

DESCRIPTION OF PROPERTY

FLAT NO. 001 FLOOR NINTH FLOOR NO. 22 WING 11
 BUILDING NODE "E. V. CREST"
 ULWE, NAVI MUMBAI
 TALUKA-PANVEL, DIST. RAIGAD.

CARPET AREA IN SQ. MTRS 82.205

BUILDING CONSISTS : GROUND + 14 FLOORS (WITH LIFT)

SALE PRICE: Rs. 90,00,000/- (Rupees Ninety Lakhs Only)

hereinafter referred to as 'THE SAID FLAT'

928100		2022	
6		60	



WHEREAS :

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956. (I of 1956) (hereinafter referred to as 'THE CORPORATION') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec. 1 and 3-A of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No.-XXXVII of 1966 hereinafter referred to as the SAID ACT.)

AND WHEREAS:

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

AND WHEREAS:

By an Agreement to Lease dated: 6th August 2009, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SHRI. PUNDLIK KANA MHATRE, 2) SHRI. TUKARAM KANA MHATRE, (therein referred as the LESSEES & hereinafter referred to as the

V. V. V.

[Signature]

[Signature]

M. Sha. Bhasale

BETWEEN

M/S. D'SENT HOMES, through its Proprietor VARINDER KUMAR ARORA (HUF) through its Karta MR. VARINDER KUMAR ARORA, (PAN NO.AAFHV9292L), adult, Indian Inhabitant, having address at Flat No.A/801, Emerald Bay Co-op. Hsg. Society, Plot No.R-3/B, Palm Beach Road, Sector-14, Navi Mumbai, Thane, Maharashtra - 400 706, hereinafter referred to as "JOINT BUILDERS ALONG WITH M/S. E. V. HOMES " (Which expression shall unless repugnant to the context or meaning

thereof be deemed to mean and include their heirs, executors, administrators successors-in-interest and permitted assignees) of

the FIRST PART.



AND

1) ASHWINI MADHAV BHOSALE, aged 31 years, (PAN NO. ATXPB6108J), (AADHAAR NO.2856 2284 7256), 2) ASHA MADHAV BHOSALE, aged 51 years, (PAN NO. AGSPB1919M), (AADHAAR NO.9510 7381 9735), both adults, Indian Inhabitants, residing at A-2/6-3, Sneh CHS Ltd., Plot No.16, Sector-19A, Nerul East, Navi Mumbai - 400 706, hereinafter referred to as "THE PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors executors, administrators and assigns) of the SECOND PART.

AND

M/S. E. V. HOMES, through its Proprietor E. V. THOMAS, (PAN NO.AACPE7339L), adult, Indian Inhabitant, having address at 212 "A" Wing, Vardhaman Chambers, Plot No.84, Sector-17, Vashi, Navi Mumbai, hereinafter referred to as "THE CONFIRMING PARTY" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees including those of respective partners) of the THIRD PART.

Varinder Kumar Arora

Ashwini Bhosale

[Signature]

Asha Bhosale

पु वं ल. - ४
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Full Search

Receipt (part)

52812670

Monday, October 19, 2022

2:24 PM

राश्वरी

Original/Quotient

वेरी न. 3/

Regn. 254

वेरी न. 13A90 वेरी 10/10/2022

वेरी न. 248
वेरी न. 12670-2022
वेरी न. 12670-2022
वेरी न. 12670-2022

वेरी न. 10
वेरी न. 10
वेरी न. 10

₹ 30000.00
₹ 1400.00

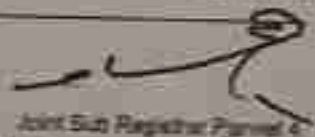
₹

₹ 31400.00

वेरी न. 248, वेरी न. 12670-2022
2:30 PM वेरी न. 12670-2022

वेरी न. ₹ 31400.00
वेरी न. ₹ 1400.00
वेरी न. ₹ 34000.00

1) वेरी न. DHC 12670-2022
वेरी न. 12670-2022 वेरी न. 12670-2022 वेरी न. 12670-2022
वेरी न. 12670-2022
2) वेरी न. DHC 12670-2022
वेरी न. 12670-2022 वेरी न. 12670-2022 वेरी न. 12670-2022
वेरी न. 12670-2022



Joint Sub Registrar Form 4

वेरी न. 13A90
वेरी न. 10/10/2022

वेरी न. 13A90
वेरी न. 10/10/2022

वेरी न. 13A90
वेरी न. 10/10/2022

वेरी न. 13A90
वेरी न. 10/10/2022

गावाचे नाव : उलवे

(1) मालिकाचा प्रकार	नगरपालिका
(2) प्लॉट नंबर	9000000
(3) बागायत/भाडे/पट्टावाला/वाणिज्य/उद्योग/वाकवाणी इती की पट्टेदार ने संपन्न करणे	5148500
(4) उ-गावात/पट्टेदार व वाकवाणी/असल्यास	1) नातिकेचे नाव/राश्याइ इतर वर्णन : इतर गाविकी विभागा क्र.27/1, दर.82600/-, प्लॉट नं.901 मज्या मजला 4 व्ही सेक्टर प्लॉट नं 22 सेक्टर 17 उलवे नवी मुंबई तातुका पत्तयेत तिल्हा राज्यक क्षेत्र 82.205 वी वी कारप्ल.((Plot Number : 22 . SECTOR NUMBER : 17.))
(5) क्षेत्रफळ	1) 82.205 वी.मीटर.
(6) मालकी किंवा जुडी देण्याक असेल देवता	
(7) उभारणे/वज/मजक देण/वाणिज्य/उद्योग/वा-उद्योगाचे ताल किंवा विवाणी व्यावसायिका हुकुमनामा किंवा अदालत हुकुमनामा किंवा अदालत असाण्या/प्रतिवादिने नाव व पत्ता	1) नाव-मे डीपेयट होम कॅरे डीव्हलप्टर बरिदर कुमार अरोरा (एचएएफ) एफे स्टाॅ बरिदर कुमार अरोरा - बका-63, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. प्लॉट नं 11/801 इमारत नाव वी एच एल प्लॉट नं 3/बी.एम बीच रोड सेक्टर 14 नवी मुंबई उलवे , महाराष्ट्र, THANE । पिन कोड -400706 पिन नं -AAFHV9292। 2) नाव-नामिका देवार - मे ड व्ही होम कॅरे डीव्हलप्टर ड व्ही बॉनस एफे डू डू पट्टण अंबादाय मीट्टु - बका-50, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. 212 ए पिन बरिदरल फेल्सर्न प्लॉट नं 84 सेक्टर 17 वारी नवी मुंबई , महाराष्ट्र, THANE । पिन कोड -400703 पिन नं -AACPE7339L
(8) उभारणे/वज/मजक देण/वा-उद्योगाचे ताल किंवा विवाणी व्यावसायिका हुकुमनामा किंवा अदालत हुकुमनामा किंवा अदालत असाण्या/प्रतिवादिने नाव व पत्ता	1) नाव-अंधिनी साधक मीसले - बका-31, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. ए 2/8/3 सेड सीटारवाला प्लॉट नं 16 सेक्टर 19ए नैरक ईन्ट नवी मुंबई , महाराष्ट्र, उलवे । पिन कोड -400706 पिन नं -ATXPB6108। 2) नाव-अदा साधक मीसले - बका-51, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. ए 2/8/3 सेड सीटारवाला प्लॉट नं 16 सेक्टर 19ए नैरक ईन्ट नवी मुंबई , महाराष्ट्र, THANE । पिन कोड -400706 पिन नं -AGSPB1918M
(9) अदालत/उभार विवाणा दिनांक	10/10/2022
(10) उभार मीटिंगी केव्हाका दिनांक	10/10/2022
(11) अदालत/उभार व मुल	12670/2022
(12) अदालत/उभार/उभारणे मुद्राक मुल्य	540000
(13) अदालत/उभार/उभारणे तांकाणी मुद्राक	30000
(14) मजक	


उभारणे/वज/मजक देण/वा-उद्योगाचे ताल किंवा विवाणी व्यावसायिका हुकुमनामा किंवा अदालत हुकुमनामा किंवा अदालत असाण्या/प्रतिवादिने नाव व पत्ता

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995



CHALLAN
ATR Form Number 4



GRN	MHCOMRES77202203E	BARCODE	[Barcode]		Date	08/10/2022-18:11:13	Form ID	252												
Department					Inspector General Of Registration															
Type of Payment					Stamp Duty / Registration Fee															
Office Name					INLA, PAVEL, NO 4 SUB REGISTRAR															
Location					RAIGAD															
Year					2022-2023 One Time															
Account Head Details					Amount in Rs.															
000044401 Stamp Duty					54000.00															
000003301 Registration Fee					30000.00															
Tax ID / TAN (if Any)																				
PAN No.(if Applicable)					ATSP8010GJ															
Full Name					ASHWIN MADHAV BHOSALE															
Flat/Block No.					FLAT NO.101, 9TH FLOOR, E. V. CREST,															
Premises/Building					PLOT NO 22, SECTOR 17, ULWE,															
Road/Street					NAVI MUMBAI															
Area/Locality																				
Town/City/District																				
								4 1 0 2 0 8												
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पवल - ४																				
९२६००		२०२२																		
९ / ६००																				
																				
Amount in Words					Five Lakh Seventy Thousand Rupees Only															
Total					5,70,000.00															
Payment Details					FOR USE IN RECEIVING BANK															
Cheque/DD Details																				
Cheque/DD No.					88103332022100811307 / 717407043															
Name of Bank					IDBI BANK															
Name of Branch					Not Verified with Scrib															

Department ID: [] Mobile No: 9887058707
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंद घेतलेल्या दस्तावेजावर घेण्यात येणाऱ्या कराला लागू आहे. नोंदणी न घेतलेल्या दस्तावेजांवर घेण्यात येणारे कर लागू नाही.

प व ल - ४	
१२६७०	२०२२
५ / ७०	



AGREEMENT FOR SALE

FLAT NO.901, NINTH FLOOR,
BLDG. KNOWN AS "E. V. CREST"
PLOT NO.22, SECTOR-17,
ULWE, NAVI MUMBAI,
TALUKA-PANVEL, DIST. RAIGAD.

=====

BUILDING CONSISTS:GROUND + 14 FLOORS (WITH LIFT)

=====

CARPET AREA IN SQ. MTRS : 82.205

=====

SALE PRICE : RS.90,00,000/-

=====

STAMP DUTY : RS.5,40,000/-

REGISTRATION FEE : RS.30,000/-

=====

THIS AGREEMENT is made and entered into at
Navi Mumbai, on this 10th day of Oct 2022.

V. S. Chavan
Ashwini Wankar
Ashu Bhosale

प.व.ल - ४	
१२६१००	२०२२
६४ / ६०	



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE
 "NEMAL", 2nd Floor, Martran Park,
 Marolundi - 400 021
 PHONE : (Mumbai) 00-91-22-2650 0900
 00-91-22-6660 0928
 FAX : 00-91-22-2032 2509 / 6660 0933

HEAD OFFICE
 CIDCO Bhavan, CBD Eklipse,
 New Mumbai - 400 614,
 PHONE 00-91-22-6791 8100
 FAX : 00-91-22-6791 8165

Dist. No.

Date: 20 NOV 2015

CIDCO/SP-8382 & 10388/TPO (MM & K)2015/ 1331 'ख'

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	2	6	0	0	1
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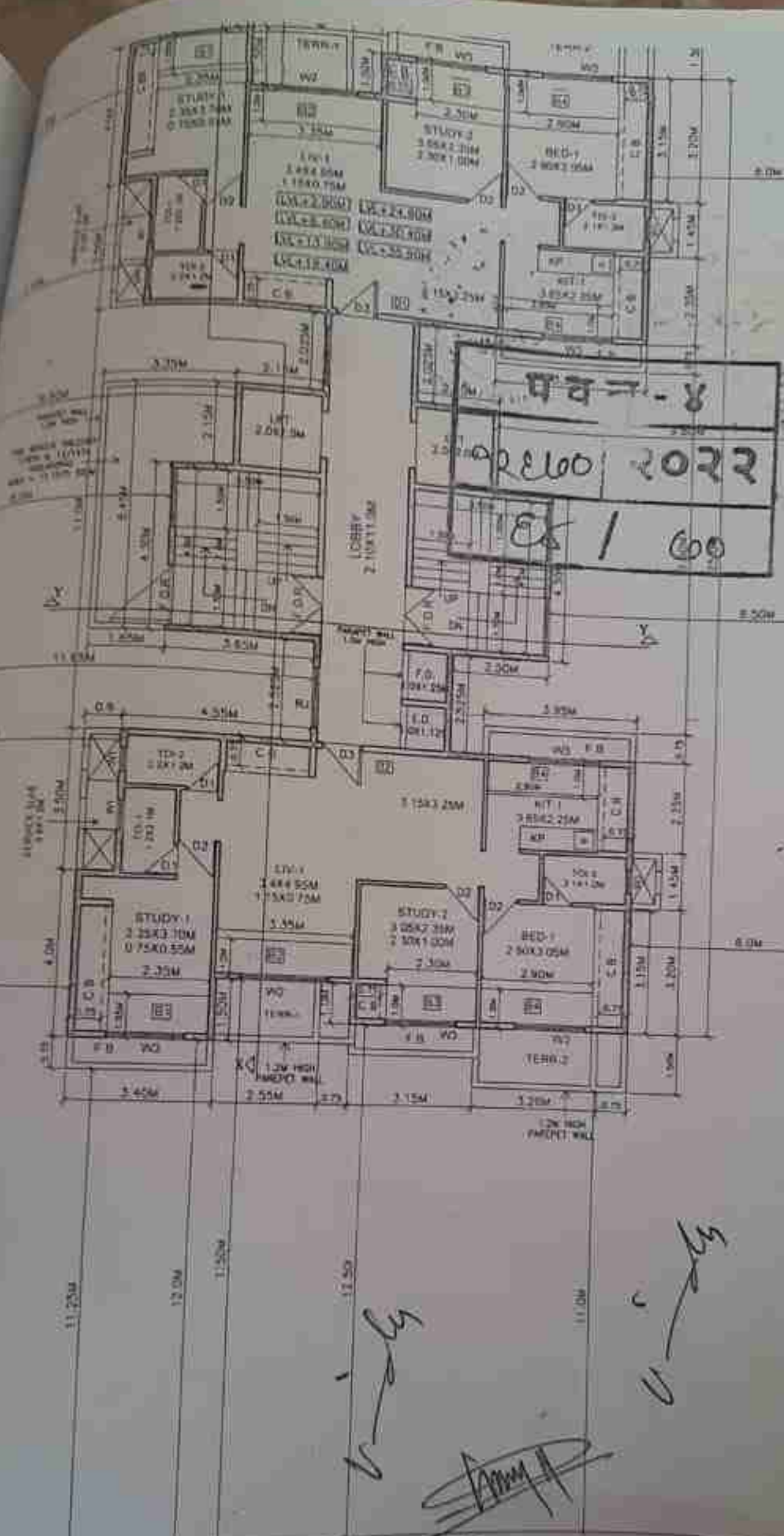
OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (SBI - 14 Floors) ((Real BUA = 1948.975 Sq.mtrs, Total BUA = 1948.975 Sq.mtrs.)) Residential Units No. = 28 (Twenty Eight Nos.), on Plot No.22, Sector- 17 at Ulwe (12.5% Scheme), Navi Mumbai completed under the supervision of Architect Mrs. Dessin-2000 has been inspected on 01/10/2015 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 11/01/2012 and that the development is fit for the use for which it has been carried out.

Note: This Occupancy Certificate is granted subject to pending Regular Civil Suit No.267/2010. In Hon'ble Civil Court, (J.D.) Panvel. The order passed by Hon'ble Court in said Civil Suit shall be binding on you.

Manjula
20/11/15

(Manjula Nayak)
 Sr. Planner (Bldg. Permission)
 Navi Mumbai & Khopta



Handwritten signatures and initials:
 [Signature]
 [Signature]
 [Signature]

24.0M WIDE ROAD

TYPICAL FLOOR PLAN
 (1ST, 3RD, 5TH, 7TH, 9TH, 11TH & 13TH)
 SCALE 1:100

पत्र - ४
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 ६६० / ७०



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:
 "NEEMAL", 2nd Floor, Nairam Point,
 Navi Mumbai - 400 021
 PHONE : (Reception) +91-22-6650 0700 / 6650 0728
 FAX : +91-22-2222 2629 / 6650 0923

HEAD OFFICE:
 CIDCO Bhavan, CID Bhamburda
 New Mumbai - 400 514
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Sl. No. **1000/ATPG(BP)/2012/932--**

Date **11 JAN 2012**

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	2	5	0	0	1
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To,
 M/s. E. V. Homes,
 Prop. Shri E. V. Thomas,
 212 A-Wing, Vardhaman Chambers,
 Plot No. 24, Sector-17, Vashi, New Mumbai.

Sub:- Development permission for Residential Building on Plot No. 22, Sector-17, UWS (12.5% Scheme), Navi Mumbai.
REF:- 1) Your architect's application dated 25/03/2011, 13/07/2011, 01/11/2011 & 03/01/2012
 2) Delay condonation NOC issued by M(TS-3) vide letter dtd.23/05/2011
 3) Transfer order issued by M(TS-4) vide letter dtd.17/10/2011
 4) Amended Fire NOC issued by Fire Officer, CIDCO vide letter dtd.02/01/2012
 5) 50% IDC paid of Rs. 6,50,000/- vide Receipt No 7329, dtd.28/12/2011

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No. 22, Sector-17, UWS (12.5% Scheme), Navi Mumbai.

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

The commencement certificate as required under section 46 of the Maharashtra Regional and Town Planning Act, 1956 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 stair, the finished silt 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, UWS, 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.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site, to avoid epidemic.

Since, you have paid 50% IDC paid of Rs. 6,50,000/- vide Receipt No.7329, dtd.28/12/2011, you may approach to the Office of Executive Engineer (UWS) to get the sewerage connection to your plot.

Thanking you,

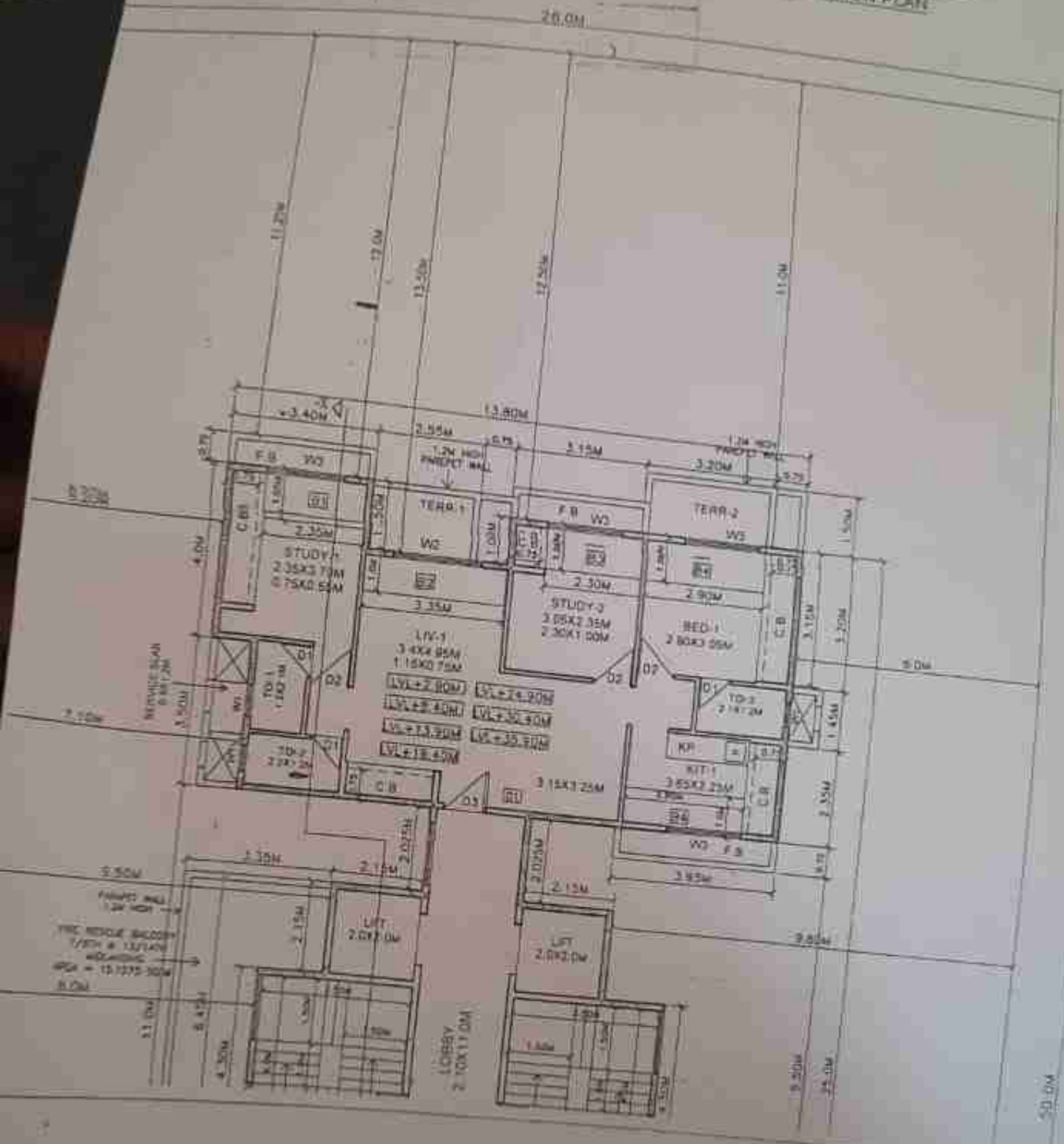
Yours faithfully,

 (R. E. V. S.)
 Asst. Town Planning Officer (BP)
 (New Mumbai & Noida)

पवेल - ४
 १२६६०० २०२२
 ६५ / ६०



11.5M WIDE ROAD
 LOCATION PLAN



प व ल - ४

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६८ / ६००



DATE: JAN 2012

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 XXIV) of 1966 to M/S E. V. Homas Prop. Shri. E. V. Thomas, Plot No- 22, Sector- 17, Node- Ulwe (12.80% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed

Residential Building - (Ground Floor + 14 Floors)

Total Residential BUA = 1940.05 Sq.M

(Nos. of Residential Units - 28; Nos. of Commercial units - Nil)

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

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.

2. 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.

[Handwritten signature]

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प्लॉट नं. १२६७०	प्लॉट नं. १२६७०	प्लॉट नं. १२६७०	प्लॉट नं. १२६७०

AND WHEREAS:

THE Original Allottees paid the Premium in full agreed to be paid to the Corporation.

AND WHEREAS:

The said Agreement to Lease dated 6th August 2009, has been Registered at the Office of Sub Registrar Assurance Panvel-3, Vide Receipt No.5117, Document No.PVL3-5070-2009, Dated: 06.08.2009.

AND WHEREAS:

The Physical possession of the said plot has been handed over to the Original Allottee for Development and Construction thereof the Building for Residential purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting buildings.

AND WHEREAS:

By First Tripartite Agreement dated: 25th September 2009, between the CIDCO THE FIRST PART, 1) SHRI. PUNDLIK KANA MHATRE, 2) SHRI. TUKARAM KANA MHATRE, the Original Allottees of the SECOND PART & the M/S. MAHR ASSOCIATES, through its Partners 1) SHRI. RITESH HARISH THAKKER, 2) SHRI. ARVIND DHIRAJLAL BHANUSHALI, the New Licensees of THE THIRD PART. The said Original Allottees have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.

AND WHEREAS:

The said Tripartite Agreement dated 25th September 2009, has been registered at the Office of Sub Registrar Assurance, Panvel-3, vide Receipt No.6494, Document No.PVL3-06379-2009, Dated: 25.09.2009.

[Signature]

[Signature]

[Signature]