

353/22006

पावती

Original/Duplicate

Thursday, December 14, 2023

नोंदणी क्र. : 39म

6:54 PM

Regn.: 39M

पावती क्र.: 25319 दिनांक: 14/12/2023

गावाचे नाव: बडघर

दस्तावेजाचा अनुक्रमांक: पवेल2-22006-2023

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कुशल परशुराम कोळी - -

नोंदणी फी

रु. 30000.00

दस्तानाळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे

7:14 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

सह दुय्यम निबंधक वर्ग-२

(पवेल -२)

बाजार मुल्य: रु.1827483.84 /-

मोबदला रु.4000000/-

भरलेले मुद्रांक शुल्क : रु. 240000/-

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223136020036 दिनांक: 14/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012362836202324E दिनांक: 14/12/2023

बँकेचे नाव व पत्ता: **मुळ दस्तावेज परत दिला**

लेपीक  
दुय्यम निबंधक, पवेल-२  
मुळ दस्तावेज परत मिळाला  
पक्षकारची सही

Valuation ID

202312142356

मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बाधीव )

14 December 2023, 06:38:10 PM

पवल २

मूल्यांकनाचे वर्ष 2023  
जिल्हा रायगड  
तालुक्याचे नांव पनवेल  
गावाचे नांव वडघर  
क्षेत्राचे नांव Rural

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

सर्व्हे नंबर वन भू क्रमांक

खुली जमीन 4390	निवासी सदनिका 49400	कार्यालय	दुकान	औद्योगिक	मोजमापनाचे एकक चौ मीटर
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बाधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	35.232 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बाधीव
बाधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्ष	मूल्यदर/बाधकामाचा दर -	Rs 4390/-
उद्भववाहन सुविधा -	आहे	मजला -	5th to 10th Floor		

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= (( 49400-4390) \* (100 / 100) ) + 4390 )  
= Rs 49400/-

मजला निहाय घट/वाढ = 1.05 of 49400 = Rs.51870/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 51870 \* 35.232  
= Rs.1827483.84/-

Applicable Rules : 3,18,19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + गेज्जनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 1827483.84 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.1827484/-  
= ₹ आठरा लाख सत्तावीस हजार चार शे चौऱ्याऐंशी /-

Home

Print

पवल - २  
२२०६६२०२३  
१ / १००

सह दुय्यम निबंधक वर्ग-२  
(पनवेल -२)





CHALLAN  
MTR Form Number-6



GRN	MH012362836202324E	BARCODE			Date	13/12/2023-22:05:36	Form ID	25 2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR				PAN No.(If Applicable)	CMIPK3663D		
Location	RAIGAD				Full Name	KUSHAL PARSHURAM KOLI AND OTHERS		
Year	2023-2024 One Time				Flat/Block No.	FLAT NO 604 6TH FLOOR RADHANIWAS		
Account Head Details				Amount In Rs.	Premises/Building	20042023		
0030046401	Stamp Duty			240000.00	Road/Street	PLOT NO 127 SECTOR R2 PUSHEAK NODE		
0030063301	Registration Fee			30000.00	Area/Locality	VADGHAR PANVEL 2 / 900		
					Town/City/District			
					PIN	0 2 0 6		
					Remarks (If Any)	PAN2=AAJFI0741H-Second Party Name=IDEAL BUILDERS		
					Amount In	Two Lakh Seventy Thousand Rupees Only		
Total				2,70,000.00	Words			
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332023121410682	2843190930	
Cheque/DD No.				Bank Date	RBI Date	13/12/2023-22:07:40	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		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 चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.  
Mobile No. : 0000000000

K. Koli  
K. Koli पुजा परशुराम कोळी



CHALLAN  
MTR Form Number-6



GRN	MH012362836202324E	BARCODE			Date	13/12/2023-22 05 36	Form ID	25 2
Department	Inspector General Of Registration							
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)	पवल - २				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	OMPK3663D				
Location	RAIGAD		Full Name	KUSHAL PANCHURATH KOLI AND OTHERS				
Year	2023-2024 One Time		Flat/Block No.	8 / 900				
Account Head Details		Amount In Rs.	Premises/Building	FLAT NO.604 6TH FLOOR RADHA NIWAS				
0030046401	Stamp Duty	240000.00	Road/Street	PLOT NO.124 SECTOR 03 WISHPAK NODE				
0030063301	Registration Fee	30000.00	Area/Locality	VARDHANA PANVEL				
			Town/City/District	RAIGAD DISTRICT				
			PIN	424 006				
			Remarks (If Any)	PAN2=AAJFI0741H-SecondPartyName=IDEAL BUILDER-				
			Amount In	Two Lakh Seventy Thousand Rupees Only				
			Words	2,70,000.00				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332023121410682	2843190930		
Cheque/DD No.			Bank Date	RBI Date	13/12/2023-22 07.40	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No , Date		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. Mobile No. 0000000000  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-353-22006	0006508908202324	14/12/2023-18 54 42	IGR147	30000.00
2	(IS)-353-22006	0006508908202324	14/12/2023-18 54 42	IGR147	240000.00
Total Defacement Amount					2,70,000.00

**AGREEMENT FOR SALE**

पवल - २
2008/2023
900

This Agreement for Sale is made and executed at Panvel / 900

On this 14<sup>th</sup> Day of December in the Year 2023.

P.K.Koli P.K.Koli युजा उर उर उर उर BETWEEN

M/S. IDEAL BUILDER, PAN: AAJFI0741H, a Partnership firm, having office at Plot No. 127, Sector R2, Pushpak Vadghar, PIN 410206, Tal. Panvel. Hereinafter called and referred to as the "PROMOTERS" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the Partner or partners for the time being, their survivor or survivors, heirs, nominees, executors, administrators and assigns of such firm or last survivor) OF THE ONE PART;



AND

MR. KUSHAL PARSHURAM KOLI, PAN: CMIPK3663D, Age 32 years, MR. PARSHURAM KASHINATH KOLI, PAN: BMRPK3333G, Age 61 years, MRS. POOJA PARSHURAM KOLI, PAN: BMRPK3334B, Age 59 years, Residing at: Room No. 35, Jamshedji Bandar, Lala Nigam Road, Colaba, Mumbai Hereinafter collectively referred to as "THE ALLOTTEE/S" (which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its Trustees for the time being) OF THE SECOND PART;

AND

1) MR. SANJAY SUKIR KENI, Age - 38 years, PAN: BGEPK6069G,  
2) MRS. SHARDA RAJENDRA PATIL, Age - 40 years, PAN: CQEPP8777R,  
3) MR. SADASHIV SUKIR KENI, Age - 47 years, PAN: ALSPK4864B,  
Residing at Flat No. 901, Neel Ashima, Plot No. 15, Sector No 2A, Karanjade, Panvel  
4) MR. SACHIN SUKIR KENI, Age - 37 years, PAN: BTQPK0497K,  
No. 1, 2 & 4 Residing at Madhalpada, Chinchpada, Vadghar, Tal. Panvel, Dist. Raigad,  
Through POA 1) Mr. Ibrahim Tahir Ahmed Patel, 2) Mr. Majid Haroon Patel,  
Partner of M/S. IDEAL BUILDER, PAN: AAJFI0741H a partnership firm, having office at Plot No. 127, Sector R2, Pushpak Vadaghar, 410206, Tal Panvel. Hereinafter collectively referred to as "THE LEASE-OWNERS/CONFIRMING PARTY (which expression shall, unless contrary to the context or meaning thereof, mean and include their heirs and legal representatives and assigns) OF THE THIRD PART;

Y. N. N. N. K.K.Koli P.K.Koli युजा उर उर उर उर



WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority, under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi-Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

AND WHEREAS the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act.

AND WHEREAS the Corporation as a part of the development of Navi Mumbai, has decided to establish international airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government (hereinafter referred to as the "Project" which includes development of land for the purposes allied thereto).

AND WHEREAS except for land(s) already in possession of the Corporation, the remaining private lands required for the "Said Project" were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act 1894 (herein after referred to as the L.A. Act 1894) by the State Government.

AND WHEREAS The Right to Fair compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT 2013) came in to force w.e.f. 01.01.2014 replacing the old L.A. ACT 1894 award under Section 11 of the L.A. Act 1894 have not been declared for certain lands as on 01/01/2014 therefore as per the LARR Act 2013 the determination of compensation per such lands shall be conformity with the LARR Act 2013.

AND WHEREAS pursuant to section 108 (1) and 108(2) of the LARR Act 2013 the State Government vide Govt. Resolution Urban Development Dept. No. Cid-1812/CR-274/UD-10 dtd 1<sup>st</sup> March 2014 (hereinafter referred to as the G.R. dated 01.03.2014) has in lieu of monetary compensation provided for higher and better compensation in the form of developed plots to the land owners whose lands are to be acquired for the project. Accordingly, the Corporation is obliged to allot a plot to the owner concerned if he/she/they opted for compensation in the form developed plot in lieu of monetary compensation.

MAJID

KPKOLI

P. K. KOLI युवा विकास



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AND WHEREAS the Lease-Owners/Confirming Party are holding the said plot as Lease-Owners/Confirming Party have entered into Development Agreement in respect of said plot with the Promoters for developing the same as mentioned therein. That said Development agreement was entered into Panvel-2, on 18/11/2021 at Serial No. PW1.2-15982/2021. Pursuant to said Development agreement, the Developer have right to develop the said plot

in furtherance of the said development agreement the said Lease-Owners/Confirming Party on 18/11/2021 have executed a Power of Attorney in terms of said Power of Attorney is registered with Sub-Registrar Panvel-2 on 18/11/2021 at Serial No. PW1.2-15984/2021

AND WHEREAS the Lease-Owners/Confirming Party had applied for permission for commencement from the Corporation and has obtained development permission vide Commencement Certificate dt. 01/04/2021 bearing Reference No. CID/COR/17471/IPO(NM & K)/2020/7769 the Town Planning Department of the Corporation has granted development permission and commencement certificate for construction of building (Ground + 06 floors) having 29 residential premises and 4 commercial units under the section 45 of the Maharashtra Regional Town Planning Act, 1966. A copy of the same is annexed here with

AND WHEREAS thus the Promoters decided to implement the scheme of development and sale of units of their share as per development agreement, thereon under the name and style as "RADHA NIWAS" (hereinafter referred as the "Said Scheme" as described in 'Schedule-II' hereunder)

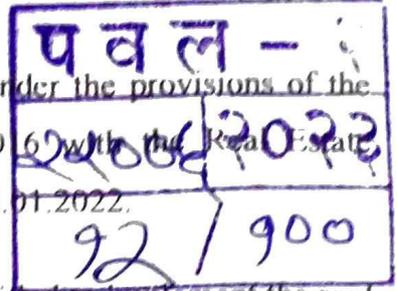
AND WHEREAS Promoters has entered into standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects

AND WHEREAS Promoters has appointed Structural Engineers for the preparation of the structural design and drawings of the buildings and the Development shall be under the professional supervision of the Architects and the structural Engineers till the completion of the building/s,

AND WHEREAS the Promoters has obtained the title certificate in respect of the said Property and the said Scheme thereon, from the advocate Mr. S. M. Lad, Panvel, Corp. is annexed herewith.

*[Handwritten signatures]*  
 K. Koli P.K Koli ५९११ ५२९३ २१११

AND WHEREAS the Promoters has registered the project under the provisions of the Act with Real Estate (Regulation & Development) Act 2016 with the Real Estate Regulation Authority Registration No. P52000032737 dated 24.01.2022.



AND WHEREAS thus the Promoters, herein, is absolutely entitled to implement the said Scheme and to sell the proposed units of their share to prospective Purchasers as per development agreement on ownership basis;

AND WHEREAS the allottee herein being desirous of purchasing a Unit, applied to the Promoters for allotment of a residential/commercial unit (herein after referred to as "The Said Unit") in the scheme/ project known as "RADHA NIWAS" to be constructed according to sanctioned building plans;



AND WHEREAS the allottees has/ have been shown the actual location of the Said Property, the allottee/s has/ have also taken the inspection of all the documents of title such as letter of allotment issued by the Corporation, title documents, search and title report, specifications, plans and designs prepared by the Architect and sanctioned by the Town Planning Department of the Corporation and such other documents as contemplated under the provisions of the RERA (hereinafter referred to as the 'Said Act') and Rules there under);

AND WHEREAS the allottee /s has/ have independently carried out investigation of title to the Said Property through advocate and has/have satisfied himself/themselves about the marketability of title to the Said Property,

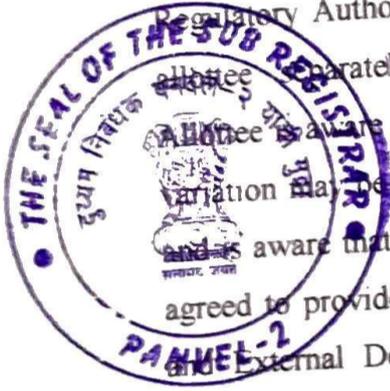
AND WHEREAS the Promoters also showed the building plans of the construction to the Allottee/s and the Allottee/s were also expressly given to understand that the Promoters may amend, revise and alter the building layout/building plans from time to time in respect of tenements, spaces, users, areas to suit the Promoter's requirements and in spite of the same and having irrevocably consented thereto, the Allottee/s applied to the Promoters for the purchase/allotment of the Unit in the Said Scheme for the consideration, by abiding the terms, mentioned hereunder, the Promoters agreed therefore;

AND WHEREAS the Allottee is aware of the fact that the Promoters has entered into or will enter into similar and/ or separate Agreements with several other Allottee s, person and parties in respect of Units in the said building/ project;

पुजा परशुराम मोदी

AND WHEREAS relying on the Allottee's representations and the assurances and subject to the terms and conditions mentioned in this agreement, the Promoters herein has agreed to sell and the Allottee, herein, agreed to purchase a unit in the said Scheme described in **Schedule-III** hereunder and is more particularly shown delineated and demarcated in **Red** colour in is annexed hereto), at or for mutually concluded and agreed lump sum consideration as detailed hereunder excluding expenses for the stamp duty, registration fees, GST or such other charges payable by Allottee to Real Estate

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93 / 900



Regulatory Authority or any other taxes and or charges levied which shall be paid by Allottee separately. The sale of the said unit is on the basis of carpet area only. The Allottee is aware that due to skirting and variation in plaster, the carpet area varies. The variation may be approximately 3% (three percent). The Allottee consents for the same and is aware that the consideration being lump sum will not change. The Promoters has agreed to provide the amenities, common areas, facilities Internal Development Works External Development Works in the said Project which are more particularly described in the **Schedule IV** written hereto. The allottee agrees not to question or challenge the said consideration the same having been settled on lump sum basis considering all aspects and other terms of the agreement.

AND WHEREAS it is also expressly given to understand to the allottee that the Promoters may raise the project finance in future and in such event shall obtain no objection of the bank for present concluded agreement.

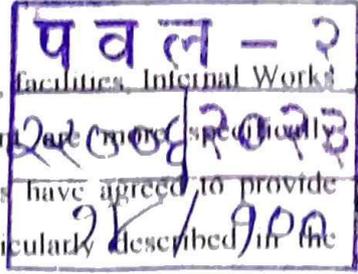
NOW, THEREFORE, THESE PRESENTS WITNESSETH AS FOLLOWS:

1. **Agreement and Consideration:**

The Allottee has agreed to purchase from the Promoters and the Promoters have agreed to sell to the Allottee /s the UNIT/ APARTMENT/ SHOP in the said Scheme "**RADHA NIWAS**" (Which UNIT is more particularly described in the "**Schedule-III**" hereunder and hereinafter referred to as the "**SAID UNIT**"), at and for the total consideration price of **Rs. 40,00,000/- (Rupees Forty Lakhs Only)** including the proportionate price of the above referred common areas and facilities. Said price is finalized at the lump sum basis. The Sale of the said Unit is on the basis of carpet area only. The allottee is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately 3% (Three percent). The allottee consents for the same and is aware that the consideration being lump sum will not change.

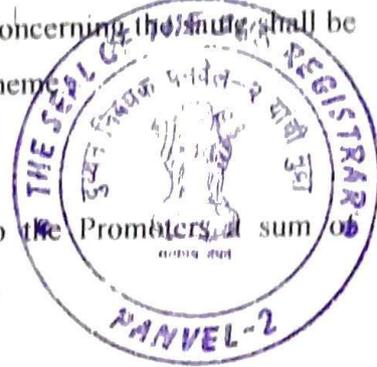
P.K. Koli  
यु.ए. 42/2/10

The nature, extent and description of the common areas, facilities, Internal Works of Development and External Works of Development described hereunder in Schedule-V and the Promoters have agreed to provide specifications in the said Unit which are more particularly described in the Schedule IV hereto. There is no sale of any car park area and all the allottee shall mutually allocate the parking lots and all the matters concerning the same shall be dealt with by the organization of unit holders in the scheme.



2. **Payment:**

The allottee has by way of earnest money paid to the Promoters a sum of Rs. 5,00,000/- prior to the execution of this agreement.



2.1) **Manner of Payment:**

That the allottee /s shall pay the above mentioned balance amount of consideration of Rs. 35,00,000/- (Rs. Thirty Five Lakhs Only) as detailed in Schedule VII of this agreement.

It is made clear agreed by and between the parties hereto that the Promoters shall not be bound follow, chronological order of any of the stages of installments and that the Promoters shall be at complete liberty to choose the chronology of the respective stages of the construction. The Allottee agrees that the Promoters may merge or consolidate two or more installments in their discretion by simultaneously executing the contemplated work in the said installment. The construction of the said Unit is also arrived on the assurance of the Allottee to abide by the above payment schedule only and it will not be altered for any reason and the Allottee shall make all the payments to the Promoters by Demand Drafts or only by local cheques. If the Allottee makes the payment by outstation cheques then the date of payment shall be treated as and when the same is credited to the account of the Promoters and to the extent the said amount is credited by deducting the commission of the Bank. Payment of any installments if made in advance shall be adjusted to the installments as mentioned herein. No interest shall be paid by the Promoters for such advance payments made by the Allottee or Housing Finance Companies/Banks, etc.

It is hereby agreed that the time for payment as specified above is the essence of this contract and on failure of the Allottee to pay the same on due dates, it shall be deemed that the Allottee has committed breach of this agreement and the Promoters shall be entitled to take such action as they are entitled to take in case of breach/default of this agreement, including termination of this agreement.

    यु.स. प.स.रा.म. को.स.टी

Details of Scheduled and Annexure to this Agreement

पवल - २  
२२००६/२०१९  
२८/१०



- Schedule I - Said Plot / Land,  
 Schedule II - Said Scheme  
 Schedule III - Said Unit/ Apartment  
 Schedule IV - Specifications and Amenities  
 Schedule V - Common Areas and Facilities,  
 Schedule VI - Limited Common Areas and Facilities.  
 Schedule VII - Schedule of Payment.  
 Annexure I - Commencement Certificate  
 Annexure II - Title Certificate issued by Advocate  
 Annexure III - Letter of allotment of plot  
 Annexure IV - Floor Plan of Unit

THE SCHEDULE ISCHEDULE ABOVE REFERRED TO

All that piece and parcel of land known as **Plot No. 127, admeasuring 560 square meters, in Sector No. R-2, Village Pushpak Vadghar, Tal. Panvel, Dist. Raigad** or thereabout and bounded that is to say :-

- On or towards the North by : 15 meters wide Road  
 On or towards the South by : Plot No. 119, 120 o 121  
 On or towards the East by : Plot No. 126  
 On or towards the West by : Plot No. 128

(herein referred to as the "Said property")

SCHEDULE-II

(Said Scheme)

All that piece and parcel of scheme styled as "**RADHA NIWAS**" having **Ground + 6 floors (with lift)** and proposed **29 (Twenty Nine) residential units and 4 (Four) commercial units** allocated against leasehold right in respect of **Schedule-I** property from and out of sanctioned plan/ layout of buildings upon land upon land bearing **Plot No. 127, Sector-R-2, admeasuring 560 Sq. mtrs, Pushpak Vadghar, Taluka Panvel, Dist-Raigad** i.e. **Schedule-I** property.

SCHEDULE-III

(The "said Unit")

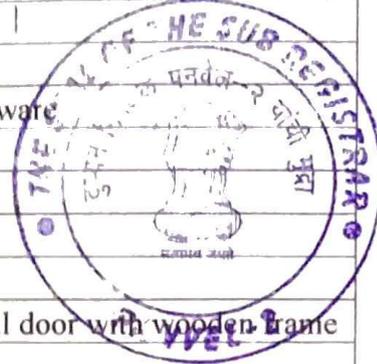
Building	"RADHA NIWAS"
Unit No.	604
Floor	6 <sup>th</sup> (Sixth Floor)
Area	
Designation	Area in Square meter
RERA Carpet	29.360 Square meter.

*[Handwritten signatures and text]*  
 P.K. Koli  
 पुष्पक विघारक पनवेल-२  
 ५/११/२०१९

**SCHEDULE - IV**  
(SCHEDULE OF SPECIFICATIONS AND AMOUNTS)

<b>Flooring Kitchen</b>	Vitrified flooring in all rooms
	Anti skid tiles
	Granite kitchen platform with branded S.S. sink
	Wall tiles above platform
<b>Paints</b>	Water Purified Provision
	Exhaust Fan Provision
<b>Bath &amp; WC</b>	Internal walls with plastic emulsion paint
	Acrylic emulsion on external walls
	Designer bathroom with branded sanitary ware
	Concealed plumbing with CP fittings
<b>Doors &amp; Windows</b>	Wall tiles up to door levels
	Geyser Point Provision
	Exhaust Fan Provision
	Decorative laminated flush main & internal door with wooden frame
<b>Electrical</b>	Good quality brass fixtures and fittings
	Decorative laminated flush bath &
	WC door with Granite molding frame
	Provision for Inverter in the Flat
	Concealed copper wiring and branded electrical fittings
	Modular switches
	TV points in living
	MCB and ELCB'sp

प्लान - २  
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३० / १००



**SCHEDULE - V**

**Common Areas and Facilities -**

1. The land under the buildings according to sanctioned layout.
2. The footings, RCC structures and main walls of the building.
3. Staircase column and Lift (Standard) in the buildings.
4. Common drainage, water and electrical lines.
5. Common Ground water storage tanks and overhead water reservoirs and plumbing machinery, pumps etc.
6. Compound walls, fencing and gates.

**SCHEDULE VI**

**Limited Common Areas and Facilities -**

1. Partition walls between the two units shall be limited common property of the said two units.
2. The Ground floor units shall be entitled to exclusive use of open spaces and land adjoining to them respectively as and if allotted or that will be allotted by the Promoters at its discretion and as shown in the plan hereto annexed.
3. Covered/Open scooter parking and car parking and terrace on top of building and portions thereof will be allotted to specific unit allottee /s by the Promoters as per their discretion or retained by the Promoters.
4. Terraces adjacent to the terrace Units and above the building shall exclusively belong to such respective Units if so specifically allotted by the Promoters.
5. Other exclusive and limited common areas and facilities as mentioned in body of this agreement.
6. Passages and toilets/W.C.s which are not the part of specified units may be exclusively allotted to those units who have access through such passages or adjacent to such toilets/W.C.s for their exclusive or limited common use only as per the discretion and option of Promoters.

*[Handwritten signatures and text]*  
 P.K. Kali यस्ता परशुराम मोदी

**SCHEDULE VII**  
Schedule of Installments

पवल - 2  
22/04/2023  
39/09/2023



Particulars	Percent	Amount
At the time of booking	2.0%	4,00,000/-
Execution of Agreement	2.0%	4,00,000/-
Completion Of Plinth	2.0%	4,00,000/-
On Completion Of 1 <sup>st</sup> Slab	2.0%	4,00,000/-
On Completion Of 2 <sup>nd</sup> Slab	2.0%	4,00,000/-
On Completion Of 3 <sup>rd</sup> Slab	2.0%	4,00,000/-
On Completion Of 4 <sup>th</sup> Slab	2.0%	4,00,000/-
On Completion Of 5 <sup>th</sup> Slab	2.0%	4,00,000/-
On Completion Of 6 <sup>th</sup> Slab	2.0%	4,00,000/-
On Completion Of 7 <sup>th</sup> Slab	2.0%	4,00,000/-
On completion of Walls, Internal Plaster, external plaster.	06%	2,40,000/-
On completion of Sanitary fittings, staircases, lobbies	05%	2,00,000/-
On completion of External plumbing, floorings, doors etc	05%	2,00,000/-
On completion of lifts, water pumps, electrical fittings	05%	2,00,000/-
On Possession upon receipt of Occupancy Certificate	05%	2,00,000/-
<b>Total</b>	<b>100%</b>	<b>40,00,000/-</b>

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THESE PRESENTS ON THE DAY, DATE AND PLACE MENTIONED HEREINABOVE.

SIGNED AND DELIVERED BY  
THE WITHIN NAMED PROMOTERS  
**M/S. IDEAL BUILDER**  
PAN: AAJFI0741H  
Through its Partners

1) Mr. Ibrahim Tahir Ahmed Patel

2) Mr. Majid Haroon Patel

In the presence of .....

- 1) Asim Master
- 2) Umair Shaikh

**IDEAL BUILDER**

*[Signature]*

**PARTNER**



**IDEAL BUILDER**

*[Signature]*

**PARTNER**



(Promoters)

SIGNED AND SEALED DELIVERED BY THE WITHIN NAMED ALLOTTEE  
MR. KUSHAL PARSHURAM KOLI,  
PAN: CMIPK3663D

पवल - २  
२२००६२०२३  
३२ / १००

MR. PARSHURAM KASHINATH KOLI  
PAN: BMRPK3333G



MRS. POOJA PARSHURAM KOLI,  
PAN: BMRPK3334B

In the presence of .....

- 1) Asim Master
- 2) Umair Shaikh

SIGNED AND SEALED DELIVERED BY THE WITHIN NAMED LEASE-OWNERS/ CONFIRMING PARTY

- 1) MR. SANJAY SUKIR KENI,
- 2) MRS. SHARDA RAJENDRA PATIL,
- 3) MR. SADASHIV SUKIR KENI,
- 4) MR. SACHIN SUKIR KENI, Through POA M/S. Ideal Builder through its Partner
- 1) MR. IBRAHIM TAHIR AHMED PATEL,
- 2) MR. MAJID HAROON PATEL

In the presence of .....

- 1) Asim Master
- 2) Umair Shaikh



KPKoli



P.K. Koli



युष्ठा पश्चुराम कलि

(Allottee s)

IDEAL BUILDER

[Signature]  
PARTNER



IDEAL BUILDER

[Signature]  
PARTNER



(Lease-Owner/Confirming Party)

RECEIPT

पवल - २	
२२००४	२०२३
३३	१००

Received with thanks from the within named allottee **Mr. Kushal Parshuram Koli,** **Mr. Parshuram Kashinath Koli,** And **Mrs. Pooja Parshuram Koli,** a sum of

**Rs. 5,00,000/- (Rupees: Five Lakhs Only)** by cheque towards Part payment of total

consideration amount for purchase of said Unit in building "**RADHA NIWAS**"

constructed on Plot No. 127, Sector-R-2, admeasuring 560 Sq. meters, Pushpak

Vadghar, Taluka Panvel, Dist-Raigad.



Date	Cheque	Bank	Amount
24.11.2023	000003	Bank of Baroda	5,00,000.00
<b>Total</b>			<b>5,00,000.00</b>

I say Received

**IDEAL BUILDER**

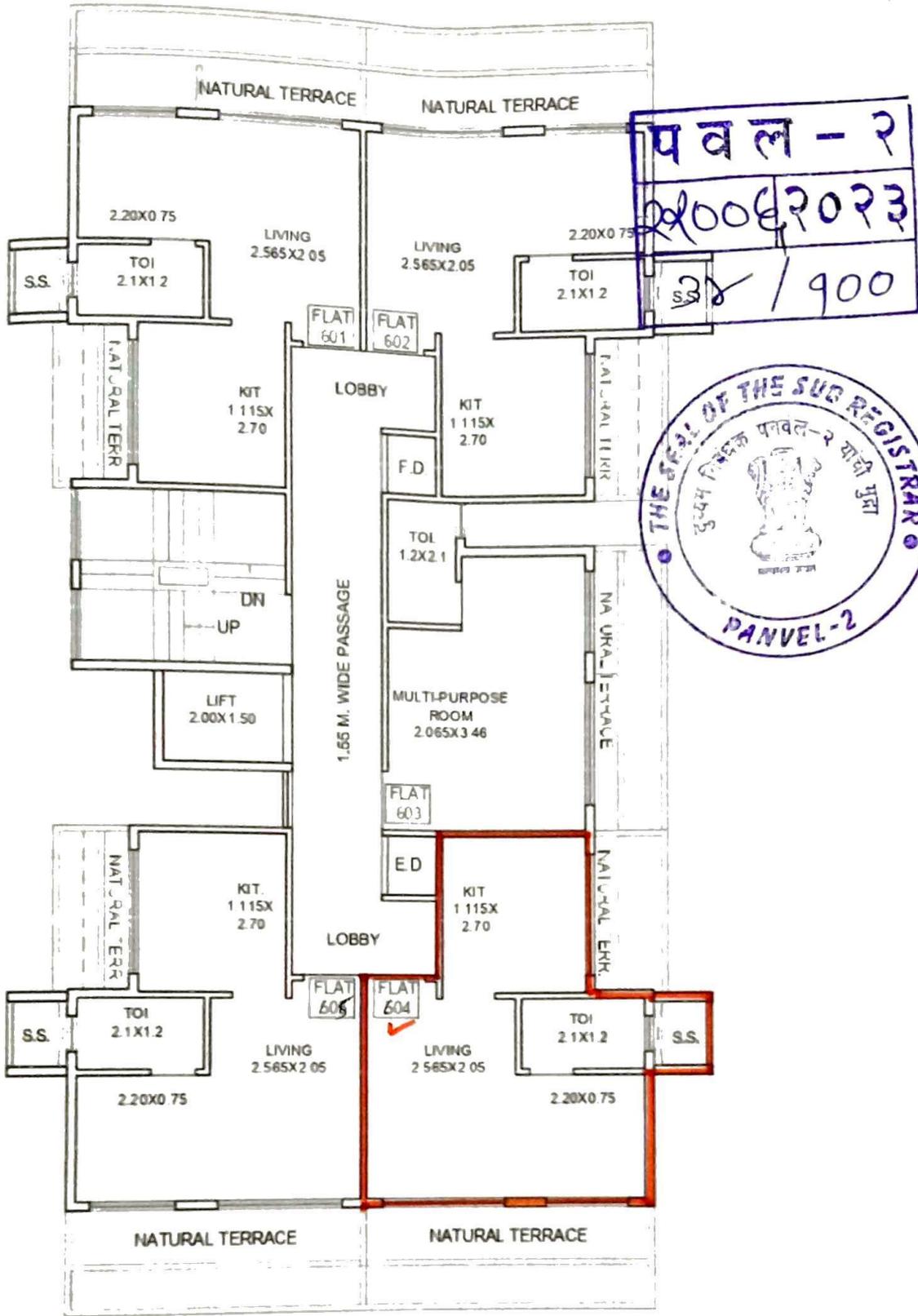
**IDEAL BUILDER**

**PARTNER**

**PARTNER**

Promoters

60h



**IDEAL BUILDER**

*[Signature]*  
**PARTNER**

**6TH FLOOR PLAN**

**PROJEC BY IDEAL GROUP**

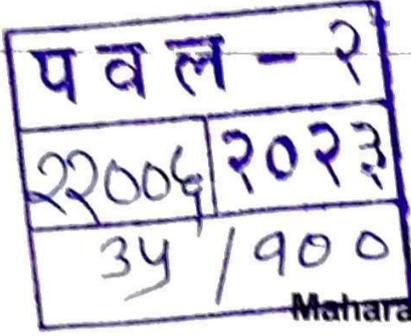
**IDEAL BUILDER**

**ARCHITECTS**

**PROPOSED RESIDENTIAL CUM COMMERCIAL,  
 BUILDING ON PLOT NO.- 127, SECTOR- R2,  
 PUSHPAK NODE NAVI MUMBAI.**



**FM**  
 OFFICE No.2, 1st Floor, Andhra,  
 Tashkent Bag Society,  
 ABC ARCHITECTS Consultants, Panvel - 402006,  
 Email: [www.architects@ymail.com](mailto:www.architects@ymail.com)



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**

**FORM 'C'**

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number **P52000052137**

Project: **Radha Niwas** Plot Bearing: **CTS / Survey / Final Plot No.: Plot No. 127 at Vadghar (CT), Panvel, Raigarh, 410206.**

1. **Ideal Builder** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh, Pin 410206.**
2. This registration is granted subject to the following conditions, namely -
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017,
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **24/01/2022** and ending with **31/03/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 24-01-2022 11:28:09

Dated: **24/01/2022**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

पवल - २  
२२००६/२०२३  
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**CIDCO**  
WE MAKE CITIES

**OCCUPANCY COMPLETION CERTIFICATE**

CIDCO/BP-17471/TPO(NM & K)/2020/10825  
Unique Code : 20210402102306602

To,  
Mr. Sanjay Sukir Keni and Smt. Sharda Rajendra  
Patil  
At Chinchpada- Vadghar, Madhalpada, Post- Tal-  
Panvel, Dist- Raigad- 410206  
PIN - 410206



Sub : Occupancy Certificate for Resi\_Commercial [ Resi+Comm ] Building on Plot No. 127  
, Unit No. 33 , Sector R2 at Pushpak , Navi Mumbai.  
Ref : Your architect's online application dated 13/03/2023.

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Resi\_Commercial [ Resi+Comm ] Building on above mentioned plot along with as built drawing duly approved.

You shall 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, If 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 member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

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

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

Signature  
valid

Digitally signed by  
BILASHINI RAM  
CHAUDHARI  
Date: 05 Jun 2023 09:04  
Digitally signed by  
Bilashini Ram  
Chaudhari

पवल - २  
२२००६२०२३  
३५६/१००

CIDCO/BP-17A71/TPB(NM & K)/2020/10825  
Unique Code: 20210402102306602

Date : 05 June, 2023

**OCCUPANCY COMPLETION**  
**CERTIFICATE**

I hereby certify that the development of Resi\_Commercial [ Resi+Comm ] Building G+6 [ Total BUA = 838.68 Sq.mtrs , Residential BUA = 690.81 Sq.mtrs , Commercial BUA = 73.95 Sq.mtrs , Any Other BUA = 73.95 Sq.mtrs Number of units = 33No. , No. of Residential Units = 29No. , No.of Commercial Units = 4No. , Any Other Units = NANO, Ground+No. Of Floors = G+6 ] Plot No. 127 , ] ,Unit No. 33 , Sector - R2 at Pushpak of Navi Mumbai, completed under the supervision of **PARAG ANIL MEHETAR** Architect has been inspected on 19 May, 2023 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 12 November, 2020 and that the development is fit for the use for which it has been carried out.

The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Thanking you,

Yours faithfully,  
Signature  
valid

Digitally signed by  
BHUSHAN RAMCHANDRA  
CHAUDHARI  
Date: 05 Jun 2023 09:00:04  
Originator: CIDCO  
Digitally signed by  
Planner

ASSOCIATE PLANNER (BP)

Page 2 of 2

पवल - २  
२२००६/२०२३  
३८/१००

Reference No. : CIDCO/BP-17471/TPO(NM & K)/2020/7769

Date : 1/4/2021

To,  
Mr. Sanjay Sukir Keni and Smt. Sharda Rajendra  
Pat...

**ASSESSMENT ORDER NO. 2020/7616**

Sub : Payment of **New** development charges for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **127, Unit No. 33**, Sector **R2** at **Pushpak** Mumbai.



Ref : 1 Your Architect On-Line application dated 09 11.2020

Your Proposal No. **CIDCO/BP-17471/TPO(NM & K)/2020** dated **02 March, 2020**

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

**(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

- 1) Name of Assessee : Mr. Sanjay Sukir Keni and Smt. Sharda Rajendra Patil
- 2) Location : Plot No. **127, Unit No. 33**, Sector **R2** at **Pushpak**, Navi Mumbai
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 559.57
- 5) Permissible FSI : 0
- 6) Rates as per ASR : 13600

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Other: 913.78 * 16	14620
<b>Total Assessed Charges</b>				<b>14620</b>

7) Date of Assessment : 01 April, 2021

**8) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2020/0312	02/25/2020	14620	00112/TPO/Account/7609/2020	2/3/2020	Demand Draft
2	CIDCO/BP/2021/0680	04/01/2021 7:01:00 PM	100	CIDCO/BP/2021/0680	5/4/2021	Net Banking

Unique Code No. **2021 04 021 02 3066 02** is for this **New** Development Permission for **Residential + Mercantile / Business (Commercial)** Building on Plot No. **127, Unit No. 33**,

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<assopin4.nalna@cidcolndia>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

पवल - २  
२२००६२०२३  
४० / ९००

Reference No. : CIDCO/BP-17471/TPO(NM & K)/2020/7769

Date : 1/4/2021

To,  
Mr. Sanjay Sukir Keni and Smt. Sharda Rajendra  
Pat...

**ASSESSMENT ORDER NO. 2020/7616**

Unique Code No.	2	0	2	1	0	4	0	2	1	0	2	3	0	6	6	0	2
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Sub : Payment of Construction & Other Workers Welfare Cess charges for Residential +  
Mercantile / Business (Commercial) Building on Plot No. 127, Unit No. 33, Sector R2  
R2 at Pushpak, Navi Mumbai.

Ref : 1) Your Proposal No. CIDCO/BP-17471/TPO(NM & K)/2020 dated 02 March, 2020

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS  
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)**

- 1) Name of Assessee : Mr. Sanjay Sukir Keni and Smt. Sharda Rajendra Patil
- 2) Location : Plot No. 127, Unit No. 33, Sector R2 at Pushpak, Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 559.57
- 5) Permissible FSI : 0
- 6) GROSS BUA FOR ASSESSEMENT : 1294.59 Sq mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 23958
- B) AMOUNT OF CESS : Rs. 310157.87

**7) Payment Details**

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20210402102306602	1/4/2021	310158	20210402102306602	5/4/2021	Net Banking

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<assoplnr4.nalna@cidcoindia>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

प व ल - ३
२२००६/२०२३
४९ / १००



Reference No. - CIDCO/BP-17471/TPO(NM & K)/2020/7769

Date : 1/4/2021

## COMMENCEMENT CERTIFICATE

TO,  
Mr. Sanjay Suresh Keni and Smt. Sharda Rajendra Patil  
At Chinchpada- Vadghar, Madhalpada, Post- Tal- Panvel, Dist- Raigad- 410206  
PIN - 410206

Sub : Development Permission for Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] Building on Plot No. 127, Unit No. 33 , Sector R2 at Pushpak , Navi Mumbai.

Ref : 1. Your Architect On-Line application dated 09.11.2020

Dear Sir / Madam,

Document certified by BHUSHAN RAMCHANDRA CHAUDHARI  
<assopin4.naina@cidcoltd.com>

Name : BHUSHAN RAMCHANDRA CHAUDHARI  
Designation : Associate Planner  
Organization : CIDCO LTD

प व ल - २	
२२००६	२०२३
४२ / १००	

Reference No. : CIDCO/BP-17471/TPO(NM & K)/2020/7769

Date : 1/4/2021

Please refer to your application for Development Permission for **Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** Building on Plot No. 127, Unit No. 33 , Sector R2 at Pushpak , Navi Mumbai.

The Development Permission is hereby granted to construct **Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

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

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, 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.



Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<assoplhr4.naina@cidcoindia>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

प व ल - २	
२२००६	२०२३
४३ / १००	

Reference No. CIDCO/PP-17471/TPO(NM & K)/2020/7769

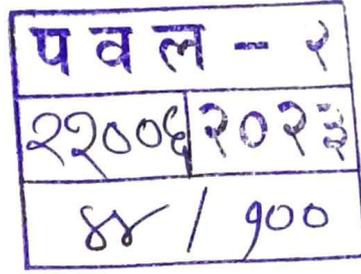
Date : 1/4/2021

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



Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<assoplnr4.nalna@cidcoindia.com>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

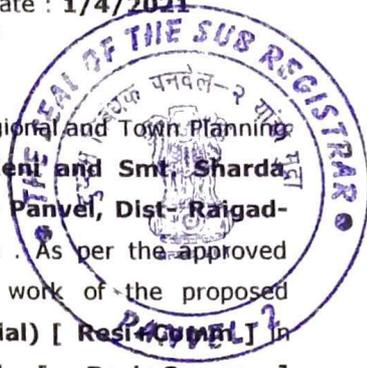


Reference No. : CIDCO/BP-17471/TPO(NM & K)/2020/7769

Date : 1/4/2021

## COMMENCEMENT CERTIFICATE

permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (MaharashtraXXXVII) of 1966 to M/s **Mr. Sanjay Sukir Kent and Smt. Sharda Rajendra Patil , At Chinchpada- Vadghar, Madhalpada, Post- Tal- Panvel, Dist- Raigad- 410206** for Plot No. **127 ,Unit No. 33 , Sector R2 , Node Pushpak** . As per the approved plans and subject to the following conditions for the development work of the proposed **Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ]** in **1Ground Floor + 6Floor** Net Builtup Area **[Residential [ Resi+Comm ] =690.81,Mercantile / Business (Commercial) [ Resi+Comm ] =73.92 Other [Others] =73.95 Total BUA = 838.68 Total BUA = 838.68]** Sq m .



**Nos. Of Residential Units :- 29, Nos. Of Mercantile / Business (Commercial) Units :- 4**

- A.** This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.
- B.** Applicant Should Construct Hutments for labors at site.
- C.** Applicant should provide drinking water and toilet facility for labors at site.

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

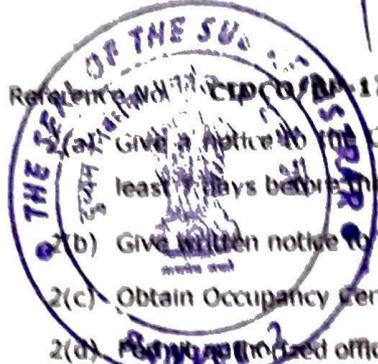
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation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

Document certified by BHUSHAN  
RAMCHANDRA CHAUDHARI  
<assophr4.naina@cidcoindia>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

पवल - २  
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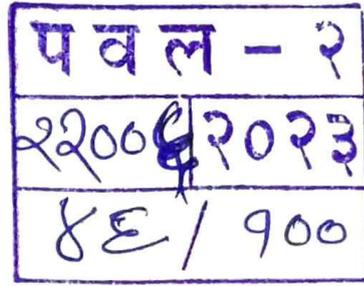
Reference No. CIDCO/BA-17471/TPO(NM & K)/2020/7769

Date : 1/4/2021

Give a Notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.

- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act-1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
4. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
5. A certified copy of the approved plan shall be exhibited on site.
6. The amount of Rs. \_\_\_\_\_/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
7. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

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RAMCHANDRA CHAUDHARI  
<ascpin@nata@cktoind>  
Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD



Reference No. : **CIDCO/BP-17471/TPO(NM & K)/2020/7769**

Date : **1/4/2021**

9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.

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

11. As directed by the Urban Development Deptt. Government of Maharashtra, under Section -154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

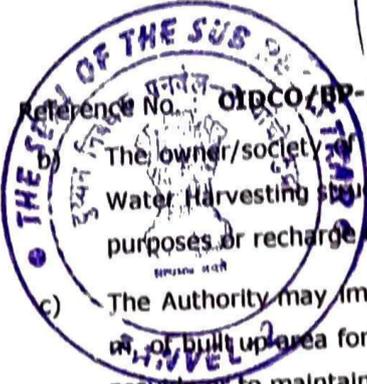
- a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

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Date : 1/4/2021

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

15. This DP is granted subject to terms and conditions mentioned in Provisional Fire NOC issued with letter no. CIDCO/FIRE/HQ/2020/SAP 1043 DATED 04.11.2020

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पवल - २  
२२००४२०२३  
४८ / १००

Reference No. : CIDCO/BP-17471/TPO(NM & K)/2020/7769

Date : 1/4/2021

### SCHEDULE

#### RAIN WATER HARVESTING

Rain Water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

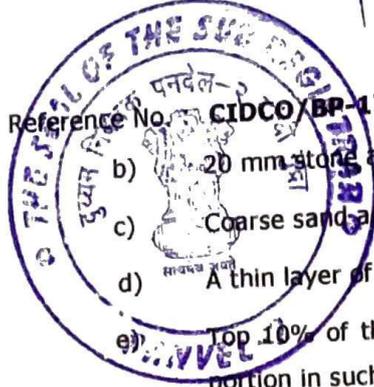
1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.

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Reference No. CIDCO/BP-17471/TPO(NM & K)/2020/7769

Date : 1/4/2021

- b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.  
c) Coarse sand as upper middle layer up to 20% of the depth.  
d) A thin layer of fine sand as top layer.

e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

f) Brick masonry is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches.

v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

2. The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/pvc pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mt. for a roof area of 100 sq.mt.

3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

4. The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by

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५० / १००

Reference No. : CIDCO/BP-17471/TPO(NM & K)/2020/7769

Date : 1/4/2021

passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfection and the water purification arrangements have been made.



Thanking You

Yours faithfully,

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<assoplnt4.naina@cidcoindia>

Name BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation Associate  
Planner  
Organization : CIDCO LTD  
ASSOCIATE PLANNER (BP)

पवल - २
२२००६२०२३
५९ / ९००



## PLINTH COMPLETION CERTIFICATE

CIDCO/BP-17471/TPO(NM & K)/2020/8732

Date : 12 August, 2021

To,  
**Mr. Sanjay Sukir Keni and Smt. Sharda Rajendra Patil**  
At Chinchpada-Vadghar, Madhalpada, Post- Tal-  
Panvel, Dist- Raigad- 410206  
PIN - 410206

Sub : Plinth Completion Certificate for Proposed **Resi\_Commercial [ Resi+Comm ]** Building on  
Plot No. 127,

**Unit No. 33** , Sector **R2** at **Pushpak** , Navi Mumbai.

Ref : 1.Architects application for Plinth completion certificate dtd 04.08.2021

Dear Sir / Madam,

This has reference to your letter cited above, through your licensed Architect regarding completion of Plinth of Residential Building on subject plot. In this regard, it is to inform you that as per the reference points and constructed compound wall shown by your Architect for **Resi\_Commercial [ Resi+Comm ]** Building on Plot No. 127 , **Unit No. 33** , Sector **R2** at **Pushpak** , Navi Mumbai. The marginal open spaces are found as per plan approved vide this office letter No. **CIDCO/BP-17471/TPO(NM & K)/2020/7769** dated **12 November, 2020**.

Therefore you may go ahead with the construction work beyond **Plinth** as per approved plans and terms and conditions mentioned in this office letter **12 November, 2020** and Agreement to Lease executed with Corporation.

As per the regulation 2.8.4 of 'Unified DC&PRs for Maharashtra' only intimation about completion of work up-to plinth level is required. Therefore, this Plinth Completion Certificate is issued to facilitate architect to submit proposal for subsequent approval in future through COPAS. Further, it should be noted that neither granting the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Authority during erection of the building shall, in any way relieve the Lessee / Architect / Structural Engineer, of such building/ development from full responsibility for carrying out the work in accordance with the plan approved and safety norms as prescribed by the bureau of Indian Standards. It is pertinent to note that applicant needs to obtain the required permission under relevant laws if required, for taking up future work to obtain occupancy certificate.

Thanking you,

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RAMCHANDRA CHAUDHARI  
<assopin>

Name : BHUSHAN  
RAMCHANDRA CHAUDHARI  
Designation : Associate  
Planner  
Organization : CIDCO LTD

ASSOCIATE PLANNER (BP)

Page 1 of 1

Santosh Manohar Lad

Advocate (MAH 1000/1994)

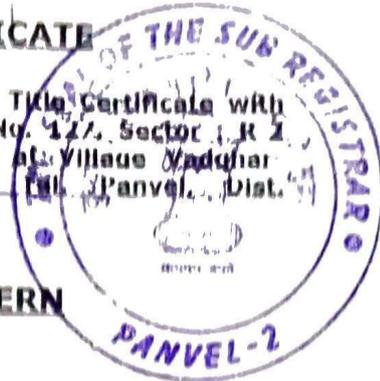
104, 1<sup>st</sup> floor, Aaditya Vihar CHS, Mahatma Phule Marg, Near Old Post Office Panvel 410 206,  
Tel No. (O) 2746 6415, Mobil- 9930 331000, E-mail id: office@santoshmanoharlad.com

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**SEARCH REPORT & TITLE CERTIFICATE**

Sub: - Search Report & Title Certificate with respect to Plot No. 127, Sector R-2 lying and being at Village Vadghar Pushpak Node, Tal. Panvel, Dist. Raigad.

**TO WHOMSOEVER IT MAY CONCERN**



1) **INSTRUCTIONS :**

On the request of **1) Mr. Ibrahim Tahir Ahmed Patel,**  
**2) Mr. Majid Haroon Patel,** Partners M/S. Ideal Builder, having its **Office at Plot No. 127, Sector-R2, Pushpak Node, Village Vadghar, Panvel 410 206, Dist. Raigad** hereinafter called and referred to as (said "**PROMOTERS**"), I, have taken search in respect of the Property which is described as follows.

2) **DESCRIPTION OF PROPERTY:-**

All that piece and parcel of land known as **Plot No. 127, admeasuring 560 square meters, in Sector No. R-2, Village Vadghar-Pushpak Node,** Tal. Panvel, Dist. Raigad or thereabout and bounded that is to say:-

North : prop 15 meters wide Road.  
South : Plot No. 119, 120 & 121.  
East : Plot No. 126.  
West : Plot No. 128.

(Herein referred to as the "**Said Plot**")

3) **SEARCH :**

Accordingly, my office has carried out search of the Index No. II as maintained in the office of Sub-Registrar of Assurances at Panvel 1, 2, 3, 4 & 5 and Registrar



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Adv. S. MODUR

Assurances at Panvel for a period of 7 years i.e. **from dt. 01/01/2015 to dt. 09/12/2021 vide receipt no. 21877, dt. 09/12/2021** with respect to the said Plot as letter of allotment from CIDCO is dt. 13/10/2015. That from the available record documents mentioned in the search were found during search. No document adverse to the title was found to be registered.



4) **DOCUMENTS** :

For the purpose of investigation of title and search of the said Plot, I also perused the following documents:

- (i) Letter of allotment dt. 13/10/2015.
- (ii) Agreement to Lease, dt. 11/05/2018 registered on same day.
- (iii) Building permission dt. 1/4/2021 issued by Associate Planner of CIDCO ltd,
- (iv) Copy of Partnership deed of Promoters dt. 1/11/2021.
- (v) Development Agreement dt. 03/11/2021 registered on dt. 18/11/2021.
- (vi) Power of Attorney dt. 18/11/2021 registered on same day.

5) **INCIDENTS** :

- (a) The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the "**State Government**") in exercise of its powers under Subsection 1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966

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Adv. S. M. Lad

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- (Maharashtra Act No. XXXVII of 1956) (hereinafter referred to as the "**MRTP ACT 1966**")
- (b) The State Government as per section 113(A) of the MRTP ACT, 1966 acquired lands described therein and vested such lands in the Corporation for development and disposal.
- (c) The Corporation as a part of the development of Navi Mumbai, has decided to establish international Airport namely "**Navi Mumbai International Airport**" with the approval of the State and Central Government (hereinafter referred to as the "**Project**" which includes development of land for the purposes allied thereto).
- (d) Except for land (s) already in possession of the Corporation the remaining private land(s), required for the Project, were notified for acquisition before dt. 01/01/2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as the "**LA ACT 1894**") by the State Government.
- (e) The Right to Fair Compensation and transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "**LARR ACT, 2013**") came into force w.e.f. 01/03/2013" came into force w.e.f. dt. 01/10/2014 replacing the LA Act 1894. Although the land for the Project was notified under the LA Act 1894, awards under section 11 of the LA Act, 1894 were not declared for certain lands as on dt. 01/01/2014. Therefore, as per S. 24 of the LARR Act 2013 the determination of compensation for such lands was made in conformity with the LARR Act, 2013.
- (f) Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013 the State Government vide Govt. Resolution



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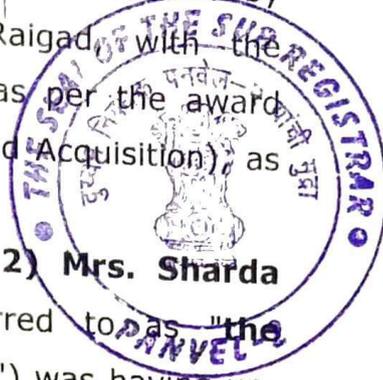
Development Dept, No. **CID 1812/CR-274/UD-**  
 10 dtd. 1<sup>st</sup> March 2014 (hereinafter referred to as the  
 "G.R. dated 01/03/2014") has in lieu of monetary  
 compensation provided for higher and better  
 compensation in the form of developed plots to the  
 lands owners, whose lands are to be acquired for the  
 Project. Accordingly, the Corporation was obliged to  
 allot a plot to the respective land owners concerned if  
 he has opted for compensation in the form of developed  
 plot in lieu of monetary compensation.

There were some structures erected on the land already  
 acquired and in possession of the Corporation. These  
 structures were also required to be shifted due to the  
 said project. The State Govt. vide Govt. Resolution of  
 Urban Development Dept. No. **CID-1812/CR-274/UD**  
 dtd. 28<sup>th</sup> May 2014 (hereinafter referred to as the "G.R.  
 dated 28/05/2014") has taken the decision to grant  
 plots and other benefits to the concerned structure  
 owners for their resettlement as a Special Case in  
 accordance with the Govt. Resolution Revenue and  
 Forest Dept. No. RPA-2014/CR-52/R-3 dtd 25<sup>th</sup> June  
 2014 (hereinafter referred to as the "G.R. dated  
 25/06/2014"), the District Rehabilitation Officer has  
 been authorized to determine the eligibility of the  
 respective structure owners, whose structures are  
 situated as stated hereinabove with the approval of the  
 Collector Raigad. As per G.R. dated 25/06/2014 the  
 plots are to be allotted by the Corporation as per the  
 applicable provisions of G.R. dated 01/03/2014 G.R.  
 dated 28/05/2014 and as per circular issued by the  
 Corporation bearing no. "CIDCI/Vya.Sa./Aa.

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Vi.Ta./2014" dated 19/09/2014 and as determined by the District Rehabilitation Officer Raigad with the approval of the Collector Raigad or as per the award declared by the Deputy Collector (Land Acquisition), as the case may be.



- (h) The **1) Mr. Sanjay Sukir Keni & 2) Mrs. Sharda Rajendra Patil** (herein after referred to as "**the Licensee**" or "**Mr. Keni & Mrs. Patil**") was having unauthorized on the land possessed by the Corporation at **Village Vadghar, Tal. Panvel** which is required to be shifted due to development of the project. The Collector Raigad vide his order No. NIL dtd. 21/11/2015 determined eligible the Licensee for grant of a plot for resettlement and other benefits as per Govt Resolution dtd. 28<sup>th</sup> May 2014 hereinabove mentioned.
- (i) As per directions of the State Government vide G.R. dated 28/05/2014 referred to hereinabove and as per the order passed by the Collector Raigad. The Corporation has allotted to the Licensee, vide its allotment letter No. 2015/4752 dtd. 13/10/2018 said plot on lease hold basis.
- (j) The Licensee has before the execution of this Agreement paid to the Corporation on dt. 11/05/2018 a sum of Rs. 60/- (Rupees Sixty Only) being "**Lease Rent**" for the period of 60 (Sixty) years at the rate of Rs. 1/- per annum as per the letters from the Urban Development Dept. bearing Dept No. CID-1812/CR-274/UD-10 dtd 18<sup>th</sup> August 2014 and No. CID 1812/CR-274/UD-10 dtd 6<sup>th</sup> October 2015.
- (k) That by an **Agreement to lease dated 11/05/2018** executed between The Corporation as one part and **Mr. S. M. Lad**

  
Reg. No. MH/10001/1994  
ADVOCATE

Adv. S. M. Lal

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& Mrs. Patil of the other part. Said Plot is started by the Corporation to the said Mr. Keni & Mrs. Patil and the possession was handed over to Mr. Keni & Mrs. Patil on terms and conditions contained in the said agreement. Said Agreement to Lease is registered

with Sub-Registrar Panvel-4 on same day at serial

PWL4-6104/2018. That during the search said

Agreement to lease was found to be registered with the

Sub-Registrar Panvel-4 on 11/05/2018.

That as per term No. (2) on page 6 registrations page

no. 7 of the said agreement to lease the corporation has

agreed to grant Said Plot to the Mr. Keni & Mrs. Patil

for construction of building or buildings for residential

user.

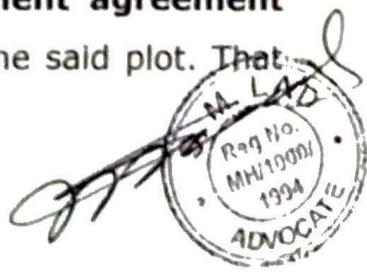
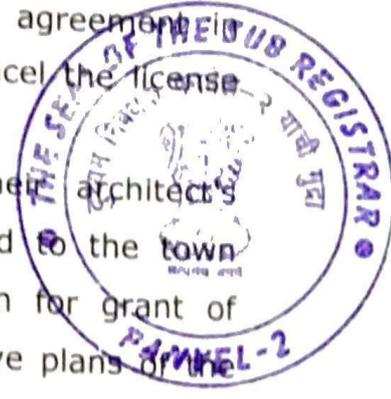
- (m) That as per term No. (F) on page 9 registrations page no. 10 of the agreement to lease the corporation has posed a restriction on Mr. Keni & Mrs. Patil to commence the construction completes the same within 6 years from the date of agreement to lease.
- (n) That on certification of completion of construction of building/ buildings on the Said Plot by the Town Planning officer of the Corporation lease deed is to be executed as per term No. 7 on page 20 & 21, registrations page no. 21 & 22 of the said agreement to lease.
- (o) That as the lease is granted for construction a period of 60 years, the same is perpetual lease as per the provisions of the Transfer of Property Act, 1882.
- (p) As per terms of the said agreement to lease the Corporation has posed an restriction on the Lease-Owners to start construction and complete the same



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within 6 years from the date of said agreement. In default the Corporation has right to cancel the license and take possession of the said plot.

- (q) That **Mr. Keni & Mrs. Patil** by their architect's application dt. 09/11/2020 have applied to the town planning department of the Corporation for grant of building permission as well as to approve plans of the proposed building to be constructed on the said plot.
- (r) That the Associate Planner of the Corporation by his order dt. 1/04/2021 bearing reference No. CIDCO/BP-17471/TPO(NM & K)/ 2020/7769 has granted commencement certificate for construction of a building consisting of ground floor plus 6 floors having 29 residential and 4 commercial unit. Copy of the same I have perused.
- (s) The Promoters are a partnership firm formed under the provisions of Indian Partnership Act vide deed of Partnership dt. 1/11/2021. I have perused the partnership deed. there are 2 partners in the promoters partnership firm.
- (t) That the above named **Mr. Keni & Mrs. Patil** are absolute lease-owner of the said plot and the **Mr. Keni & Mrs. Patil** has entered into **Development Agreement** dt. 3/11/2021 with respect of **said plot** upon terms and conditions mentioned therein. That said **Development agreement** is registered with **Sub-Registrar Panvel-2 on 18/11/2021 at serial No. PWL2-15982/2021.**
- (u) That in view of registered **Development agreement** the Developer have right to develop the said plot. That



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during the search said Development Agreement was to be registered with the **Sub-Registrar Panvel-2** on **18/11/2021**.

That in furtherance of the said development agreement the said **Mr. Keni & Mrs. Patil** on 18/11/2021 have

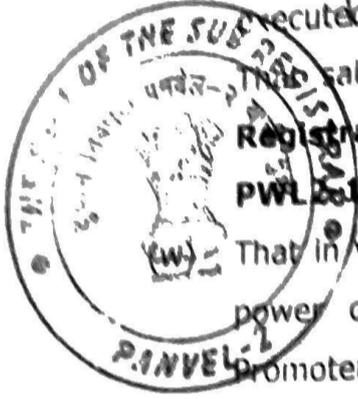
executed a Power of Attorney in favour of the Promoter.

The said Power of Attorney is registered with **Sub-Registrar Panvel-2 on same day at serial No. PWL 515984/2021**.

That in view of registered development agreement and power of attorney as mentioned herein above the

promoters have exclusive development rights over the said plot. On perusal of the development agreement on page 5 or registration page 15 the parties have mentioned division list of 29 residential as well as 4 commercial premises. In the said list it is categorically mentioned as to which flats or shops are of the share of Promoters and which are of the share of **Mr. Keni & Mrs. Patil**.

- (x) That as mentioned in para 3 hereinabove I have caused search from the Index II as maintained by Sub-Registrar Panvel- 1, 2, 3, 4 & 5 and during the search above referred **Agreement to lease dt. 11/05/2018, Development Agreement and Power of Attorney dt. 18/11/2021** with respect of said plot mentioned hereinabove were found to be registered against the registration serial numbers & dates referred to above.
- (y) That during search no other document was found to be registered with respect to said plot encumbering and or creating mortgage over said plot. That by virtue of development agreement and power of attorney **Mr.**



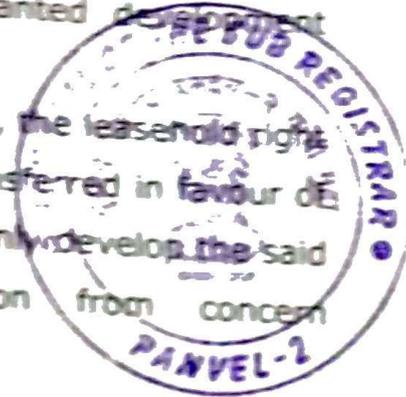
Sh. S. M. Lad

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Keni & Mrs. Patil have only granted development rights of the said plot.

(z) By virtue of development agreement, the leasehold rights of Mr. Keni & Mrs. Patil is not transferred in favour of the Promoters. The Promoters can only develop the said plot as per building permission from concerned department of the Corporation.

(aa) That as per the search taken and available documents the flow of title is in consonance with the available record.



6) **CONCLUSION** :

That said plot is held by Mr. Keni & Mrs. Patil on lease hold basis as per terms of Agreements Lease mentioned herein above.

7) **CERTIFICATE AND TITLE** :

On the basis of the search taken, perusal of the documents referred to above and incidents pointed out as above, I am of the opinion that,

- i) Said Plot is free from encumbrances;
- ii) The said Mr. Keni & Mrs. Patil is seized and possessed of the said Plot on lease-hold basis as Licensee of the Corporation on the terms and conditions mentioned in the agreement to lease, as mentioned hereinabove and his title to same is clear and marketable;
- iii) Said M/S. Ideal Builder is entitled and have right to develop the said Plot by constructing thereon the building/s consisting of independent residential blocks,

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commercial units etc, on what is commonly known as Ownership Basis;



Said **Mr. Keni & Mrs. Patil and M/S. Ideal Builder** are entitled to dispose the residential and commercial units of their share the same to desiring purchaser on ownership basis.

Place : Panvel.  
Date : 16/12/2021



(S. M. Lad)  
Advocate.

**NOTES OF SEARCH FROM  
Index II since 01/01/2015 to 09/12/2021**

YEAR	FINDINGS
2015	Available Index Checked No Entry Found
2016	Available Index Checked No Entry Found
2017	Available Index Checked No Entry Found
2018	Agreement to Lease dt. 04/12/2017 at SR-3, serial No. 7807/2017
2019	Checked up to 14/01/2019 available Index Checked no Entry Found
2020	Available Index Checked No Entry Found
2021	Checked up to 09/12/2021 following entries found 1) Development Agreement dt. 03/11/2021 at SR-2, serial No. 15982/2021. 2) Power of Attorney dt. 18/11/2021 at SR-2, serial No. 15984/2021.

**Note-**

- 1) - Computerized Index-II of the year 2015 to 2019 not bounded alphabetically and in haphazard manner.
- 2)
  - a) Sub-Registrar Office No. 1 - Index-II Record from Jan 2016 Onwards not made available for search.
  - b) Sub-Registrar Office No.2-Some of the Index-II Record for Year 2015 to 2016 is in loose, mix and torn condition and for the Year 2017 & 2018 Index-II record not available.
  - c) Sub-Registrar Office No. 3 - Index-II Record from Jan 2017 Onwards not made available for search.
  - d) Sub-Registrar Office no.4 (office has started since 2012) - Index-II Record from Jan 2016 Onwards not made available for search.

Adv. S. M. Lad

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- e) Sub-Registrar Office No.5 (office has started since 2016) Record from Jan 2016 Onwards not made available for search.
- 3) There was no entire record found pertaining to the total no. of books or total No. of pages or total No. of entries made till date pertaining to respective village.

Hence this Search Report issued.

Panvel  
Date: 09/12/2021.

**Note:-**

Search Receipt No. 21877 dt. 09/12/2021 issued by Sub-Registrar, Panvel is handed over along with report.



S. M. Lad  
Advocate PANVEL-2

Continuation Sheet

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Commercial

Plaster on

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Advocate.

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## कुळमुखत्यारपत्र

(कधिही रद्द न होणारे)

आज दिनांक २८. माहे २०२३ सन २०२१ रोजी

मेसर्स आयडीयल बिल्डर

भागीदारी संस्था तर्फे भागीदार

१) श्री. इब्राहीम ताहीर अहमद पटेल

वय २७ वर्षे, धंदा- व्यापार,

पॅन कार्ड नं. BZRPP8683F

पत्ता भूखंड क्र. १७७, महात्मा गांधी रोड,

भुसार मोहल्ला, पनवेल ४१० २०६.

२) श्री. माजिद हारून पटेल

वय २० वर्षे, धंदा- व्यापार,

पॅन कार्ड नं. EQJPP8644E

पत्ता घर क्र. ७३५, जामा मजीद समोर,

तळोजा पंचानंद, ता. पनवेल ४१०२०८.

आणि

१) श्री. संजय सुकीर केणी,

वय ३८ वर्षे, धंदा- व्यापार,

२) श्रीमती. शारदा राजेंद्र पाटील,

वय ४० वर्षे, धंदा- गृहीणी,

क्र. १ व २ रा.- चिंचपाडा-वडघर,

मढालपाडा, पनवेल, ता. पनवेल, जि. रायगड.

३) श्री. सदाशिव सुकीर केणी,

वय ४७ वर्षे, धंदा- व्यापार,

पत्ता प्लॉट क्र. ९०१, नील अशिमा बिल्डींग,

प्लॉट नं. १५, सेक्टर नं. २ए, करजाडे,

ता. पनवेल, जि. रायगड.

४) श्री. सचिन सुकीर केणी,

वय ३७ वर्षे, धंदा- व्यापार,

रा.- चिंचपाडा-वडघर, मढालपाडा, पनवेल,

ता. पनवेल, जि. रायगड.

*Maajid Harun Patil* *Sachin Sukir Kani* *Azeesh*



कुळमुखत्यारपत्र लिहून घेणार



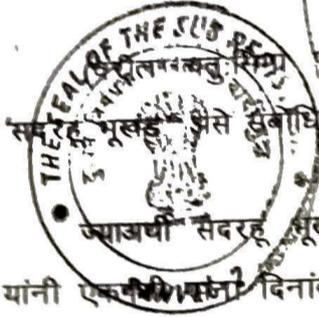
कुळमुखत्यारपत्र लिहून देणार  
(दुसरेपक्षी)

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६६/१००

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६/२१  
परिचयमेस



कारणे दुसरेपक्षी कुलमुखत्यारपत्र लिहून देतो की,

वडघर पुष्पक येथे सेक्टर क. आर-२, मध्ये भूखंड क. मीटर त्यासी चतुःसिमा खालीलप्रमाणे

नियोजी १५ मीटर रुंद रस्ता.

भूखंड क. ११९, १२० व १२१.

भूखंड क. १२६.

भूखंड क. १२८.

पूर्वक वर्णन केलेल्या भूखंडास यापुढे सोईकरीता सदन भूखंड असे संबोधण्यात येणार आहे.)

ज्याअर्थी सदरहू भूखंड दुसरेपक्षी यांच्या मालकीचा असून दुसरेपक्षी यांनी एकपक्षी यांना दिनांक १२/११/२०२१ रोजीच्या विकसन कराराने विकसीत करणेकरीता दिलेली आहे. सदरहू विकसन करार दुय्यम निबंधक, पनवेल - २ यांचेकडे दस्त अनुक्रमांक १२७२/२०२१ कडे नोंदविलेला आहे व त्यास रक्कम रु. ६६०००/- चा मुद्रांक शुल्क व रु. ३००००/- चे नोंदणी शुल्क भरलेले आहे. सदर अधिकार व त्या अनुषंगाने सदरहू भूखंड विकसीत करण्याकरीता उभयपक्षीयांमध्ये ठरल्याप्रमाणे, दुसरेपक्षी हे कुलमुखत्यारपत्र एकपक्षी यांच्या लाभात लिहून देत आहेत.

सदरहू भूखंड एकपक्षी यांना योग्य व कायदेशीररीत्या विकसीत करताना दुसरेपक्षी यांना व्यक्तिशे हजर राहून जी काही कायदेशीर कामे, कृत्ये, बाबी कराव्या लागतील ती करावयास प्रत्येक वेळी मला हजर राहणे गैरसोईचे आहे. याशिवाय सदरहू मिळकतीच्या संदर्भात सर्व कामे, कृत्ये व बाबी एकपक्षी यांनी करणे योग्य व सुज्ञपणाचे असल्याने मी एकपक्षी यांस आमचे कायदेशीर मुखत्यारी म्हणून नेमण्याचे निश्चित केले आहे. त्यांची सदरहू मिळकतीच्या संदर्भातील खालील तपशीलांत लिहील्याप्रमाणे व त्या अनुषंगाने येणारी इतरही कामे करण्याची आहेत.

*for* *malik* *88konj* *Arachar*

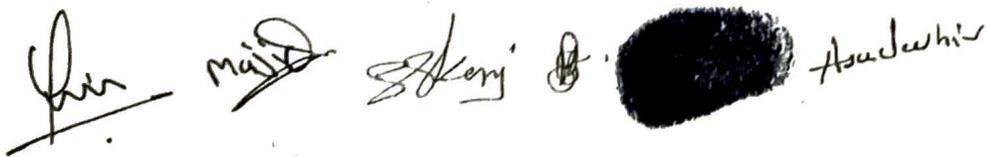
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१. आमचे वतीने व आमचेकरीता सिडकोचे कोणत्याही ऑफीसर, यांचेकडे सदरहू भूखंडादर्भात अर्ज करणे, जबाब देणे, प्रतिज्ञापत्र करणे.
२. सदरहू भूखंडावर बांधकाम करणेकरीता, विकास आराखडा मंजूर करणे, त्याकरीता आर्किटेक्ट व सिव्हील इंजिनियर यांची नेमणूक करणे ठरवणे. स्ट्रक्चरल इंजिनियर, सर्व्हेअर, कॉन्ट्रॅक्टर यांची नेमणूक करून योग्य तो मोबदला देणे.
३. सिडकोकडून अगर महानगर पालिकेकडून सदरहू भूखंडावर बांधण्यात येणा-या इमारतीचा विकास आराखडा मंजूर करून घेणे. आवश्यकता भासल्यास त्यात फेरबदल करून पुन्हा मंजूर करणे. सिडकोकडे अगर महानगरपालिकेकडे पाठविणे, त्याकरीता ऑफिडेव्हीट लिहून देणे.
४. सिडकोकडे अगर, महानगरपालिकेकडे, महाराष्ट्र राज्य मंत्रालय-महामंडळ (म.रा.वि.म) कडे व इतर सुखसोई मिळणेकरीता अर्ज दाखल करणे, सदर खात्यांनी काढलेल्या त्रुटीची पूर्तता करणे.
५. सदरहू भूखंडावर बांधकाम करणेकरीता संबंधीत खात्याशी पत्रव्यवहार करून त्यांना आवश्यक ती आश्वासने देणे व ती पूर्ण करणे.
६. सिडको अगर, महानगरपालिका, म.रा.वि.म. तसेच इतर संबंधित खात्यांकडे डिपॉझिट म्हणून रक्कम भरणे, तसेच कालांतराने ती परत मिळणेकरीता अर्ज करणे व ती स्विकारणे.
७. बांधकाम पुर्णत्वाचा दाखला, ऑक्युपन्सी सर्टिफिकेट सिडको अगर महानगरपालिकेच्या योग्य त्या खात्याकडून मिळविणे.
८. सदरहू भूखंडाबाबत जे काही भाड, कर, असेसमेंट खर्च, इन्शुरन्स प्रिमीयम भरावा लागेल तो भरणे.

The bottom of the document features several handwritten signatures and stamps. From left to right, there is a signature that appears to be 'Jin', followed by 'Maid', 'S. K. Kary', a large black circular stamp, and finally 'Asad J. Kari'.

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सदरहू भूखंडाचे कोणत्याही अतिक्रमणापासून, नुकसानीपासून संरक्षण मिळवण्यासाठी तसेच सदरहू मिळकतीवर कोणीही अतिक्रमण अथवा नुकसान करण्यास प्रयत्न केल्यास अगर, अन्य कोणत्याही कारणकरीता त्याचेवर योग्य कायदेशीर कारवाई करणे.

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दाखल करणे.



सदरहू भूखंडावर सिडकोने अगर, महानगरपालिकेने अच्वा का सच्वा जमिनीसमिटे केल्यास त्याबद्दल योग्य त्या न्यायालयात अपील, रिक्वीजन दाखल करणे.

११. सदरहू भूखंडावर आमचे भाडेपट्ट्याचे हक्क जपण्याकरीता लागणारी सर्व कामे करणे.

१२. आमचे वकील, सॉलीसीटर, एजंट व अन्य कामगार नेमणे व त्यांची वेतने व खर्चाचे पत्र खर्चाने देणे.

१३. आमचे वतीने व आमचे करीता सदरहू भूखंडावर आमचे भाडेपट्ट्याचे हक्क जपण्याकरीता सदरहू भूखंडावर दावा दाखल करणे, त्याकरीता त्याकरीता ही करणे, कोण्ही आमचेवर दावा दाखल केल्यास आमचे वतीने कोर्टाचे समन्स स्विकारणे, त्यास हजर होणे, कैफियत दाखल करणे, तडजोड करणे, अपील दाखल करणे व त्या अनुषंगाने येणारी कामे करणे.

१४. सदरहू भूखंडावर बांधण्यात येणा-या निवासी अगर वाणिज्य गाळे वर करारात ठरल्याप्रमाणे प्रस्तावित खरेदीदारंना विकणे व त्यातून मिळणारे पैसे स्वतेकरीता स्विकारणे व त्यांचेबरोबर करार करून ते दुय्यम निबंधकाकडे नोंदणीकृत करून घेणे/देणे.

१५. सदरहू भूखंडावरील बांधकामापैकी जे निवासी बांधकाम एकपक्षी यांचे हिश्याला विकसन कराराप्रमाणे येणार आहे, त्या निवासी क्षेत्राची विक्री प्रस्तावित खरेदीदाराच्या लाभांत करणेकरीता जो दस्त एकपक्षी करणार आहेत, त्याकामी संमती देणार म्हणून मला सामील केले गेल्यास त्यावर आमचे अखत्यारी म्हणून एकपक्षी यांना सही करणेचे अधिकार याद्वारे दिलेले आहेत व सदरचा दस्त संबंधित दुय्यम निबंधकासमोर हजर केल्यावर त्याची कबूली आमचे वतीने देण्याचे अधिकार व नोंदणी प्रक्रिया पूर्ण करण्याचे अधिकार एकपक्षी यांना रहावयाचे आहेत.

*[Signatures]*

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१६. सदरहू मिळकतीबद्दलचे विकसनाचे कामकाज पूर्ण झाल्यानंतर त्यावर

तयार होणा-या गृहनिर्माण संस्थेच्या नावे माझ्या वतीने भाडेपट्टा

हस्तांतरणाचे दस्त करून देणे. त्याकरीता मे. सबा रजिस्ट्रार यांचे

पनवेल यांचेसमोर हजर होऊन सदर दस्तावर माझ्यावतीने सबा रजिस्ट्रार यांचेसमोर

तसेच सुपरीटेंड ऑफ स्टॅम्प्स व मुद्रांक जिल्हाधिकारी यांच्यासमोर

मुल्यांकनाच्या बाबतीत हजर होणे, एकंदरीत सदर दस्त्यावर

कायद्याचे व मुंबई स्टॅम्प अॅक्ट चे तरतुदीअन्वये नोंदणीकृत करून घेणे.

१७. आमचे मुखत्यारीने सदर मुखत्यारपत्राच्या आधाराने केलेली कामे

कामास माझी नेहमीच संमती असेल व मुखत्याराने केलेले कामे

आमचेवर बंधनकारक राहणार आहे. सदरचे मुखत्यारपत्र

मोबदल्यापोटी कायमचे दिलेले असून ते आमचेकडून काढाही रद्द केले

जाणार नाही.

१८. आवश्यकता भासल्यास वरीलपैकी कोणतेही काम करण्याकरीता आमचे

अखत्याराने अन्य इसम अगर, इसमांना आमचे वतीने अखत्यारी

नेमण्याचा हक्क व अधिकारही मी या अखत्यारपत्राने आमचे

अखत्यारांना दिलेला आहे. या अखत्यारपत्राच्या आधाराने नेमलेल्या

अन्य अखत्याराने केलेली कामेही माझ्यावर बंधनकारक राहतील. सदरहू

अखत्यारपत्राचे आधारावर आमचे मुखत्या-यास या मुखत्यापत्रात नमूद

केलेले अधिकार अन्य व्यक्तिस देऊन आमचे तर्फे मुखत्यारी म्हणून

नेमण्याचे हक्क व अधिकार मी आमचे मुखत्या-यास या मुखत्यापत्राने

दिलेले आहेत व त्यानी केलेली कामे माझ्यावर बंधनकारक राहणार

आहेत.

१९. अशारितीने सर्वसाधारणपणे हे कुलमुखत्यारपत्र असताना मी स्वते

जातिनीशी हजर राहून जी कामे केली असती ती व आमचे हिताची

तसेच सदरहू भूखंडाच्या संदर्भातील सर्व कामे, कृत्ये व बाबी वर

उल्लेखिलेले व त्या अनुषंगाने येणारे सर्व उद्देश सफल करण्याचे

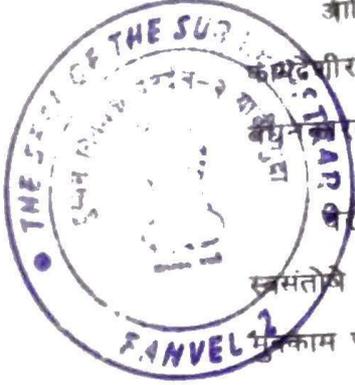
अधिकार मी आमचे मुखत्याराला दिलेले आहेत.



Aradhani

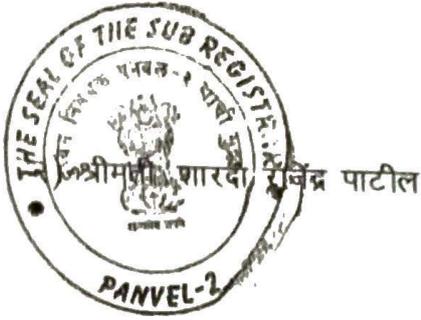
पवल - २  
२२००६/२०२३  
७३/१००

-6-



आणि मी अशी हमी देतो की, आमचे मुखत्याराने केलेली सर्व कार्ये व बाबी मी स्वते केल्याप्रमाणे आमचेवर बाबी राहतील व त्याबद्दल मी कोणतीही हरकत घेणार नाही. प्रमाणेचे हे कुलमुखत्यारपत्र मी आमचे राजीखुषीने व स्वतः लिहून दिले असून त्यावर त्यांचे साक्षीकरीता आज रोजी पत्र लिहून देणार आहे.

पत्र लिहून देणार  
१) श्री. संजय सुकीर केणी



२) श्री. सदाशिव सुकीर केणी

४) श्री. सचिन सुकीर केणी

यांनी साक्षीदारांसमक्ष पुढे सही केली आहे

१.   
(ASHRAF DZAN)  
२.   
(ABDUL BARI PATE)

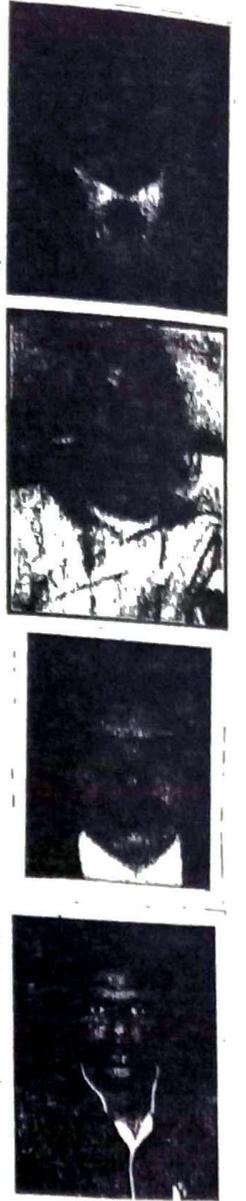
  


  
नि.दा. ह. उ.  
संख्या १३४


कुलमुखत्यारपत्र लिहून देणार



सदर कुलमुखत्यारपत्र लिहून घेणार  
मेसर्स आयडीयल बिल्डर  
भागीदारी संस्था तर्फे भागीदार  
१) श्री. इब्राहीम ताहीर अहमद पटेल



*Signature of the first witness*



२) श्री. माजिद हाफून पटेल



*Signature of the second witness*



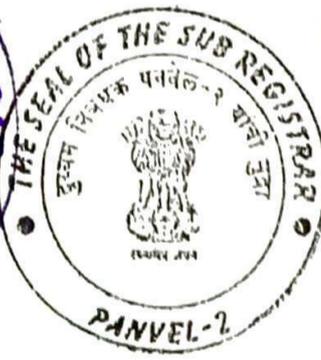
यांनी साक्षीदारांसमक्ष पुढे सही  
केली आहे

कुळमुखत्यारपत्र लिहून घेणार

१. *Signature*  
(KASHIF DIWAN)  
२. *Signature*  
(ABDUL BARI PATIL)

प व ल - २  
२२००६२०२३  
७४ / १००

प व ल - २  
१५१४ / २०२१  
११ / २५





15-12-2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दम्न क्रमांक : 22006/2023

नोंदणी :

Regn.63m

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिकायराकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1827483.84
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: वडघर ग्रामीण विभाग क्र.6, दर रु. 49400/- प्रती चौ.मी. सदनिका क्र.604, महावा मजला, "राधा निवास", प्लॉट क्र.127, सेक्टर-आर-2, तोड-पुष्पक, मीजे वडघर, ता.तुका पनवेल, जिल्हा रायगड, क्षेत्र 29.360 चौ. मी. कारपेट ( ( Plot Number : 127 ; SECTOR NUMBER : आर-2 ; ) )
(5) क्षेत्रफळ	1) 29.360 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगेवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. आयडीयल बिल्डर्स तर्फे भागिदार इब्राहीम ताहीर अहमद पटेल - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस-प्लॉट क्र.127, सेक्टर-आर-2, पुष्पक, वडघर, पनवेल, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार: (ः). पिन कोड:-410206 पॅन नं:-AAJFI0741H 2): नाव:-मे. आयडीयल बिल्डर्स तर्फे भागिदार माजिद हारून पटेल - - वय:-22; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस-प्लॉट क्र.127, सेक्टर-आर-2, पुष्पक, वडघर, पनवेल, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार: (ः). पिन कोड:-410206 पॅन नं:-AAJFI0741H 3): नाव:-मान्यता देणार- संजय मुकीर केणी, शारदा राजेंद्र पाटील, सदाशिव मुकीर केणी व मचिन मुकीर केणी तर्फे कुमु म्हणून मे. आयडीयल बिल्डर्स तर्फे भागिदार इब्राहीम ताहीर अहमद पटेल वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस-प्लॉट क्र.127, सेक्टर-आर-2, पुष्पक, वडघर, पनवेल, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार: (ः). पिन कोड:-410206 पॅन नं:-AAJFI0741H 4): नाव:-मे. आयडीयल बिल्डर्स तर्फे भागिदार माजिद हारून पटेल मान्यता देणार- संजय मुकीर केणी, शारदा राजेंद्र पाट व मचिन मुकीर केणी तर्फे कुमु म्हणून -मे. आयडीयल बिल्डर्स तर्फे भागिदार माजिद हारून पटेल वय:-22; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस-प्लॉट क्र.127, सेक्टर-आर-2, पुष्पक, वडघर, पनवेल, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार: (ः). पिन कोड:-410206 पॅन नं:-AAJFI0741H
(8) दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कुशल परशुराम कोळी - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.रूम क्र.35, जमशेटजी बंदर, लाला निगम रोड, कुलाबा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-CMIPK3663D 2): नाव:-परशुराम काशिनाथ कोळी - - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.रूम क्र.35, जमशेटजी बंदर, लाला निगम रोड, कुलाबा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-BMRPK3333G 3): नाव:-पूजा परशुराम कोळी - - वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.रूम क्र.35, जमशेटजी बंदर, लाला निगम रोड, कुलाबा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-BMRPK3334B
(9) दम्नगेवज करून दिल्याचा दिनांक	14/12/2023
(10) दम्न नोंदणी केल्याचा दिनांक	14/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	22006/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेरा	

गुप्याकामासाठी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक वरील  
(पनवेल -२)