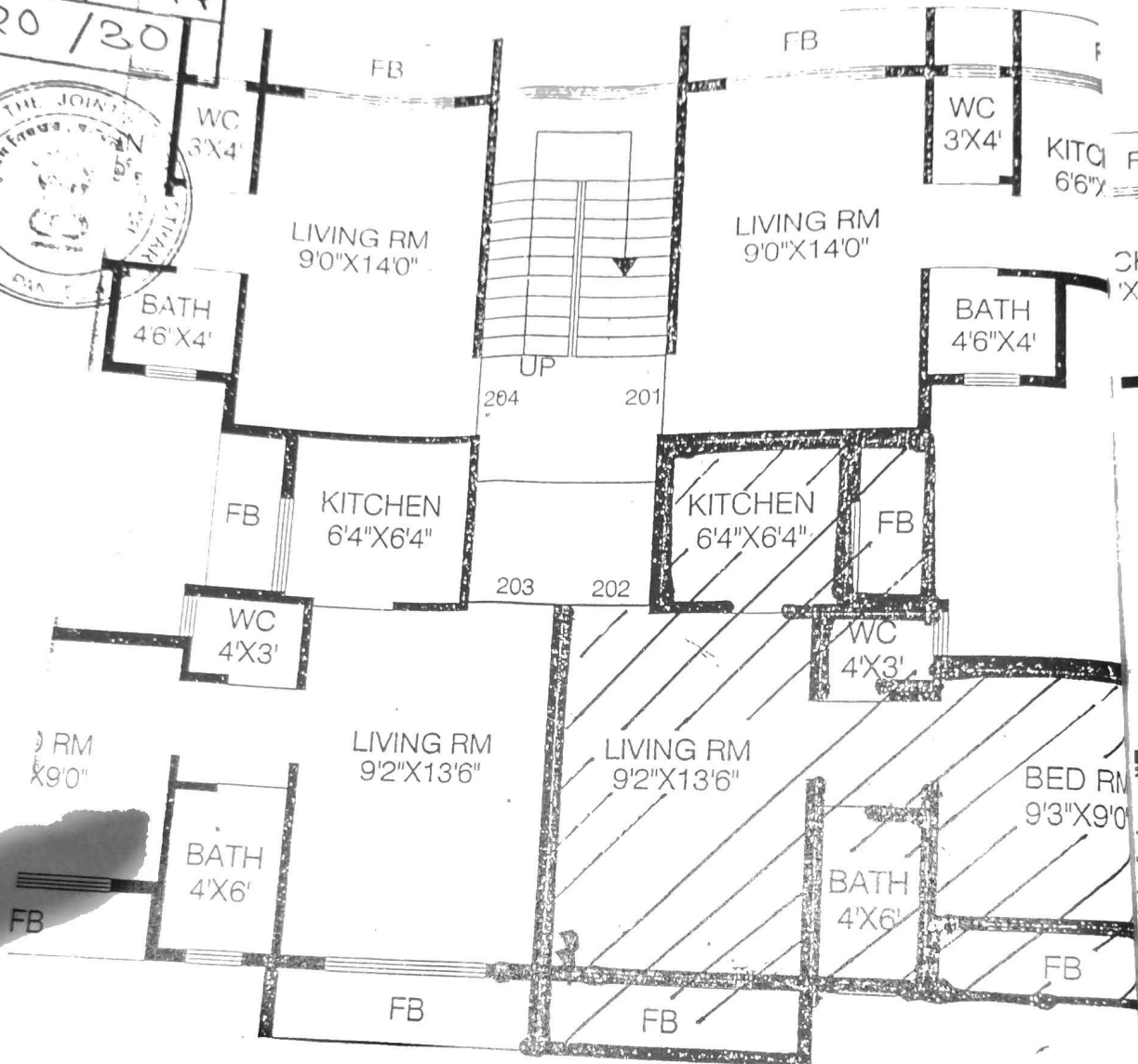
Patil
14/6

(R. B. Patil)

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

पवल - ४
१५/०४ २०१२
१९/३०

पवल - ४
 १५८०४ / २०२३
 २० / ३०



SECOND FLOOR PLAN

11.00MT WIDE ROAD

LOPERS:
 RAMID ENTERPRISES

पवल-२
 ११३९ / २०१९
 २२ / ३



0- 202
 2

CARPET AREA:
 BUILT UP AREA:-

PURCHASER'S SIGNATURE
[Signature]

DEVELOPER'S SIGNATURE
[Signature]



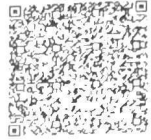
आधार क्रमांक / Your Aadhaar No. :

6923 2798 5481

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India
सुदाम महिपति शिंगडे
Sudam Mahipati Shingade
जन्म तिथि / DOB 21/10/1987
पुरुष / Male



6923 2798 5481

मेरा आधार, मेरी पहचान

माझ आधार, माझी ओळख



भारत सरकार
Government of India
रूपाली सुदाम शिंगडे
Rupali Sudam Shingade

जन्म तारीख / DOB: 21/11/1990
स्त्री / Female

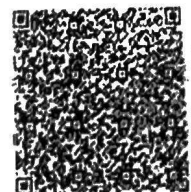


3406 1404 0486

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA
दिपक खंडू बाम्हणे
Deepak Khandu Bamhane
जन्म वर्ष / Year of Birth : 1978
पुरुष / Male



3836 3514 9672

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
SUDAM SHINGADE
MAHIPATI KUNDLIK SHINGADE
21/10/1987
BVLPS3052D
Signature

Shingade

आयकर विभाग
INCOME TAX DEPARTMENT
RUPALI SUDAM SHINGADE
VITTHAL WAGHMODE
21/11/1990
Permanent Account Number
FVKPS6423M
R. Shingade
Signature

Biswas

प व ल - ४
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२३ / ३०

आयकर विभाग
INCOME TAX DEPARTMENT
DEEPAK KHANDU BAMHANE
DEEPAK KHANDU GANGRHO
21/09/1978
Permanent Account Number
ANHPB0720A
Signature

Deepak

06 PM

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

0110

202311087649

08 November 2023 05 05 16 PM
पवल4

क्रमांक वर्ष 2023
रायगड
देश/राज्य तालुका पनवेल
प्लॉट/उपभाग 15अ 35. कामोठे सिडको से क्र. 35
मि.डि.ड. A Class Palika

सर्व्हे नंबर / न. भू. क्रमांक

मूल्य दर तक्त्यानुसार मूल्यदर रु.

जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
9	95800	102500	119800	102500	

व क्षेत्राची माहिती

काम क्षेत्र (Built Up)-	41.25 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
क्रामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.25289/-
वाहन सुविधा-	आहे	मजला -	1st To 4th Floor		

Type - First Sale

: Resale of built up Property constructed after circular dt.02/01/2018

जला निहाय घट/वाढ

= 100 / 100 Apply to Rate= Rs.95800/-

सा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= ((95800-37700) * (100 / 100)) + 37700)
= Rs.95800/-

मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 95800 * 41.25

= Rs.3951750/-

Applicable Rules

= 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J
= 3951750 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.3951750/-

= ₹ एकोणचाळीस लाख एक्कावन्न हजार सात शें पन्नास /-

Home

Print

पवल - ४
१५/०४ २०२३
२५ / ३०

THE J...

(3)

सिडको
साहयके विकास

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नियंत्रण कार्यालय:

विपिन, सुभा मंडला, वीथी वॉर्ड, मुंबई - ४०० ०२४

दूरध्वनी (संभागत बसत) +९१ २२-६६५० ०९००

फॅक्स +९१-२२-२२०२ २५०९

मुख्य कार्यालय:

'सिडको' भवन, सीमांची बेलगाव, नवी मुंबई-४०० ६१४

दूरध्वनी : +९१-२२-६७९९ ८१००

फॅक्स : +९१-२२-६७९९ ८१६६

संदर्भ क्र.: CIDCO/BP/ATPO/ 1396 - 1

दिनांक: 3 FEB 2010

M/s Pyramid Enterprises
Shop No.05, Plot No.25, Sector-12,
Kamothe, Navi Mumbai

ASSESSMENT ORDER NO.378/2009-10 REGISTER NO.01 PAGE NO. 378

SUB.- Payment of development charges for Residential Building on Plot
No. 38, Sector -35 at Kamothe (12.5% schem), Navi Mumbai.

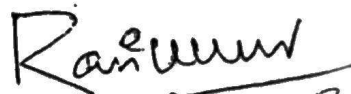
- REF:- 1) Your architect's application dated 02/12/2009 & 06/01/2010.
2) Final Transfer order issued by M(TS) vide letter No.105/2009/2023 dtd.04/11/2009
3) 50% IDC paid vide Challan No.120664 dtd. 22/12/2009 Amount of Rs.1,25,000/-
4) Tripartite Agreement dtd. 29/10/2009

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

1. Name of Assessee :-M/s. Pyramid Enterprises
2. Location :-Plot No.38, Sector-35, at Kamothe (12.5% schem).
3. Land use :-Residential
4. Plot area :-249.71 Sq. mtrs
5. Permissible FSI :-1.5
6. **AREA FOR ASSESSEMENT:-**
- A) **FOR COMMERCIAL :-**
- i) Plot area :- 14.985 Sq.mtrs..
- ii) Built up area :- 22.478 Sq.mtrs.
- B) **FOR RESIDENTIAL :-**
- i) Plot area :- 234.725 Sq.mtrs.
- ii) Built up area :- 346.235 Sq.mtrs
7. **DEVELOPMENT CHARGES :-**
- A) **FOR COMMERCIAL :-**
- i) Plot area :- 14.985 Sq.mtrs. X Rs. 60/- = Rs. 899.10
- ii) Built up area :- 22.478 Sq.mtrs. X Rs. 80/- = Rs.1798.24
- TOTAL = Rs. 2697.34**
- B) **FOR RESIDENTIAL :-**
- i) Plot area :- 234.725 Sq.mtrs. X Rs. 30/- = Rs. 7041.75
- ii) Built up area :- 346.235 Sq.mtrs X Rs. 40/- = Rs. 13849.40
- TOTAL = Rs. 20891.15**
- 14) **Total Assessed development Charges :-7(A)+7(B)=Rs. 23588.49, Say Rs. 23589/-**
- 9) **Date of Assessment - 05/01/2010**
- 10) **Due date of completion :- 20/08/2009 to 19/08/2013**
- 17) **Development charges paid of Rs. 24175/- vide Challan No.120665, dtd.22/12/2009**

Yours faithfully,


(K.V.R.K. Ravi Kumar) 3/2
Sr.Planner (BP)
Navi Mumbai & Khopta

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय:

सिडको भवन, दुर्गा मजला, नगीमन पोईट, मुंबई - ४०० ०२१

दूरध्वनी (स्वागत कक्ष) +९१-२२-६६५१ ०९००

फॅक्स +९१-२२-२२०२ २५०९

मुख्य कार्यालय:

सिडको भवन, सीर्याही बेलापूर, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१ ८९००

फॅक्स : +९१-२२-६७९१ ८९६६

संदर्भ क्र.

CIDCO/BP/ATPO/

To.

M/s Pyramid Enterprises

Shop No 05, Plot No.25, Sector-12, Kamothe,
Navi Mumbai.

1397 --

दिनांक:

3 FEB 2010

Sub:- Development Permission for Residential Building on Plot No. 38, Sector-35 at Kamothe (12.5% schem), Navi Mumbai.

REF:- 1) Your architect's application dated 02/12/2009 & 06/01/2010.

2) Final Transfer order issued by M(TS) vide letter No.105/2009/2023 dtd.04/11/2009

3) 50% IDC paid vide Challan No.120664 dtd. 22/12/2009 Amount of Rs.1,25,000/-

4) Tripartite Agreement dtd. 29/10/2009

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No.38, Sector -35 at Kamothe (12.5% schem), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

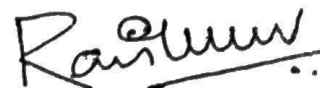
The approval for plumbing services i.e, drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kamothe, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Since, you have paid 50% IDC paid vide Challan No.120664 dtd. 22/12/2009 Amount of Rs.1,25,000/-, you may approach to the Office of Executive Engineer (Kamothe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,



(K.V.R.K. Ravi Kumar)

3/2

1397 --

3 FEB 2010

CO-OPERATIVE

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 Pyramid Enterprises
Unit/Plot No. 38 Road No. _____ Sector 35 Node Kamothe of

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

development work of the proposed Residential Building (G+4) structure

Resi = Net. B.U.A = 346.235 COMM Net. B.U.A = 22.478 m²

Total proposed Net. B.U.A = 368.713 m²

(Nos. of Residential Units 16 Nos. of Commercial units 03)

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

(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.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.

(b) Give written notice to the Corporation regarding completion of the work.

(c) Obtain Occupancy Certificate from the Corporation.

(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 of India or GIDCRs - 1975 in force.

1397 - -

3 FEB

OF NO. CHRY 04100

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to

M/S Pyramid Enterprises

Unit/Plot No. 38 Road No. _____ Sector 35 Node Kamothe of

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+4) structure

Resi = Net. B.U.A = 346.235 COMM Net. B.U.A = 22.

Total. proposed Net. B.U.A = 368.713 m²

(Nos. of Residential Units 16 Nos. of Commercial units 03)

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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy