

529/16136  
Thursday, December 16, 2021  
12:54 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 16896 दिनांक: 16/12/2021

गावाचे नाव: खारघर  
दस्तऐवजाचा अनुक्रमांक: पवल5-16136-2021  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: नीता लक्ष्मन दुवरीया - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 1800.00  
पृष्ठांची संख्या: 90

एकूण: रु. 31800.00

Joint Sub Registrar Panvel 5

बाजार मूल्य: रु.14162749.2/-  
मोबदला रु.14500000/-  
भरलेले मुद्रांक शुल्क : रु. 870000/-

सह दुय्यम निबंधक वर्ग-२  
(पनवेल-५)

- 1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1512202116218 दिनांक: 16/12/2021  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010147686202122E दिनांक: 16/12/2021  
बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी

नीता लक्ष्मण दुवरीया

मुख्यस्तावेज: परत मिळाला.

लिपीक

सह दुय्यम निबंधक, पनवेल ५, (वर्ग-२)



16/12/2021

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 16136/2021

नोंदणी :

Regn:63m

## गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) भोबदला	1450000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14162749.2
(4) भू-मापन,घोटहिस्सा व घरकमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: विभाग क्र-19/19,दर-125200/-प्रती चौ.मी, शॉप नं.-05,तळ मजला,बिल्डिंग-त्रिशूल सिम्फोनी,प्लॉट नं.-214-217,सेक्टर-19,खारघर,नवी मुंबई. क्षेत्रफळ-1127 चौ.फूट.कारपेट एरिया.( ( Plot Number : 214-217 ; SECTOR NUMBER : 19 ; ) )
(5) क्षेत्रफळ	1) 1127 चौ.फूट
(6) आकारणी क्वा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. त्रिशूल डेव्हलपर्स तर्फे प्रोप्रायटर रानिबेन खिमजी पटेल तर्फे कु.मु.म्हणून भाविक जगदीश हातियाणी - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं.-1,2 रा मजला, 3 पटेल भुवन 29 विजय वाडी, डॉ. नागीनदास एन शाह लाने, चिरा बाजार, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:-AILPP0812E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नीता लक्ष्मन दुबरीया - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 5 वा मजला 75, श्रीजी हाउस, मिट रोड जी.पी.ओ, फोर्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-APYPD6511Q 2): नाव:-भावना धनजी दुबरीया - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं.-3, हिल्ला मेन्शन,168 बौरा बाजार, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AMRPD1251B 3): नाव:-प्रेमिता किशोर दुबरीया - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्रीजी हाउस, 5वा मजला, 75 मिट रोड, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-COGPD2056F
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	16/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	16136/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	870000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) थोरा	

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 वरग = रु  
(पनवेल-५)



**CHALLAN**  
**MTR Form Number-6**



GRN	MH010147686202122E	BARCODE		Date	15/12/2021-11:38:29	Form ID	25.2
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Department Inspector General Of Registration		Payer Details					
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
		PAN No.(If Applicable)		APYPD6511Q			
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name		MRS NEETA LAXMAN DUBARIYA AND OTHERS			
Location RAIGAD		Flat/Block No.		SHOP NO-05, GROUND FLOOR, TRISHUL			
Year 2021-2022 One Time		Premises/Building		SYMPHONY			

Account Head Details	Amount In Rs.							
0030046401 Stamp Duty	870000.00	Road/Street	PLOT NO-214-217, SECTOR-19, KHARGHAR					
0030063301 Registration Fee	30000.00	Area/Locality	NAVI MUMBAI					
		Town/City/District						
		PIN	4	1	0	2	1	0
		Remarks (If Any)	PAN2=AILPP0812E~SecondPartyName=MS TRISHUL DEVELOPERS~CA=14500000					
		Amount In	Nine Lakh Rupees Only					
Total	9,00,000.00	Words						



Payment Details IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332021121512341	704916627		
Cheque/DD No.		Bank Date	RBI Date	15/12/2021 14:00:36	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	25932 2022 Not Verified with Scroll				

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दृश्य नित्यक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करता याचालन दस्त्यासाठी वापर करणे लागू नाही.



**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-529-16136	0004871441202122	16/12/2021-12:54:06	30000.00

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११ / १०	



**AGREEMENT FOR SALE**

SHOP NO. 05, GROUND FLOOR,  
BLDG. KNOWN AS "TRISHUL SYMPHONY"  
PLOT NO. 214-217, SECTOR-19,  
KHARGHAR, NAVI MUMBAI.

=====

BUILDING CONSISTS OF GROUND + 20 FLOORS (WITH LIFT)

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CARPET AREA IN SQ. FEET. : 1127 SQ.FT.

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SALE PRICE : RS. 1,45,00,000/-

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STAMP DUTY : RS. 8,70,000/-

REGISTRATION FEE : RS. 30,000/-

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THIS AGREEMENT is made and entered into at Navi Mumbai, on this 16<sup>th</sup> day of  
December, 2021.

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Between

M/s Trishul Developers by the hands of its Sole Proprietor, Smt. Raniben Khimji Patel (PAN- AILPP0812E) carrying on his business at Office No. 1, 2<sup>nd</sup> floor, 3 Patel Bhuvan, 29 Vijay Wadi, Dr. Nagindas N Shah lane, Chira Bazaar, Mumbai 400002, hereinafter referred to as the "Builder" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and legal representatives) of the One Part

AND

1) Mrs. Neeta Laxman Dubariya (PAN - APYPD6511Q), 2) Mrs. Bhavna Dhanji Dubariya (PAN- AMRPD1251B), 3) Mrs. Premila Kishor Dubariya (PAN- COGPD2056F) all an Indian Inhabitant/s/a having his/her/its/their address at 1) 5<sup>th</sup> Floor 75, Shreeji House, Mint Road, G.P.O, Fort, Mumbai: 400 001. 2) Room No. 3, Hilla Mansion, 168 Bora Bazar, Fort, Mumbai: 400 001. 3) Shreeji House, 5<sup>th</sup> Floor, 75 Mint Road, Fort, Mumbai: 400 001. hereinafter referred to as the 'Purchaser/s' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and legal representatives/ the partner/s for the time being of the said firm, the survivors of them and the successor/s of the last surviving partner/successor or assigns) of the Second Part.

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The CIDCO and Industrial Development Corporation of Maharashtra Limited (CIDCO) is the new Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in the exercise of its powers under sub section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 and pursuant thereto the State Government acquires lands in the CIDCO for the development and disposal thereof.

By an allotment letter bearing no 98/Kharghar/2007/923 dated 16.1.2007 issued by CIDCO in favour of Vishnu Tukaram Patil & 33 Ors, CIDCO inter alia allotted all that piece or parcel of land admeasuring approximately 2918.81 sq meters, bearing Plot no. 214 to 217 situate at Sector 19, Kharghar, Navi Mumbai under 12.5% Scheme and more particularly described in the First Schedule hereunder written and delineated on the Plan thereof hereto annexed as Annexure "A" by blue colored boundary line and hereinafter referred to as the said "Land", unto the said Vishnu Tukaram Patil and 33 Ors for the consideration and on the terms and conditions therein set out.

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C. By an Agreement to Lease dated 2.3.2007 made between CIDCO therein referred to as the "Corporation" of the One Part and Vishnu Tukaram Patil & 33 Ors as the "Licensee" of the Other Part, the Corporation granted to the Licensee a lease of the said Land for the purpose of constructing building/s for residential purposes/s and on the terms and conditions therein setout.

D. By a Tripartite Agreement dated 9.4.2007 made between the CIDCO therein referred to as the "Corporation" of the First Part and Vishnu Tukaram Patil & 33 Ors as "The Original Licensee" of the Second Part and Shri Balkrishna Baban Jadhav as the Sole proprietor of M/s B.B. Jadhav therein referred to as the "The New Licensee" of the Third Part, the Original Licensee requested the Corporation to grant them the permission to transfer and assign all their rights and interest in the said Land into the New Licensee to which the Corporation agreed and substituted the New Licensee in place of the Original Licensee and transferred all the rights and benefits of the Original Licensee in the said Land in favour of the New Licensee.

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E. By his letter dated 7.5.2007, the New Licensee requested CIDCO to transfer all his rights and benefits in the said Land in favour of M/s Trishul Developers.



F. In pursuance of the same CIDCO by its letter dated Kharghar/98/2007 dated 10.5.2007, granted its permission to the transfer of the rights and benefits in the said Land of M/s B.B. Jadhav in favour of M/s Trishul Developers on the terms and conditions setout in the said letter dated 10.5.2007.

G. By a Tripartite Agreement dated 24.5.2007 made between CIDCO therein referred to as the "Corporation" of the First Part and M/s B.B. Jadhav as "The New Licensee" of the Second Part and M/s Trishul Developers the Builder herein, therein referred to as the "The Subsequent Licensee" of the Third Part, CIDCO on the request of the New Licensee agreed and permitted the New Licensee to transfer and assign all his rights, interest and benefits in the said Land subject to the terms and conditions therein setout, in favour of the Subsequent Licensee absolutely.

H. By its letter dated 2.7.2007, addressed to M/s Trishul Developers by CIDCO, CIDCO confirmed the sale and transfer of the said Land by M/s B.B. Jadhav in favour of M/s Trishul Developers and confirmed having made the necessary changes pertaining to the transfer of the said Land in favour of M/s Trishul Developers in all its records.

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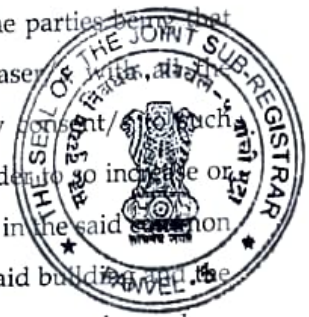
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boundary line and marked as **Annexure "D"** hereto and hereinafter referred to as the said "Shop/Flat" at or for the aggregate consideration of **Rs. 1,45,00,000/- (Rupees One Crore Forty Five Lakhs Only)**. The said aggregate consideration includes the proportionate price of the common/limited common areas and facilities appurtenant to the said Shop/Flat, the nature, extent and description of which common/limited common areas and facilities are more particularly described in the **Third Schedule** hereunder written. The proportionate share of the Purchaser/s in the said common areas and facilities is liable to be increased or decreased in the event of change/s in the building plans. It is specifically agreed that the proportionate price of common amenities is notional and the same is not subject to change even if the percentage of the undivided share of the said Shop/Flat in the common areas and facilities increases or decreases, the intent of the parties being that the said Shop/Flat being sold to and purchased by the Purchaser/s for such appurtenant rights for the said price. The Purchaser/s expressly consent/s to such changes in the said share and hereby expressly authorizes the Builder to so increase or decrease the said share of the Shop/Flat and/or of the Purchaser/s in the said common areas and facilities and limited common areas and facilities of the said building. The Purchaser/s hereby irrevocably agree/s to accept the said share as changed as aforesaid.

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4. The Purchaser/s has/have paid a sum of **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)** on or before the execution of these presents towards part payment of consideration value of the said **Shop/Flat** (the payment and receipt whereof the Builder both hereby admits and acknowledges and of and from the same discharges the Purchaser/s forever). The balance consideration of **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs Only)** shall be paid by the Purchaser/s to the Builder in \_\_\_ Days from the registration of the document. The said **Shop/Flat** and the said proportionate interest in the common area and facilities including the **0(ZERO)** car parking space/s are hereinafter collectively referred to as 'the said **Shop/Flat**'.
5. If the Purchaser/s commit/s any default in payment of the installments as stated in Annexure E hereto or of any payments which are payable, time being the essence of the Contract and or in observing or performing the terms and conditions of this Agreement, the Builder shall be at liberty to terminate this Agreement, by giving 15 days notice in writing to the Purchaser/s to rectify the breach so committed and on the expiry of the said notice period if the Purchaser/s fails to remedy the breach, the Builder will be entitled to

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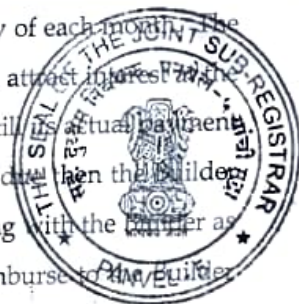


of the proportionate outgoings as aforesaid, until a Lease Deed as mentioned hereinabove is executed in favour of the Society to be formed as aforesaid. On such Lease Deed or other document of transfer/assignment being executed, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Builder to the said Society.

11. So long as the various Shop/Flat in the said buildings shall not be separately assessed by CIDCO or any other relevant authority for the purpose of property taxes, water charges and rates the Purchaser/s shall pay the proportionate share of such taxes, water charges and rates tentatively pay Rs. 7,500/- (Rupees Seven Thousand Five Hundred Only) approx. per month to the Builders

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for the above which shall be paid in advance on or before the 5<sup>th</sup> day of each month. The above amount, unless paid on their respective dates when due, shall attract interest at the rate of 18% per annum, from the date of the amount becoming due till the actual payment and in case any amounts are not paid inspite of they having fallen due then the Builder shall be entitled to adjust such arrears against amount of deposit lying with the Builder as mentioned in Clause 10 hereinabove and the Purchaser/s shall reimburse to the Builder the said amounts so deducted and shall always maintain with the Builder the said amounts of deposits as mentioned in Clause 10 hereinabove.



12. The Purchaser/s shall on or before taking delivery of possession of the said Shop/Flat, keep deposited with the Builder the amounts as may be required of him/her/their/it by the Builder for legal charges, for formation and registration of the Association and registration of the Association/Society, share money, application entrance fee of the Association/Society, money for the deposit in respect of water and electric meter payable to the Public Authorities, deposit for proportionate contribution towards the maintenance and other incidental charges as specified in 11 above, money towards/for contribution of development charges, infrastructure charges etc. In case there shall be a deficit in this regard, the Purchaser/s shall forthwith on demand pay to the Builder his/her/its proportionate share to make up such deficit.

13. The Builder shall utilize the sum of Rs. 10,000/- (Rupees Ten Thousand only) paid by the Purchaser/s to the Builder for meeting all legal costs, charges and expenses including professional casts of the Attorney-at-law/Advocates of the Builder in connection with the formation of the Association, as the case may be, preparing its rules, regulations and bye-laws and the costs of preparing and engrossing this Agreement and the Lease Deed.

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26. This Agreement contains all the terms and conditions governing the sale of the said Shop/Flat to the Purchaser/s and override/s any other terms and conditions hereto before agreed upon between the Parties hereto.

27. As required by the Income-tax (Sixteenth Amendment) Rules, 1998:

A. The Builder states that:

They are assessed to Income-Tax by the Dy. Commissioner (Mumbai) and the Permanent Account Number allotted to us is AILPP0812E.

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B. The Purchaser/s state/s that:

He/She/They/it is/are a Non-Resident Indian/s (NRI/s) and as such assessed to Income-Tax in India.

I/We, Mrs. Neeta Laxman Dubariya, Mrs. Bhavna Dhanji Dubariya, Mrs. Kishor Dubariya the Purchaser/s within named, am/are assessed to Income Tax in \_\_\_\_\_ Ward/Circle \_\_\_\_\_ and the Permanent Account Number allotted to me/us is APYPD6511Q, AMRPD1251B & COGPD2056F.



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

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

All that piece or parcel of Land or ground admeasuring approximately 2,918.81 sq meters, bearing Plot no. 214 to 217 situated at Sector 19, Kharghar (12.5% scheme (erstwhile Gaothan expansion scheme), Navi Mumbai and bounded as follows: On or towards the North by 40 meters wide road, On or Towards the South by 9.00 Meter wide Road, On or towards the East by Play ground and On or towards the West by 9.00 meters wide road.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

Shop/Flat no. 05 admeasuring app 1127 Sq. Ft. (carpet area) on the **GROUND** floor in the building known as "Trishul Symphony" and as incidental thereto 0(ZERO) car parking space under the Stilts on ground floor or at podium level in the said building situate on the Land described in the First Schedule hereinabove mentioned.

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THE THIRD SCHEDULE ABOVE REFERRED TO:

(a) COMMON AREA AND FACILITIES:-

- (i) The entrance foyer, the common staircase and the lifts in the multi storied Building.

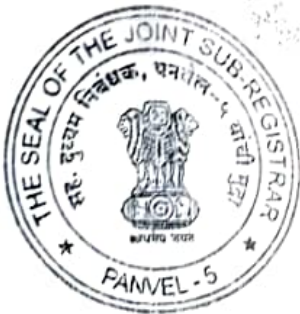
The Flat holder will have a proportionate undivided interest in the above.

(b) LIMITED (Restricted) COMMON AREA AND FACILITIES:-

- (i) Landing on the floor on which the particular flat is located as a means of access to the flat but not for the purpose of storing as a recreation area or for residence or for sleeping.
- (ii) Thus the land is limited for the use of residents of the flats located on that particular floor or for visitors thereto, but is subject to means of access for reaching the other floors, available to all residents and visitors to such wing.

The Flat holder will have a proportionate undivided interest in the above.

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पवेल - ५  
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 ३३ / १०

SIGNED AND DELIVERED by the  
 withinnamed Builder "M/s Trishul Developers"

By the hands of its Sole Proprietor  
 Smt. Raniben Khimji Patel  
 In the presence of.....



रानिबेन खिंजी पटेल



SIGNED AND DELIVERED by the  
 withinnamed Purchaser

1) Neeta Laxman Dubariya

नीता लखम  
 डुबरीया



2) Bhavna Dhanji Dubariya

भावना धिंजी डुबरीया



3) Premila Kishor Dubariya  
 In the presence of .....

Premila

① Dhanji Dubariya

*(Handwritten signature of Dhanji Dubariya)*





**ANNEXURE 'A'**

MURBI PLNGISS/ 6/1470  
 CONFIRMATION OF PLOT NO. 214 to 217 IN (12.5% SCHEME MURBI) SECTOR 19 KHARGHAR  
 FILE NO 98-KGH(TUKARAM PADU PAINI & VILLAGERS) NOTING DATED 15.12.06  
 1) PLOT IS CONFIRMED HERE SUBJECT TO THE DIMENSIONS AVAILABLE ON SITE  
 2) PLOT IS CONFIRMED ON THE REQUEST OF LANDS SECTION, HOWEVER, FOR ALLOTMENT OF THE CONFIRMED PLOT C.L&SO MAY TAKE NECESSARY ACTION AS PER POLICY.  
 4) 5.00M. LAYBYE IS MANDATORY. LOCATION OF OF LAYBYE & 4.5M. WIDE GATES ARE SHOWN ON THE PLAN SHOULD BE MAINTAINED.



पव ल - ५  
 २०२१  
 १००

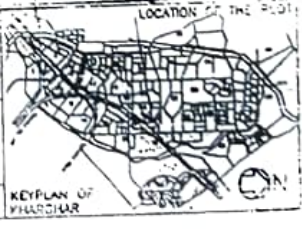


CONFIRMED 28.12.06  
 PROVISIONAL | FINAL  
 Asst. Plnr.  
 Plnr. Manmala  
 28.12.06

PLOT NO.	TOTAL AREA IN M <sup>2</sup>	CUR.DED. IN M <sup>2</sup>	NET AREA IN M <sup>2</sup>
214	31.45	1.45	2918.81

TO  
 C.L&SO.  
 F.O.(SURVEYOR)  
 S.E.(KHARGHAR)  
 A.T.P.O.

PART PLAN OF SECTOR 19  
 (MURBI 12.5%SCHEME) KHARGHAR NODE  
 REMARKS :  
 CONFIRMED PLOTS SHOWN IN RED MARK.  
 ALL DIMENSIONS ARE IN METRES  
 DATE-- 28.12.06 SCALE : NIS



# ANNEXURE 'B'



## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्यत', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१.

दूरध्वनी : (स्वागत कक्ष) +९१-२२-६६५००९००

फॅक्स : +९१-२२-२२०२२५०९

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलगाव, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१ ८१००

फॅक्स : +९१-२२-६७९१ ८१६६

संदर्भ क्र.: CIDCO/ATPO(BP)/671 - =

दिनांक: 2 NOV 2010

Shri. Khimji Karamashi Patel, Prop. M/s. Trishul Developers  
Roopali, India House, A.K. Marg, Kempes Corner, Mumbai

### ASSESSMENT ORDER NO.604/2010-11 REGISTER NO.02 PAGE NO.604

SUB:- Payment of development charges for Residential Building on Plot No.214 to 217, Sector -19 at Kharghar (12.5% scheme)

- REF:- 1) Your architects application dated.27/11/2009, 14/06/2010 & 29/10/2010  
2) Final transfer NOC issued by M(TS) vide letter dtd.02/07/2007  
3) Delay NOC issued by M(TS) vide letter dtd.11/12/2009  
4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.29/10/2010  
5) MSEDCL NOC issued by EE/PNL-U/TECH/ vide letter dtd.18/12/2009  
6) PSIDC NOC issued by EE(Elect), CIDCO vide letter dtd.28/06/2010  
7) 100% IDC paid of Rs.29,18,810/- vide receipt No.EMS/B No.220831, dtd.14/02/2007

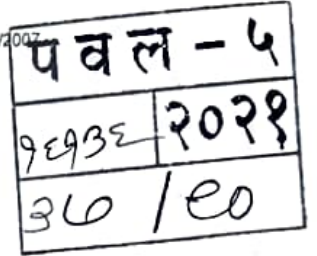
### ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES. (OFFICE ORDER NO. CIDCO/ADM/2449/DATED/18/11/092)

1. Name of Assessee :- Shri. Khimji Karamashi Patel,  
Prop. M/s. Trishul Developers
2. Location :- Plot No.214 to 217, Sector-19 at Kharghar (12.5% scheme), Navi Mumbai
3. Land use :- Residential
4. Plot area :- 2918.81 Sq. mtrs
5. Permissible FSI :- 1.5
6. AREA FOR ASSESSMENT:-
- A) FOR COMMERCIAL :-
- i) Plot area :- 374.598 Sq.mtrs..
- ii) Built up area :- 561.898 Sq.mtrs.
- B) FOR RESIDENTIAL :-
- i) Plot area :- 2544.212 Sq.mtrs.
- ii) Built up area :- 3814.866 Sq.mtrs.
7. DEVELOPMENT CHARGES:-
- A) FOR COMMERCIAL :-
- i) On Plot area :- 374.598 Sq.mtrs.X Rs.60/-=Rs.22475.88
- ii) On Built up area :- 561.898 Sq.mtrs.X Rs.80/-=Rs.44951.84
- TOTAL =Rs.67427.72
- B) FOR RESIDENTIAL :-
- i) On Plot area :- 2544.212 Sq.mtrs. X Rs.30/- = Rs. 76326.36
- ii) On Built up area :- 3814.866 Sq.mtrs. X Rs.40/- = Rs.152594.64
- Total Rs. 228921.00
- 8) Total Assessed development charges :- 7(A) + 7(B)=Rs.296348.72, Say Rs. 296349/-
- 9) Date of Assessment :- 29/10/2010
- 10) Due date of completion :- 02/03/2007 to 01/03/2011
- 11) Development charges paid of Rs.2,96,500/- vide Challan No.121757, dtd.28/06/2010

Yours faithfully

( R. B. Patil )

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



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

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

 "NIRMAL", 2nd Floor, Narlman Point,  
 Mumbai - 400 021.  
 PHONE : 00-91-22-6650 0900  
 FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

 CIDCO Bhavan, CBD Belapur,  
 Navi Mumbai - 400 614.  
 PHONE: 00-91-22-6791 8100  
 FAX : 00-91-22-6791 8166

**Ref. No.**

CIDCO/BP-6823/TPO (NM &amp; K)/2015/

**1317**
**Date : 09 NOV 2015**

 To,  
 Shri. Khimji Karamashi Patel,  
 Proprietor M/s. Trishul Developers,  
 Roopali, India House, A.K. Marg,  
 Kempes Corner, Mumbai.

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	9	3	4	0	2	0	2	9
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**SUB:-** Payment of Construction & Other Workers Welfare Cess charges for Residential Building Plot No. 214 to 217, Sector-19, at Kharghar (12.5% scheme), Navi Mumbai

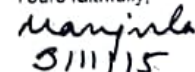
**REF:-** 1) Your architect's letter dated 11/06/2015 & 06/11/2015

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1999)**

- |    |   |  |
|----|---|--|
| 1. | Name of Assessee  | :- Shri. Khimji Karamashi Patel,<br>Proprietor M/s. Trishul Developers,        |
| 2. | Location  | :- Plot No.214 to 217, Sector - 19 at Kharghar (12.5% scheme),<br>Navi Mumbai. |
| 3. | Land use  | :- Residential   |
| 4. | Plot area   | :- 2918.81 Sq. mtrs  |
| 5. | Permissible FSI   | :- 1.5   |
| 6. | <b>GROSS BUA FOR ASSESSEMENT</b>  | :- 10797.05 Sq.mtrs.   |
| A) | <b>ESTIMATED COST OF CONSTN.</b>  | :- 10797.05 Sq.mtrs. X 18000/- = Rs.194346900/-                                |
| B) | <b>AMOUNT OF CESS</b>   | :- Rs.194346900/- X 1% = Rs.1943469.00/-                                       |
| 7) | Construction & Other Workers Welfare Cess charges paid Rs.19,43,500/- vide Receipt No.14300, dtd. 06/11/2015. |  |



Yours faithfully,



(Manjula Nayak)

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

In case of any corruption related complaint, please visit:

[Cidco.maharashtra.gov.in/CIDCO\\_VIGILANCE\\_MODULE\\_NEW/ Userlogin.aspx](http://Cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/Userlogin.aspx)





# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

### REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,  
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PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

### HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No.

Date: 09 NOV 2015

CIDCO/BP-6823/TPO (NM & K)/2015/ 1317 -

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	9	पत्र - 4
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80 / 10														

## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr. + 20 Floors) (Resi. BUA= 3807.036 Sq.mtrs., Comm. BUA = 563.892 Sq.mtrs.) Total BUA = 4370.928 Sq.mtrs.) Residential Units No. = 54 (Fifty four Nos.), Comm. Units NO. 06 (Six Nos.) fitness centre BUA = 75.626 Sq.mtrs. & society office BUA = 24.991 sq.mtrs.) on Plot No. 214 to 217, Sector-19 at Kharghar (12.5% Scheme), Navi Mumbai completed under the supervision of Architect M/s. Dimensions Architects Pvt. Ltd. has been inspected on 15/10/2015 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 02/11/2010 and that the development is fit for the use for which it has been carried out.



*Manjula*  
31/11/15  
(Manjula Nayak)  
Sr. Planner (Bldg. Permission)  
Navi Mumbai & Khopta

In case of any corruption related complaint, please visit:  
[Cidco.maharashtra.gov.in/CIDCO\\_VIGILANCE\\_MODULE\\_NEW/Userlogin.aspx](http://Cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/Userlogin.aspx)



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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### HEAD OFFICE:

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Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No.

Date: 18 NOV 2015

CIDCO/BP-6823/TPO (NM & K)/2015/

1317-1

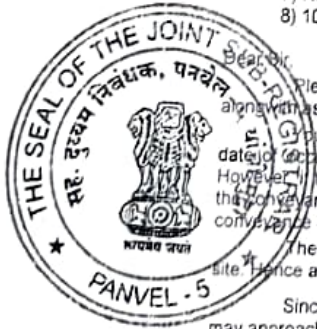
Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	9	3	4	0	2
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To,  
Shri. Khimji Karamashi Patel,  
Proprietor M/s. Trishul Developers,  
Rooftop, Indira House, A.K. Marg,  
Kemps Corner, Mumbai.

पवल = 6  
१८१३६/२०१५  
८६ / ६०

Sub- Occupancy Certificate for Residential Building on Plot No. 214 to 217, Sector-19, at Kharghar (12.5% scheme), Navi Mumbai.

- 1) Your architect's letter dated 11/06/2015 & 06/11/2015
- 2) Extension in time limit issued by M(TS-II) vide letter No.CIDCO/Est/12.5% Sch/Khr/98/2014, dtd.25/11/2014.
- 3) Meveja NOC issued by M(TS-II) vide letter No. CIDCO/Est/12.5% Sch/Khr/98/2014, dtd. 25/11/2014
- 4) PSIDC NOC issued by EE (Elect-I) vide letter No.CIDCO/EE(Elect-I)/14/1741/2799, dtd. 24/11/2014.
- 5) Fire NOC issued by fire officer CIDCO vide, letter No.CIDCO/FIRE/KLM/1288/2015, dtd. 12/08/2015
- 6) DCC Noc issued by EE(KHR-II), vide letter No.CIDCO/EE(KHR-II)/2015/1355, dtd. 16/01/2015.
- 7) No dues certificate issued by M(TS-II), vide letter No.CIDCO/Est/12.5% Sch/Khr/98/2015, dtd.10/06/2015.
- 8) 100% IDC paid of Rs 29,18,810/- vide Receipt No.EMS/B.No,220831, dtd. 14/02/2007



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

You shall have to carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding changes made at site. Hence as per condition mentioned in commencement certificate, your security deposit has been forfeited.

Since, you have paid 100% IDC paid of Rs.29,18,810/- vide Receipt No.EMS/B.No,220831, dtd. 14/02/2007, you may approach to the Office of Executive Engineer(W/S) to get the water supply connection to your plot.

Thanking you,

Yours faithfully,

*Manjula*  
01/11/15

(Manjula Nayak)

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