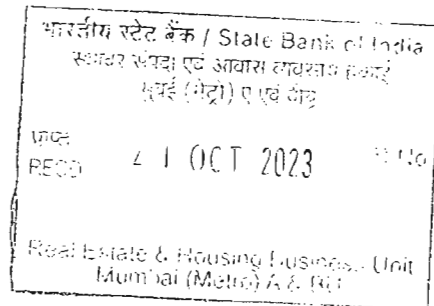


Ram

HLST BKC

BUILDER	KPIN Real Estate Ventures
PROJECT	KENISHA RESORT RESIDENCY
RERA NUMBER	P52000051843
PROJECT ADDRESS	64 B/1 Pawasalawadi Sudhagar raigarh-410205
BUILDER CONTACT PERSON & EMAIL ID	Kunal Kumthekar 9820063821
PROJECT TIE UP SOURCED BY	<u>EAST MUMBAI ZONE</u> SHRI Anuj Mehrotra - 9987527007 <u>a_mehrotra@sbi.co.in</u>



KENISHIA
RESORT RESIDENCES
Connecting you with yourself

LETTER FROM THE BUILDER FOR PROJECT TIE UP

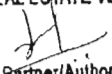
The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai

Dear Sir,


REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT: _KENISHA RESORT RESIDENCES

We M/s, KPIN REAL ESTATE VENTURES a Firm, having its registered office at A-1204, Oberoi Woods, Goregaon East, Mumbai 400063. are willing to enter into a Tie arrangement with your Bank for our Project Kenisha Resort Residences, situated at (address) _ S.no. 64/1 & 64/2 to 64B, Pavasatwadi - 410205 Near Jambhulpada, off. Khopoli - Pall Road, Tal. Sudhagad, Dist. Raigad.

Yours faithfully,
For KPIN REAL STATE VENTURES
For KPIN REAL ESTATE VENTURES


Partner/Authorised Signatory
(Kunal Kumbhakar - Partner)

KPIN Real Estate Ventures
A-1204, Oberoi Woods, Goregaon East, Mumbai - 400063
Site Address
Sr. No. 64, Pavasatwadi, Jambhulpada, Tal. Sudhagad
Tal. Sudhagad, Dist. Raigad, Pin Code - 410205
Sale: +91 22 38391821 | Site: +91 8010674296
www.kenisharesortresidences.com

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INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars
1	Name of the Builder (Company/firm Name)	KPIN REAL STATE VENTURES
2	Registered Address	A-1204, Oberoi Woods, Goregaon East, Mumbai 400063
3	Address for correspondence	A-1204, Oberoi Woods, Goregaon East, Mumbai 400063
4	Contact Person Name, Mob.No. Email id	KUNAL KUMTHEKAR 9820063821 Kunal@108ptexus.in
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	No
5	Website url, if any	Kenisha Resort Residences kenisharesortresidences.com https://kenisharesortresidences.com
6	Date of establishment (MM/DD/YYYY)	2015
7	Constitution (Proprietor/Partnership, Company)	Partnership
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	Yes, CREDAI association Registration Number- LM173

KPIN Real Estate Ventures
A-1204, Oberoi Woods, Goregaon East, Mumbai - 400063
Site Address
Plot No. 64, Pansoliwadi, Jambhulkpada, Ebygaon Road,
Tal. Santhagaon, Dist. Palghar, Pin Code - 407295
Sale: +91 2239391821 | Site: +91 8010874299
www.kenisharesortresidences.com



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9	Ratings from CRISIL/ICRA etc.	NA		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Kunal Kumthekar	56	B. E (C. O. E. PUNE) PGDBA (IMDR, Pune), Alumni of Wharten Business School	Last 30 years as Investment banker and investor. Last 8 years as a developer focused on developing Kenisha resorts residences. Completed 1 st Phase called Emerald of nine villas and 14 cottages and club house with amenities such as swimming pool, indoor games, SPA, multicuisine restaurant and bar.
2	Padmaja Kumthekar	57	M.Sc.	Teacher and running her tuition classes in Mumbai. Looks after all land scape of Kenisha resort residences.
11	Details of latest 3 completed residential projects executed by the same firm/company/promoters			
Project Name		KENISHA HOLIDAY HOMES		
Location		Village Pavaslwadi, Taluka Sudhagad, District Raigad		
Whether approved by SBI?		YES		
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks		Not applied		

KPIN Real Estate Ventures
A-1204, Oberoi Woods, Juhu-park East, Mumbai - 400049
Site Address
Pl. No. 64, Pavaslwadi, Jambhulkarada, Taluka Raigad,
Tal. Sudhagad, Dist. Raigad, Pin Code: 412205
Sales: +91 7718373023 | Site: +91 8010678296
www.kenisharesortresidences.com



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Month & Year of Commencement of Construction	2016-17		
Present Status (Completed/Partially completed)	Completed on Phase one - Emerald completed. (Month & Year) 2020		
Total built up area of the project, in Sq.Mtr.	1531		
Number of floors	G + 1, G- 1		
No. of Dwelling Units in the project	20		
No. of units sold in the project	16		
Hsg.Loan taken Through SBI (No.of flats)	3		
Date of Occupancy Certificate	Unit E/P - 26 June 2019 Unit L- 11 Aug 2020		
Date of conveyance	Not yet		
Total units Financed by SBI	3 = Approx. Value 1.65 Cr		
12	Details of the Present Project		
Project Name	Kenisha Resort Residences		
Location with Survey Nos.	Old S. Nos. 64/1 and 64/2/1, present S. Nos. 64/B/1 admeasuring about 40718 square meter, present S.No.64/B/2 (amenity space - Health Center) admeasuring about 2400 square meter and present S. No. 64/B/3 (area under Road widening) admeasuring about 1582 square meters, all together admeasuring about 44700 square meter all situated at Village Pavasawadi, Taluka Sudhagad, District Raigad		

KPIN Real Estate Ventures
 A 100% Ethical Woods, Acrygenam East, Marthandapuram
 Site Address
 S/ No. 64, Pavasawadi, Jambhaldurgate, Talukam Raigad,
 Tal. Sudhagad, Dist. Raigad, Dist. Raigad - 422101
 Sales: +91 7738318211 | Site: +91 8010874296
www.kenisharesortresidences.com



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KENISHA


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<p>Details of construction finance / loan, if any, availed by the builder</p> <p>For this project If any construction finance available then please Fill details as mentioned. (*Mandatory)</p> <ul style="list-style-type: none"> - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* <p>(* Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</p>	NA
Status of encumbrance of the project land	NIL
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	Not applied
Month & Year of Commencement of Construction	April 2022
Present Stage of Construction	<p>Q1-Q7 -RCC Completed for all the villas,</p> <p>Q4 A+ B completed in every sense and given soft possession Q5 and Q7 - 80% completed with flooring, POP, bathrooms, electrical conduiting done. balance 20% will be completed upon sale in 60 days.</p> <p>Q6 - 70% completed with flooring, POP, bathrooms, electrical conduiting done. balance 30% will be completed upon sale in 90 days.</p> <p>Q3A/B – RCC, blockwork, plaster and electricals conduiting is completed and balance will be completed in 60 to 90 days</p> <p>Q2- RCC and roof fabrication is completed and balance will be completed in 120 days upon sale.</p>

KPIN Real Estate Ventures
 A-1304, Oberoi Woods, Gurgaon East, Mohalla - 122001
 Site Address
 Sr. No. 64, Pansohadi, Jambhikpuria - Fafar Road,
 Tal. Sudhagad, Dist. Raigad, Pin Code : 410205
 Sale: +91 7738321821 | Site: +91 8010874396
www.kenisharesidencess.com



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	<p>Q1 RCC completed.</p> <p>P1-P6- Footing done and plinth work is ongoing</p> <p>R26 - RCC and roofing done</p> <p>R20 to 25 RCC done</p> <p>Q8 to 14 not yet started</p> <p>R1 to 13 not yet started</p>								
<p>Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building, Planned Schedule of completion of each building, phase, Project.)</p>	<table border="1"> <tr> <td>Villa/Row Houses-</td> </tr> <tr> <td>NEW PHASE - JADE</td> </tr> <tr> <td>Type P(PA)- 111.59sq mt x 03units = 334.77sq mt</td> </tr> <tr> <td>Type P(PB)- 111.05sq mt x 03units = 333.15sq mt</td> </tr> <tr> <td>Type Q(QA)- 178.98sq mt x 14 No = 2505.72sq mt</td> </tr> <tr> <td>Type Q(QB)- 177.90sq mt x 12 No = 2134.80sq mt</td> </tr> <tr> <td>Type R- 31.15sq mt x 26 No = 809.90sq mt</td> </tr> <tr> <td>Store room 22.75sq mt x 2 = 45.50sq mt</td> </tr> </table>	Villa/Row Houses-	NEW PHASE - JADE	Type P(PA)- 111.59sq mt x 03units = 334.77sq mt	Type P(PB)- 111.05sq mt x 03units = 333.15sq mt	Type Q(QA)- 178.98sq mt x 14 No = 2505.72sq mt	Type Q(QB)- 177.90sq mt x 12 No = 2134.80sq mt	Type R- 31.15sq mt x 26 No = 809.90sq mt	Store room 22.75sq mt x 2 = 45.50sq mt
Villa/Row Houses-									
NEW PHASE - JADE									
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Type Q(QB)- 177.90sq mt x 12 No = 2134.80sq mt									
Type R- 31.15sq mt x 26 No = 809.90sq mt									
Store room 22.75sq mt x 2 = 45.50sq mt									
Total built up area of the project, in Sq. Mt.	40,718 SQ MT								
No. of Dwelling Units in the project	Villa/cottages- 58								
No. of units sold in the project	PHASE 2- Q4A + B, Q3A, Q3B Sold.								
No. of units covered by SBI in this project and	No waiting for approval								
Expected Business from this project	Rupees 3 to 5 cr								
Details of Development Agreement and POA if any	NA								
Status of receipt of approvals from Local Bodies/ Urban	Received NA dated 16 MAY 2023								

KPIN Real Estate Ventures
 A/205, Dhiram Wankar, Laxmipada East, Mumbai - 400014
 Site Address
 No. 406, Panchsheel, Laxmipada, Laxmipada East
 Lal Bahadur, Dist. - Raigarh, Pin-Code - 410205
 Sales: +91 22 33393841 | Site: +91 8010874396
 www.kpinrealestateventures.com



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Development Authority			
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
All Q type villas A or B	26	1.1 Cr	26.26 Cr
All P types villas	6	75 LAKH	4.5 Cr
All R types Units	26	25 LAKH	6.5 Cr
Total Project Value		Rs.37.26	
14 Whether credit facility enjoyed With any bank Then please fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	<ul style="list-style-type: none"> - Name Of Bank* - Loan Account No* (N.A) - Loan Amount* - Last date of Loan disbursement* 		
15. Disbursement to be made In favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code	RERA ACCOUNT KPIN REAL ESTATE VENTURES 42190969416 State Bank of India SBIN0001392		

For KPIN REAL ESTATE VENTURES

[Signature]
Partner/Authorised Signatory

Signature with stamp of Authorized person



KPIN Real Estate Ventures
 A-1204, Oberon Woods, Corrigan East, Mettiban, 420705
 Site Address
 Sr. No. 64, Panchsivadi, Jambhulipar, Falyan Road,
 Tal. Sudhagad, Dist. Raigad, Pin Code 420215
 Sale: +91 2238199821 | Site: +91 8010674296
www.kenishiarealresidences.com

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Reminder : SBI BUILDER TIE UP: REQUIREMENT FOR PROJECT KENISHA RESORT RESIDENCY BY KPIN REAL ESTATE VENTURES

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Wed 29-11-2023 17:27

To: Indresh Kumar Singh <indreshkr.singh@sbi.co.in>

Cc: Prasad Vasant Lagad <prasad.lagad@sbi.co.in>; AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>; SBI SUDHAGAD (PALI) (01392) <sbi.01392@sbi.co.in>; kunal@108plexus.in <kunal@108plexus.in>

1 attachments (16 KB)

CA CERTIFICATE FORMAT OLD.docx;

Reminder

Dear Sir/Madam,

Please refer the trail mail and provide pending documents at earlist.

Regards,

**Chief Manager
Builder Relation Team
Home Loans Sales Department
State Bank Of India
Local Head Office (Mumbai Metro), "Synergy"
5th Floor, C-6, "G" Block,
BKC, Bandra (East) Mumbai-400 051**

From: CMPAC LHOMUM**Sent:** 25 October 2023 16:07**To:** Anuj Mehrotra <a_mehrotra@sbi.co.in>**Cc:** SBI SUDHAGAD (PALI)(01392) <sbi.01392@sbi.co.in>; kunal@108plexus.in <kunal@108plexus.in>;

AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

Subject: SBI BUILDER TIE UP: REQUIREMENT FOR PROJECT KENISHA RESORT RESIDENCY BY KPIN REAL ESTATE VENTURES

Sir/Madam,

PROJECTS APPROVALS UNDER BUILDER TIE-UP
BUILDER NAME - KPIN REAL ESTATE VENTURES
PROJECT NAME - KENISHA RESORT RESIDENCY

To
State Bank of India
REHBU, Home Loan Sales,
BKC, Mumbai 400051

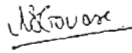
CERTIFICATE

We write to inform you that we have examined and verified the accounts, records and all relevant documents of M/s. **KPIN REAL ESTATE VENTURES** (the 'Partnership Firm'), having its registered office at 1204/A, Oberoi Woods, Off Western Express Highway, Goregaon (E) Mumbai 400063 and

We certify that, as on date 07/12/2023 the builder/firm M/s. **KPIN REAL ESTATE VENTURES** has invested (including expenses on acquiring land, plot/land market value, project related approvals) more than 15% from his own sources out of total estimated project cost of Rs. 13,00,45,561/

The aforesaid facts stated by us are certified to be true and correct.

For Maitra and Chopra LLP
Chartered Accountant



Nitin Govare
Membership No.160439
UDIN No.: 23160439BQWUZK1913
Date: 07/12/2023



SBI BUILDER TIE UP: REQUIREMENT FOR PROJECT KENISHA RESORT RESIDENCY BY KPIN REAL ESTATE VENTURES

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Wed 25-10-2023 16:07

To: Anuj Mehrotra <a_mehrotra@sbi.co.in>

Cc: SBI SUDHAGAD (PALI)(01392) <sbi.01392@sbi.co.in>; kunal@108plexus.in <kunal@108plexus.in>; AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

1 attachments (16 KB)

CA CERTIFICATE FORMAT OLD.docx;

Sir/Madam,

PROJECTS APPROVALS UNDER BUILDER TIE-UP
BUILDER NAME - KPIN REAL ESTATE VENTURES
PROJECT NAME - KENISHA RESORT RESIDENCY
RERA NO. P52000051843, SUDHAGAD PALI

We are happy to inform you that the Project "KENISHA RESORT RESIDENCY" is under initial stage of process for tie-up. In this regard we request you to provide the following documents to complete the task on time bound manner.

We will have to comply the process of tie up which requires the following documents and information from your end.

Requirement from Builder Entity

1. A letter from Chartered Accountant certifying investment of the Builder (minimum 15% of total estimated cost of project including land value) in the Project - **Resubmit min. 15% required or Provide deviation for same.**
2. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.
3. **AAI:** Airport Authority of India- NOC (if applicable), if aviation NOC is not applicable, declaration stating zone of aviation with height of the structure on builders letter head signed by authorized signatory
4. Fire NOC (if applicable)
4. **Address proof of Business:** Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
5. Brouchure of Project
6. Aadhar Card of partners (KYC - PAN provided)

7. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)

8. Cost sheet of Each type of flat/Plot (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

Requirement from sourcing entity:

1. Site inspection report along with selfie
2. **KYC Verified with Original:** Individual KYC to be verified with original by sourcing Entity.

Regards,

Nitin V. Sarang

Dy. Manager

Builder Relation Team

Home Loans Sales Department

State Bank Of India

Local Head Office (Mumbai Metro), "Synergy"

BKC, Bandra (East) Mumbai - 400051



प्रशासनिक कार्यालय, आंचन- मुंबई पूर्व, छटी मंज़िल,
टावर क्र. २, सी वी डी बेलपुर रेल्वे स्टेशन कॉम्प्लेक्स,
नवी मुंबई - ४०० ६१४
Administrative Office, Zone- East Mumbai, 6th Floor,
Tower -II, CBD Belapur Rly. Station Complex,
Navi Mumbai - 400 614

Telephone : 022 27524321 | Fax : 022 27524302 | E-mail : hlst.zomum2@sbi.co.in

Date: 20/10/2023

The Assistant General Manager (HLS)
State Bank of India
Local Head Office,
Mumbai Metro,
Mumbai

Dear Sir,

NEW PROJECT TIE UP : KENISHA RESORT RESIDENCY
BUILDER – KPIN REAL ESTATE VENTURES

We have received an application from the captioned builder for tie-up of their project, 'KENISHA RESORT RESIDENCY, located raigarh
The following documents have been submitted by the builder for project tie – up

1. Builder Profile, as per the attached format with detail of latest 2 completed residential projects.
2. GST Certificate :
3. Self Attested Copy of PAN card Partnership
4. Copy of Maha RERA Registration Certificate
5. Draft of Sale Agreement / Agreement of Sale
6. Copies of all Commencement Certificate
7. Copies of Approved Master Plans
8. TIR by Advocate of Builder
9. Relevant property documents

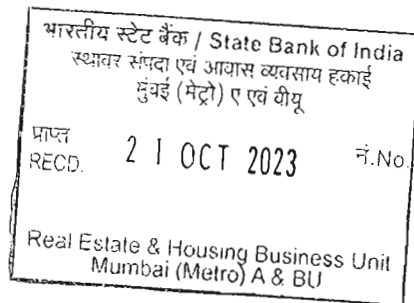
The Project Tie Up is sourced by
Name: Anuj Mehrotra
Designation: Manager
Contact Number: 9987527007
Email: a_mehrotra@sbi.co.in

We request you to approve the project at the earliest as the builder has promised to share considerable amount of business with us
after the APF. Expected business from this project is around 30%

We recommend the tie- up of the captioned project.

Yours faithfully,

Manager (Builder Relation)



KENISHA

RESORT RESIDENCES

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Declaration about commencement certificate

(Format-D)

(Read circular no 32.2021 dated 07/06/2021)

- A. Name of the promoter/ organization- KPIN REAL ESTATE VENTURES
B. Name of project KENISHA RESORT RESIDENCES with CS/CTS survey no - 64 B/1 village- PAVSALWADI Taluka- SUDHAGAD District – RAIGAD , 410205.

1. We are aware that as per section 4[2] (c & d) of RERA act 2016, read with Rules and Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority/ Competent Authority.
2. Accordingly we have obtained layout approval from COLLECTOR OFFICE on 16/05/2023 for 6 units of P type , 26 units of Q type, 13 units of R type.
3. Also, the commencement certificate / Building plans are approved by COLLECTOR OFFICE on 16/05/2023. For 6 units of P type, 26 units of Q type, 13 units of R type.

Sr No.	Bungalow type	Bungalow Type	Plans Approved	CC Up to
1	P	P1	Ground floor	Ground floor
		P2	Ground floor	Ground floor
		P3	Ground floor	Ground floor
		P4	Ground floor	Ground floor
		P5	Ground floor	Ground floor
		P6	Ground floor	Ground floor
2	Q	Q1	Ground + 1 st floor	Ground + 1 st floor
		Q2	Ground + 1 st floor	Ground + 1 st floor
		Q3	Ground + 1 st floor	Ground + 1 st floor
		Q4	Ground + 1 st floor	Ground + 1 st floor
		Q5	Ground + 1 st floor	Ground + 1 st floor
		Q6	Ground + 1 st floor	Ground + 1 st floor
		Q7	Ground + 1 st floor	Ground + 1 st floor
		Q8	Ground + 1 st floor	Ground + 1 st floor
		Q9	Ground + 1 st floor	Ground + 1 st floor
		Q10	Ground + 1 st floor	Ground + 1 st floor
		Q11	Ground + 1 st floor	Ground + 1 st floor
		Q12	Ground + 1 st floor	Ground + 1 st floor
		Q13	Ground + 1 st floor	Ground + 1 st floor
		Q14	Ground + 1 st floor	Ground + 1 st floor
		Q15	Ground + 1 st floor	Ground + 1 st floor
		Q16	Ground + 1 st floor	Ground + 1 st floor

KPIN Real Estate Ventures

A-1204, Oberoi Woods, Goregaon East, Mumbai - 400063

Site Address

Sr. No : 64, Pavsawadi, Janibhulpada, Talyan Road,
Tal : Sudhagad, Dist : Raigad, Pin Code : 410205

Sale: +91 7738391821 | Site : +91 8010874296

www.kenisharesortresidences.com

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KENISHA

RESORT RESIDENCES

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		Q17	Ground + 1 st floor	Ground + 1 st floor
		Q18	Ground + 1 st floor	Ground + 1 st floor
		Q19	Ground + 1 st floor	Ground + 1 st floor
		Q20	Ground + 1 st floor	Ground + 1 st floor
		Q21	Ground + 1 st floor	Ground + 1 st floor
		Q22	Ground + 1 st floor	Ground + 1 st floor
		Q23	Ground + 1 st floor	Ground + 1 st floor
		Q24	Ground + 1 st floor	Ground + 1 st floor
		Q25	Ground + 1 st floor	Ground + 1 st floor
		Q26	Ground + 1 st floor	Ground + 1 st floor
3	R	R1	Ground floor	Ground floor
		R2	Ground floor	Ground floor
		R3	Ground floor	Ground floor
		R4	Ground floor	Ground floor
		R5	Ground floor	Ground floor
		R6	Ground floor	Ground floor
		R7	Ground floor	Ground floor
		R8	Ground floor	Ground floor
		R9	Ground floor	Ground floor
		R10	Ground floor	Ground floor
		R11	Ground floor	Ground floor
		R12	Ground floor	Ground floor
		R13	Ground floor	Ground floor

(Provide table If there are more than one building)

4. Further, commencement certificate/ approvals as and when approved will be uploaded under document section of the project immediately.

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

Promoter

For KPIN REAL ESTATE VENTURES


Partner/Authorised Signatory

Date: 09/06/2023

KPIN Real Estate Ventures
A-1204, Oberoi Woods, Goregaon East, Mumbai - 400063
Site Address
Sr. No.: 64, Pawaswadi, Jambhulpada, Falyan Road,
Tal.: Sudhagadi, Dist.: Raigad, Pin Code.: 410205

Sale: +91 7738391821 | Site: +91 8010874296

www.kenisharesortresidences.com

Managed by




महाराष्ट्र MAHARASHTRA

2022

50AA 341702

प. कु. वि. नं. २००००९५
18 MAY 2023

FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

श्रीमती एल. एस. साठगे

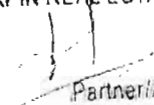
Affidavit cum Declaration of Mr. Kunal Avinash Kumthekar duly authorized by the promoter (KPIN Real Estate Ventures) of the proposed project (Kenisha Resort Residences), vide its/his/their authorization dated 25/05/2023

I, Kunal Avinash Kumthekar duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration; 31/12/2026
4. (a) For new projects:

That seventy per cent of the amounts realised by me/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.

For KPIN REAL ESTATE VENTURES


Partner/Authorized Signatory

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project has been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

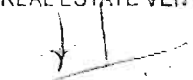
7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.


9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allottee at the time of allotment.

For KPIN REAL ESTATE VENTURES


Partner/Authorised Signatory




UDAIPRAKASH (M.A.L.L.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. No. 8972
Room No. 10, S. No. 94, Inshwadi, Kharodi Village
Marve Road, Malad (W), Mumbai-400 095

Continuing you with your self

TO:
MAHA RERA AUTHORITY,
6TH FLOOR HOUSEFIN BHAVAN,
PLOT NO C-21 E BLOCK, BKC
BANDRA EAST, MUMBAI-400051

Date: 23/05/2023

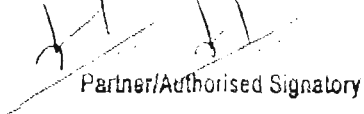
SUBJECT: - Cersai declaration for the project named KENISHA RESORT RESIDENCES located at CS:CTS SURVEY NO - 64 BELAJI VILLAGE- PAVSAI WADI TALUKA- SUDHAGAD DISTRICT - RAIGAD, 410205

Dear sir/madam,

This is to inform you that we have not created any security interest / charges on the said land / project named as KENISHA RESORT RESIDENCES located at CS:CTS SURVEY NO - 64 BELAJI VILLAGE- PAVSAI WADI TALUKA- SUDHAGAD DISTRICT - RAIGAD, 410205 as per Order no. 26/2021 dated 29/10/2021 we are providing this undertaking and we state the no security interest / charge have been created and therefore no cersai report is required. We confirm the above undertaking is true and correct.

For

For KPIN REAL ESTATE VENTURES


Partner/Authorised Signatory

KUNAL KUMTHEKAR -- PARTNER
KPIN REAL ESTATE VENTURES
Date: 23/05/23

KPIN Real Estate Ventures
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 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2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 219

Annexure A

Disclosure of Interest in Other Real Estate Organizations

<Every Director / Designated Partner / Partner / Proprietor of the Promoter Organization shall submit the following declaration, which shall be in public view>

1. Name: KUNAL AVINASH KUMTHEKAR

2. DIN / DPIN (If applicable): NA

3. Are you a Director / Designated Partner / Partner / Proprietor of any Organization whose real estate project is registered with any Real Estate Regulatory Authority (RERA) across the country? No

If Yes, please provide the following information:

S No.	Name of the organization:	Address:	RERA Registration Number of each of the registered projects:
1.	NA	NA	NA
2.	NA	NA	NA

4. Status of the Real Estate Projects mentioned at point 3 above:

S No.	RERA Registration Number	Proposed Date of Completion	Any Complaints pending against the Projects in RERA. If Yes, the Complaint Number	Any Warrants issued against the Project by RERA (Yes / No)	Has the Project been revoked by RERA?(Yes /No)
1.	NA	NA	NA	NA	NA
2.	NA	NA	NA	NA	NA

For KPIN REAL ESTATE VENTURES



Partner/Authorised Signatory

Kunal Avinash Kumthekar
Partner

25/05/2023
Mumbai

KPIN Real Estate Ventures
A-2704, Oberoi Vistas, Goregaon East, Mumbai - 400018
Site Address
Sr. No. 64, Pawaswadi, Jambhulkhadi, Falyan Road,
1st, Sushagad, Dm - Raigad, Pin Code - 410205
Sale: +91 7738391921 | Site: +91 8010874296
www.kenisharesortresidences.com

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Annexure A

Disclosure of Interest in Other Real Estate Organizations

<Every Director / Designated Partner / Partner / Proprietor of the Promoter Organization shall submit the following declaration, which shall be in public view>

5. Name: PADMAJA KUNAL KUMTHEKAR

6. DIN / DPIN (If applicable): NA

7. Are you a Director / Designated Partner / Partner / Proprietor of any Organization whose real estate project is registered with any Real Estate Regulatory Authority (RERA) across the country? No

If Yes, please provide the following information:

S No.	Name of the organization:	Address:	RERA Registration Number of each of the registered projects:
1.	NA	NA	NA
2.	NA	NA	NA

8. Status of the Real Estate Projects mentioned at point 3 above:

S No.	RERA Registration Number	Proposed Date of Completion	Any Complaints pending against the Projects in RERA. If Yes, the Complaint Number	Any Warrants issued against the Project by RERA (Yes / No)	Has the Project been revoked by RERA?(Yes /No)
1.	NA	NA	NA	NA	NA
2.	NA	NA	NA	NA	NA

For KPIN REAL ESTATE VENTURES

P. K. Kumthekar
Particular Authorised Signatory
Padmaja Kunal Kumthekar
Partner

25/05/2023
Mumbai

KPIN Real Estate Ventures
A 1204, Office 9th floor, Goregaon East, Mumbai - 400161
Site Address
St. No. 66, Parelwadi, Jambhulpada, Falyan Road,
Tal : Surligaad, Dist - Raigad, Pin Code : 410205
Sales: +91 773819121 | Site: +91 801087296
www.kenisharesortresidences.com

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भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
State Bank of India

सुधागड पाली शाखा, पाली-410 205.
रायगड जिल्हा (महाराष्ट्र)
सुधागड पाली शाखा, पाली 410 205.
रायगड जिल्हा (महाराष्ट्र)
Sudhagar Pali Branch, Pali - 410 205.
Dist. Raigad (Maharashtra)

Tel. : (02142) 242229

Fax : (02142) 242867

Branch Code No. : 01392

E-mail : sbi.01392@sbi.co.in

Shri Anuj Mehrotra
Manager
State Bank of India
Home Loans
Administration Office, (East Mumbai)
5th Floor, Tower no.2,
Belapur Station Complex,
Belapur, Mumbai.

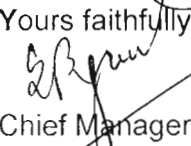
Ref.No. SBI/Sudhagad/2023-24

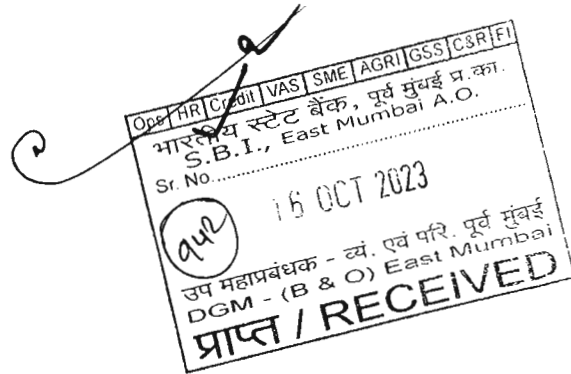
Date : 12.10.2023

Dear Sir,

**KENISHA RESORT RESIDENCY
PROJECT APPROVAL**

With reference to above, we are sending project approval file received from Kenisha Resort Residency for your further action.

Yours faithfully,

Chief Manager



MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name KPIN REAL ESTATE VENTURES
Organization Type Partnership Description For Other Type Organization NA
Do you have any Past Experience ? No

Address Details

Block Number 1204 Building Name OBEROI WOODS TOWER A
Street Name OFF WESTERN EXPRESS HIGHWAY Locality GOREGAON EAST
Land mark OFF WESTERN EXPRESS HIGHWAY State/UT MAHARASHTRA
Division Konkan District Mumbai Suburban
Taluka Borivali Village Goregaon
Pin Code 400063



Organization Contact Details

Office Number 09820063821

Website URL

Past Experience Details

Member Information

Member Name	Designation	Photo
KUNAL AVINASH KUMTHEKAR	Partner	
PADMAJA KUNAL KUMTHEKAR	Partner	

Project

Project Name (Mention as per Sanctioned Plan) KENISHA RESORT RESIDENCES Project Status New Project
Proposed Date of Completion 31/12/2026
Litigations related to the project ? No Project Type Residential
Are there any Promoter(Land Yes

Owner/ Investor) (as defined by MahaRERA Order) in the project ?

Plot Bearing No / CTS no / Survey Number/Final Plot no.	64 B/1	Boundaries East	71
Boundaries West	66	Boundaries North	65 and 66 6 2 Jambhulpada falyan road
Boundaries South	64 A	State/UT	MAHARASHTRA
Division	Konkan	District	Raigarh
Taluka	Sudhagad	Village	Pawasalawadi
Street	PAVSALWADI	Locality	PAVSALWADI
Pin Code	410205	Total Plot/Project area (sqmts)	9902.45
Total Number of Proposed Building/Wings (In the Layout/Plot)	45		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	45	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	0		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	5713.39	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	0
Permissible Total FSI of Plot (Permissible Built-up Area)	5713.39		

Bank Details

Bank Name	STATE BANK OF INDIA
IFSC Code	SBIN0001392

Promoter(Land Owner/ Investor) Details

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
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KENISHA RESORT RESIDENCES	PADMAJA KUNAL KUMTHEKAR	Individual	Revenue Share	View Details	Active
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Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	View Download
2	Declaration in Form B	View Download

Project Name	Promoter Name	Promoter(Land Owner/ Investor) Type	Type of Agreement/ Arrangement	VIEW	Status
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KENISHA RESORT RE SIDENCES	KUNAL AVINASH KUMTHEKAR	Individual	Revenue Share	View Details	Active
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Sr No.	Document Name	View
1	Upload Agreement / MoU Copy	
2	Declaration in Form B	

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	0	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	NA
Water Conservation, Rain water Harvesting :	YES	0	NA
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	NO	0	NA
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	NA
Aggregate area of recreational Open Space :	NO	0	NA
Open Parking :	YES	0	0
Water Supply :	YES	0	NA
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	NA
Storm Water Drains :	YES	0	NA
Landscaping & Tree Planting :	YES	0	NA
Street Lighting :	YES	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	YES	0	NA

Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
1	KENISHA RESORT RESIDENCES	P1A	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1070	1	0

Sr.No.	Tasks / Activity	Percentage of Work
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1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
2	KENISHA RESORT RESIDENCES	P1B	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1070	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO	0

NOC, Electrical fittings to Common Areas, electro. mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
3	KENISHA RESORT RESIDENCES	P2A	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1070	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises.Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
4	KENISHA RESORT RESIDENCES	P2B	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
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1 Bungalow 1070 1 0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
5	KENISHA RESORT RESIDENCES	P3A	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1070	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and	0

Lifts, Overhead and Underground Water Tanks.

- 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing 0
- 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate 0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
6	KENISHA RESORT RESIDENCES	P3B	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1070	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
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Sr.No.	Apartment Type	Carpet Area (In Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
8	KENISHA RESORT RESIDENCES	R15	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and	0

Windows to each of the Flat/Premises

- 7 Sanitary Fittings within the Flat/Premises Electrical Fittings within the Flat/Premises 0
- 8 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. 0
- 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing 0
- 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate 0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
9	KENISHA RESORT RESIDENCES	R16	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as	Number of Closed
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		building/wing/other as per approved plan)							per Sanctioned Plan (4-wheeler+2-Wheeler)	Parking
10	KENISHA RESORT RESIDENCES	R17	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
11	KENISHA RESORT RESIDENCES	R18	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0

3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
12	KENISHA RESORT RESIDENCES	R19	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain	0

Occupation /Completion Certificate

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
13	KENISHA RESORT RESIDENCES	R20	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
14	KENISHA RESORT RESIDENCES	R21	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobbys, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
15	KENISHA RESORT RESIDENCES	R22	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0

10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 0
 NOC, Electrical fittings to Common Areas, electro, mechanical equipment,
 Compliance to conditions of environment /CRZ NOC, Finishing to entrance
 lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,
 Compound Wall and all other requirements as may be required to Obtain
 Occupation /Completion Certificate

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
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16	KENISHA RESORT RESIDENCES	R23	31/12/2026	0	1	0	0	1	0	1
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Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
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1	Bungalow	339	1	0
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Sr.No.	Tasks / Activity	Percentage of Work
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1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 0 NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
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17	KENISHA RESORT RESIDENCES	R24	31/12/2026	0	1	0	0	1	0	1
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Sr.No.	Apartment Type	Carpet Area (In Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
18	KENISHA RESORT RESIDENCES	R25	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0

8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
19	KENISHA RESORT RESIDENCES	R26	31/12/2026	0	1	0	0	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	339	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podium's	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-	Number of Closed Parking
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Sr.No.	Project Name	QID	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
20	KENISHA RESORT RESIDENCES	Q1A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
21	KENISHA RESORT RESIDENCES	Q1B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100

6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors*	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
22	KENISHA RESORT RESIDENCES	Q2A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also	Proposed	Number of	Number	Number	Number of	Number	Total no. of	Number
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		mention Identification of building/wing/other as per approved plan)	Date of Completion	Basement's	of Plinth	of Podium's	Sanctioned Floors	of Stilts	open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	of Closed Parking
23	KENISHA RESORT RESIDENCES	Q2B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
24	KENISHA RESORT RESIDENCES	Q3A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100

2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
25	KENISHA RESORT RESIDENCES	Q3B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance	0

lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,
Compound Wall and all other requirements as may be required to Obtain
Occupation /Completion Certificate

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
26	KENISHA RESORT RESIDENCES	Q4A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
27	KENISHA RESORT RESIDENCES	Q4B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby's, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
28	KENISHA RESORT RESIDENCES	Q5A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0

9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
29	KENISHA RESORT RESIDENCES	Q5B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
30	KENISHA RESORT	Q6A	31/12/2026	0	1	0	1	1	0	1

RESIDENCES

Sr.No.	Apartment Type	Carpet Area (In Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	75
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
31	KENISHA RESORT RESIDENCES	Q6B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	75

7	Sanitary Fittings within the Flat/Premises.Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
32	KENISHA RESORT RESIDENCES	Q7A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned	Number of Closed Parking
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		plan)								Plan (4-wheeler+2-Wheeler)	
33	KENISHA RESORT RESIDENCES	Q8A	31/12/2026	0	1	0	1	1	0	1	

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
34	KENISHA RESORT RESIDENCES	Q8B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0

4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises.Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
35	KENISHA RESORT RESIDENCES	Q9A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
36	KENISHA RESORT RESIDENCES	Q9B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (In Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation.	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
37	KENISHA RESORT RESIDENCES	Q10A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
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1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
38	KENISHA RESORT RESIDENCES	Q10B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO	0

NOC, Electrical fittings to Common Areas, electro mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
39	KENISHA RESORT RESIDENCES	Q11A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr. No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
40	KENISHA RESORT RESIDENCES	Q11B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
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Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Sills	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
41	KENISHA RESORT RESIDENCES	Q12A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and	0

Lifts, Overhead and Underground Water Tanks.

- 9 The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing 0
- 10 Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate 0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
42	KENISHA RESORT RESIDENCES	Q12B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
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Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
44	KENISHA RESORT RESIDENCES	Q13B	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and	0

Windows to each of the Flat/Premises

7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
45	KENISHA RESORT RESIDENCES	Q14A	31/12/2026	0	1	0	1	1	0	1

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	Bungalow	1615	1	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
MAITRA & CHOPRA	NA	Chartered Accountant
DSIGNATURE ARCHITECTS	NA	Architect
Sanket Suresh Radi	NA	Engineer

Litigations Details

No Records Found

Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	View Download
2 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
2 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
2 Building Plan Approval / NA Order for plotted development	View Download
1 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	Not Uploaded
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	View Download
1 Disclosure of Interest in Other Real Estate Organizations	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
1 Proforma of Agreement for sale	View Download
1 Proforma of Allotment letter	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	Not Uploaded

1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	Not Uploaded
1 Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
1 Status of Conveyance	Not Uploaded
1 Other – Legal	Not Uploaded
1 Other – Finance	Not Uploaded
1 Other - Technical	
2 Other – Technical	
3 Other – Technical	
1 Foreclosure of the Project	Not Uploaded
1 Deviation Report with respect to Allotment letter	 
1 Deviation Report with respect to model copy of Agreement	 

Maitra & Chopra

Chartered Accountants



5 & 2, New Sun Bldg., Ground Floor, G. B. Indulkar Marg, Off. Subhash Road,
Vile Parle (E), Mumbai 400 057. Tel. : +91 22 2612 2993 / 94, +91 22 2612 3226
Email : admin@mandr.in Website : www.mandr.in

Date: 06/10/2023

To
State Bank of India

CERTIFICATE

We write to inform you that we have examined and verified the accounts, records and all relevant documents of KPIN REAL ESTATE VENTURES (the 'Partnership Firm'), having its registered office at 1204/A, Oberoi Woods, Off W.E. Highway, Goregaon East, Mumbai -400063 and do hereby state as follows:

Currently the total investment in the Project "_KENISHA RESORTS RESIDENCES" by the Company KPIN REAL ESTATE VENTURES is Rs. 2,98,12,384/- as per Form 3 filed by the firm under RERA in May 2023, out of which Rs. 2,24,02,497/- is now collected from customers. The balance investment of Rs 74,09,887/- in the project is through Promoters contribution till filing of form 3. In addition to that firm has invested a sum of Rs 1,17,67,320/- after filing of form 3 till date. Therefore, in totality a firm has invested 14.75 % of the total project cost which is estimated at Rs.13,00,45,561/-.

The aforesaid facts stated by us are certified to be true and correct.

For Maitra and Chopra
Chartered Accountant
FRN No 136366W

Nitin
Shantaram
Govare

Digitally signed by
Nitin Shantaram
Govare
Date: 2023.10.06
15:18:03 +05'30'

Name : Nitin Govare
(Partner)
Membership No.160439
UDIN: 23160439BGWUXF7679



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 :
P52000051843

Project: **KENISHA RESORT RESIDENCES**, Plot Bearing / CTS / Survey / Final Plot No.: **64 B/1 at Pawasalawadi, Sudhagad, Raigarh, 410205;**

1. **Kpin Real Estate Ventures** having its registered office / principal place of business at Tehsil: **Borivali**, District: **Mumbai Suburban**, Pin: **400063**.
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 **07/07/2023** and ending with **31/12/2026** 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 Premchand Prabhu
(Secretary, MahaRERA)
Date:07-07-2023 11:11:17

Dated: **07/07/2023**
Place: **Mumbai**

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

chinmay vaidya

advocate

no.8, lawyers chambers, district court, shivajinagar, pune 411 005

chinmayvaidya1@gmail.com

+91-020-25534137

TITLE CERTIFICATE

That in light of the various documents submitted for my perusal, I am of the opinion that SHRI KUNAL AVINASH KUMTHEKAR and MRS PADMAJA KUNAL KUMTHEKAR, and M/S KPIN REAL ESTATE VENTURES, have a clean clear and marketable title, free from all encumbrances to:

- a. Certain non-agricultural land admeasuring about 40718 square meters, bearing S. No. 64/B/1, Village Pavasalwadi, Taluka Sudhagad, District Raigad.
- b. Certain non-agricultural land being amenity space admeasuring about 2400 square meters, bearing S. No. 64/B/2; Village Pavasalwadi, Taluka Sudhagad, District Raigad; and
- c. Certain non-agricultural land being land under regional plan roads, admeasuring about 1582 square meters, bearing S. No. 64/B/3, Village Pavasalwadi, Taluka Sudhagad, District Raigad.
- d. Certain non-agricultural land admeasuring about 9902.45 square meters, out of land bearing S. No. 64/B/1, and referred to as CLUSTER P-Q-R out of the entire KENISHA COMPLEX as per the duly sanctioned layout of plots and building plans.

HENCE THIS CERTIFICATE

PUNE
DATE: 24-05-2023


[CHINMAY VAIDYA]
ADVOCATE

chinmay vaidya

advocate

no.8, lawyers chambers, district court, shivajinagar, pune 411 005

SANJAY SHAHA
M.Com,L.L.B.
ADVOCATE

OFF-9, B wing, Bhorai Complex,
Behind Dr. Doshi Clinic, Pali,
Tal. Sudhagad , Dist. Raigad
Mob.9222968137

Date : 25/04/2023

SEARCH REPORT

THAT, I have instructed to take search and give report of the property mentioned here in below more particularly described in the schedule I.

DESCRIPTION OF THE PROPERTY

SCHEDULE I

All that piece and parcel of non-agricultural land / property, situated at Pawasalvadi, Tal. Sudhagad, Dist. Raigad within the jurisdiction of the Sub Registrar Sudhagad, Pali property admeasuring about 40718 sq.mtr bearing S No. 64/B/1, property admeasuring about 2400 sq.mtr bearing S No. 64/B/2, & property admeasuring about 1582 sq.mtr bearing S No. 64/B/3, bonded as under:-

On or towards East :


On or towards South :

On or towards West :

On or towards North :

THE DOCUMENTS PERUSED

- 1) 7/12 Extract of S No. 64/B/1, 64/B/2 & 64/B/3 dt.04/01/2022
- 2) Mututation Entries No.-----
- 3) Search Receipt No. 289 /2023 dt.24/04/2023


Adv. Sanjay Shaha
Office: 9 B wing, Bhorai Complex,
Behind Dr. Doshi Clinic, Pali,
Raigad, Dist. Raigad-410200

TITLE OF THE PROPERTY

From the perusal of the 7 12 of the said property I have seen that names of Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar are appearing in the owner column of S No. 64/B/1, 64/B/2 & 64/B/3.

I have taken Search for 1994 to 2023 in the office of Sub-registrar, Roha & Sudhagad Pali I have found following transactions:

1. Sale Deed dt.17/06/2006 regarding S No. 65 Admeasuring 00 H.37.4 R & S No. 64/1B Admeasuring 03 H.07.0 R infavour of Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar from Shri. Ganesh Namdev Shinde, Smt. Sangita Manohar Kamthekar through their power of attorney holder Shri. Mahipat Shripat Shinde. Document No.1008/2006.
2. Sale Deed dt.16/08/2012 regarding S No. 64/2 Admeasuring 02 H.08.0 R out of area 03 H.08.0 R infavour of Shri. Sudhir Mahadev Talekar from Shri. Balaram Ganu Shinde, Document No.2250/2012.
3. Sale Deed dt.02/11/2012 regarding S No. 64/1 Admeasuring 03 H.07.0 R infavour of Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar from Smt. Varsha Vikram Modi & Shri. Vikram Chimanlal Modi through their power of attorney holder Shri. Kunal Avinash Kumthekar. Document No.2940/2012.
4. Sale Deed dt.24/01/2013 regarding S No. 64/2 Admeasuring 01 H.04.0 R out of area 02 H. 08.0 infavour of Shri. Dipak Balaram Shinde & Shri. Dilip Balaram Shinde from Shri. Sudhir Mahadev Talekar. Document No.241/2013.
5. Sale Deed dt.03/05/2013 regarding S No. 65 Admeasuring 00 H.37.4 R infavour of Shri. Dipak Balaram Shinde & Shri. Dilip Balaram Shinde from Smt. Varsha Vikram Modi & Shri. Vikram Chimanlal Modi through their power of attorney holder Shri. Kunal Avinash Kumthekar. Document No.1247/2013.
6. Sale Deed dt.03/05/2013 regarding S No. 64/2 Admeasuring 00H. 40.0 R out of area 03 H.08.0 R infavour of Shri. Kunal

Adv. Sanjay Shaha
Office: 9.B wing, Ehorai Complex,
Behind Dr. Doshi Clinic, Pali,
Tal. Sudhagad, Dist. Raigad-410205

Avinash Kumthekar from Shri. Dipak Baram Shinde & Shri. Dilip Baram Shinde. Document No.1248/2013.

7. Sale Deed dt.21/10/2013 regarding S No. 64/2 Admeasuring 01H. 00.0 R out of area 03 H.08.0 R infavour of Shri. Kunal Avinash Kumthekar from Shri. Dipak Baram Shinde, Shri. Dilip Baram Shinde, Shri. Somdatta Sadashiv Samb & Shri. Santosh Baram Shinde. Document No.2690/2013.
8. Agreement dt.30/12/2013 regarding S No. 64/2 Admeasuring 00H. 08.0 R out of area 03 H.08.0 R infavour of Shri. Yogesh Ranganath Khedgaonkar from Shri. Dipak Baram Shinde & Shri. Dilip Baram Shinde. Document No.3376/2013.
9. Agreement dt.30/12/2013 regarding S No. 64/2 Admeasuring 00H. 08.0 R out of area 03 H.08.0 R infavour of Shri. Shrijit Shakti Patil through their power of attorney holder Shri. Sunil Harishchandra Tambe from Shri. Dipak Baram Shinde & Shri. Dilip Baram Shinde. Document No.3377/2013.
10. Sale Deed dt.23/03/2015 regarding S No. 64/2/2 Admeasuring 01 H.52.0 R out of area 01 H. 68.0 R infavour of Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar from Shri. Dipak Baram Shinde & Shri. Dilip Baram Shinde. Document No.669/2015.
11. Sale Deed dt.29/07/2016 regarding S No. 64/A/2 Admeasuring 00 H.20.0 R infavour of Shri. Kunal Avinash Kumthekar from Shri. Dipak Baram Shinde & Shri. Dilip Baram Shinde. Document No.1171/2016.
12. Agreement to sale dt.21/04/2018 regarding Kenisha Holiday Homes unit no. K 3 S No. 64/B/1 Admeasuring 135.44 sq.mtr carpet, 138.67 sq.mtr built up & 263.37 sq.mtr open area out of S No. 64/B/1 infavour of Shri. Niraj Mukund Kulkarni from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.734/2018.
13. Agreement to sale dt.04/08/2018 regarding Kenisha Holiday Homes unit no. L 3 S No. 64/B/1 Admeasuring 46.62 sq.mtr infavour of Shri. Chinnay Madhukar Vaidya from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash

Adv. Sanjay Shaha
Office: 913 wing, Elora Complex,
Behind Dr. Doshi Clinic, Pali
Tal. Sirsiwad, Dist. Raigad-410205

Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.1353/2018.


14. Agreement to sale dt.03/11/2018 regarding Kenisha Holiday Homes unit no. L 5 S No. 64/B/1 Admeasuring 46.52 sq.mtr built up infavour of Smt. Sayali Sunil Ranade & Shri. Sunil Surehs Ranade from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.1835/2018.

15. Agreement to sale dt.03/11/2018 regarding Kenisha Holiday Homes unit no. J 1 S No. 64/B/1 Admeasuring 125.92 sq.mtr carpet, 128.90 sq.mtr built up & 142.65 sq.mtr open space infavour of Shri. Manoj Sharad Godbole & Smt. Sakhi Manoj Godbole from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.1836/2018.

16. Agreement to sale dt.04/05/2019 regarding Kenisha Holiday Homes unit no. E 2 S No. 64/B/1 Admeasuring 131.51 sq.mtr carpet, 150.00 sq.mtr built up & 419.61 sq.mtr open space infavour of Shri. Kailash Vasudev Kulkarni & Smt. Chitra Padmanabhan from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.669/2019.

17. Agreement to sale dt.09/12/2018 regarding Kenisha Holiday Homes unit no. J 3 S No. 64/B/1 Admeasuring 125.92 sq.mtr carpet, 128.90 sq.mtr built up & 200.65 sq.mtr open space infavour of Shri. Dhananjay Jogalekar from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.1628/2018.

18. Agreement to sale dt.09/12/2018 regarding Kenisha Holiday Homes unit no. L 4 S No. 64/B/1 Admeasuring 40.34 sq.mtr carpet, 46.62 sq.mtr built up & 65.00 sq.mtr open space infavour of Shri. Dhananjay Jogalekar from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.1629/2018


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Tal. - Sudhagad Dist. - Raigad - 410205

19. Agreement to sale dt. 20/11/2020 regarding Kenisha Holiday Homes unit no. E 2 S No. 64 B/1 Admeasuring 125.92 sq.mtr carpet & 128.90 sq.mtr built up infavour of Smt. Sarirekha Krushnamurti from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.972/2020

20. Agreement to sale dt. 10/11/2020 regarding Kenisha Holiday Homes unit no. E 3 S No. 64 B/1 Admeasuring 131.51 sq.mtr carpet & 150.00 sq.mtr built up infavour of Shri. Bijay Anand from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.1076/2020

21. Agreement to sale dt. 18/12/2020 regarding Kenisha Holiday Homes unit no. K 2 S No. 64 B/1 Admeasuring 130.20 sq.mtr carpet, 138.67 sq.mtr built up & 180.00 sq.mtr open space infavour of Jasmin, Shri. Harjeet Waliya & Shri. Gagandeep Singh from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.1345/2020

22. Notice of intimation regarding mortgage by way of deposit of title deed dt. 22/01/2021 regarding Kenisha Holiday Homes unit no. E 3 S No. 64 B/1 Admeasuring 150.00 sq.mtr built up infavour of State Bank of India from Shri. Bijay Jasjit Anand & Smt. Sonali Bijay Anand. Document No.8/2021

23. Agreement to sale dt. 22/04/2021 regarding Kenisha Holiday Homes unit no. K 1 S No. 64 B/1 Admeasuring 130.20 sq.mtr carpet, 138.67 sq.mtr built up infavour of Smt. Shrilata Vinod from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.780/2021

24. Agreement to sale dt. 04/02/2022 regarding Kenisha Holiday Homes unit no. E 1 S No. 64 B/1 Admeasuring 131.51 sq.mtr carpet, infavour of Shri. Milind Anil Patil & Smt. Seena Milind Patil from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.255/2022.

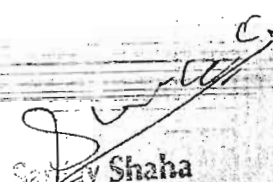
Adv. S. S. Shaha
Office: B. B. Road, Bhorai Complex,
Behind Dr. Doshi Clinic, P. O.
Tal. - Sudhagar, Dist. Raigad - 401305

25. Agreement to sale dt. 11/11/2022 regarding Kenisha Holiday Homes unit no. 1. 1 S No. 64 B 1 Admeasuring 46.62 sq.mtr built up & 21.72 sq.mtr open space, infavour of Smt. Aditi Ashish Phadake. Shri. Ashish Suresh Phadake & Vrunda Ashish Phadake from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.2266/2022.

26. Agreement to sale dt. 11/11/2022 regarding Kenisha Holiday Homes unit no. 1. 2 S No. 64 B 1 Admeasuring 46.62 sq.mtr built up & 21.72 sq.mtr open space, infavour of Smt. Varsha Ashish Phadake. Shri. Ashish Suresh Phadake & Vrunda Ashish Phadake from Kepin Real Estate Venturous through their partners Shri. Kunal Avinash Kumthekar & Smt. Padmaja Kunal Kumthekar. Document No.2267/2022.

PALI

Date :-25/04/2023


Adv. Satej Shah
Advocate
Behind Dr. Doshi Clinic, Pali,
Raigad, Dist.-Raigad-410205

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KPIN REAL ESTATE VENTURES



09/03/2015

Permanent Account Number

AAPFK5792G

28082015

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KUNAL KUMTHEKAR

AVINASH RAGHUNATH KUMTHEKAR

06/08/1967
Permanent Account Number
AAKPK0839P


Signature







© 2000/10

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PADMAJA KUNAL KUMTHEKAR
SUDHAKAR ANANT JOGLEKAR

30/06/1966
Permanent Account Number

AABPK4547P

P. K. Kumthekar
Signature



04/03/2010



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र मंडळातील मंडळातील निवासस्थाने प्राधिकरण

Circular no: 32/2021

Date : / /
No. MahaRERA Admin file no.27/59/2021
Date : 07/06/2021

Subject: Standardized Format for Declaration about Commencement Certificate. (Format –D)

Whereas, section 4(2)(c) & (d) of RERA act and Rules & Regulations made there under inter alia provides for enclosing a valid and authenticated copy of approvals and commencement certificate, sanctioned Plan and layout etc. approved from the competent authority;

2. Whereas, it is observed that Layout Approvals although obtained for the entire project, many a times other approvals are obtained in stages including the Commencement Certificate up to a Plinth / Zero FSI / or commencement certificate upto a particular floor level.

3. And whereas, the Flat Buyers are unaware of this stage wise approvals, therefore, it has been decided to prescribe a declaration by the Promoter to certify the exact stage of the Commencement certificate, so that Flat Buyers will be aware of the same.

This Declaration format will be called as a "Format –D" of this circular and the Promoter will be required to upload it while Registering the project, alongside the Commencement certificate. The promoter will be required to update it as soon as further Commencement certificate / Approvals are obtained by him, at every later stage.

This order comes into effect from 07/06/2021.

Enclosed – Format D

As approved by Authority

(Dr. Vasant Prabhu)

Secretary /MahaRERA

MAHARERA HEADQUARTERS

Housefin Bhavan, Plot No. C - 21, E - Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051

Tel. No.: 022 68 111 600 • E mail : helpdesk@maharera.mahaonline.gov.in

महाराष्ट्र मुख्यालय

हाऊसफिन भवन प्लॉट नं. सी-२१ ई-ब्लॉक, वॉट्रे- कुर्ला कॉम्प्लेक्स, वॉट्रे (पूर्व), मुंबई - ४०० ०५१.

फोन नं.: ०२२ - ६८ १११ ६०० • ई मेल : helpdesk@maharera.mahaonline.gov.in

DECLARATION ABOUT COMMENCEMENT CERTIFICATE

(On promoter's letterhead)

7

(Format - D)

(Read circular no. 32 /2021 Dated:-----)

A. Name of the Promoter organization- _____

B. Name of project with CS/CIS survey no.- _____ Village _____ Taluka _____

1. We are aware that as per section 4[2] (c & d) of RERA act, 2016, read with Rules & Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.

2. Accordingly, we have obtained layout approval from _____

(Planning authority) on _____ (Date), for _____ **Plot/ Building** Floors.

3. Also, the commencement certificate/Building plans are approved by _____

_____ (Planning authority/ Competent Authority) on _____ (Date). Further, commencement certificate is granted up to **plinth/ with zero FSI** / _____ **Habitable Floors**. (Out of approved total _____ Habitable Floors.

(Provide table if there are more than one building)

4. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately:-

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

Promoter

(Sign and stamp)

KENISHIA

Connecting you with yourself

APPLICATION FORM

(All the fields are to be mandatorily filled by the Developer Only)

Name of the Project	Kenisha Resort Residences
Detailed Project Address	S.no. 64/1 & 64/2 to 64B. Pavasalwadi - 410205 Near Jambhulpada, off. Khopoli – Pali Road, Tal. Sudhagad, Dist. Raigad.
Landmark for the Project	NA
Name of the Developer	Kunal Kumthekar/Padmaja Kumthekar
Address of the Developer	A-1204, Oberoi Woods. Goregaon East, Mumbai 400063
Contact Person of the Developer	Name- Kunal Kumthekar Landline No.- NA Mobile No.-+91 9820063821 Email ID-kunal@108plexus.in
Group to which the Firm belongs	NA
Key persons in the Concern	NA
DEVELOPER INFORMATION	
Firm Establishment year	2015
Number of Projects Completed	Phase one – Emerald completed.
Number of Units Completed	20

KPIN Real Estate Ventures

A-1204, Oberoi Woods, Goregaon East, Mumbai - 400063

Site Address

S. No : 64, Pavasalwadi, Jambhulpada - Pali Road,

Tal : Sudhagad, Dist : Raigad, Pin Code : 410205

Sale : +91 7738899822 | Site : +91 8010874296

www.kenisharesortresidences.com

KENISHA

Connecting you with yourself

Are you a Member of a Builder/Developer Association? Please give the name of Association and registration Number.	Yes. CREDAI association Registration Number- LM173
Project Approved by another Bank/s or Financial Institution/s (if any)	NA

PROJECT INFORMATION	
Total plot area	40,718 SQ MT
Details of TDR	NA
No. of Buildings	Proposed- NA Approved- NA
Number of Flats	1RK- 26 + 2 store room 1BHK- 10 2BHK- 3BHK- Villa/Row Houses- 41
Size of the flats	1RK- 1BHK- 2BHK- 3BHK- Villa/Row Houses- COMPLETED PHASE – EMERALD Type E- 228.75sq mt x 03units = 686.24sq mt Type J- 257.85sq mt x 03units = 473.55sq mt Type K- 158.05sq mt x 03units = 462.15sq mt Type L- 73.83sq mt x 10units = 801.13sq mt NEW PHASE - JADE Type P(PA)- 111.59sq mt x 03units = 334.77sq mt Type P(PB)- 111.05sq mt x 03units = 333.15sq mt Type Q(QA)- 178.98sq mt x 14 No = 2505.72sq mt Type Q(QB)- 177.90sq mt x 12 No = 2134.80sq mt

KPIN Real Estate Ventures
A 1204, Oberoi Woods, Goregaon East, Mumbai - 400063
Site Address
Sr. No : 64, Paesalwadi, Jambhulpada - Fajyan Road,
Tal - Sudhagad, Dist - Raigad, Pin Code - 410205
Sale: +91 7738391821 | Site: +91 8010874296
www.kenisharesortresidences.com

KENISHA

Connecting you with yourself

	Type R- 31.15sq mt x 26 No = 809.90sq mt Store room 22.75sq mt x 2 = 45.50sq mt
Commercial premises	No. of Shops- NA No. of Offices- NA
Number of Floors Approved	Without TDR- G-1 or G+1
Total saleable area	9704.07 sq mt
Building wise stage of construction	PHASE 1- Completed and society is formed PHASE 2- Q1-Q7- RCC Completed and 60% blockwork P1-P6- Footing done and 20% flooring.
Number of flats sold	PHASE 1- Sold completely PHASE 2- Q4, Q3A, Q3B Sold.
Current Selling Rate (per sq.ft.)	6750 per sq ft of carpet
Cost of MSEB and other costs, if any	NA
Date of start of construction	01/05/2022
Date of Project Completion	31/12/2026
Is the Project registered under RERA?	YES
RERA Number	P52000051843
Is Environmental Clearance applicable to the Project?	NA

LEGAL INFORMATION

Name/s of the Land Owners	Mr. Kunal Kumthekar Mrs. Padmaja Kumthekar
Is the Project Land (Landowner/Developer) subject to any legal dispute/litigation? If yes, provide details	No

KPIN Real Estate Ventures

A-1204, Oberoi Woods, Gokhale East, Mumbai - 400063

Site Address

Sr. No: 64, Pawasdiwadi, Jambhulpada - Falyan Road,

Tal: Sulhagad, Dist: Raigad, Pin Code - 410205

Sale: +91 7738391821 | Site: +91 8010874296

www.kenisharesortresidences.com

KENISHA

BY SORT RESIDENCES

Connecting you with yourself

Is the Project Land mortgaged to any Bank/s or Financial Institution/s? (Please state the name of the Bank/FI)	No
Is the Project Land (Landowner/Developer) subject to any other encumbrance? If yes, provide details	No
Contact Details of the Legal Advisor to the Developer	Name- Mr. Chinmay Vaidya Telephone No- +91 9822110751 Email ID- chinmayvaidya1@gmail.com

Declarations:

I/We have disclosed all the details regarding the project. All the above information is true and correct.

I/We declare that the property has clear, legal and marketable title & that all the necessary permissions, approvals and sanctions are obtained from the competent authorities.

I/We undertake to inform of any material changes which may affect the title of the property

I/We are aware that the project clearance is solely at the discretion of HDFC Limited.

I/We are aware that the Loans to buyers in the project shall be decided by HDFC Limited as per its norms with HDFC Limited having full discretion to reject any loan application in totality or grant lesser amount than that applied for.

For KPIN REAL ESTATE VENTURES
Partner/Authorised Signatory

Date: 16/08/2023

Name: KUNAL KUMTHEKAR

Signature of Authorized Person & Stamp

KPIN Real Estate Ventures

A-1204, Oberoi Woods, Goregaon East, Mumbai - 400003

Site Address

Sr. No. 64, Pawasawadi, Jambhulpada - Falguni Road,
Tal. Sudhagad, Dist. Raigad, Pin Code - 410205

Sale: +91 7738391821 | Site: +91 8010874296

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अहवाल दिनांक : 08/08/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।

गाव :- पावसाळवाडी
(554460)

तालुका :- सुधागड

जिल्हा :- रायगड

ULPIN : 12472560332 भूमापन क्रमांक व उपविभाग : 64/ब/१

12472560332

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी.चौ.से.मी. एकक अक्षांशिक क्षेत्र विन शेती 407.18.00 आकारणी 8143.60	147	पद्मजा कुणाल कुमठेकर कुणाल अविनाश कुमठेकर सामाईक क्षेत्र	407.18.00 8143.60	(492) (681) कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 681 व दिनांक : 07/08/2023
जुने फेरफार क्र. (51) (92) (176) (249) (258) (307) (309) (354) (356) (366) (377) (392) (399) (419) (421) (78) (489) (492) (617) (681)				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- पावसाळवाडी (554460)

तालुका :- सुधागड

जिल्हा :- रायगड

भूमापन क्रमांक व उपविभाग : 64/ब/१

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2021-22	संपूर्ण वर्ष	147						विनशेती पड	4.0718	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 08/08/2023
सांकेतिक क्रमांक :- 27240009029338000082023159(नाव :- रविंद्र हरि बाईत)
तलाठी साझा :- जोभुळपाडा :- सुधागड जि :- रायगडश्री. आर. रवि. बाईत
तलाठी साझा - जोभुळपाडा/हेदवली
ता.सुधागड, जि.रायगड.

अहवाल दिनांक : 08/08.2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७।

गाव :- पावसाळवाडी
(554460)

तालुका :- सुधागड

जिल्हा :- रायगड

ULPIN : 23256241981 भूमापन क्रमांक व उपविभाग : 64/व/2

23256241981

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक अर्कक्षेत्र बिन शेती 24.00.00 आकारणी 480.00	147	पद्मजा कुणाल कुमठेकर कुणाल अविनाश कुमठेकर — सामाईक क्षेत्र —	24.00.00 480.00	कुळाचे नाव व खंड इतर अधिकार वापरात बदल सुविधा क्षेत्र 2400.00 (492) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 681 व दिनांक : 07/08/2023
जुने फेरफार क्र (51) (92) (176) (249) (258) (307) (309) (354) (356) (366) (377) (392) (399) (419) (421) (478) (489) (492) (617) (681)				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- पावसाळवाडी (554460)

तालुका :- सुधागड

जिल्हा :- रायगड

भूमापन क्रमांक व उपविभाग : 64/ब/2

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2021-22	संपूर्ण वर्ष	147						बिनशेती पड	0.2400	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 08/08/2023

सांकेतिक क्रमांक :- 27240009029338000082023161

(नाव :- रविंद्र हरि बाईत)

तलाठी साझा :- जांभुळपाडाता :- सुधागड जि :- रायगड

श्री. आर. रवि. बाईत
तलाठी सजा - जांभुळपाडा/हेवेली
ता.सुधागड, जि.रायगड.



अहवाल दिनांक : 08/08/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।

गाव :- पावसाळवाडी
(554460)

तालुका :- सुधागड

जिल्हा :- रायगड

ULPIN : 10646107455 भूमापन क्रमांक व उपविभाग : 64/ब/3

10646107455

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी.चौ.से.मी. 147 एकक अकृषिक क्षेत्र बिन शेती 15.82.00 आकारणी 316.40		पद्मजा कुणाल कुमठेकर कुणाल अविनाश कुमठेकर ---सामाईक क्षेत्र---	(492) (681) 15.82.00 316.40	कुळाचे नाव व खंड इतर अधिकार वापरात बदल रस्ता रुदिकरणाकडे क्षेत्र 1582 चौ.मि (492) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 681 व दिनांक : 07/08/2023
जुने फेरफार क्र. (51) (92) (176) (249) (258) (307) (356) (366) (377) (392) (399) (419) (421) (478) (489) (492) (617) (681)				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १९।

गाव :- पावसाळवाडी (554460)

तालुका :- सुधागड

जिल्हा :- रायगड

भूमापन क्रमांक व उपविभाग : 64/ब/3

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2021-22	संपूर्ण वर्ष	147						बिनशेती पड	0.1582	

प : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 08/08/2023

सांकेतिक क्रमांक :- 27240009029338000082023163

(नाव :- रविंद्र हरि बाईत)

तलाठी साझा :- जांभुळपाडाता :- सुधागड जि :- रायगड

श्री. आर. रम. बाईत

तलाठी साझा - जांभुळपाडा/हेदवली

ता.सुधागड, जि.रायगड.



वर्ष: २०२३-२४		गाव नमुना आठ-अ					8/8/2023			
धारण जमिनीची नोंदवही (अकृषिक)										
(आसामीवार खतावणी -- जमाबंदी पत्रक)										
गाव: पावसाळवाडी		तालुका: सुधागड					जिल्हा: रायगड			
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी	एकूण	लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)	
खाते कुणाल अविनाश कुमठेकर, पद्मजा कुणाल कुमठेकर.										
क्रमांक १४७										
सामाईक खाते	६४/अ/१	१४८.००.००	०.००००	१४८.००.००	२२२०	०	८८८०	२२२०	१३३२०	
	६४/ब/१	४०७.१८.००	०.००००	४०७.१८.००	८१४३.६	०	३२५७४.४	८१४३.६	४८८६१.६	
	६४/ब/२	२४.००.००	०.००००	२४.००.००	४८०	०	१९२०	४८०	२८८०	
	६४/ब/३	१५.८२.००	०.००००	१५.८२.००	३१६.४	०	१२६५.६	३१६.४	१८९८.४	
एकूण		५९५.००.००	०.००००	५९५.००.००	१११६०.०	०	४४६४०.०	१११६०.०	६६९६०.०	
सूचना : सदर ८-अ उतारा खाते विभाजन/अतिरिक्त अहवाल ५ साठी प्रलंबित आहे ज्यामुळे या उताराच्यावर काही कॅस अथवा अतिरिक्त नावे दिसत आहेत. सदर उतारा शासकीय / कार्यालयीन कामासाठी वापरण्यापूर्वी आज्ञावली मधून अद्यावत करून घ्यावा याची कृपया नोंद घ्यावी.!!!										

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 08/08/2023

सांकेतिक क्रमांक :- 27240009029338000082023265

(नाव :- रविंद्र हरि बाईत)

तलाठी साक्षा :- जोभळपाडा ता :- सुधागड, जि :- रायगड

वर्ष: २०२३-२४		गाव नमुना आठ-अ					8/8/2023	
धारण जमिनीची नोंदवही (कृषिक)								
(आसामीवार खतावणी -- जमाबंदी पत्रक)								
गाव: पावसाळवाडी		तालुका: सुधागड					जिल्हा: रायगड	

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी	एकूण					
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
		लागवडी योग्य पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर	जि.प. ग्रा. प.		
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)					
खाते क्रमांक १४७	कुणाल अविनाश कुमठेकर , पद्मजा कुणाल कुमठेकर .								
सामाईक खाते	६३/१/अ	०.५३.७०	०.२४.३०	०.७८.००	०.६६	०	२.६४	०.६६	३.९६
	६३/२/अ	०.४०.६०	०.२७.४०	०.६८.००	०.१३	०	०.५२	०.१३	०.७८
	६८/१/अ	०.२०.००	०.००००	०.२०.००	०.२५	०	१	०.२५	१.५
	६९/१	१.३३.००	०.१७.००	१.५०.००	०.६९	०	२.४४	०.६९	३.६६
	६९/३	०.६०.००	०.१०.००	०.७०.००	०	०	०	०	०
	६९/५	०.७२.००	०.१५.००	०.८७.००	०.३३	०	१.३२	०.३३	१.९८
	६९/७	०.७९.००	०.१०.००	०.८९.००	०.३७	०	१.४८	०.३७	२.२२
	६९/८	०.२०.००	०.००००	०.२०.००	०	०	०	०	०
	६९/९	०.५४.००	०.१०.००	०.६४.००	०.२५	०	१	०.२५	१.५
एकूण		५.३२.३०	१.१३.७०	६.४६.००	२.६०	०	१०.४०	२.६०	१५.६०
सूचना : सदर ८-अ उतारा खाते विभाजन/अतिरिक्त अहवाल ५ साठी प्रलंबित आहे ज्यामुळे या उताऱ्यावर काही कंस अथवा अतिरिक्त नावे दिसत आहेत. सदर उतारा शासकीय / कार्यालयीन कामासाठी वापरण्यापूर्वी आज्ञावली मधून अद्यावत करून घ्यावा याची कृपया नोंद घ्यावी.।।।									

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 08/08/2023
सांकेतिक क्रमांक :- 27240009029338000082023265

(नाव :- रविंद्र हरि बाईत)
तलाठी साक्षा :- जांभुळपाडा ता :- सुधागड जि :- रायगड

श्री. आर. ए. बाईत
तलाठी सजा - जांभुळपाडा/हेदवनी
ता.सुधागड, जि.रायगड.

फेरफार पत्रक (गाव नमुना सहा)

महाराष्ट्र त्रमान महसूल अधिकाय अभिलेख आणि नोंदवहया (तयार व सुस्थितीत देवणे) नियम १९७१ यातील नियम २०)

मौज पावसाळवाडी

तहसिल सुधागड

जिल्हा रायगड

गांठीचा
अभुक्रमांक
51

संपादन केल्या अधिकाराचे स्वरूप

परिणाम झालेले
भूमापन क्रमांक व
पोस्टहिले

चाचणी अधिकाऱ्याची अज्ञात
किया अंग.

<p>५७</p>	<p>कारिण २०/०५/२०२३ रोजी भागाबाई बाबू शिंदेगणे ह्या गावा</p>		<p>चारसरगिळ व चारसपंकर</p>
	<p>१२ वर्षांपुढी मंगल त्याच वारकू वयाकडे पुढाणे मुळगा नाही, मुळगी काही पुढा नाही मुळम काया-१) नमुयाम-</p>	<p>स.ग. ५२-१ ५४-२ ५६-३</p>	<p>पसिण गोतागळ मैरर २१/११</p>
	<p>शामभाऊ कवम व म-२६ गांधियास कोणीही कामपेजीर वारकू आहे</p>	<p>ठाणे गाव</p>	<p>२१/११</p>
	<p>कारिण २०/०५/२०२३ रोजी पयकाज यामक) नोंद केले (५१/१२) जिल्हा - रायगड गा. सुधागड</p>		

असलवरहुकुम नक्कल दिली असे

तारीख १०-०७-२०२३

तलाठी सजा जांभुळपाडा

Last uploaded date 29/09/2019

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फेरफार पत्रक (गाव नमुना सहा)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार व मंथितरीत ठेवणे) नियम १९७१ यांतूनल नियम २०)

मांज पावसाळवाडी

तहसिल सुधागड

जिल्हा रायगड

पट्टीचा
अनुक्रमांक

संपादन केलेल्या अधिकाराचे खंय

परिणाम झालेले
भूचापन क्रमांक व
पांढहिससे

चाचणी अधिकाऱ्याची अयाक्षरी
किंवा शंरा.

92

(९२)	दिनांक २०/१२/२००९ वाऱसाणे उपलेकार नामलेक गणू खिदे हे दिनांक २२/०१/०९ रोप्री मअन काळेसुयत वाक वास	स. ५. ६४१९५५ ६५१०	क.२५-२६/६८० क.२६/६८० १/६८०
	रपालीन प्रभाक सुडगा १ मुळी १ पल्ली गाळे	७०१२ ६३१४ ६५१४	५.५.२००९ ५.५.२००९ ५.५.२००९
	मुळगा १) उगरी नामसेव खिदे १४३० २) सांगीगा मगोहर कामसेव १४३०	६६१९६ ६६१९६	५.५.२००९ ५.५.२००९
	नामसेव सुडरे कोणीही वास	S	
	वाही ना-२-१-३० प्रभाक के उकळ येचगाण १४१५ गोर के	६६१९६	५.५.२००९

असलवरहुकुम नक्कल दिली असे

तारीख १०-०७-२०२३

तलाठी सजा जांभुळपाडा

Last uploaded date 29/09/2019

फेरफार पत्रक (गाव नमुना सहा)

(महागाष्ट जमीन महामूल अधिकार अभिलेख आणि नोंदवहया (नयाग व सुस्थितीत ठेवणे) नियम १९७१ यांमाल नियम १०)

मौज पावसाळवाडी

तहसिल सुधागड

जिल्हा रायगड

नारदीया
अनुक्रमांक
176

संपादन केलेल्या अधिकाराचे स्वरूप

परिणाम झालेले
भूमापन क्रमांक व
पोटहिस्से

चाचणी अधिकाऱ्याची अत्याक्षरी
किंवा शेर.

<p>१७६ ००२</p>	<p>फ्लॉक १९/०६/०६ वववेदिने वववेदिने व रु. ९,००,०००/- १९/०६/०६</p>	<p>सं. नं. ६५/१०</p>	<p>म. इय्यम गिरी नेत सांवे करी वववेदिने</p>
	<p>अपराध वेपार - १) कृणाप अविनाश कुमठकर - ३० २) पञ्जा कृणाव कुमठकर - ३५</p>	<p>६४/१७</p>	<p>पती वरुण लप की गोरेव जमीन ही संप का ६३ या शे परत आ. उपरत</p>
	<p>दोळे बा. पावसाळवाडी ता. सुधागड जी रायगड अ. क्र. १ सा. ता. करीत व अ. क्र. १ सांवे अखत्यारी महसूल अहेत</p>	<p>एकूण दोन सा. नं.</p>	<p>आदिपारी जाल किंवा संपादन कडक सादरी दोळ्या ४३१ व अ. १ ६९/१६</p>
	<p>वववेदिने वेपार - १) गोरेव नामे</p>		

असंगल वरहुकम नक्कल दिली असे

तारीख १०-०७-२०२३

तलाठी सजा जांभुळपाडा
Last uploaded file 29/09/2019

फेरफार पत्रक (गाव नमुना सहा)

(नहागाव त्रमोन महसूल अधिकार अभिलेख आणि नोंदवह्या (नया व सुस्थितीत देवणे) नियम १९७१ यातील नियम १०)

मौजे पावसाळवाडी

तहसिल सुधागड


जिल्हा रायगड

नहागाव
अनुक्रमांक
176_1

संपादन केलेल्या अधिकाराचे स्वरूप

परिणाम झालेले
भूमापन क्रमांक व
पोटहिस्से

चाचणी अधिकाऱ्याची अग्रक्षरी
किंवा शेता

नहागाव अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	अविवेक अंश	माहिती किंवा नया
२७५ वाढू	शिंदे वसु - ३६ १) संविता राजेंद्र चमणकर वसु - ३५ या. पावसाळवाडी ता. सुधागड - रायगड. यांचे अखत्यारी मळगुज श्री. मळिपत श्रीपत शिंदे वसु - ४४ शेता शेता या. पावसाळवाडी ता. सुधागड जि. रायगड. मा. उपविभागीय इंजीनियर माणगाव पिठाण माणगाव यांचे मळीत आलेले हेक्टर १/४३/१२२ डार/६९ ०६ पि. १६०६/०६ ची पत्रवतनी व खेती खतल्या खेती प्रति वसु जोडणे		नया ३६/०६ अजय परमाणवी कोणते आहे खेती देणू माध्यम आहे खेती आहे नोद मग मोद हेक्टर अधिकारी जाणू पडा १६/०६
गि. क्र. नं. हि. ग.	क्षेत्र	आकार	
१) ६५ ०	०-३७-४	०-६४	
२) ६४ १०	३-०७-०	०-७५	
 त माणगाव			

अग्यलबरहुकुम नकल दिली असे

तारीख १०-०७-२०२३

तलाठी सजा जांभुळपाडा

Last uploaded date 29/09/2019

फेरफार पत्रक (गाव नमुना सहा)

(महागाष्ट्र जर्मान महसूल अधिकार अभिलेख आणि नोंदवहया (तयार व सुस्थितीत देवणे) नियम १९७१ यांतोत नियम १०)

मांजे पावसाळवाडी

तहसिल सुधागड

जिल्हा रायगड

मांजेचा संक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन क्रमांक व पोस्टहरसे	चाचणी अधिकार्याची भयादर्या किया गेला.
249			
	दिनांक १५/११/२०१८ ६०३ सोड पहाग	प.ग.	उच्चमांजे १५९
	विना मोबदला ६०३ सोड पहा	६१५	मो. २२५०.८५०
	१०/११/०८	५२१९	म. २२५०.८५०
	उच्चमांजे पहा गिहण घेजार -		
	श्री. नमूराम रामभाऊ कवम सजाग.		
	श. पावसाळवाडी - रुडपाभाग		
	उच्चमांजे पहा गिहण रणार -	रुडपाभाग	
	५ धिमावडी पाडरंग रागव - १२५७		
	६ पंजावडी क्रमांत गेरे - १२		
	७ किरावडी गणपत ठाकर - १२		
	सा. २२५१०५ - २१५०५		
	उच्चमांजे पहा व भाग ३२५०५		
	च. बोरीप ५०१९३७ नोंदवहया		

ससल वरदकुम नक्कल दिली असे

तारीख १०-०७-२०२३

तलाटी सजा जांभुळपाडा

Last uploaded date 29/09/2019

फेरफार पत्रक (गाव नमुना सहा)

नशासत जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार व सुस्थितीत ठेवणे) नियम १९७१ यांतल नियम १०)

माजे पावसाळवाडी

तहसिल सुधागड

जिल्हा रायगड

नोंदीचा अनुक्रमणिका 307

संपादन केलेल्या अधिकाऱाचे स्वरूप

परिणाम झालेले भूमापन क्रमांक व पोटहरसे

चवथी अधिकाऱ्याची अशाक्षम किंवा शंका

नोंदीचा अनुक्रमणिका	संपादन केलेल्या अधिकाऱाचे ताल	परिणाम झालेले भूमापन व पोटहरसे क्रमांक	चवथी अधिकाऱ्याची मापणरी किंवा ताल	नोंदीचा अनुक्रमणिका
300	दिनांक-२१/१२/१९७० खरेदीम खरेदीम व.क्र- १५,००,०००/- ०१/१२/१९७०	६४/१५	राजेश्वर खरेदीम रखन ७४७ पाटीम	३०६
	खरेदी क्षेत्र- १) वडा विठ्ठल मोदी-५१ २) विष्णू विमलाल मोदी-५४ ३) विलेपारो, मुंबई-४२२ खरेदी देणार- १) गुणाल शिवभाई तंशुण मंगमा		७४७ पाटीम ७४७ २-४०-१२/१९७० २-१०-१२/१९७०	
	कुमठकर- ४२२) यामना गुणाल कुमठकर- ४४२) पावसाळवाडी खरेदी देणार- ६-४-१-७२४/२०१० चे क्षेत्रांम प्रतीपकन नोंद घेयी			
	दिनांक- १५/११/१९७० खरेदीम खरेदीम व.क्र- ३२५,०००/- २०/११/१९७०	६४/१५	गुणमल्लिकेश्वर खरेदीम	३०७

अस्सल वरहुकुम नक्कल दिली असे

तारीख १०-०७-२०२३

तलाठी सजा जांभळपाडा

Last updated date 29/09/2019

फेरफार पत्रक (गाव नमुना सहा)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार व सुस्थितीत ठेवणे) नियम १९७१ यांतल नियम १०)

मौजे पावसाळवाडी

तहसिल सुधागड

जिल्हा रायगड

नोंदचा
अनुक्रमांक
356

संपादन केलेल्या अधिकाराचे स्वरूप

परिणाम झालेले
भूमापन क्रमांक व
पोटहिस्से

चाचणी अधिकाऱ्याची अद्यावती
किंवा शेरा.

346	नाशीख 10/02/2092 स्वरेदीख	दहा 2 पै - 17अ	
30/12/12	स्वरेदीखन र-क-3000001 ना 96/05/2092		उत्तम निवेष्टक सुभाय यशवंत नरक लक्ष्मी देव क-22/01/11 त-क-13/01/11 ग-क-13/01/11 ग-क-13/01/11 न-क-13/01/11 रे-क-13/01/11 म-क-13/01/11 मो-क-13/01/11 मो-क-13/01/11 मो-क-13/01/11 मो-क-13/01/11 मो-क-13/01/11
	स्वरेदीखन लिडन देणार - उ-सी बाळाशाम गणु शिंदे वय-60 वर्षे धंदा- शेती	एकूण 19 भाग	
	रा-पावसाळवाडी ना-सुधागड जि-रायगड		
	स्वरेदीखन लिडन देणार - उ-सी सुधीर महादेव नरकर वय-28 वर्षे धंदा- शेती		
	रा-जांभूळगाव ना-सुधागड जि- रायगड		
	जामिनीचे वर्णन ववलील प्रमाणे म-न-ठि-न-द-म-आकार द-क-2-3-05-0 पैकी 0-104 2-05-0		
	जामिनाने स-प-ची असल्यामुळे मा-उपविभागीय अधिकारी सो- माणगाव विभाग माणगाव यांचे वडील आदेश क्र-1/देनन्सी/83 एक भाग 1/05/05/2092		
	स्वरेदीखन र-क-2240/92 ना-22 अन्वये नोंद केली		

स.माणगाव कुंभ

असल बरहुकुम नक्कल दिली असे

तारीख १०-०७-२०२३

तलाठी सजा जांभूळगाव

Last uploaded date 29/09/2019

फरफार पत्रक (गाव नमुना सहा)

संशोधन/संशोधन महत्त्व अधिकार अधिनियम आणि नोंदवहदा (नया व सुस्थितीत उद्योग) नियम १९७२ यातील नियम २०)

मांज पायसाळवाडी	तहसिल सुधागड	जिल्हा रायगड
मार्गदर्शक/संशोधन	संपादन केल्या अधिकाराचे स्थरप	परिणाम झालेले भूमापन क्रमांक व पॉटॅन्स
359		चायणी अधिकार्याची अंमलदारी चिवा अंग.

359	तारीख-२३/१०/२०१३ वरती		
खरेदीखत रु-४-२६२५०००१	२९/१०/२०१३	एक/२ पैकी	उत्तरा दिवाळी
खरेदीखत लिपिन देणार			२३/१०/२०१३
पुत्री संगीत बाकासम शिंदे			२३/१०/२०१३
वय-३८ वर्षे थंडा शनी		एक/२ पैकी	२३/१०/२०१३
रा. पावसाळवाडी ना. सुधागड			२३/१०/२०१३
जे. रायगड			२३/१०/२०१३
खरेदीखत लिपिन देणार			२३/१०/२०१३
पुत्री कुमाल आविनास कुमठकर			२३/१०/२०१३
वय-४६ वर्षे थंडा व्यवसाय			२३/१०/२०१३
रा. पावसाळवाडी ना. सुधागड			२३/१०/२०१३
जे. रायगड			२३/१०/२०१३
खरेदीखत लिपिन देणार			२३/१०/२०१३
पुत्री दिपा बाकासम शिंदे वय ३३			२३/१०/२०१३
थु दिलीप बाकासम शिंदे वय २९			२३/१०/२०१३
नाथेदी रा. पावसाळवाडी ना. सुधागड			२३/१०/२०१३
जे. रायगड			२३/१०/२०१३
३) सोमपत अकाशिव साव			२३/१०/२०१३
का. ४३ शा. बी-२ ६०३ उर. पू. १२			२३/१०/२०१३
रिजन्वी उराणकर कोववी पुत्री			२३/१०/२०१३
४११०३४			२३/१०/२०१३
जमीनीय वर्गान खालील माहिती			२३/१०/२०१३
कस. नं. १६-११ शा. नं. १६/१६			२३/१०/२०१३
६४ २ ३.०८-०५/०.०५			२३/१०/२०१३
१-००-०			२३/१०/२०१३
पुत्री कु. २६२०१२०१३ पुमाणी			२३/१०/२०१३
वडी कु. २६२०१२०१३ पुमाणी			२३/१०/२०१३

न. माणगाव कुंभ

फरफार पत्रक (गाव नमुना सहा)

महाराष्ट्र जमान महसूल अधिकार अधिनियम आणि सौंदर्यकरण (नगर व ग्रामस्थाने व वन) नियम १९७२ यातील नियम २०

मांज पावसाळवाडी

नहासिल सुधागड

जिल्हा रायगड

नोंदीचा अनुक्रमिक

संपादन केलेल्या अधिकाऱ्याचे स्वल्प

परिणाम झालेले नुमापन क्रमांक व पारितोष

राचणी अधिकाऱ्याची अध्यात्म किंवा श्रेय

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४१२	तारीख ०१/०१/२०१३ आकार							
	फोड पत्राने वाचूने लागवळ केलेल्या	E811						मुमा निवेदि कृष्णिका
	सोनः च्या नमीनीची फोड हिस्सा	E812						केत कानि केतिली
	मोजणी झालेली जाह त्या प्रमाणे							मि-व
	मुप-अशिशु मुमी सोगिलेख दुधुवड	पुत्रुण वान						सायत खिपर सां०
	पाली शांती कु-आकाप-आलेवश्व	मं०१३						मुमी सोगिलेख दुधुवड
	प्रमांड भूसापन कु-आकाप							उप-अशिशु मुमी
	शवसाळवाडी जा-व-००८२०२३							मुमी सोगिलेख दुधुवड
	पाली दि- ०१/१२/२०१३ व							मुमी सोगिलेख दुधुवड
	लगन माननियु नहासिलदार							मुमी सोगिलेख दुधुवड
	सुधागड-पाली यान फोड							मुमी सोगिलेख दुधुवड
	कुमाकु आरयेएस क्रान-१/२०४२/२०१३							मुमी सोगिलेख दुधुवड
	नहासिल कायलध सुधागड-मासी							मुमी सोगिलेख दुधुवड
	दिनांक ०१/०१/२०१३ प्रमाणे खालील							मुमी सोगिलेख दुधुवड
	प्रमाणे नोंद देली-							मुमी सोगिलेख दुधुवड

पोर व फाळणी नंबर		पोर व फाळणी नंबर		पोर व फाळणी नंबर		पोर व फाळणी नंबर	
अनुक्रम नंबर	सर्वे पोर व फाळणी नंबर	ए.व.ग. नंबर	पो- नंबर	नामो श्रेय	हिस्सा नंबर	पोर व फाळणी नंबर	पोर व फाळणी नंबर
१	E812	B-05-00-059-2269	2269	0-04	219		
					212		
		B-05-00-059-2269	2269	0-04	52		

असलवरहुकुम नक्कल दिली असे

तारीख १०-०७-२०२३

तलाठी सजा जांभुळपाडा

Last uploaded date 29/09/2019

फेगफाग पत्रक (गाव नमुना सहा)

सहाय्यक जमीन महसूल अधिकारी अधिमंडळ आणि मांडवच्छा (नयाग व गुंथ्यात देवणे) नियम १९७२ यांतील नियम १००

सांगली पारभाळवाडी

नहसिल सुधागड

जिल्हा रायगड

सहाय्यक
अधिकारीक
421

संपादन केल्याचा अधिकागचे स्वयं

परिणाम झालेले
भूमापन क्रमांक व
पोटाहिसे

सांगली अधिकायाची जबाबारी
किया अग.

उपलब्ध क्रमांक	जमावटी क्रिया क्रम
<p>नाशिक ७/०९/२०१४ वारंवेदन</p> <p>खरेदीखत र-रु-१,२०,०००/-</p> <p>नाशिक २/१२/२०१३</p>	<p>७२४ पैके</p> <p>रुपया नव्वेसु याप २१/१ ३२०३/२०१३</p>
<p>खरेदीखत कळण देवाय</p> <p>जि.सा. प्रादेप वसंत पारील</p> <p>वय. २८ वर्षे हाडा- जाती</p>	<p>एकूण एकमात्र</p> <p>जाति रुपया नव्वेसु याप २१/१ ३२०३/२०१३</p>
<p>खरेदीखत करुज होणार</p> <p>जि.सा. शंभुचंद्र बांकर अश्वयंकर</p> <p>वय. ६० वर्षे हाडा- जाती</p> <p>जमीनीचे वर्धन खालील प्रमाणे</p>	<p>जाति रुपया नव्वेसु याप २१/१ ३२०३/२०१३</p>
<p>खरेदीखत क्षेत्र आकार</p> <p>७२ रु ०-४३-० पैकी १-८२</p> <p>०-२०-०</p>	
<p>खरेदीखत देस्त रु. ३३०००</p> <p>२०१३ प्रमाणे नोद देली.</p>	
<p>वय २८</p> <p>तलाटी सजा माणगांव युवक</p> <p>ता. सुधागड जि. रायगड</p>	

असलवरहुकुम नकल दिली असे

तारीख १०-०७-२०२३

तलाटी सजा जांभुळपाडा

Last uploaded date 29/09/2019

फरफार पत्रक (गाव नमुना सहा)

महाराष्ट्र जमान महान्त अधिकार अभिनंदा आणि नोंदवहया (खयार व सुस्थितीत देवण) नियम १९६१ यातील नियम १०

मौजे पावसाळ्यादी

नहरिसल सुधागड

जिल्हा रायगड

नादीय
नहरिसल

संपादन व नव्या अधिकाराचे खयार

परिणाम झाले
भूमापन क्रमांक व
पांटीहिसा

चाचणी अधिकाराची अयामती
किया शहा.

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<p>४७८</p>	<p>तारिख 13/12/2019 दिवशी आदेश</p>	<p>- 23/19 - 25/219</p>	<p>श्री. नि. लक्ष्मीकाजी श्री. म. लक्ष्मीकाजी श्री. म. लक्ष्मीकाजी</p>
	<p>मौजे पावसाळ्यादी सा. सुधागड तालुका रायगड जिल्हा नहरिसल जिल्हा सहायक</p>	<p>सुधागड तालुका रायगड जिल्हा</p>	<p>नि. लक्ष्मीकाजी श्री. म. लक्ष्मीकाजी (एम. ए. १९७१) एम. ए. १९७० २०१४</p>
	<p>सुधागड तालुका रायगड जिल्हा सुधागड तालुका रायगड जिल्हा</p>		<p>१३/१२/२०१२ १२०१४ श्री. म. लक्ष्मीकाजी</p>
	<p>सुधागड तालुका रायगड जिल्हा सुधागड तालुका रायगड जिल्हा</p>		<p>श्री. ए. अ. अ. अ. श्री. ए. अ. अ. अ. जांभुळपाडा श्री. ए. अ. अ. अ. रायगड 27/12/2019</p>
	<p>सुधागड तालुका रायगड जिल्हा सुधागड तालुका रायगड जिल्हा</p>		
	<p>सुधागड तालुका रायगड जिल्हा सुधागड तालुका रायगड जिल्हा</p>		
	<p>सुधागड तालुका रायगड जिल्हा सुधागड तालुका रायगड जिल्हा</p>		
	<p>सुधागड तालुका रायगड जिल्हा सुधागड तालुका रायगड जिल्हा</p>		
	<p>सुधागड तालुका रायगड जिल्हा सुधागड तालुका रायगड जिल्हा</p>		

उप अधिक्षक, भूमि अभिलेख सुधागड यांचेकडील पालितातडी/बिनशेती/मो.र.नं.१२/२०१५, मोजणी दिनांक ०५/०४/२०१५ च्या मोजणी नकाशाशी नक्कल घेत अर्जदार यांना सादर केलेली आहे.

प्रस्तुत प्रकरणात तहसिलदार सुधागड यांचेकडील पत्र दि.०६/०७/२०२२ अन्वये, मौजे पावसाळवाडी, ता.सुधागड येथील मळ नं.६४/ब/१, एकुण क्षेत्र ४-०७-१८ हे आर ही जमीन श्री.कृपाल अधिनाथ कुमटेकर व सौ.पद्मजा कृपाल कुमटेकर यांच्या नावे राखिल आहे. प्रस्तुत जमीन ही खरे शेख्याचे आधारे संग्रहित केलेली असून ती सहाय्यनीत अर्जदार यांचे नावे राखिल असून प्रत्यक्ष अर्जदार यांचे ताबेकत्वात आहे. प्रस्तुत जमीन समुद्र अथवा खाडी किनारी वन नाही म्हणून मर सादर जागेस मी आर झेड कायदा लागू होत नाही. प्रस्तुत जमीन एखाद्या पाणी पुरवठा प्रकल्पाचे व्याप क्षेत्रात वन नाही किंवा ती पूर्णवसनासाठी राखून ठेवणेत आलेली नाही. प्रस्तुत जमीन कांदळवनामध्ये मोडत नाही. मर जमिनीस लागू वन कायद्याच्या अधिनियमातील कलम २२ अ प्रमाणे तरतुदी लागू होत नसून तशी चौकशी चालू अथवा प्रलंबित नाही किंवा जमिनीवर जाणारा रस्ता हा वन खात्याच्या जागेतून जात नाही. जमीन वन सदृश संज्ञेत मोडत नाही. प्रस्तुत जमिनीतून उच्चदावाची विद्युत वाहिनी जात नसल्याचे दिसून येते. प्रस्तुत जमिनीत जाणे-वेणेसाठी जांभुळपाडा नै फ्लवाण हा रस्ता उपलब्ध आहे. प्रस्तुत जमिनी खालून पिण्याचे पाण्याची पाईपलाईन नाही. सांडपाणी वाहून नेणारी पाईपलाईन जात नाही. प्रस्तुत जमिनीजवळ मिनेमगुह, पेट्रोलपंप, सर्व्हिस सेंटर किंवा कोणत्याही स्फोटक पदार्थांचा साठा करणे कार्याचे वापर होत नाही. प्रस्तुत जमिनीजवळ कोणतेही ऐतिहासिक व पुरातत्त्व वास्तू नाही. प्रस्तुत जमिनीवर अधिकार अभिलेख पहाता कोणताही योजा दिसून येत नाही. प्रस्तुत जमीन ग्रुप ग्रामपंचायत भाणगाव वु. ता.सुधागड च्या कार्यक्षेत्रात येत आहे. प्रस्तुत जागेत भराव करावा लागल्यास पावसाचे पाणी वाहून जाणारे नैसर्गिक मार्ग बंद होणार नाहीत. तसेच अजुबाजुचे रहिवाशी, शेतकरी यांना कोणत्याही प्रकारचा त्रास होणार नाही याची अर्जदार दक्षता घेणार आहेत. मर जमिनीबाबत कोणताही वाद निर्माण झाल्यास त्यास सर्वस्वी अर्जदार जबाबदार राहणार आहेत, तसे त्यांनी जबाबदारी लेखी स्वरूपात लिहून दिले आहे. अर्जदार यांना बिनशेती व बांधकाम परवानगी प्राप्त झाल्यास रस्ते, विज, पिण्याचे पाणी, सांडपाणी वाहून नेणारी गटारे व अंतर्गत रस्ते अर्जदार हे स्वखर्चाने करून घेण्यास तयार आहेत. अर्जदार हे प्रकरणासंबत सादर केलेल्या बांधकाम रेखांकनास सक्षम प्राधिकारी मंजूर करतील त्याप्रमाणे निवास या कारणासाठी बिनशेतीचा वापर करणार आहेत. प्रस्तुत जमिनीबाबत ग्रामस्थ पंचलोक यांनी बिनशेती परवानगी देण्यास तक्रार अथवा हरकत घेतलेली नाही. अर्जदार यांना बिनशेती परवानगी प्राप्त झाल्यास ते सर्व अटी/शर्तीचे पालन करण्यास तयार आहेत. तरी प्रस्तुत जमिनीस सहाय्यक संचालक, नगर रचना यांचेकडील अभिप्राय विचारात घेऊन बांधकाम परवानगी देणेकरिता अहवाल सादर केलेला आहे.

सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांचे अभिप्राय मागिले असता त्यांनी पत्र दिनांक १३/०१/२०२३ अन्वये, मौजे पावसाळवाडी, ता.सुधागड येथील स.नं.६४/ब/१, एकुण क्षेत्र ४-०७-१८.०० चौ.मी. ही जमीन ही मंजूर रायगड प्रादेशिक योजना शेती या वापर विभागामध्ये अंतर्भूत आहे. मर जागा पर्यावरणदृष्ट्या संवेदनशील क्षेत्रातील western Ghats Region मध्ये समाविष्ट आहे. मर जागा गावटाण हद्दीपासुन ५०० मी. अंतराचे बाहेर आहे. मर जागेचे सुमारे ७० ते ७५ मी. अंतरावर नाला आहे. तसेच मर मिळकत सिआरझेड अधिसूचित क्षेत्राबाहेर आहे. एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुद क्र.४.११ (xxxiii) अन्वये शेती विभागात मुळ च.क्षे.नि. ०.२० मर्यादेत Resort & Tourist Home हा वापर अनुज्ञेय आहे. प्रस्तुत जागेमध्ये सहाय्यक संचालक, नगर रचना यांचेकडील पत्र क्र.ससंनर-राअ/विशेष/मौजे पावसाळवाडी/ता.सुधागड/गट क्र.६४/१ व ६४/२/१/४७८५ दि.२२/१२/२०१४ नुसार हॉलिडे होमचे बांधकामास बिनशेती मंजूरीची शिफारस केली आहे. तदनंतर या कार्यालयाकडील आदेश क्र.मशा/एल.एन.ए.१(व)/एस.आर.३७०/२०१४, दि.२०/०२/२०१५ अन्वये हॉलिडे होम या वाणिज्य कारणासाठी बिनशेतीसह बांधकाम आदेश पारित झाले आहे. उप अधिक्षक, भूमि अभिलेख, पाली सुधागड यांचेकडील १:१००० प्रमाणाचा अतितातडी/बिनशेती/मो.र.नं.१२/२०१५, मोजणी दि.०५/०४/२०१५ च्या मोजणी नकाशानुसार स.नं.६४/ब/१, ६४/२ च्या अर्जदार यांनी अपेक्षिलेल्या व वास्तुविशारद यांनी सादर केलेल्या नकाशाच्या हद्दी तपासल्या असता त्या सर्वसाधारणपणे जुळतात. प्रस्तुत जागेच्या गाव नकाशांमध्ये जागेच्या उत्तरेस रस्ता दर्शविलेला आहे. तसेच प्रस्तुत जागेबाबत सहाय्यक अभियंता श्रींणी-१ यांचे पत्र क्र.जा.क्र.सुधागड/पाली/५२२, दि.०७/०९/२०१४ नुसार पत्राची छायाप्रत जोडली आहे.



५६

बा. प्रस्तावित

इमारत प्रकार	बांधकाम क्षेत्र तक्का तपशिल					एकूण प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
	मजला (चौ.मी.)	आपूर मजला (चौ.मी.)	घाहिला मजला (चौ.मी.)	एकूण क्षेत्र (चौ.मी.)	एकूण इमारती	
Type-E	७७.१८५	१७१.५६०	०.००	२४८.७४	३	७४६.२४
Type-J	०.००	८१.०३	७६.३०	१५७.३३	३	४७३.५०
Type-k	०.००	१५४.०५०	०.००	१५४.०५	३	४६२.१५
Type-L	०.००	४३.७०	३०.०२	७३.७२	११	८११.२३
Coveled Passage Type-L	०.००	२०४.०५	०.००	२०४.०५	१	२०४.०५
Type-P(PA)	०.००	१११.५९	०.००	१११.५९	३	३३४.७७
Type-P(PB)	०.००	१११.०५	०.००	१११.०५	३	३३३.१५
Type-Q(QA)	६३.३९	१११.५९	०.००	१७४.९८	१४	२५०५.७२
Type-Q(QB)	६६.८५	१११.०५	०.००	१७७.९०	१०	२१३४.८०
Type-R	०.००	३१.१५	०.००	३१.१५	२६	८०९.९०
Type-S(SA)	०.००	१३०.७८	०.००	१३०.७८	२	२६१.५६
Type-S(SB)	०.००	१३०.२४	०.००	१३०.२४	२	२६०.४८
Land Cottage						
LC-०१	०.००	६३.८१०	०.००	६३.८१	१	६३.८१
LC-०२	०.००	६३.८१०	०.००	६३.८१	१	६३.८१
LC-०३	०.००	६२.८९	०.००	६२.८९	१	६२.८९
LC-०४	०.००	३१.५८०	०.००	३१.५८	१	३१.५८
LC-०५	१९.२६	०.००	०.००	१९.२६	१	१९.२६
LC-०६	३७.७१	०.००	०.००	३७.७१	१	३७.७१
LC-०७	३७.३६	००.००	०.००	३७.३६	१	३७.३६
LC-०८	३६.१०	०.००	०.००	३६.१०	१	३६.१०
LC-०९	३८.५५	०.००	०.००	३८.५५	१	३८.५५
Store room (SR)	०.००	२२.७५०	०.००	२२.७५	२	४५.५०
एकूण					९४	१७०४.०७

एकूण प्रस्तावित बांधकाम क्षेत्र = १७०४.०७ चौ.मी.

TABLE NO.६A

०.६ प्रिमियम आकारणी (ऑन्सिलरी बांधकाम क्षेत्राकरीता प्रिमियम आकारणी)

एकूण क्षेत्र (चौ.मी.)	शिग्रसिध्द गणकानुसार विभाग व दर/चौ.मी.	रकाना क्र.२ च्या १०% दर/चौ.मी.	प्रिमियमची रक्कम रुपये
१	२	३	४
१५६०.४७	१११०/-	१११/-	१७३२१२.१७/-
एकूण रक्कम रुपये			१,७३,२५०/-

एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुद क्र.२.२.१२ अन्वये अर्जदार यांनी रक्कम रु.२५,०००/- भरणे आवश्यक आहे. अर्जदार यांनी रक्कम रु.२१,०००/- डिफेस क्र.००००६४०२१३२०२२२३, दि.२९/०४/२०२२ व फरकाची रक्कम रु.४०००/- डिफेस क्र.०००६४१०६२७२०२२२३, दि.२९/१२/२०२२ तसेच ऑन्सिलरी बांधकाम क्षेत्राकरीता प्रिमियम आकारणी रक्कम रु.१,७३,२५०/- डिफेस क्र.०००६४१०७३३२०२२२३, दि.२९/१२/२०२२ अन्वये स्टेट बँक ऑफ इंडिया, अलिबाग शाखा या बँकेत भरणे केली आहे. सबब अर्जदाराने सादर केलेल्या बांधकाम व स्थलदर्शक नकाशांना अधिन राहून वरील जागेतील Resort & Tourist Home या वर्गिण्य कारणेसाठी सुधारित बांधकामास परवानगीकरीता पत्रातील अटी व शर्तींना अधिन राहून शिफारस करण्यात येत आहे, असे अभिप्राय दिलेले आहे.



शासन कार्यालय व श्री.कुणाल अविनास कुमठेकर क्र.२२७७.७ दिनांक ०५/०५/२०२३ अन्वये महाराष्ट्र जमीन महसूल (सुधारणा) अध्याय, १९६९ प्रादेशिक कृषि अधिनियम, त्यामधील समाविष्ट केलेल्या कलम ४२ व ४४ नुसार अशा सुधारणा अधिनियम प्रादेशिक योजना वधार करणाऱ्या आर्जन अर्थाने आणि अशा प्रादेशिक वातावरणातील आवश्यक ती भाटीस बांधकामाच्या राजस्वगत प्रसिद्ध करणाऱ्या आर्जन अर्थाने आणि अशा प्रादेशिक योजना गान्य करणाऱ्या आर्जन अर्थाने आणि ती रजिस्ट्रार प्रादेशिक करणाऱ्या आर्जन अर्थाने अशा क्षेत्रात जमीन स्थित असेल त्या वापरीत जर या अधिनियमाच्या तरतुदीनुसार, रजिस्ट्रार कर व अकृषिक आकारणी आणि भोगवटादार वर्ग-दोन म्हणून धारण केलेल्या जमीनीच्या बाबतीत, शासनाचे प्रचलित आदेश आणि कायद्याच्या मंत्र्य तर्तुदी या नुसार अशा रजिस्ट्रारगासाठी आकारलेला नजराणा किंवा अधिमूल्य आणि इतर शक्तीय वर्गी यांच्या भरणा केला असेल आणि, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ याच्या कलम १८ अन्वये अशा जमीनीबाबत आधीच विकास कामाची परवानगी दिलेली असेल तर, तेव्हा कलम ४२ किंवा कलम ४४ च्या प्रयोजनासाठी अशा जमीनीच्या बाबत, तत्सम अकृषिक वापरामध्ये रूपांतरित करणाऱ्या आर्जन अर्थाने मानणाऱ्या वेईल अशी तरतुद करणाऱ्या आर्जन अर्थाने, प्रस्तुत जमिनीस या कार्यालयाकडील आदेश दिनांक २०/०२/२०१५ अन्वये वाणिज्य (हॉलिडे होम) या कारणासाठी विनशेती व वांधकाम परवानगी देण्यात आलेली आहे. आता अर्जदार यांनी वाणिज्य (Resort & Tourist Home) या कारणासाठी सुधारित वांधकाम परवानगी अपेक्षिलेली असल्याने, प्रस्तुत जागत विकास/वांधकाम परवानगी देण्याचे अधिकार महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १८, ४४ व ४५ अन्वये जिल्हाधिकारी यांना आहेत.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम १२४(अ) नुसार मंदर जागेसाठी भूखंड क्षेत्राच्या बाजारमूल्य (वार्षिक मूल्य दर तक्ता सन २०२३-२०२४) दर तक्त्यातील "वाणिज्य" वापरासाठी [जमीनीचे प्रती चौ.मी. दर रु. १११०/- X १.००% X क्षेत्र ४४७००.०० चौ.मी. = रु. ४,९६,१७०/- व वाणिज्य वांधकाम क्षेत्राच्या वापरानुसार प्रती चौ.मी. दर रु. १११०/- X ४% X क्षेत्र ९७०४.०७ चौ.मी. = रु. ४,३०,८६०.७१/-] असे एकूण रक्कम रुपये ९,२७,०३०.७१/- म्हणजे रक्कम रुपये ९,२७,१००/- (अक्षरी रक्कम रुपये नऊ लाख सत्ताविस हजार शंभर मात्र) विकास शुल्क परिगणित होत आहे. सदरचे विकास शुल्क अर्जदार जमिनीमालक यांनी जिल्हाधिकारी रावगड तथा नियोजन प्राधिकारी यांच्या नावे स्टेट बँक ऑफ इंडिया, शाखा- अलिबाग येथे काढलेल्या बचत खाते क्र.३५२७७००८१० मध्ये दिनांक ०६/०५/२०२३ रोजी जमा केली आहे. व त्याचा घनादेश/डी.डी./रोख रक्कम जमा केल्याची पावती दिनांक ०८/०५/२०२३ रोजी सादर केली आहे.

तसेच शासन परिपत्रक उद्योग, उर्जा व कामगार विभाग क्र.बी.सौ.ए-२००७.प्र.क्र. ७८८ कामगार- ७७/३ दि.२६ ऑक्टोबर,२००९ व १७/६/२०१० अन्वये वांधकामाच्या एकूण मूल्याच्या (जमिनीचे मूल्य वगळून) एक टक्का (१%) कामगार कल्याण उपकर रक्कम रु. २१२९६/- x ९७०४.०७ x १% = २०,६६,७७८.७४७/- म्हणजेच रक्कम रु. २०,६६,६००/- (अक्षरी रक्कम रुपये वीस लाख सहासष्ट हजार सहाशे मात्र) वांधकाम दराने वांधकाम कामगार कल्याण उपकर कामगार कल्याण मंडळाकडे घनाकर्षाने महाराष्ट्र इमारत व इतर वांधकाम कामगार कल्याणकारी मंडळ, मुंबई या नावे, मंडळाचे चालू खाते क्र.३६७११७८५९१, सेंट्रल बँक ऑफ इंडिया, बांद्रे (पूर्व), मुंबई, आयएफसी (IFSC) कोड नं.СВІN०२८२६११, एमआयसीआर (MICR) कोड नं.४०००१६०७३ मध्ये दिनांक ०६/०५/२०२३ रोजी जमा केली आहे. व त्याचा घनादेश/डी.डी./रोख रक्कम जमा केल्याची पावती दिनांक ०८/०५/२०२३ रोजी सादर केली आहे.

वरील अभिप्राय विचारात घेता तसेच महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ मधील तरतुदीनुसार व महाराष्ट्र जमीन महसूल (जमिनीच्या वापरात बदल व अकृषिक आकारणी) नियम, १९६९ मधील तरतुदी व उपोद्घातातील शासन निर्देश विचारात घेता, श्री.कुणाल अविनास कुमठेकर व सौ.पद्मजा कुणाल कुमठेकर यांना खालील नमुद केलेल्या अकृषिक जमीन मिळकतीवर "वाणिज्य" (Resort & Tourist Home) कारणासाठी मंजूर नकाशाप्रमाणे वांधकाम परवानगी खालील शर्तीवर देण्यात येत आहे.

गांवाचे नांव	स.नं.	हि.नं.	क्षेत्र (चौ.मी.)	आकार रु.पैसे	भोगवटादाराचे नांव
पावसाळवाडी, ता.सुधागड	६४	ब/१	४०७१८.००	४०७१८.००	श्री.कुणाल अविनास कुमठेकर सौ.पद्मजा कुणाल कुमठेकर

शर्ती :-

१) प्रस्तावित वांधकामाचा वापर केवळ Resort & Tourist Home या वाणिज्य कारणासाठी करण्यात यावा.

- २) सदर प्रस्तावामे Reason & Tenure Home वी बांधणीच्या बाबतच्या परवानगी देण्यात येत आहे. सदर बांधणीच्या बांधकाम परवानगी अर्जास लागू झाल्याने बांधकामाच्या बांधकामाच्या अनुषंगाने संबंधित उभे अधिकार, भूमि अधिभूत बांधकाम मालकी करणे, अधिभूत अर्जे, बांधकामाच्या अनुषंगाने प्रकृतित्वाचे विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुद क्र.२.८.४ मध्ये नमूद प्रमाणे अर्जदार/विकसक करत जमिनीमालक यांना संबंधित बांधकाम यांना मंजूर नकाशाप्रमाणे बांधकाम केल्याचे प्रमाणित केल्याने Appendix-I व उप अधिभूत, भूमि अधिभूत बांधकाम जोड्याची मोजमापे दर्शोवणारा मोजणी नकाशा मांडत सादर करून या कार्यालयास अवगत करणी आवश्यक राहिल.
- ३) प्रस्तुत प्रकरणातील जमिनीदार बांधकाम सुरु केल्यानंतर प्रकृतित्वाचे विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुद क्र.२.८.४ मध्ये नमूद प्रमाणे ज्ञाने तदामणे प्रस्तावदाराच्या अनुषंगाने योग्य ती कार्यवाही करणे अर्जदार बांधकाम बंधनकारक नाहीत. सदरचे बांधकाम पूर्ण झाल्यानंतर बांधकाम सुरु करणेपूर्वी नमूद सर्व अटीची पूर्णता करून भोगवटा प्रमाणपत्र घेणे अर्जदारावर बंधनकारक राहिल. अन्यथा नियमानुसार कारवाईस पात्र राहिल.
- ४) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुद क्र.२.७.२ नुसार सदर ग्रेन्डकनाल कार्यभूत सुविधा जसे अंतर्गत रस्ते, पावसाळी नाले, भूतनिसारण लाईन व्यवस्था, पाणीपुरवठा, खुल्या जागेचा विकास इ. जबाबदारी मालक व विकसक यांची राहिल. तसेच वरील सर्व सुविधा विकसकाने प्रकल्प पूर्ण होण्यापूर्वी पूर्ण करणे बंधनकारक राहिल.
- ५) स्थलदर्शक नकाशावर दाखविल्याप्रमाणे रस्त्यापासून नियोजित बांधकामाचे अंतर व नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्षात जागेवर असली पाहिजेत. त्याखालील जागा कायम खुली ठेवावी.
- ६) प्रकरणात प्रिमियम शुल्क, विक्रम शुल्क इ. शुल्क परिगणित करताना नजरचुकीने चुकीचे परिगणित झालेस अथवा अनावधानाने भरावयाचे राहून गेलेस व ते देव असलेस या कार्यालयाने मागणी केल्यास ताबडतोब भरणे अर्जदारावर बंधनकारक राहिल.
- ७) अर्जदार यांनी परवानगी व्यतिरिक्त वाढीव बांधकाम केल्यास महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ५२ ते ५५ अनुसार संबंधित विभागाकडून कार्यवाहीस पात्र राहिल.
- ८) नियोजित बांधकाम लोअर तळ + अप्पर तळ + १ मजला यापेक्षा जास्त असू नये.
- ९) उक्त जमिनीवरील सदरचा विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनावश्यक बदल करू नये. तसेच जागेतून जाणारे कोणत्याही नैसर्गिक पाणी प्रवाहास बाधा येऊ नये यासाठी आवश्यक ती उपाययोजना करणे जरूरीचे आहे.
- १०) सदर प्रस्तावातील जमिनीमधील नियोजित बांधकामास सौर ऊर्जा यंत्रणा (Solar Water Heating System) बसविणे बंधनकारक राहिल. तसेच शक्यता सौर उर्जेवर चालणारे रस्त्यातगतचे पथदिवे बसविणे आवश्यक राहिल.
- ११) प्रस्तावाधीन जमिनीमध्ये Rain Water Harvesting बाबतची यंत्रणा अर्जदार यांनी इमारतीच्या वापरापूर्वी स्वखर्चाने करणे जमीन मालक/विकासकावर बंधनकारक राहिल.
- १२) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४८ नुसार सदर बांधकाम परवानगी ही दिलेल्या तारखेपासून १ वर्षांपर्यंत वैध असेल. त्यानंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासह या कार्यालयाकडे विनंती अर्ज करून परवानगीचे नुतनीकरण मुदत संपणेआधी करणे आवश्यक राहिल अशा प्रकारचे नुतनीकरण फक्त ३ वर्षे करता येईल. वैध मुदतीत जोत्यापर्यंत किंवा जेथे जोता नसेल तेथे तळघराच्या छतापर्यंत किंवा स्टिल्टपर्यंत (जे लागू असेल त्याप्रमाणे) बांधकाम पूर्ण केले नसेल तर नविन परवानगी घ्यावी लागेल. नविन परवानगी घेताना त्यावेळी अस्तित्वात असलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल व ती बाब अर्जदार जमीन मालक यांचेवर बंधनकारक राहिल.
- १३) बांधकाम व्यतिरिक्त क्षेत्रावर प्रती हेक्टरी १०० झाडांची लागवड करून ती पूर्ण वाढ होईपर्यंत जगवीणे बंधनकारक असून त्याची पूर्ण जबाबदारी अर्जदार/जमीन मालक यांची राहिल.
- १४) सदर जागेबाबत कोणत्याही न्यायालयात/प्राधिकरणासमोर कोणत्याही प्रकारचा दावा/वाद चालू असल्यास त्याची जबाबदारी अर्जदार/मालक यांची राहिल.
- १५) पिण्याच्या पाण्याच्या स्रोत पासून सेप्टिक टॅन्कचे अंतर १२.० मी. राहणे आवश्यक आहे.
- १६) इमारतीसाठी आवश्यक असणाऱ्या पाण्याची सोय तसेच सांडपाण्याची सोय व मैला निर्मुलनाची व्यवस्था नसल्यास प्रत्यक्ष वापरापूर्वी अर्जदाराने केली पाहिजे.
- १७) नियोजित बांधकामात मंजुरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्व परवानगी घेणे आवश्यक आहे. तसेच सदरचे जमिनीत विना परवानगी पोटविभाजन करता येणार नाही.

- २८) प्रकाश व वास्तुविजन यासाठी उचललेल्या सिव्हीलच्या क्षेत्र व संबंधीत खात्याच्या क्षेत्राच्या १:२० पैक्षा कमी असू नये.
- २९) नियोजित बांधकामामुळे भूखंडावर असलेल्या शोषाशुद्धी प्रक्रियेच्या हक्कांचा भंग होणार नाही याचे जबाबदारी अर्जदार जमीन मालकाने परस्पर घेतली पाहिजे.
- ३०) प्रस्तुत प्रकरणातील जांमनीवर बांधकाम पूर्ण झालेलेतर वर नमूद सर्व अटीची पूर्तता करून भोगवट्या प्रमाणपत्र घेणे अर्जदारावर बंधनकारक राहिले. अन्यथा नियमानुसार कारवाईस पात्र राहिले.
- ३१) प्रस्तावित जागा ज. टेकडीयुक्त असले आणि जमीनीचा उतार हा १:५० पैक्षा जास्त असले तर सादरच्या जागेवर कोणतेही बांधकाम अनुज्ञेय नाही.
- ३२) प्रस्तावात समाविष्ट जागेच्या मालकी हक्क संदर्भात कोणतेही प्रस्तावेयज खाटे असल्याचे बांधकामात उघडकीस आल्यास सादरची परवानगी रद्द करण्यात येईल.
- ३३) प्रस्तावित प्रकल्प हे २०,००० चौ.मी. पैक्षा जास्त रूंदीचे असल्यास सादर केंद्रशासनाच्या पर्यावरण व वन विभागाचे (MOEF) तसेच योग्य त्या प्राधिकरणाचे Environmental Clearance घेणे आवश्यक राहिले. तसेच केंद्र शासनाच्या पर्यावरण व वन मंत्रालयाकडील Environmental Impact Assessments बाबत वेळोवेळी निर्गमित केलेल्या अधिसूचनेतील अटींचे व तरतुदींचे पालन करणे अर्जदारांवर बंधनकारक राहिले.
- ३४) प्रस्तावित प्रकल्पांमधील धनकचऱ्याची मांड्यागवारी विन्ययात सुर्गाक्षतपणे लावण्यासाठी योग्य तो व्यवस्था अर्जदारांनी/सहकारी गृह निर्माण मंथनेची स्वतःच्या जबाबदारीवर व म्खर्चाने आणि महाराष्ट्र प्रदुषण नियंत्रण मंडळाच्या (MPCB) निकषाप्रमाणे करणे आवश्यक राहिले.
- ३५) प्रस्तुत रेखांकनामधील भूखंडामध्ये बांधकाम करताना IS CODE-१३९२०-१९९३ भूकंपरोधक RCC डिझाइन नुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त स्ट्रक्चरल इंजिनियर यांचेकडून करून घेणे, आवश्यक असून त्यांचे देखरेखीसाठी नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिले.
- ३६) अर्जदार यांनी सादर केलेली माहिती चुकीची अथवा दिशाभूल करणारी आढळल्यास सादरची परवानगी रद्द करण्यात येईल.
- ३७) मूळ विनशेती आदेशामधील अटी व शर्ती अर्जदार/जमीनमालक भूखंडधारक यांच्यावर बंधनकारक राहतील.
- ३८) प्रस्तुत मिळकती जवळून जात असलेल्या नदी/नाल्याच्या उच्चतम पूररेषाच्या वाहेर व नाला/नदिपामून विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार आवश्यक ते अंतर सोडून अकृषिक वापर व बांधकाम करणे अर्जदार/जमीनमालक यांचेवर बंधनकारक राहिले.
- ३९) विद्युत लाईनपामून विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार आवश्यक ते अंतर सोडून अकृषिक वापर व बांधकाम करणे अर्जदार/जमीनमालक यांचेवर बंधनकारक राहिले.
- ३०) पाणी निचरा होण्यासाठी नैसर्गिक नदी/नाले पुर्वत टेवणे याची दक्षता घेण्याची जबाबदारी अर्जदार यांचो राहिले.
- ३१) रस्त्यापामून नियमाप्रमाणे अंतर सोडून बांधकाम करणे आवश्यक राहिले.
- ३२) पुर्वीच्या मंजूर केलेल्या रेखांकनातील रस्ते इतर रस्त्यांना जोडले असतील तर ते रस्ते अबाधित टेवणे अर्जदार /जमीनमालक/विकासक यांचेवर बंधनकारक राहिले.
- ३३) अंतिम रेखांकनातील रस्ते व खुले क्षेत्र विकसित करून, संबंधीत प्राधिकरणाकडे नाममात्र रक्कम रुपये ०१/- तसेच रस्ता रुंदीकरणातील क्षेत्र विनामोबदला हस्तांतरित करणे अर्जदार यांच्यावर बंधनकारक राहिले.
- ३४) जिल्हाधिकारी/उपविभागीय अधिकारी, (महसूल विभाग) किंवा सहायक संचालक, नगर रचना, किंवा त्यांनी प्राधिकृत केलेले अधिकारी यांना सादर पत्र पाहण्याची मागणी केल्यास दाखविणे आवश्यक राहिले. अन्यथा संमतीपत्राविना बांधकाम चालू आहे असे समजण्यात येईल.
- ३५) अशा विकासासाठी इमारतीचे Structural Stability बाबत Structural Engineer चे प्रमाणपत्र अर्जदाराने जोते तपासण्यापूर्वी या कार्यालयात दाखल करणे आवश्यक राहिले. तसेच अशा इमारतीचे Structural Design हे भूकंप प्रतिबंधक असणे आवश्यक राहिले.
- ३६) अर्जदार/जमीन मालक यांच्यावर ट्री अॅक्टचे नियम बंधनकारक राहतील त्यानुसार नकाशातील नियोजित केलेल्या रस्त्याच्या दूतर्फा स्वदेशी प्रजातीची झाडे लावणेची तसेच वाढविणेची जबाबदारी अर्जदाराने घेणे बंधनकारक राहिले.
- ३७) प्रस्तुत बांधकाम/विकास परवानगीच्या अनुषंगाने जागेवर विकासकाने टळकपणे फलक लावणे बंधनकारक असून, त्यामध्ये मंजूर नकाशासंबंधीची सर्व माहिती जसे आरंभ प्रमाणपत्र क्रमांक व दिनांक तसेच संबंधीत प्रकल्पाचे स्ट्रक्चरल इंजिनियर, सिव्हील इंजिनियर, वास्तुविशारद आणि टेकेदार यांची नावे व दुरध्वनी

कमांक नमूद करायेंत. मंजूर बांधकाम नकाशाची प्रत प्रकल्प मूळ असताना जायेंत उचलवच होईल अशा रितीने उवाचो.

- ३८) पॉलीम अधीक्षक, नकाशु अलिवाग वांचेकडेकडे पर क्र आयची ४०६ मॉरीटीची २०१८-१९७३, यिनांक २१/०५/२०१८ अन्वये त्रिभुजातील मुद्रांततेच्या दुटोने मॉ.सी.टी.को केंद्रा बांधकाम व्यावसायीकांनी विल्डिंग, अपार्टमेंट, हॉसिंग सोसायटी, अन्य बांधकामात लावणवाचत व मॉ.सी.टी.को. लावण्याचे टिकण व केंद्रा कर्वालीटीवाचत पॉलीम विभागाकडून मार्गदर्शन घेणवाचत वा कार्यालयाम कळविचल्ले आहे. तरी संबोधित बांधकाम व्यावसायीकांनी विल्डिंग, अपार्टमेंट, हॉसिंग सोसायटी अथवा अन्य बांधकामाची भाववटा प्रमाणपत्र घेणवाचुची मॉ.सी.टी.को. लावण्याचे टिकण व केंद्रा कर्वालीटीवाचत पॉलीम विभागाकडून मार्गदर्शन घेऊन, संबोधित टिकणी मॉ.सी.टी.को. लावणे अवयवक राहाच.
- ३९) भविष्यात सदर जमीनीवाचत बांधकामाचायत, हर्हावाचत, क्षत्रवाचत, अधिकार अभिलेखावाचत मालकोवाचत, पोच रस्त्यावाचत नकाशु हरकत न्यायालयान वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार/जमीनमालक यांची राहाच.
- ४०) वरील शर्तीचा भंग केल्यास सदरची परवानगी रद्द करण्यात येईल.



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प्रत :- श्री.कुणाल अविनास कुमटेकर व सौ.पद्मजा कुणाल कुमटेकर, रा.पावसाळवाडी, ता.सुधागड, जि.रायगड यांस.

२/- सोवत मंजूर नकाशाची प्रत जोडलो आहे.

प्रत :- तहसिलदार सुधागड यांचेकडे पुढील कार्यवाहीसाठी.

२/- याकामी आदेशातील अटी व शर्तीचा अर्जदार यांनी भंग केल्यास नियमोचीत ती कार्यवाही करण्यात येऊन केलेल्या कार्यवाहीवाचत तात्काळ या कार्यालयाकडे कळविण्यात यावे.

प्रत :- उप अधीक्षक, भूमि अभिलेख सुधागड यांचेकडे.

प्रत :- सहाय्यक संचालक, नगर रचना, रायगड-अलिवाग यांचेकडे.

प्रत :- तलाठी सजा माणगांव वुद्रुक.ता.सुधागड यांचेकडे जरूर त्या कार्यवाहीसाठी.

प्रत :- मा.सचिव तथा मुख्य कार्यकारी अधिकारी, महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ.

५ जा मजला, एमएमटीसी हाऊस, फ्लॉट सी-२२, ई-ब्लॉक, वांद्रे कुर्ला संकुल, वांद्रे (पुर्व), मुंबई ४०००५१

प्रत :- मा.विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई यांचेकडे माहितीसाठी सविनय सादर.

प्रत :- कार्यकारी अधिकारी तथा सहाय्यक कामगार आयुक्त, महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी, विघ्नहर्ता कॉम्प्लेक्स सेक्टर १, फ्लॉट नं.७, मुंबई-पुणे जुना रोड, खांदा कॉलनी, नवीन पनवेल (प.), जि.रायगड

प्रत :- एल.एन.ए. हेंड फाईलसाठी.

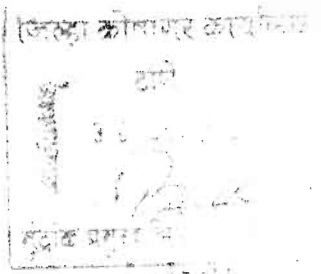
(सचिन शेजाळ)
तहसिलदार महसूल
जिल्हाधिकारी कार्यालय रायगड
अलिवाग

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NON

- 6 JAN 2015

राज्ये महाराष्ट्र



DEED OF PARTNERSHIP

This **DEED OF PARTNERSHIP** is made and entered in to at Mumbai on this 9th day of March, 2015 by and between

(1) **MR KUNAL AVINASH KUMTHEKAR** having PAN: AAKPK0800P, an Indian Inhabitant, aged about 47 years, residing at A-1204, Oberoi Woods, Goregaon East, Mumbai 400063, Maharashtra hereinafter called as '**The Party of the First Part**' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) AND (2) **MRS PADMAJA KUNAL KUMTHEKAR** having PAN: AABPK4547P, an Indian Inhabitant, aged about 48 years.

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P. K. Kumthekar

residing at A-1204, Oberoi Woods, Goregaon East, Mumbai, 400063, Maharashtra hereinafter called as 'The Party of the Second Part' (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include her heirs, executors, administrators and assigns).

The First Party and Second Party shall collectively be referred to as Partners and/or Parties, as the case may be.

WHEREAS both the parties hereto have decided to carry on business of Construction of Holiday Homes, Builders, Developers, Contractors, Sub Contractors, Turnkey Project developers including all types of ~~Civil~~ Constructions and related activities under name and style of **M/S. KPIN REAL ESTATE VENTURES** from A-1204, Oberoi Woods, Goregaon East, Mumbai 400063 Maharashtra on certain terms and conditions which they deem fit to record as under:-

NOW THIS AGREEMENT THEREFORE WITNESSETH AS UNDER:

- 1) The business of the Partnership shall be carried on in the name and style of "**M/S. KPIN REAL ESTATE VENTURES**" or in any other name, which the parties hereto may decide from time to time.
- 2) The business of the Partnership shall be carried from A-1204, Oberoi Woods, Goregaon East, Mumbai 400063 and/or from such other place or places as may be mutually agreed upon by the partners from time to time.
- 3) The Business of the Partnership shall be that of Construction of Holiday Homes, Builders, Developers, Contractors, Sub Contractors, Turnkey Project developers including all types of Civil Constructions and related activities or any other business as may be mutually agreed upon by the parties hereto from time to time.
- 4) The duration of the Partnership shall be "**AT WILL**"
- 5) The Banker(s) of the Partnership business shall be such Bank or Banks as the partners may from time to time agree upon and the account thereof shall be operated by signature of any one of the parties hereto or as may be mutually decided from time to time.

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- 6) The accounting year of the Partnership business shall be from 1st April to 31st March every year. At the end of every accounting year Profit and Loss account and Balance Sheet shall be prepared and filed.
- 7) All the parties hereto shall attend and manage the Partnership business of the Partnership business diligently and faithfully and discharge their duties properly in the management of the Partnership business and shall use best skill for the benefit of the Partnership business.
- 8) The parties hereto are at liberty to carry on and conduct independent business or businesses either singly or jointly with any other or others, so long as such business or businesses do not harm or affect the interests of this partnership in any manner whatsoever.
- 9) In the event of death of any of the partners the Partnership Business shall not be dissolved but the surviving partner shall carry on the said partnership business with the legal heir of the deceased partner.
- 10) At any time, if any of the partners wants to admit his / her heir heirs and/or to take new partner/ partners in the Partnership Business, he / she can do so by mutual consent of the other partner. The share of such new partner/partners in the profit or loss shall also be decided by mutual consent of both partners.
- 11) If any of the partners wants to retire from the partnership, he /she shall give a previous notice of one month to that effect. On such notice being received by the firm, the account books of the firm shall be brought up to date and Balance Sheet as at the end of the period of the said notice shall be made up. The outgoing partner shall be paid his/her share in the net profits as on the date of retirement and shall be required to pay all his/her dues or debts, if any, to be paid to the firm, and after all the claims and dues of and/or against the firm are satisfied, he/she shall be deemed to be free from partnership, and the other partner/s shall be entitled to continue the business in the name of KPIN Real Estate Ventures.
- 12) The proper books of accounts shall be kept and maintained wherein particulars of all money, goods, assets belonging to or owing by the partnership firm or paid, received, purchased and / or sold in course of

P. V. Venkateshwar -

partnership business shall be conducted in accordance with the provisions entered such other transactions, matters and things relating to the partnership business of like character. Each partner shall be entitled to inspect and take extract thereof.

13. It is agreed by and between the partners that simple interest @ 12% p.a. annum or at such other rate as may be mutually agreed upon or the maximum permissible and allowable under Section 40(b) of the Income Tax Act, 1961 as in force from time to time shall be payable by partnership on the capital amount standing to the credit of the partners. The interest paid to the partners shall be a charge on the Profits of the Partnership Firm. In case of any debit balance in capital account of any of the partner he will be charged interest on that at the rate fixed hereinabove i.e. 12% p.a. or at such other rate as may be decided mutually from time to time. THAT in case of inadequacy of profits, the interest payable shall stand reduced proportionately to the extent of profits, and in case of loss, no interest shall be payable.

- 14) It is agreed by and between the partners that

- (a) Mr. Kunal Avinash Kumthekar and Mrs. Padmaja Kunal Kumthekar shall be working partners and shall devote time and attention on the conduct of the affairs of the firm as per the circumstances and needs that may arise from time to time and shall be paid a remuneration worked out as under:

In case of loss or book profit upto Rs. 300000/-	Rs. 150000/- or 90% of book profit for the year whichever is higher.
On balance of the book profit	At the rate of 60% of the book profit.

Or as modified as per the provision of section 40(b) of Income Tax Act 1961.

- (b) the above salary shall be a charge against the profits of the firm and shall be credited to their Capital Account on the ascertainment of book profit / loss at the end of the year.
- (c) the partners shall be entitled to increase or reduce the above remuneration and also agree to revise the mode of calculating the above remuneration.

P. K. Kumthekar

- (d) the partners shall be entitled to withdraw or to contribute any amount of money from the partnership towards their own personal share of profit or out of their time as may be decided by the partners by mutual consent.
- (e) no salary shall be payable if there are NIL profits after providing an interest to the partners as given in Clause 1) above or if there is a loss.

15) The parties shall be entitled to modify the above terms relating to remuneration and interest payable to the partners by executing a supplementary deed and any such deed when executed shall have effect unless otherwise provided, from the first day of the accounting period in which such supplementary deed is executed and the same shall form part of this deed of partnership.

16) The Net profit or Net loss of the partnership business as per the accounts maintained by the partnership after deduction of all expenses relating to business activities of the partnership, including rent, salaries and other establishment expenses in accordance with this Deed of Partnership or any other Supplementary deed that may be executed by the partners, shall be divided and distributed amongst the partners in the following proportion:

Sr. Name of Partner	Share of Profit
1) Mr. Kunal Avinash Kumthekar	50 %
2) Mrs. Padmaja Kunal Kumthekar	50 %
Total	100 %

17) It is agreed by and between the Parties hereto that the aggregate initial total Capital of Rs. 50,000/- will be introduced at the time of execution by contribution of Rs. 25000/- by each partner and in future all the funds required for the purpose of partnership business from time to time shall be contributed or arranged in their profit sharing ratio or as may be decided mutually from time to time.



P. K. Kumthekar

18. It is further agreed by and between the Parties that the Agricultural land held jointly in the name of the partners shall be introduced as capital contribution to the partnership firm on the date of formation of this Partnership for the purposes of the business. The details of the said plots of land are as under:

Sr No	Plot Survey no.	Area sq.metres]	in Address	Capital Contribution valued at Rs
1	64-1	30700	Pawsalwadi	92,13,904
2	64-2/1	14000	village. Taluka: Sudhgad, District Raigad	(Rupees 92,13,904) two lacs thirteen thousand nine hundred and four only.)
		44700	Total	92,13,904
Capital Contribution				
Kunal A Kumthekar				50%
Padmaja K Kumthekar				50%

- 19) No partner shall without the previous consent in writing of the other partner:
- Lend any money or deliver upon credit any of the goods of the firm to any persons whom the other partners shall have previously in writing forbidden him/her to do.
 - Give any security or promise for the payment of moneys on account of the firm except in the ordinary course of business.
 - Enter into any bond or become bail or surety for any person or knowingly cause or suffer to be done anything whereby the partnership property may be endangered.
 - Sell, alienate, mortgage or charge his share or any part thereof in the assets of profits of the firm.
 - Draw, accept or endorse any cheque, draft, bill of exchange in promissory note except on account of the firm.

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P.K. Kumthekar

- 20) Any partner who withdraws or retires from the partnership shall comply with Clause No. 16 shall indemnify the other partners for all losses incurred by the firm account thereof.
- 21) Each Partner shall -
- (a) Be just and faithful to the others in all transactions relating to the business of the partnership and shall give a true account of the same when and so often as the same shall be reasonably required.
 - (b) Give upon every reasonable request by the others inspection of all letters, accounts, writings and other things, which shall come to his/her hands or knowledge concerning the business of the partnership.
 - (c) Punctually pay and discharge his/her present and future separate debts and engagements and shall at all times keep indemnified the other partners and their properties as also the firm and its property against the same and all actions, proceedings, costs, claims and demands, in respect thereof.
 - (d) Devote his/her best attention to the business of the partnership and work diligently and honestly to the best advantage of the partnership firm.
- 22) The partners shall be entitled to modify the terms of this Deed of Partnership by executing a supplementary deed and any such deed when executed shall have effect unless otherwise provided from the first day of the accounting period in which such supplementary deed is executed and the same shall form part of this Deed of Partnership.
- 23) In case of any dispute, differences between the partners inter-se relating to the said partnership or affairs thereto, the partners shall appoint a common arbitrators, if agreed upon, a sole arbitrator, and the matter shall be referred to him in accordance with and subject to the provisions of Arbitration and Conciliation Act, 1996 or any statutory modification or enactment thereof for the time being in force.

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P. L. Kumbhar

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and signed their respective names in the presence of the witnesses herein written

SIGNED, SEALED AND DELIVERED BY
The within named Party of the First
Part MR. KUNAL AVINASH KUMTHEKAR



In the presence of Mr. Vikram Kadam

PAN NO: *AJXJ.../15*

SIGNED, SEALED AND DELIVERED BY
The within named Party of the Second
Part MRS. PADMAJA KUNAL KUMTHEKAR



In the presence of Mrs. Samruddhi Sakpal

PAN NO: *WOS.../15*