

SBF RACPC Belapur - Pravin Chai Kawad (CSU)

7718840038

7/12/23

1:15 PM

Sapna Jagdale

9082520244

529/18451

पावती

Sunday, December 03, 2023

1:23 PM

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: पनवेल

पावती क्र.: 20174

दिनांक: 03/12/2023

दस्तऐवजाचा अनुक्रमांक: पवल5-18451-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सपना विश्वनाथ जगदाळे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:43 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 4482257.6/-

मोबदला रु. 4500000/-

भरलेले मुद्रांक शुल्क: रु. 315000/-

Joint Sub Registrar Panvel 5

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु. 720/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223036601218 दिनांक: 03/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011813587202324E दिनांक: 03/12/2023

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी

Jagdale
मुख्याधिकारी परत मिळाला.

सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)



03/12/2023

सूची क्र. 2

दुय्यम निबंधक . सह दु.नि.पनवेल 5

दस्ता क्रमांक : 18451/2023

नोंदणी :

Page 63m


गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4482257.6
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र-1/13, दर-97700/- प्रती चौ.मी. सदनिका नं. 502, पाचवा मजला, ए विंग, निळकंठ सदन को. ऑप.हौ.सो.लि., प्लॉट नं 3ए, सेक्टर 10, खांदा कॉलनी नविन पनवेल प., ता.पनवेल, जि.रायगड क्षेत्रफळ 42.84 चौ.मी बांधीव व टेरेस 18.40 चौ.मी PUI: NPW103A009042A502 ((Plot Number : 3ए ;))
(5) क्षेत्रफळ	1) 42.84 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:-विवेक वंसत तवटे - - वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 609, ललित को.ऑप.हौ.सो.लि., ओल्ड मुंबई, पुणे रोड, कळवा, ठाणे 400605, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AABPT5644E 2): नाव:-अदिती विवेक तवटे - - वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 609, ललित को.ऑप.हौ.सो.लि., ओल्ड मुंबई, पुणे रोड, कळवा, ठाणे 400605, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ABWPT9270E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सपना विश्वनाथ जगदाळे - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 602, ए विंग, निळकंठ सदन को.ऑप.हौ.सो.लि., प्लॉट नं 3ए, सेक्टर 10, खांदा कॉलनी, नविन पनवेल प., ता.पनवेल, जि.रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पिन कोड:-410206 पॅन नं:-BTGPM3724F 2): नाव:-विश्वनाथ दिलीप जगदाळे - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 602, ए विंग, निळकंठ सदन को.ऑप.हौ.सो.लि., प्लॉट नं 3ए, सेक्टर 10, खांदा कॉलनी, नविन पनवेल प., ता.पनवेल, जि.रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-ARRPJ5035C
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	03/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	18451/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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


 सह दुय्यम निबंधक वर्ग-२,
 (पनवेल-५)

AGREEMENT TO SALE (PART PAYMENT AGREEMENT)

This AGREEMENT TO SALE made and executed at New Panvel (W), Tal. Panvel on this 3rd day of the month of December in the Christian Year Two Thousand Twenty Three

BETWEEN

1] MR. VIVEK VASANT TAVATE, Age 64 years, PAN NO. AABPT5644E/ADHAAR NO. 8498 7306 1022 AND 2] MRS. ADITI

VIVEK TAVATE, Age 58 years, PAN NO. ABWPT9270E/ADHAAR NO. 7284 3396 4151, an Indian Inhabitants, Both Residing at Lalit CHS., Raj Park, Old Mumbai Pune Road, Kalyan Thane 400605 hereinafter 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 their heirs, executors, administrators and assigns) of the FIRST PART.

AND

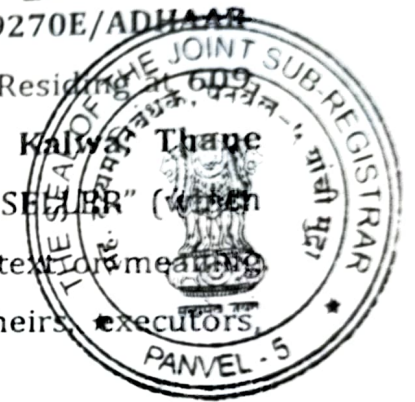
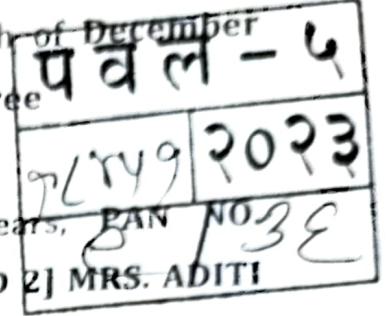
1] MRS. SAPNA VISHWANATH JAGDALE, Age 33 years, PAN NO. BTGPM3724F / ADHAAR NO. 3354 4925 5350 AND 2] MR. VISHWANATH DILIP JAGDALE, Age 36 years, PAN NO. ARR PJ5035C / ADHAAR NO. 3354 4925 5350, an Indian Inhabitants, Both Residing at Flat No. 602, A Wing, Neelkanth Sadan CHS LTD., Plot No. 3A, Sector No. 10, New Panvel, Tal. Panvel, Dist. Raigad 410206 hereinafter called and 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, executors, administrators and assigns) of the SECOND PART

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[Handwritten Signature: A. Tavate]

[Handwritten Signature: Jagdale]

[Handwritten Signature: B. Neelkanth]



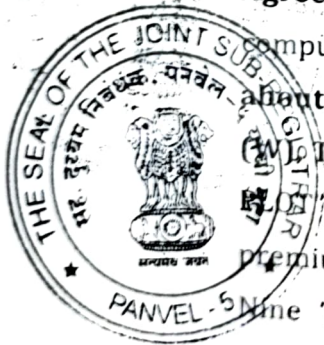
AND WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai - 400021, hereinafter referred to as "the CIDCO" is Government Company wholly owned by the State Government and is also New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the State Government in exercise of its powers under Sub-sections (1) and (3-A) of the Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the MRTP Act").

AND WHEREAS the State Govt. has pursuant to the section 113(A) of the MRTP Act has been acquiring the lands described therein and vesting such lands in the CIDCO development and disposal.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said

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९०/३६	

AND WHEREAS the Corporation leased to the Builder M/S. SANGAM ENTERPRISES (therein referred to as THE LESSEE) vide Agreement to Lease dated 20/12/2001, for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about 1494.798 Sq. Mtr. bearing No. 3A at Sector 10, New Panvel Tal. Panvel, Dist. Raigad (hereinafter referred to as "THE SAID PLOT") for the purpose of residential-cum-commercial use for proper premium of Rs.1,06,89,300/- (Rupees One Crore Six Lakhs Eighty Nine Thousand Three Hundred Only) and has handed over the physical possession of the said plot to the Lessee.



AND WHEREAS the Corporation by its Commencement Certificate No. CIDCO/EE(BP)/ATPO/1043 dated 11/01/2002, has/had granted permission to commence construction on the property on the terms and conditions set out therein.

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AND WHEREAS the Corporation by its LETTER no. CIDCO/EE(BP)/ATPO/1282 dated 21/03/2003 have/had granted the Occupancy Certificate on Plot No. 3A, Sector 10, Khanda Colony, New Panvel (W), Navi Mumbai, Tal. Panvel, Dist. Raigad.

AND WHEREAS the Builder M/S. SANGAM ENTERPRISES, a registered Partnership Firm under Companies Act, 1956, having its address at C-4/0:2, Sector-1, Vashi, Navi Mumbai 400705 has sold, transferred and assigned a Flat No. 502, on Fifth Floor, A Wing, having Built up area 461 Sq. Ft. i.e. 42.84 Sq. Mtr. + Terrace area 198 Sq. Ft. i.e. 18.40 Sq. Mtr. in the building known as NEELKANTH SADAN CO-OP. HSG. SOC. LTD. constructed on the said Plot No. 3A, Sector - 10, Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad, Navi Mumbai to the Present Seller 1] MR. VIVEK VASANT TAVATE AND 2] MRS. ADITI VIVEK TAVATE through AGREEMENT FOR SALE by Registered Document No. URAN-03786-2003 dated 14/05/2003.

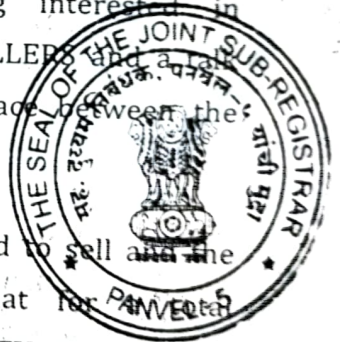
AND WHEREAS the SELLERS are not in need of the said flat, they decided to sell and dispose it off.

AND WHEREAS the PURCHASERS are being interested in purchasing the said flat, they approached the SELLERS regarding sale and purchase of the flat took place between the parties.

AND WHEREAS on discussion, the SELLERS agreed to sell and the PURCHASERS agreed to purchase the said flat for consideration of RS.45,00,000/- (RUPEES FORTY FIVE LAKH ONLY).

AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing all amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. In spite of this if anybody takes any objection or claim

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१०/५/२०२३	२०२३
९९/३६	



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Atavali

Stagdale

Ranath

in the right of the said property, the party of the First Part shall clear the same with their own funds and shall see that the second part remains intact and unaffected. The party of the first part has got full right and absolute authority to sell/disposed off and transfer all their right, title and interest in the said flat as their self-acquired property.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below:

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The SELLERS hereby agrees to sell and the PURCHASERS hereby agree to purchase said **Flat No. 502, on Fifth Floor, A-Wing,** having **Built up area 461 Sq. Ft. i.e. 42.84 Sq. Mtr. + Terrace area 198 Sq. Ft. i.e. 18.40 Sq. Mtr.** in the building known as **NEELKANTH SADAN CO-OP. HSG. SOC. LTD.** constructed on the said **Plot No. 3A, Sector - 10, Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad, Navi Mumbai** and more particularly described in the Schedule written hereunder.

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The area of the flat hereby agreed to be sold is having **Built up area 461 Sq. Ft. i.e. 42.84 Sq. Mtr. + Terrace area 198 Sq. Ft. i.e. 18.40 Sq. Mtr.** and it is shown on the plan attached herewith.

The consideration for the said transfer is settled and agreed between the parties is **RS.45,00,000/- (RUPEES FORTY FIVE LAKH ONLY)** is to be paid as **Part Payment**, details are as under :-

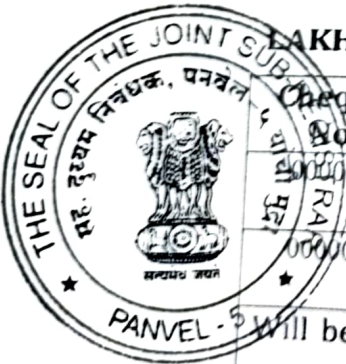
Cheque No.	Date	Bank Name	Amount (Rs.)
000007	03/12/2023	HDFC BANK , BRANCH CHEMBUR	12,50,000/-
000008	03/12/2023	HDFC BANK , BRANCH CHEMBUR	12,50,000/-
Will be paid after availing the loan from Bank or any Financial Institution within 45 working days from the date of AGREEMENT FOR SALE (PART PAYMENT).			20,00,000/-
(Rupees FORTY FIVE LAKH only)			45,00,000/-

[Signature]

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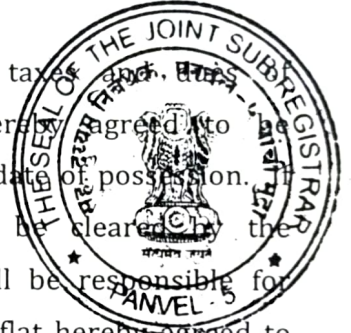
4. The SELLERS and the PURCHASERS declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.

5. The SELLERS shall put the PURCHASERS in possession of the said flat after receiving full and final payment. The SELLERS hereby declares that till today they have not sold, mortgaged, gifted or otherwise parted, with possession of the said flat, nor had been entered into any such agreement. The SELLERS hereby agrees to co-operate for transferring the above said property in the name of PURCHASERS in the office of CIDCO Ltd., M.S.E.D. Co. Ltd. and other concerned Department.

6. It is agreed by the both parties that they will complete the agreement's conditions within 45 working days from the date of Agreement To Sale and it is bounded on the PURCHASERS this is an essence of the contract.

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१/०९/२०२३	२०२३
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7. The SELLERS hereby declares that all taxes and whatsoever nature in respect of the flat hereby agreed to transferred shall be paid by her alone up to the date of possession. any such arrears are found, the same shall be cleared by the SELLERS alone at once. The PURCHASERS shall be responsible for payment of further taxes and dues in respect of flat hereby agreed to be transferred from the date of possession.



8. The Party of the First Part states that they have cleared all charge or encumbrance against the said flat hereby agreed to be sold. The flat is agreed to be transferred free from encumbrances.

9. The SELLERS hereby declares that the flat hereby agreed to be sold and transferred is not requisitioned nor have they received any such notice.

10. The SELLERS declares that they have got full right and authority to deal with the flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the same shall be removed by the SELLERS alone at their cost.

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Anavali

Shinde

Anesh

11. The SELLERS also declared that they have not dealt with the said flat in any manner nor they are precluded in any manner from entering into this transaction.
12. It is understood by and between the parties that the conveyance of the entire property shall be executed in favour of the Society and which may be formed of the various flat PURCHASERS in the building.
13. The SELLERS hereby undertakes to make out a clear and marketable title to the property agreed to be sold.
14. The PURCHASERS hereby undertakes to become a member of such society and undertakes to sign all papers necessary for that purpose.
15. The expenses for conveying the said flat such as Stamp Duty and Registration fees shall be borne and paid by the PURCHASERS alone.

This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

All the terms and conditions of the Agreement of Builder will be applicable to this agreement.



NEELKANTH SADAN CO-OP. HSG. SOC. LTD. has given No. 48/3E Registration Certificate on 20/10/2023.

At Panvel

At Godole

At Panvel

THE FIRST SCHEDULE ABOVE REFERRED TO

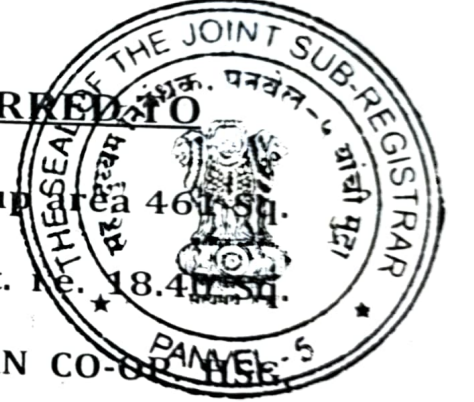
ALL THAT PIECE of land or ground bearing Plot No. 3A in Sector - 10 at Khanda Colony, New Panvel (W), Navi Mumbai, Tal. Panvel, Dist. Raigad containing by admeasuring 1494.798 Sq. Mtrs. or thereabout and bounded as follows:-

On or towards the North : Plot No. 3
 On or towards the South : 10.30 Mtr. Wide Road
 On or towards the East : 11.00 Mtr. Wide Road
 On or towards the West : 19.37 Mtr. Wide Road

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THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 502 on Fifth Floor, A-Wing, having Built up Area 461 Sq. Ft. i.e. 42.84 Sq. Mtr. + Terrace area 198 Sq. Ft. i.e. 18.40 Sq. Mtr. in the building known as NEELKANTH SADAN CO-OP. SOC. LTD. constructed on the said Plot No. 3A, Sector - 10, Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad, Navi Mumbai.



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Atavali

Sagdale

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED "SELLERS"

Hale

1) MR. VIVEK VASANT TAVATE



2) MRS. ADITI VIVEK TAVATE
IN THE PRESENCE OF.....

Aditi



1. Vivek. D. Vishwasrao

Vivek

2. Arun. N. Itape

Arun

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9/11/19	2023
98/38	

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED "PURCHASERS"

1) MRS. SAPNA VISHWANATH JAGDALE

Sagdale



MR. VISHWANATH DILIP JAGDALE
IN THE PRESENCE OF.....

Vishwanath

1. Vivek D. Vishwasrao

Vivek

2. Arun. N. Itape

Arun



शिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉइंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९

मुख्य कार्यालय :

'शिडको' भवन, पी.वी.डी., वेळापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ०२२ २४२९ (२ लाईन्स)

फॅक्स : ००२२ २४२९

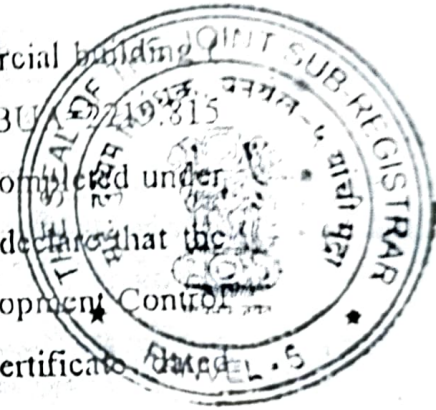
प व ल - ५	
१२/०५/२०२३	२०२३
२१ / ३६	

संदर्भ क्र.: REF NO: EE(BP)/ATPO/1282

दिनांक

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Cum Commercial building (Resi.BUA 1644.08 Sq.mtrs., Comm.BUA 575.735 Sq.mtrs. Total BUA 2219.815 Sq.mtr.) on Plot no 3A Sector no.10 at New Panel(W) of Navi Mumbai completed under the supervision of M/s. Designo has been inspected on 20/03/03 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 11/01/2002 and that the development is fit for the use for which it has been carried out.



(Signature)
(S.V.JOSHI) 21/3/03

EXECUTIVE ENGINEER(BLDG PER.)
ADDL.TOWN PLANNING OFFICER

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, मरीमन पीईट

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५५९

फॅक्स : ००-२९-२२-२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. वेल्डिंग

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ७१७ ९२४१ (२ लाईन्स)

फॅक्स : ००-२९-२२-७५७ १०२१

CIDCO/EE(BP)/ATPO/1282-

संदर्भ क्र. :

दिनांक : 21/3/2003

To,

M/s. Sangam Enterprise,
C-4 0/2, Sector-1, Vashi,
Navi Mumbai ..

Sub:- Occupancy Certificate for Residential Cum Commercial building on
Plot no.3.A ,Sector no.10 at New Panvel(W).

पवल - ५	२१/३/२००३
२१/३/२००३	२१/३/२००३

Re: 1) Your architect's letter dated 17/03/03.

Please find enclosed herewith the necessary Occupancy Certificate for
Residential cum Commercial Building on above mentioned plot alongwith as built
drawing duly approved.

Thanking you,



Yours faithfully,

(S.V. JOSHI) 21/3/03
EXECUTIVE ENGINEER (BLDG PER.)
ADDL TOWN PLANNING OFFICER

DATE:

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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 Sangam Enterprise

of Unit/Plot No. 3A Phase _____ Road No. _____

sector No. 10 at New Panel (W) at Navi Mumbai. As per the

approved plans and subject to the following Conditions for the

development work of the proposed Residential Cum Comm. Bldg (G+7) str

Comm. BUA = 575.735 m² }
 Real BUA = 1644.08 m² } Total BUA = 2219.815

No. of units: C-36

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

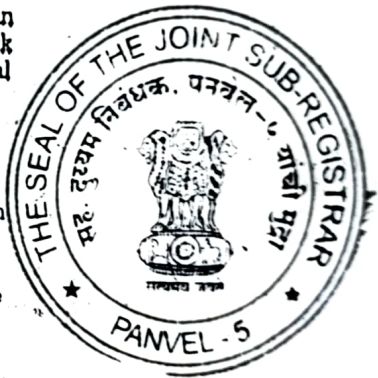
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation 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 his 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.

पवल - ५	
१८/५१	२०२३
२३	/ ३६

2. The applicant shall:

- 2(a) Give a notice to the Corporation for completion upto the plinth level and 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 an Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, fire protection, electrical installation etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.



M. C. DUDHARE

Contd....

Advocate High Court,
 G-44, Sector-8 B, C.P. & G. Colony,
 Navi Mumbai - 401 001



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३६६	२००३
२०/२४	

4. The certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same as per GDCRs is required to be done by the applicant.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The plot boundaries shall be physically demarcated immediately and intimation be given of this section before completion of plinth work.
8. The amount of Rs. 31000/- 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.
9. You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.
10. You shall approach Executive Engineer, MSEB for the power requirements, location of transformer, if any, etc.
11. As per Govt. of Maharashtra Memorandum, vide No. TBP/4393/1504/CR-237/94, UD-11/RDP Dated 19th July 1994 for all buildings following additional conditions shall apply.

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

- 12(A) For all buildings of non residential occupancies and residential buildings with more than 16m. Height following additional conditions shall apply, as per requirements of the Fire Officer CIDCO.
- (B) Exit from the lift lobby shall be through self closing smoke stop door.
- (C) For centrally air conditioned building area of external operable windows on a floor shall be minimum 2.5% of floor area.
- (D) There shall be no other machinery in the lift machinery room.

M. C. SUB-REG



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31000	237/94

- 22
- (E) One of the lifts (fire lift) shall have minimum loading capacity of 8 persons. It shall have solid doors. Lifts shall not be designed in the stair case well. However, it shall be as per requirements of the Fire Officer (CIDCO).
 - (F) Electrical cables etc. shall be in separate ducts.
 - (G) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - (H) Hazardous material shall not be stored.
 - (I) Refuse ducts or storage places shall not be permitted in the staircase wells.
 - (J) Fire fighting appliance shall be distributed over the buildings.
 - (K) For buildings upto 24M. Height capacity of underground storage tank shall be 50,000/- litres and 10,000 litres respectively. Vent pipes shall be provided, pump capacity shall be 1000 litres/minute and 230 litres/minute respectively. Further, these shall be provided in consultation with the Fire Officer CIDCO as per his requirements.

पवेल - ५	
१८०५९	२०२३
२५	१३६

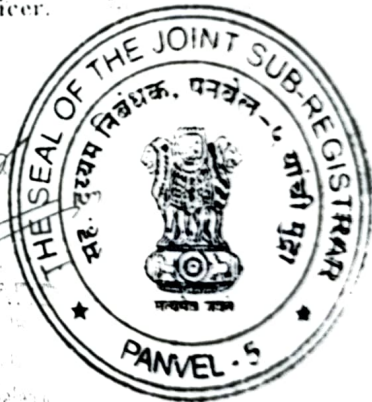
Executive Engineer (Bldg. Permission)
Addl. Town Planning Officer.

CC to: Architect

Design
Sheet

CC to: EO(III)/CCUC

True Copy
Mhand



Address:
G-44, Sector-20, C.I.T. Colony, Belpare,
Mumbai - 400 014.

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३६६	२००३
२२ / २६	



Sangam Enterprise

CIVIL ENGINEERS & DEVELOPERS

C - 4/0 : 2, Sector - 1, Vashi, Navi Mumbai - 400 703. Tel. : 782 5093, 754 2298 Fax : 782 6842

SE

No. : _____

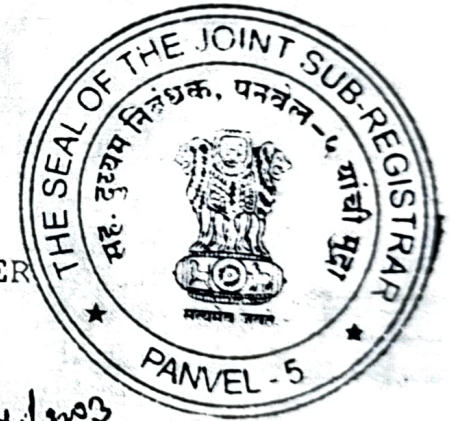
Date : _____

Date:

POSSESSION RECEIPT

पवल - ५	
२९/५	२०२३
29 th	day
2023	

Mr. Vivek V. Tavate & Mrs. Aditi V. Tavate this of MAY 2003 received vacant and peaceful possession from us of the Flat no. 502 in "NEELKANTH SADAN" at Plot No. 3A, Sector 10, New Panvel.



HANDED OVER

O. S. Pahl

For M/s SANGAM ENTERPRISE

TAKEN OVER

Aditi 29/5/2003

Mr. Vivek V. Tavate

A. Tavate 29/5/03
Mrs. Aditi V. Tavate



निलकंठ सदन को. ऑप. हौ. सोसायटी लि.

नोंदणी क्र.: एनबीओम/सिडको/एचएसजी(ओच)/१७९४/जेटीआर/वर्ष २००४-२००५

संदर्भ क्र.: निस /

प्लॉट - ३ ए, सेक्टर - १०, खांदा कॉलनी, न्यु पनवेल (पश्चिम)-४१०२०६

TO WHOMS EVER IT MAY CONCERN

दिनांक : 20-10-2023

Sub:- **No Objection Certificate for Sale And Transfer FLAT No. 502, A-Wing** in registered Society **"NEELKANTH SADAN CHS LTD."** admeasuring 576 Sq. Ft. Salable Area (Built up area 461 Sq.Ft. i.e. 42.84 Sq. Mtr,+ Terrace area 198 Sq. Ft. i.e. 18.40 Sq. Mtr.) constructed on Plot No. 3A, Sector-10, being lying and situated at Khanda Colony New Panvel (W), Tal. Panvel, Dist. Raigad -410206.

Respected Sir,

This is to certify that 1] **MR. VIVEK VASANT TAVATE** 2) **MRS. ADITI VIVEK TAVATE** is the Bonafide members in our society and they are the owner of Transfer **FLAT No. 502, "NEELKANTH CHS LTD."** Plot No. 3A, Sector-10, Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad -410206.

पवल - ५	
१०/१०/२०२३	२०२३
३९	१३६

So now the above said Flat whose built up area is admeasuring 576 Sq. Ft. Salable Area (Built up area 461 Sq.Ft. i.e. 42.84 Sq. Mtr,+ Terrace area 198 Sq. Ft. i.e. 18.40 Sq. Mtr.) carpet area and now we hereby certify that society **No Objection to Transfer and sale** of above mentioned Flat, on the name of **SAPNA VISHWANATH JAGDALE** 2) **MR. VISHWANATH DILIP JAGDALE.**

He has cleared all the dues of the society till date i.e. up to 30-12-2023.

This **NOC** has been issued on his own request.

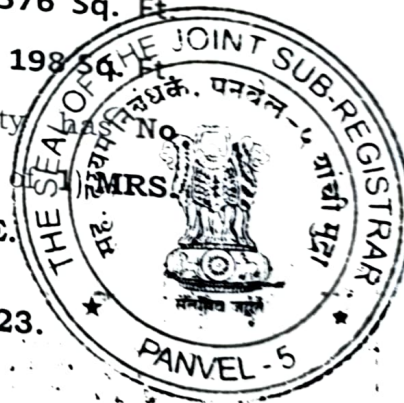
Thanking You

Yours Faithfully

निलकंठ सदन को-ऑप. हौ. सोसायटी लि.



[Signature]
अध्यक्ष / सचिव / खजिनदार
Chairman / Secretary / Treasure



दस्तावेजकारा क्रमांक: पत्रक 5/18451/2023
दस्तावेजाचा प्रकार: - करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता
 नाव: विवेक वसंत तवटे - -
 पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 609, ललित को. ऑप. ही. सो. लि., ओल्ह मुंबई, पुणे रोड, कळका, ठाणे 400605, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर: AABPT5644E

नाव: अदिती विवेक तवटे - -
 पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 609, ललित को. ऑप. ही. सो. लि., ओल्ह मुंबई, पुणे रोड, कळका, ठाणे 400605, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर: ABWPT9270E

नाव: सपना विश्वनाथ जगदाळे - -
 पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 602, ए विंग, निळकंठ सदन को. ऑप. ही. सो. लि., प्लॉट नं 3ए, सेक्टर 10, खांदा कॉलनी, नविन पनवेल प., ता. पनवेल, जि. रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, . पॅन नंबर: BTGPM3724F

नाव: विश्वनाथ दिलीप जगदाळे - -
 पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 602, ए विंग, निळकंठ सदन को. ऑप. ही. सो. लि., प्लॉट नं 3ए, सेक्टर 10, खांदा कॉलनी, नविन पनवेल प., ता. पनवेल, जि. रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, शाईगावः(ः). पॅन नंबर: ARRPJ5035C

पक्षकाराचा प्रकार
 तिहुन देणार
 वय :- 64
 स्वाक्षरी

तिहुन देणार
 वय :- 59
 स्वाक्षरी

तिहुन देणार
 वय :- 33
 स्वाक्षरी

तिहुन देणार
 वय :- 36
 स्वाक्षरी



ठसा प्रमाणित



दस्तावेज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
 क्र. 3 ची वेळ: 03 / 12 / 2023 01 : 27 : 49 PM

दस्त ऐवज असे निवेदीत करतात की ते दस्तावेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र. पक्षकाराचे नाव व पत्ता
 1 नाव: अरुण इतापे - -
 वय: 30
 पत्ता: सेक्टर 7, खांदा कॉलनी, ता. पनवेल, जि. रायगड पिन कोड: 410206

नाव: विवेक विश्वासराव - -
 वय: 32
 पत्ता: से-9 खांदा कॉलनी ता. पनवेल पिन कोड: 410206

तिहुन देणार
 वय :- 30
 स्वाक्षरी

तिहुन देणार
 वय :- 32
 स्वाक्षरी



ठसा प्रमाणित



क्र. 4 ची वेळ: 03 / 12 / 2023 01 : 28 : 31 PM

Sub Registrar Panvel 5

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
MRS SAPANA VISHVANATH JAGDALE AND OTHER	eChallan	69103332023120216068	MH011813587202324E	315000.00	SD	0006184726202324	03/12/2023
	DHC		1223036601218	720	RF	1223036601218D	03/12/2023
MRS SAPANA VISHVANATH JAGDALE AND OTHER	eChallan		MH011813587202324E	30000	RF	0006184726202324	03/12/2023





दस्तक्रमांक व वर्ष: 3786/2003

दुय्यम निबंधक: सह दु.नि.पनवेल 2

Wednesday, October 25, 2023

3:23:39 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म

Regn 63 m.e

गावाचे नाव : नविन पनवेल (नगर पालिका हद्द सिडको क्षेत्र)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 580,500.00
करारनामा
बा.भा. रु. 546,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) मिळकत क्र.: -- वर्णन: सेक्टर 10, प्लॉट नं. 3ए, पाचवा मजला, सदनिका नं. 502
- (3) क्षेत्रफळ (1) बांधीव क्षेत्र 42.84 व टेरेस 18.40 चौ. मी.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) संगम एंटरप्रायजेस तर्फे हर्षदभाई बी. गोदानी; घर/फ्लॉट नं: सी-4/0-2; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सेक्टर 1; शहर/गाव: वाशी; तालुका: नवी मुंबई; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विवेक वसंत तवटे; घर/फ्लॉट नं: 609; गल्ली/रस्ता: -; ईमारतीचे नाव: ललीत अपा.; ईमारत नं: -; पेठ/वसाहत: राज पार्क; शहर/गाव: कळवा; तालुका: ठाणे; पिन: -; पॅन नम्बर: -.
(2) आदिती विवेक तवटे; घर/फ्लॉट नं: 609; गल्ली/रस्ता: -; ईमारतीचे नाव: ललीत अपा.; ईमारत नं: -; पेठ/वसाहत: राज पार्क; शहर/गाव: कळवा; तालुका: ठाणे; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 14/05/2003
- (8) नोंदणीचा 14/05/2003
- (9) अनुक्रमांक, खंड व पृष्ठ 3786 /2003
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 19390.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 5810.00
- (12) शेरा



संपूर्ण पत्ता
मी नवकल केली
मी वाचली
मी रुजवात घेतली
अस्सल बरहुकूम नवकल

श्री. / सौ. विवेक वसंत तवटे सह सादरको लक्ष्मी
दि - 23/05/2023 च्या अर्जनुसार णी केल्यावरून
रहुकूम नवकल दिली. दिनांक 23/05/2023
गजक 20E4/2023

सह दुय्यम निबंधक, वर्ग-२
(पनवेल-२)

no 46 & 2 lines toward four hundred by

विकास अधिकारी के नाम... Virek V. Tavate (51)
पता... Vashi
रजि. नं. ...
PROPER OFFICER
SUB REGISTRAR
THANE-2 (MUMBAI)

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Vashi, Navi Mumbai on this 24th day of May 2003, BETWEEN M/S. SANGAM ENTERPRISE, a registered partnership firm under Companies Act, 1956, having its address at C-4/0.2, Sector 1, Vashi, Navi Mumbai - 400705 (Applied for I.T. PAN No.) hereinafter called as "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners, successors,

executors, administrators and assigns) of the ONE PART AND MR./MRS Virek Vasant Tavate age-44 (having I.T. nos - Aditi Virek Tavate - age-39. PAN No.) Adult, Indian Inhabitant, having address at At. 609 Lalit Apt's Raj Park old Mumbai Pune Road Kalva Thane or hereinafter called "THE PURCHASER/S"

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners, successors, administrators and assigns) of OTHER PART:

(Signature)



उ र ण	
3600	2003
2/28	

OFFICE OF THE SUB-REGISTRAR
VASHI, DIST. THANE
MAHARASHTRA
INDIA
STAMP DUTY MAHARASHTRA
0019400
120405
122003

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as 'THE CORPORATION') having its office at Nirmal, 2nd floor, Nariman Point, Mumbai-400 021, is a new Town Development Authority, under the provisions of subsection (3-a) of Section 113 of Maharashtra Regional & town planning Act, 1966 (Maharashtra Act NO. XXXVIII of 1996) hereinafter referred to as the said Act.

AND WHEREAS the State Government in pursuant to Section 113(I) of the said Act, acquired the land described therein and vesting such lands in the said Corporation for development and of such piece of land so acquired by the State Government, and subsequently vested by the State government in the Corporation for being leased to its intending Lessees.

AND WHEREAS the Corporation leased to the BUILDERS (therein referred to as THE LESSEE) vide agreement to Lease dated 20.12.2001, for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about 1494.798 Sq. Mtr. bearing No.3A, at Sector 10, New Panvel (W), Tal. Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT') for the purpose of residential-cum-commercial use for proper premium of Rs.1,06,89,300/- (RUPEES ONE CRORE SIX LAKHS EIGHTY NINE THOUSAND THREE HUNDRED ONLY) and has handed over the physical possession of the said plot to the Lessee.

AND WHEREAS the BUILDERS have obtained Commencement Certificate from the CIDCO Ltd. vide their letter No. CIDCO/REG/ATPO/1043 dated 11.01.2002 and they have commenced the construction work of the Residential-cum-commercial Building on Plot No.3A



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Handwritten signature 'Mand...'.

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AND WHEREAS the BUILDERS alone have the sole and exclusive right to sell the Residential Units/Flats/Shops/Offices in the said building constructed by the BUILDERS on the said plot and to enter into agreements with the PURCHASER/S of the said Residential Units/flats, shops, offices etc. and to receive the Sale Price in respect thereof.

AND WHEREAS the PURCHASER/S demanded from the BUILDERS and the BUILDERS have given inspection to the PURCHASER/S of all the documents of title relating to the said lands, and the plans, designs and specifications prepared by the "ARCHITECTS" and such other documents as are specified under the Maharashtra Ownership Flat Act, 1963 (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.

AND WHEREAS THE BUILDERS is/are lawful Owner of the Residential Unit/Shop/Office No. 502 on Fifth floor, (admeasuring about 576 sq.ft. salable area + 42.84 sq. mtrs. + terrace 198.40 sq. mtrs. (Built-up Area 461 sq.fts.) in the building standing on Plot No.3A, in Sector 10, New Panvel (W), Tal. Panvel, Dist. Raigad, (hereinafter referred to as the said premises).

Handwritten signature and stamp: H. Patel, Mumbai, Atavali

AND WHEREAS the PURCHASER/S have agreed to purchase the said Residential Unit/Shop/Office No. 502 on Fifth Floor, (admeasuring about 576 sq.ft. salable area (Built-up Area 461 sq.fts.) in the building standing on Plot No.3A, in Sector 10, New Panvel (W), Tal. Panvel, Dist. Raigad, (hereinafter referred to as the said premises) for a total consideration of Rs. 5,80,500/- (Rupees Five Lacs Eighty thousand five hundred Only).

Handwritten signature and stamp: H. Patel, Mumbai, Atavali

AND WHEREAS relying upon the said Application and declaration the BUILDERS agreed to sell Residential Unit/Shop/Office No. 502 at a price and on the terms and conditions hereinafter appearing.

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

1 The BUILDERS are constructing a building consisting of ground + 7 upper floors on the said land in accordance with the plans, designs, specifications approved by the Concerned Authority with only such variations and modifications as the BUILDERS may consider necessary or as may be required by concerned authority.

2 The PURCHASER/S hereby agrees to purchase from the BUILDERS and the BUILDERS hereby agree to sell to the PURCHASER/S a Residential Unit/Shop Office No. 502 on Fifth Floor, admeasuring about 576 sq.ft. ^{142.84 sq.mtr + Terrace 198.39 Ft. 18.40 sq.mtr} area (Built-up Area 461 sq.ft.), in the building standing on Plot No.3A, in Sector 10, New Panvel (W), Tal.Panvel, Dist.Raigad, (hereinafter referred to as the said premises) for a total price of Rs. 5,80,500/- (Rupees Five lacs Eighty thousand five hundred Only) to be paid as follows :-

SR. NO.	PARTICULARS	%
1.	E M.D. on booking	10%
2.	On Commencement of work	10%
3.	On commencement of plinth	10%
4.	On commencement of 1 st Slab	5%
5.	On commencement of 2 nd Slab	5%
6.	On commencement of 3 rd Slab	5%
7.	On commencement of 4 th Slab	5%
8.	On commencement of 5 th Slab	5%
9.	On commencement of 6 th Slab	5%
10.	On commencement of 7 th Slab	5%
11.	On commencement of 8 th Slab	5%
12.	On commencement of brick work	5%
13.	On commencement of plaster work	5%
14.	One complete plumbing work	5%

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Hach

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Handwritten notes and signatures: Hand Panvel

SCHEDULE OF THE ABOVE REFERRED PROPERTY

All that piece or parcel of Residential Unit/Shop/Office bearing No. 502 on the Fifth Floor, admeasuring about 576 Sq.ft. salable area (Built-up Area 4242.84 Sq. mtr + 198 Sq. Ft. is 4440.84 Sq. mtrs. 461 sq.fts.) in the building standing on Plot No.3A, in Sector 19, New Panvel

(W). Tal. Panvel, Dist. Raigad, and the said plot is bounded as follows:

THAT IS TO SAY:

- On the North by : Plot No.3
- On the South by : 10.30 Mtr. wide road
- On the East by : 11 Mtr. wide road
- On the West by : 19.37 Mtr. wide road

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands this day and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED)

by the withinnamed 'THE BUILDERS')

M/S SANGAM ENTERPRISE)

Shri Harshodhbhai B. Godani.)
in the presence of

(Signature)

2) *(Signature)*
SIGNED, SEALED AND DELIVERED)

by the withinnamed 'PURCHASER/S')

MR./MRS. Vivek Vasant Tawate)
Mrs. Aditi Vivek Tawate)
in the presence of

(Signature)
ATavate

1) *(Signature)*
2) *(Signature)*

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Miral B. Khona

B.Sc., LL.B.

h Court

108, J. K. Chambers, Plot No. 76,
Sector 17, Vashi, Navi Mumbai - 400 705
Tel. : 789 2517 • Telefax : 789 2544

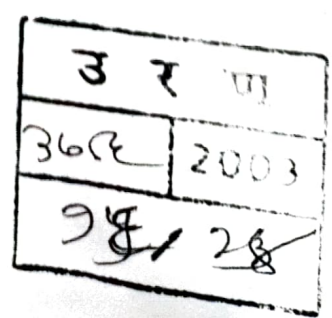
January 17, 2002

TITLE CERTIFICATE

I have investigated the title of Plot No.3A, Sector 10, New Panvel (W), Tal. Panvel, Dist. Raigad, admeasuring about 1494.798 Sq. mtr. lying within the jurisdiction of the Sub-Registrar of Panvel which stands in the name of M/S. SANGAM ENTERPRISE

It is seen from the records that M/S. SANGAM ENTERPRISE were leased a Plot of Land bearing No.3A, admeasuring 1494.798 Sq. Mtr. at Sector 10, New Panvel (W), Tal. Panvel, Dist. Raigad vide an Agreement to Lease dated 20.12.2001 by M/s. CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act 1953 (1 of 1953) and having its Registered Office at "NIRMAL", NARIMAN POINT, MUMBAI-21, (hereinafter called 'CIDCO') for a period of 60 years on the terms and conditions contained therein. I have to mention that pursuant to the said Agreement to Lease M/S. SANGAM ENTERPRISE were put into physical possession of the abovesaid Plot for the purpose of constructing a proposed Residential-cum-commercial Building.

AND WHEREAS M/S. SANGAM ENTERPRISE have obtained Commencement Certificate from the CIDCO Ltd. vide their letter No.CIDCO/EE(BP)/ATPO/1043 dated 11.01.2002 and they have commenced the construction work of the Residential-cum-commercial Building on Plot No.3A.



On the basis of the documents submitted I do hereby certify that the title of M/S. SANGAM ENTERPRISE in respect of Plot No.3A, Sector 10, New Panvel (W), Tal. Panvel, Dist. Raigad is clear, marketable and free from encumbrances of whatsoever nature.

SCHEDULE OF PLOT

All that piece or parcel of land known as Plot No.3A, in Sector 10, of New Panvel (W), Tal. Panvel, Dist. Raigad containing by admeasurement 1494.798 sq. mtr. or thereabouts and bounded as follows:-

On the North by : Plot No.3
On the South by : 10.30 mtr. wide road
On the East by : 11 mtr. wide road
On the West by : 19.37 mtr. wide road

M. B. Khanna

Mrs. Minat B. Jhanna
Advocate High Court
108, J. K. Chamber Plot No. 78,
Sector-17, Vasbi, Navi Mumbai-400706



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE

HEAD OFFICE
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONES : 757 1241 (9 Lines)
FAX : 00-91-22-757 1066

HEAD OFFICE
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONES : 757 1241 (9 Lines)
FAX : 00-91-22-757 1066

No. CIDCO/EE(BP)/ATPO/ 1062
To.

Date: 11/11/2003

✓ M/s Sangam Enterprise,
C 4/0 2, Sector-1, Vashi,
Navi Mumbai

Sub:-Development permission for Residential cum Commercial building on Plot no.3A Sector no.10 at New Panvel(W) Navi Mumbai.

Ref:-Your application dated.03/01/2001

Sir,

Please refer to your application for development permission for Residential cum Commercial Building on Plot no.3A Sector no.10 at New Panvel(W) Navi Mumbai.

The development permission is hereby granted to construct Residential cum Commercial 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 approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer New Panvel(W), 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

Thanking you,

M. C. Dhadare
M. C. Dhadare

M. C. DHADARE
ADVOCATE
Advocate High Court,
G-44, Sector-8 B, C B D Belapur,
Navi Mumbai - 400 614.

Yours faithfully,

S.V. Joshi

(S.V. JOSHI)
EXECUTIVE ENGINEER (BLDG PER.)
ADDL. TOWN PLANNING OFFICER



5/2003

दुस्यम निबंधकः

दस्त गोषवारा भाग-1

उरण

दस्त क्र 3786/2003







8:25 pm

उरण (धनवेल 2)

23/28

क्रमांक : 3786/2003

काचा प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
पक्षकाराचे नाव व पत्ता विवेक वसंत तवटे पत्ता: घर/फ्लॅट नं: 609 वल्ली/रस्ता: - भारतीयचे नाव: ललीत अपा. भारत नं: - ट/वसाहत: राज पार्क हर/गाव: कळवा जिल्हा: ठाणे पिन: -	लिहून घेणार वय 044 सही <i>[Signature]</i>	 12560 - 44139	
पक्षकाराचे नाव व पत्ता विवेक तवटे पत्ता: घर/फ्लॅट नं: 609 वल्ली/रस्ता: - भारतीयचे नाव: ललीत अपा. भारत नं: - ट/वसाहत: राज पार्क हर/गाव: कळवा जिल्हा: ठाणे पिन: -	लिहून घेणार वय 039 सही <i>[Signature]</i>	 12560 - 44139	
पक्षकाराचे नाव व पत्ता संगम एंटरप्रायजेस तर्फे हर्षदभाई बी. गोदानी पत्ता: घर/फ्लॅट नं: सी-4/0-2 वल्ली/रस्ता: - भारतीयचे नाव: - भारत नं: - ट/वसाहत: सेक्टर 1 हर/गाव: वाशी जिल्हा: नवी मुंबई पिन: -	लिहून देणार वय 050 सही <i>[Signature]</i>	 12560 - 44139	





दस्त गोषवारा भाग - 2

उरण

दस्त क्रमांक (3786/2003)

28/28

दस्त क्र. [उरण-3786-2003] चा गोषवारा
बाजार मुल्य :546000 मोबदला 580500 भरलेले मुद्रांक शुल्क : 19400

पावती क्र.:3785 दिनांक:14/05/2003
पावतीचे वर्णन
नाव: विवेक वसंत तवटे

दस्त हजर केल्याचा दिनांक :14/05/2003 02:33 PM
निष्पादनाचा दिनांक : 14/05/2003

दस्त हजर करणाऱ्याची सही :

5810 : नोंदणी फी
480 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा
दस्त अनुच्छेद प्रकार: करारनामा

6290: एकूण

शिकका क्र. 1 ची वेळ : (सादरीकरण) 14/05/2003 02:33 PM
शिकका क्र. 2 ची वेळ : (फी) 14/05/2003 02:35 PM
शिकका क्र. 3 ची वेळ : (कबुली) 14/05/2003 02:37 PM
शिकका क्र. 4 ची वेळ : (ओळख) 14/05/2003 02:38 PM

दु. निबंधकाची सही, उरण (पनवेल 2)

दस्त नोंद केल्याचा दिनांक : 14/05/2003 02:38 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात व त्यांची ओळख पटवितात.

1) राम के. माहरनवर ,घर/फ्लॅट नं: ए-59, रुम नं. 10

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: सेक्टर 21

शहर/गाव: वाशी, नवी मुंबई

तालुका: -

पिन: -

2) बी. एस. जगदाळे ,घर/फ्लॅट नं: 3/5

गल्ली/रस्ता: -

ईमारतीचे नाव: शिवदिप सोसा

ईमारत नं: -

पेट/वसाहत: शिवकृपा नगर

शहर/गाव: भांडुप

तालुका: मुंबई

पिन: 42

दु. निबंधकाची सही
उरण (पनवेल 2)

..... 9... नोंदले बुकाचे 36.73 नंबर
नोंदला



तारीख १४ मार्च

दुय्यप निबंधक, उरण
५ एन २००३

प्रमाणित करणेत येवे की, वा दस्तायघ्ने एकूण 28 वादे आहेत