

13/09/2019

Fri, 13 September 2019  
6:22 PM

पावती

Original/Duplicate

पावती क्र. 39M

Regn 39M

पावती क्र. 10216 दिनांक 13/09/2019

ग्राहकाचे नाव कामोठे  
दस्तावेजाचा अनुक्रमांक पवल4-8721-2019  
दस्तावेजाचा प्रकार करारनामा  
ग्राहक करणाऱ्याचे नाव हिरजी मावजी पटेल - -

नांदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 70

₹ 30000.00

₹ 1400.00

एकूण:

₹ 31400.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
6:40 PM ह्या वेळेस मिळेल.

*[Signature]*  
सह सूची निव्वयक वर्ग २  
Joint Sub Registrar Parner 4  
पत्रवेल क्र. ४

वाजार मूल्य: ₹.4955115.9 /-

भोवदला ₹.8500000/-

भरलेले मद्राक शुल्क: ₹. 510000/-

1) दस्तावेजाचा प्रकार eSBTR/SimpleReceipt रकम: ₹.30000/-  
सर्वाई क्रमांक./प. ऑर्डर क्रमांक MH006009561201920R दिनांक. 13/09/2019  
बँकचे नाव व पत्ता IDBI

2) दस्तावेजाचा प्रकार DHC रकम ₹. 1400/-  
सर्वाई क्रमांक./प. ऑर्डर क्रमांक. 1309201904947 दिनांक. 13/09/2019  
बँकचे नाव व पत्ता

पटेल हिरजी मावजी



13/09/2019

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. पनवेल ८

दफ्त क्रमांक 8721/2019

चौकणी

Regn 63m

गावाचे नाव कामोठे

(1) मालकी प्रकार	करारनामा
(2) मोजक्या	8500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4955115.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका क्रमांक 802 आठवा मजला वी वींग पटेल पार्क प्लॉट नं 2 आणि 3 सेक्टर 21 कामोठे फेस 2 नवी मुंबई क्षेत्र कार्पेट एरिया 53.872 चौ मी बिल्ट अप एरिया 64.646 चौ मी ( ( Plot Number : 2 & 3 ; SECTOR NUMBER : 21 ; ) )
(5) क्षेत्रफळ	1) 64.646 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता	1) नाव:- मी महाकाली एन्टरप्राइजेस तर्फे प्रोप्रायटर हिरेन शामजी रावरिया -- वय:-31; पत्ता -प्लॉट नं :-, माळा न --, इमारतीचे नाव:-, ब्लॉक नं :-, रोड नं :- एन एल 4 10 06 सेक्टर 3 नेरळ नवी मुंबई , MAHARASHTRA, ठाण पिन कोड:-400706 फॅन नं:-ALFPR2907P
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता	1) नाव:- श्री. श्री. शामजी पटेल -- वय:-45, पत्ता -प्लॉट नं :-, माळा नं :-, इमारतीचे नाव:-, ब्लॉक नं :-, रोड नं :- क्रम नं 302 ए वींग प्लॉट नं 40 श्री गिबन सोसायटी चांदा कॉलनी सेक्टर 9 न्यू पनवेल , MAHARASHTRA, RAIGARH(MH). पिन कोड:-410206 फॅन नं:-ADNPP1992Q 2) नाव:- जयभी हिरेजी पटेल -- वय:-37, पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव:-, ब्लॉक नं :-, रोड नं :- क्रम नं 302 ए वींग प्लॉट नं 40 श्री गिबन सोसायटी चांदा कॉलनी सेक्टर ९ न्यू पनवेल , MAHARASHTRA, रायगड (एमएन) पिन कोड:-410206 फॅन नं:-ANEP2797A
(9) दस्तऐवज करून दिल्याचा दिनांक	13/09/2019
(10) दस्त नोंदणी केल्याचा दिनांक	13/09/2019
(11) अनुक्रमांक, खंड व पृष्ठ	8721/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	510000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मह. दुय्यम निबंधक कार्यालय

13 SEP 2019

भुल्याकनासाठी विचारात घेतलेला तपशील:-

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

ce / 100



AGREEMENT FOR SALE

FLAT NO.802, EIGHTH FLOOR,  
"B" WING,  
BLDG. KNOWN AS "PATEL PARK"  
PLOT NO.2 & 3, SECTOR-21,  
KAMOTHE, PHASE-II, NAVI MUMBAI.

=====

BUILDING CONSISTS	: GROUND + 13 FLOORS (WITH LIFT)
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=====

CARPET AREA IN SQ. MTRS.	: 53.872
BUILT UP AREA IN SQ.MTRS.	: 64.646

=====

SALE PRICE	: RS.85,00,000/-
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STAMP DUTY	: RS.5,10,000/-
REGISTRATION FEE	: RS.30,000/-

=====

THIS AGREEMENT is made and entered into at  
Navi Mumbai, on this 13<sup>th</sup> day of SEPTEMBER 2019.

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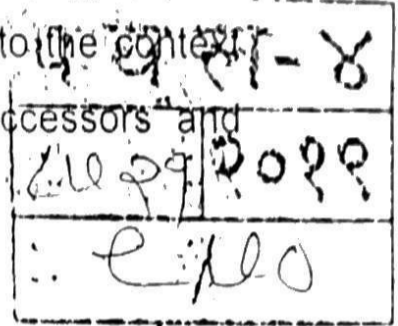
उत्तरा इत्येतत् नमः  
गुरुणा इत्येतत् नमः

: 2 :

BETWEEN

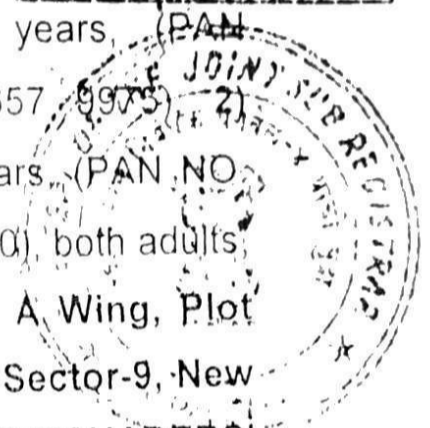
M/S. MAHAKALI ENTERPRISES, through its Proprietor MR. HIREN SHAMJI RAVARIYA, (PAN NO. ALFPR2907P), having its office at, NL4/10/06, Sector - 3, Nerul, Navi Mumbai, hereinafter referred to as 'THE DEVELOPERS'

(which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns), of the One Part,



AND

1) MR. HIRJI MAVJI PATEL, aged 45 years, (PAN NO. ADNPP1992Q), (AADHAAR NO. 9584 7657 9975), MRS. JAYSHREE HIRJI PATEL, aged 37 years, (PAN NO. ANEPP2797A), (AADHAAR NO. 6693 2094 3480), both adults, Indian Inhabitants, residing at Room No.302, A Wing, Plot No.40, Shree Milan Society Khanda Colony, Sector-9, New Panvel - 410 206, hereinafter called 'THE PURCHASERS'



(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors executors, administrators and assigns) of the Other Part.

DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
802	B	EIGHTH	2 & 3	21

BUILDING : "PATEL PARK"

NODE : KAMOTHE, PHASE-II, NAVI MUMBAI

CARPET AREA IN SQ. MTRS. : 53.872

BUILT UP AREA IN SQ. MTRS. : 64.646

**BUILDING CONSISTS: GROUND +13 FLOORS (WITH LIFT)**

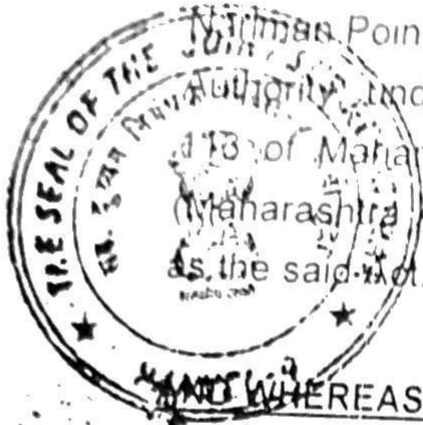
**SALE PRICE: Rs.85,00,000/- (Rupees Eighty Five Lakhs Only)**

hereinafter referred to as 'THE SAID FLAT'

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WHEREAS: The City and Industrial Development Corporation of Maharashtra Ltd a Govt. company within the meaning of the Companies Act, 1956. (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2<sup>nd</sup> Floor Nirmal Point, Mumbai-400 021, is a New Town Development Authority under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966. (Maharashtra Act No. - xxxvii of 1966) hereinafter referred to as the said Act.

**AND WHEREAS:**

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

**AND WHEREAS:**

By an Agreement to Lease dated: **17<sup>th</sup> day of March 2008**, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) SHRI. PRABHAKAR RAJARAM MAHADIK, 2) SMT. RAJANI RAJARAM MAHADIK 3) SMT. VIJAYA VINAYAK NIKAM, (therein referred as the LESSEES and hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.2 & 3, Sector-21, admeasuring 1899.77 Sq. Mtrs. at village Kamothe, Phase-II, Taluka-Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT')

**AND WHEREAS:**

THE Original Allottees paid to the Corporation the entire lease Premium.

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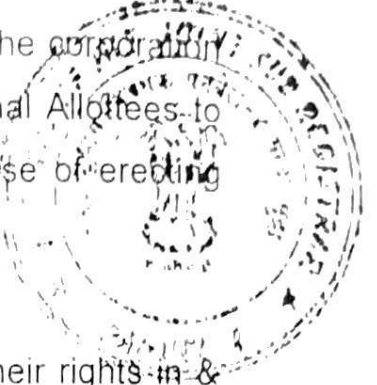
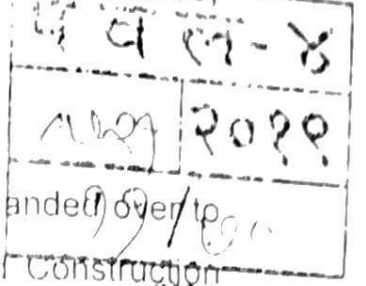
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**AND WHEREAS:**

The said Agreement to Lease dated: 17<sup>th</sup> day of March 2008, has been Registered with the Sub Registrar Assurance Panel-3 Vide Receipt No.3367, Document No.03278/2008, Dated: 18<sup>th</sup> day of March 2008,

**AND WHEREAS:**

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



**AND WHEREAS:**

The said Original Allottees have assigned all their rights in & upon the said plot in favour of **M/S. MAHAKALI ENTERPRISES**, through its Proprietor **MR. HIREN SHAMJI RAVARIYA** (Developers), for proper consideration

**AND WHEREAS:**

By Tripartite Agreement dated 3<sup>rd</sup> day of April 2008, between the CIDCO THE FIRST PART, 1) SHRI. PRABHAKAR RAJARAM MAHADIK, 2) SMT. RAJANI RAJARAM MAHADIK 3) SMT. VIJAYA VINAYAK NIKAM, the Original Allottees of the SECOND PART & the **M/S. MAHAKALI ENTERPRISES**, through its Proprietor **MR. HIREN SHAMJI RAVARIYA**, the Developers of THE THIRD PART. The said original Allottees have assigned all their rights and interests in and upon the said Plot to the Party of the THIRD PART herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement.

**AND WHEREAS:**

The said Tripartite Agreement dated 3<sup>rd</sup> day of April 2008, has been Registered at the Office of Sub Registrar Assurance Panel-3, vide Receipt No.3867, Document No.03768-2008, Dated: 4<sup>th</sup> day of April 2008

*Handwritten signature of Hiren Shamji Ravariya*

*Handwritten signature of Hiren Shamji Ravariya*

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 (002) २०२९

AND WHEREAS:

CIDCO has transferred the said Plot in favour of M/S. MAHAKALI ENTERPRISES, through its Proprietor MR. HIREN SHAMJI RAVARIYA, vide its CIDCO Letter NO.CIDCO / VASAHAT/ 12.5% SCHEME / KAMOTHE - 293/ KAMOTHE/2008 Dated 4<sup>th</sup> day of April 2008.



AND WHEREAS:

The Developers have entrusted the architect works to "M/S. DIMENSIONS" (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.

AND WHEREAS:

The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. CIDCO/BP/ATPO/3075, Dated: 27.08.2008, granted its permission to develop the said plot and to construct a building for residential and commercial on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

AND WHEREAS:

As per the Plans approved by the Corporation the Developers have constructed thereon Building as per the Plans and Specifications approved and the development permission granted by the CIDCO including such addition, modification, revisions, alterations, therein if any, from time to time as may be approved by the CIDCO/ Planning/Authorities:

AND WHEREAS:

The Developers have completed the construction of a Building known as "PATEL PARK" on the above said plot and obtained the occupancy Certificate vide letter No.CIDCO/BP-7303/ATPO(NM&K)/2013/1556, Dated : 09.10.2013.

*[Handwritten signature]*

*[Handwritten signature]*

AND WHEREAS:  
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 २६.२.१९७९  
 १५/१६ (structure)



Under this Agreement the PURCHASERS have accorded their consent as required under Section 7 of the said Act whereby the Developers will be entitled to make such alterations in respect of the said FLAT agreed to be Purchased/ acquired by the PURCHASERS and/or the building the said Society, as may be necessary and expedient in the opinion of their Architect/Engineer

AND WHEREAS  
 The Copies of Certificate of Title issued by the Advocate MR. R. R. JINDAL, B. A. LL.B. Advocate of High Court and Notary (Govt. of India) of the Developers, showing the nature of the title of the Developers to the said property on which the building has been constructed and the copies of the plans and specifications of the FLAT agreed to be purchased by the PURCHASERS to be approved by the concerned local authority have been inspected by the PURCHASERS.

AND WHEREAS  
 The PURCHASERS have become fully satisfied about the title of the Developers to the said property and the PURCHASERS shall not be entitled to further investigate the title of the Developers or to raise any objection with regards to any other matter relating thereto.

AND WHEREAS:  
 The Developers have agreed to sell to the PURCHASERS the flat at the price and on the terms and conditions hereinafter appearing.

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

1. The Developers have constructed a Building on the said Land in accordance with the plans, designs, specifications approved and sanctioned by the CIDCO and which have been seen and approved by the PURCHASERS.

*[Handwritten Signature]*  
 -12

उत्तम शिवाजी नगर  
 मध्यम श्रेणी प्लॉट



प व लं-४  
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२०११

passage and any other area used as amenity etc. in building known as "PATEL PARK" constructed on the property, for a total consideration of Rs.85,00,000/- (Rupees Eighty Five Lakhs Only)



Prior to execution of this presents the PURCHASER has paid a sum of Rs.44,15,000/- (Rupees Forty Four Lakhs Fifteen Thousand Only) as Earnest Money Deposit/ Booking amount adjustable towards the sale price of the FLAT agreed to be sold by the Developers to the PURCHASERS. The PURCHASERS shall pay to the Developers the balance sum of Rs.40,85,000/- (Rupees Forty Lakhs Eighty Five Thousand Only) within 30 days.

**TIME BEING ESSENCE OF CONTRACT.** The Agreement will stand automatically cancelled if the PURCHASERS fail to make the payment within time.

5. IN CASE THE PURCHASERS FAIL TO MAKE THE BALANCE PAYMENT, THEN AN INTEREST OF 24% PER ANNUM SHALL BE CHARGED FOR THE REMAINING PAYMENT, AND IN CONTINUATION OF THE DEFAULT, THE AGREEMENT CAN BE CANCELLED AT THE DISCRETION OF THE DEVELOPERS AND 10% SHALL BE DEDUCTED ON ACCOUNT OF ADMINISTRATIVE CHARGES, AND BALANCE SHALL BE PAID WITHIN 7 DAYS ON CANCELLATION OF THE AGREEMENT.

6. IT IS CLEARLY MENTIONED HEREIN THAT NON-AVAILABILITY OF LOAN FROM THE FINANCIAL INSTITUTION SHALL NOT BE A CONDITION FOR MAKING DEFAULT THE INSTALLMENT OR PAYMENT TOWARDS THE SALE PRICE.

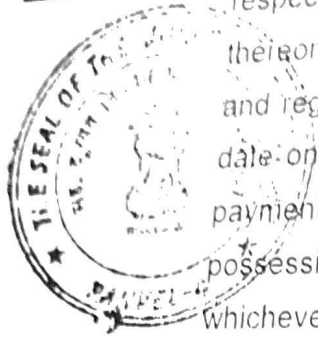
7. The above purchase includes the following charges:-  
a) Water connection charges and electricity connection charges.

b) Electric cable laying charges.  
c) Transfer fees.

*[Handwritten signature]*

*[Handwritten signature]*

2029/2088  
22/10



... be executed by the said Corporation in favour of the  
... Company/Association/Society as the case may be,  
... respect of the said property and the building erected  
... thereon within the prescribed time from the date of  
... and registration of the Association/ Society or from the  
... date on which the Developers have sold and received  
... payment for all the Flat and sold handed over  
... possession of the Flat to the respective PURCHASERS  
... whichever is later PROVIDED THAT the Developers  
... have been paid and have received full consideration  
... amount payable by all the Flat Holders.

21. All notices to be served on the PURCHASERS as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASERS by Registered Post or Under Certificate of posting at their address specified below:

1) MR. HIRJI MAVJI PATEL  
2) MRS. JAYSHREE HIRJI PATEL  
ADD. Room No.302, A Wing, Plot No.40,  
Shree Milan Society Khanda Colony,  
Sector-9, New Panvel - 410 206.

22. The Developers shall have the right to make additions, alterations, raise stories or put additional structures at any time as may be permitted by the Corporation and other Competent Authorities, such additional alterations, structures and stories and remaining unused F.S.I. will be the sole property of the Developers who will be entitled to use and dispose it off in any way they choose and the PURCHASERS hereby consents to the same.

23. Provided that the Developers do not, in any way affect or prejudice the right hereby granted in favour of the PURCHASERS in respect of the said Flat agreed to be Purchased by the PURCHASERS the Developers shall be at liberty to sell, mortgage or otherwise deal with or

*[Handwritten Signature]*

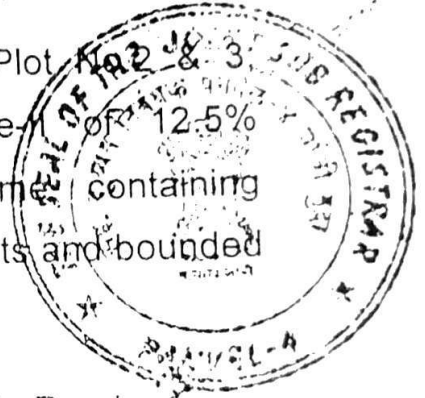
: 26 :

PURCHASERS. It is for the PURCHASERS to lodge this agreement for registration before the Sub Registrar of Assurance at Panvel within appropriate period by giving prior intimation thereof to the Developers so that the Developers or any authorised person can remain present and sign the same before the Sub Registrar.

4977-8	
2029	2029
SS/NO	

SCHEDULE OF PLOT

All that piece or parcel of land known as Plot No. 2 & 3, Sector-21, in Village/Site Kamothe, Phase-1 of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme containing measurement 1899.77 Sq.Mtrs. or thereabouts and bounded as follows that is to say:



On or towards the North By : 20.00 Meter wide Road

On or towards the South By : 70.00 Meter wide Chanel.

On or towards the East By : Plot No.1

On or towards the West By : Plot No.4 + 5

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*[Handwritten signature]*

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१२/०९/२०१९  
२०/०९

WITNESS WHEREOF the Parties hereto have hereunto set  
and subscribed their respective hands and seal the day and  
the year first hereinabove written:

SIGNED AND DELIVERED by the  
withinnamed DEVELOPERS



M/S. MAHAKALI ENTERPRISES,  
through its Proprietor  
MR. HIREN SHAMJI RAVARIYA *[Signature]*

In the presence of

1) *[Signature]*

2) *[Signature]*



SIGNED AND DELIVERED by the  
withinnamed 'PURCHASERS'

1) MR. HIRJI MAVJI PATEL

*[Handwritten signature]*

2) JAYSHREE HIRJI PATEL

*[Handwritten signature]*

in the presence of :

1) *[Signature]*



2) *[Signature]*



: 28 :

RECEIPT

पंजील-४
05/09/2022
11/06

Received of and From the withinnamed PURCHASERS  
1) MR. HIRJI MAVJI PATEL, 2) JAYSHREE HIRJI PATEL a

sum of Rs.44,15,000/- (Rupees Forty Four Lakhs Fifteen  
Thousand Only) being the EMD Booking amount of Sale

Price of FLAT being



<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
802	B	EIGHTH	2 & 3	2

BUILDING : "PATEL PARK"

NODE : KAMOTHE, PHASE-II, NAVI MUMBAI

CARPET AREA IN SQ. MTRS. : 53.872

BUILT UP AREA IN SQ.MTRS. : 64.646

BUILDING CONSISTS: GROUND +13 FLOORS (WITH LIFT)

I SAY RECEIVED  
Rs.44,15,000/-

M/S. MAHAKALI ENTERPRISES,  
through its Proprietor  
MR. HIREN SHAMJI RAVARIYA

Witnesses:

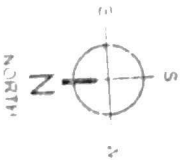
1.

8-10-8  
 2020/001  
 200/000



22.00M WIDE ROAD

TYPICAL FLOOR PLAN  
 2nd, 4th, 6th, 8th, 10th, 12th.



*My palace*

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



REGD. OFFICE :  
 1, 2nd Floor, Nariman Point,  
 Mumbai - 400 021.  
 PHONE : (Reception) 00-91-22-6650 0900  
 00-91-22-6650 0928  
 FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :  
 CIDCO Bhavan, CBD-Botani II,  
 Navi Mumbai - 400 614.  
 PHONE : 00-91-22-6791 8100  
 FAX : 00-91-22-6791 8166

Ref. No.

Date : 09 OCT 2013

CIDCO/BP-7303/ATPO (NM & K)/2013/1556--

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	0	5	U	0	2

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S. E. U. O.				

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Gr+13 floors) [Resi. BUA= 2359.404 Sq.mtrs. Comm. BUA= 423.260 Sq. mtrs. Total BUA= 2782.664 Sq.mtrs. (No. of Units Resi.-48, Comm -13)] on Plot No.2 + 3, Sector-21 at Karmother (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Dimensions has been inspected on 27/09/2013 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 27/08/2008 and that the development is fit for the use for which it has been carried out.

Note : This Occupancy Certificate is granted subject to pending Regular Civil Suit No.111/2008, in Hon'ble Civil Court, (S.D.) Panvel. The order passed by Hon'ble Court in said Civil Suit shall be binding on you.



*Manjula*  
 09/10/13  
 (Manjula Nayak)  
 Adcl. Town Planning Officer(BP)  
 Nav Mumbai & Khopta

प व ११-४  
 १००१ २०११  
 १०/१०



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

HEAD OFFICE :  
 CIDCO Bhavan, CBD-Beside  
 Navi Mumbai - 400 614.  
 PHONE : 00-91-22-6791 8100  
 FAX : 00-91-22-6791 8100



REGD OFFICE  
 CIDCO Bhavan, CBD-Beside  
 Navi Mumbai - 400 614.  
 PHONE : 00-91-22-6791 8100  
 FAX : 00-91-22-6791 8100

Date : 09 OCT 2013

Ref. No. CIDCO/BP-7303/ATP-6 (NM & K)/2013/ 1556

To,  
 M/s Mahakali Enterprises,  
 Plot No. 06, Sector-9,  
 Nerul, Navi Mumbai.

**ASSESSMENT ORDER NO.429/2013-14 REGISTER NO.01 PAGE NO.429**

SUB - Payment of amended development charges for Residential Building on Plot No.2 + 3, Sector-21 at Kamothe (12.5% Scheme), Navi Mumbai.  
 REF:- 1) Your architects application dated.06/09/2013 & 24/09/2013

**ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)**

1.	Name of Assessee	:- M/s. Mahakali Enterprises,
2.	Location	:- Plot No.2 + 3, Sector-21 at Kamothe (12.5% Scheme), Navi Mumbai
3.	Land use	:- Residential
4.	Plot area	:- 1899.770 Sq. mtrs
5.	Permissible FSI	:- 1.5
6.	Rates as per Stamp Duty Ready Reckoner, for Sec-21 Kamothe	:- Rs.24200/-
7.	<b>AREA FOR ASSESSMENT</b>	
A)	<b>FOR COMMERCIAL</b>	
i)	Plot area	:-
ii)	Built up area	:- 282.173 Sq.mtrs..
B)	<b>FOR RESIDENTIAL</b>	
i)	Plot area	:- 423.260 Sq.mtrs.
ii)	Built up area	:- 1617.597 Sq.mtrs.
8.	<b>DEVELOPMENT CHARGES</b>	
A)	<b>FOR COMMERCIAL</b>	
i)	On Plot area @ 1% of (6) above	:- 2359.404 Sq.mtrs.
ii)	On Built up area @ 4% of (6) above	:-
B)	<b>FOR RESIDENTIAL</b>	
i)	On plot area @ 0.5% of (6) above	:- 282.173 Sq.mtrs. X 24200 X 1% = Rs. 68285.866
ii)	On built up area @ 2% of (6) above	:- 423.260 Sq.mtrs. X 24200 X 4% = Rs. 408215.680
		<b>TOTAL = Rs. 476501.546</b>
9.	Total Assessed development charges	
10.	Date of Assessment	:- 1617.597 Sq.mtrs. X 24200 X 0.5% = Rs. 195729.237
11.	Due date of completion	:- 2359.404 Sq.mtrs. X 24200 X 2% = Rs. 1141951.536
12.	Development charges paid of Rs.18,15,750/- vide	<b>TOTAL = Rs. 1337680.773</b>
i)	Challan No.103241, dtd.25/07/2008, Amount of Rs.1,94,050/-	:- 8(i) & 8(ii) = Rs.1815682.319, Say Rs.1815683/-
ii)	Receipt No.11098, dtd.08/10/2013, Amount of Rs.16,18,500/-	:- 08/10/2013
iii)	Receipt No.11101, dtd.08/10/2013, Amount of Rs.3,200/-	:- Upto 18/03/2014
	Unique Code No. 2013 03 021 02 2850 02 is for this Development Permission on Plot No.2 + 3, Sector-21 at Kamothe (12.5% Scheme), Navi Mumbai	



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



REGD. OFFICE :  
 MUMBAI - 2nd Floor, Nariman Point,  
 MUMBAI - 400 021.  
 PHONE : (Reception) 00-91-22-6650 0900  
 00-91-22-6650 0928  
 FAX : 00-91-22-2202 2509 / 6650 0933

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

Date : **09 OCT 2013**

CIDCO/BP-7303/ATPO (NM & K)/2013

1556

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	2	8	5	0	0	2
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 89/00

To,  
 M/s. Mahakali Enterprises,  
 NL/10/06, Sector-3, Nerul, Navi Mumbai.

SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.2 + 3, Sector -21 at Kamothe (12.5% scheme), Navi Mumbai.  
 Ref :- 1)Your architect's letter dated 06/09/2013 & 24/09/2013



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

- |    |  |   |
|----|--|---|
| 1. | Name of Assessee                                       | - M/s. Mahakali Enterprises,  |
| 2. | Location   | - Plot No.2 + 3, Sector -21 at Kamothe (12.5% scheme), Navi Mumbai. |
| 3. | Land use   | - Residential   |
| 4. | Plot area  | - 1899.770 Sq. mtrs   |
| 5. | Permissible FSI  | - 1.50  |
| 6. | GROSS BUA FOR ASSESSEMENT                              | - 6184.093 Sq.mtrs.   |
| A) | ESTIMATED COST OF CONSTN.                              | - 6184.093 Sq.mtrs. X 13200/- =Rs.81630027.6                        |
| B) | AMOUNT OF CESS   | - Rs.81630027.6 X 1% = Rs.816300.276                                |
| 7) | Construction & Other Workers Welfare Cess charges Pa d | Rs.8,16,500/- vide Receipt No.11048, dtd.26/09/2013                 |

Yours faithfully,  
*Manjula*  
 9/10/13

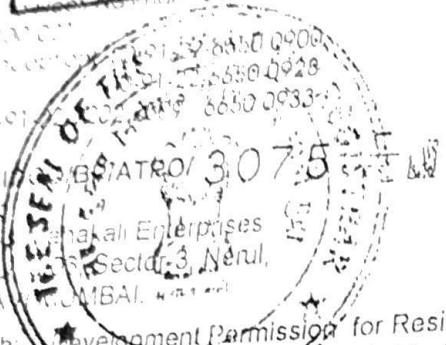
( Manjula Nayak )  
 Addl. Town Planning Officer(BP  
 (Navi Mumbai & Khopta)

प व ११-४  
२००७ २०११  
२०/१०/०८

**CIDCO**  
WE MAKE CITIES  
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE -  
CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614  
PHONE : 00-91-22-67911111  
FAX : 00-91-22-67911111

Date : 27 AUG 2008



Sub - Development Permission for Residential Building on Plot no. 2 + 3, Sector-21  
Kamothe (12.5% scheme), Navi Mumbai.  
Ref - 1) Your application dated 17/04/2008 & 21/08/2008.  
2) Final Transfer order issued by M(TS) vide letter dtd.04/04/2008  
3) Fire NOC issued by Fire Officer vide letter dtd.05/08/2008  
4) 50% IDC paid of Rs.9,50,000/- vide challan no.103242, dtd.25/07/2008

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot no.2 + 3, Sector -21 at Kamothe (12.5% scheme), Navi Mumbai.

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

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1966 is also enclosed herewith for the structures referred above.

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

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kamothe, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Since, you have paid 50% IDC amounting Rs.9,50,000/- vide challan no.103242, dtd.25/07/2008, you may approach to the Office of Executive Engineer (Kamothe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,

*(Handwritten signature)*  
27/8/08

( V. Venu Gopal )  
Sr. Planner (BP)  
Navi Mumbai & Khopta

3075

27

MUMBAI MUNICIPAL CORPORATION OF TAMILNADU LTD

COMMENCEMENT CERTIFICATE

is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to

27-8
2029/2029
ny/100

M/s. Mahakali Enterprises  
Plot No. 243 Road No. - Sector 21 Node Karmave of

West Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+13 floor)

Residen. B.U.A = 2344.032 m<sup>2</sup> } Total B.U.A = 2771.027 m<sup>2</sup>  
Comm. B.U.A = 426.995 m<sup>2</sup> }

(Nos. of Residential Units 48 Nos. of Commercial units 13)



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

- (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- (c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control regulations and conditions of this certificate

The structural design, building material, installation, electrical installation, etc. shall be in accordance with the provision for provision in respect of floor area ratio as prescribed in the National Building Code of India, 1975 in force

The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-15 of MRTP Act- 1966 and as per regulation no 10(2) of the GDCR - 1975.

1009/2022	
80	100

As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt of India and as per Circular FAR/102004/160P, No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or aggregate of them to the extent of 100% (by volume) of the total bricks & tiles as the case may be in their construction activity.



As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2003/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

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

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

b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

*Ugolel*  
29/10/07

ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopda

C.C. TO ARCHITECT  
*Mis. Dimension*  
*Nashi*

C.C. TO Separately to :

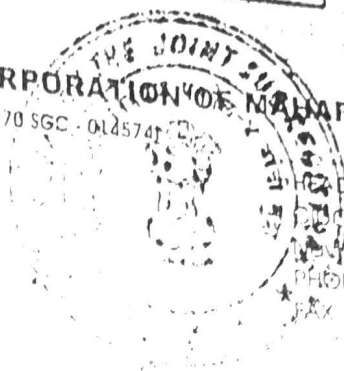
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- 2. C.U.C
- 3. FI (KHIR/NI/KLMA/DRON)
- 4. E.E.(WS)

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



REGD. OFFICE:  
2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE: 00-91-22-6650 0900  
FAX: 00-91-22-2202 2509



REGD. OFFICE:  
O Bhandari, CBD Bldg.,  
Navi Mumbai - 400 614  
PHONE: 00-91-22-677 8111  
FAX: 00-91-22-677 8111

NM/CIDCO/BP/7303/ATPO (NM&K)/2016/ 1819

Date: 23/2/16

CORRIGENDUM

To,  
M/s Mahakali Enterprises  
NL/10/06, Sector-3, Nerul, Navi Mumbai.

Sub: - Occupation Certificate for Residential building on Plot No.2+3,  
Sector-21 at Kamothe(12.5%Scheme), Navi Mumbai.

- Ref:
- 1) Development Permission granted by this office vide letter No. CIDCO/BP/ATPO/3075 Dated 27.08.2008
  - 2) Occupation Certificate granted by this office vide letter No. CIDCO/BP-7303/ATPO(NM&K)/2013/1556 Dated 09.10.2013.
  - 3) Corrigendum issued by M (TS-II) Vide letter no. CIDCO/Estate/12.5% scheme/Kamothe/293/2015/3924 dtd. 04.01.2016
  - 3] Verification of Status of the SCS No 111/2008 received to this office on Dtd. 10.02.2016

Sr.  
This office is in receipt of corrigendum referred at Sr. No. (3) above informing this office regarding withdrawal of S.C.S. no 111/2008 further relaxation of mentioned at Sr. No. (3)  
In the light of above, condition mentioned in the letter no at Sr. No. (2) CIDCO/BP-7303/ATPO(NM&K)/2013/1556 Dated 09.10.2013, regarding Occupation Certificate granted subject to pending S.C.S. 111/2008 stands withdrawn. All other terms and conditions mentioned in the letter referred at Sr. No. (1) above shall remain unchanged.

This Corrigendum shall form part of Occupation Certificate granted by this office vide letter referred at Sr. No. (2) above.

Thanking you,

*Manjula*  
23/2/16  
(Manjula Nayak)  
Senior Planner(B.P.),  
Navi Mumbai & Khopta

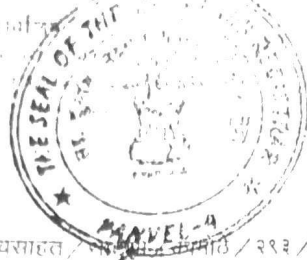
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२०१९  
१५/११

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय:  
सिडको भवन, मीठोडी रोड, मुंबई - ४०००२२  
दुरध्वनी : +९१-२२-२६९९२२२  
फॅक्स : +९१-२२-२६९९२२२

दिनांक:



सिडको, वसाहत / कामोठे / २९३ / २०१५ / ३०२४

५१११६

प्रति

मे. महाकाली एंटरप्रायजेस तर्फे प्रोप्रा.  
श्री. हिरेन शामजी रावारीया  
ऑफिस सेक्टर नं ३, नेरुळ  
ता. व जि. ठाणे, नवी मुंबई.

### शुध्दीपत्रक

विषय : साडेबारा टक्के योजनेनुसार मौजे कामोठे येथे वाटप करण्यात आलेल्या भूखंडाच्या हस्तांतरणाबाबत.

संदर्भ : आमच्या कार्यालयाचे पत्र क.सिडको/वसाहत/साटथो/कामोठे/२९३

दिनांक : ०३/१२/२०१५

=====

महोदय,

आपणास या पत्राद्वारे कळविण्यात येते की, आपण मौजे कामोठे मधील भूखंड क्रमांक २+३, सेक्टर क.२१, क्षेत्र १८९९.७७ चौ.मी. हा भूखंड आपण धारण करीत आहेत. सदर भूखंडावर दावा क. आर. सी. एस १११/२००८ हा दावा प्रलंबित होता. दावा क. आर. सी. एस १११/२००८ दि. २७.११.२०१५ रोजी उभय पक्षियांत तडजोड होऊन विनाशर्त मागे घेतला आहे. तरी सदरचा दावा निकाली असल्याचे न्यायालयाची साक्षात्कृत आदेशाची प्रत या कार्यालयात सादर केल्याने सा. दिवाणी न्यायालय वरिष्ठ स्तर पंगवेल या न्यायालयाच्या आदेशास अनुसरून उपरोक्त भिळकतीवर दाखल असलेला दावा क. आर. सी. एस १११/२००८ ह्या दाव्याची अट या पत्राद्वारे शिथिल करणेत येत आहे. याची कृपया नोंद घ्यावी.

कळावे,

आपला विश्वासू,

*Chyand*

व्यवस्थापक महार सेवा-२  
वसाहत विभाग, ९ ला मजला,  
सिडको ली. सीबीडी, मेल्लापूर,  
नवी मुंबई - ४०००२२

सिडको  
महाराष्ट्र

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको  
महाराष्ट्र

लेखीकृत कार्यालय:  
पुणे पत्रालय, नवीमन पोईट, मुंबई-४०० ०२१.  
दूरध्वनी (स्वागत वस) +९१-२२-६६५००९००  
फॅक्स : २१-२२-३२०२२५०९

पुणे कार्यालय:  
"सिडको" भवन, सीबीटी बंगलापूर, नवी मुंबई-४०० ६१४  
दूरध्वनी : +९१-२२-६७९१८१००  
फॅक्स : +९१-२२-६७९१८१६६

दिनांक:

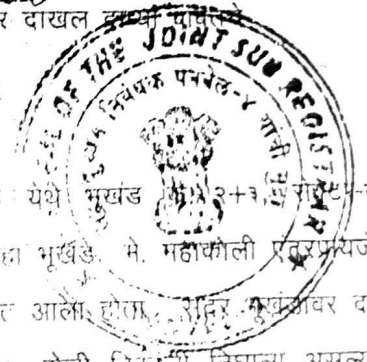
सं. १२२/२०१९/३०२४

०४/०९/२०१६

महोदय,  
महाकाली एटरप्रायजेस तर्फे प्रोफ.  
श्री. हिरेन शामजी रावारीया  
अफिस सेक्टर नं ३, नेरुळ,  
ता. व जि. ठाणे, नवी मुंबई.

पत्र क्र. ४  
०४/०९/२०१६  
१००

विषय : साडेबारा टक्के योजनेनुसार मौजे कामोटे येथे वाटप करण्यात  
आलेल्या भूखंड क्र.२+३, सेक्टर-२१ वर दाखल झाल्याचा  
शुल्क वसूल करणेबाबत.  
संदर्भ : आपले दिनांक : ०३.१२.२०१५ चे पत्र.



महोदय,  
आपणांस या पत्राद्वारे कळविण्यात येते की, मौजे कामोटे येथे भूखंड क्र.२+३, सेक्टर-२१, क्षेत्र-२८१२.७७ चौ.मी. या भूखंडाचा वाटप करण्यात आलेला होता. हा भूखंड मे. महाकाली एटरप्रायजेस तर्फे प्रोफ. श्री. हिरेन शामजी रावारीया यांच्या नावे हरतातरीत करण्यात आलेला होता. सदर भूखंडावर दावा नं. अ. सी. एस १११/२००८, सदरचा दावा दिनांक २७.११.२०१५ रोजी निकाली निघाला असल्याचे मला त्याद्वारे साक्षात्कृत आदेशाची प्रत या कार्यालयात सादर केल्याने प्रशासकीय शुल्क रु. १०,०००/- शुल्क वसूल करून त्याबाबतचे शुध्दीपत्रक देण्यात येईल. तरी हे पत्र मिळाल्यापसून १५ दिवसात "सिडको लिमिटेड" यांचे नावे काढलेल्या व नव्या मुंबईत देय असलेल्या बँक डिमांड ड्राफ्टद्वारे वसाहत विभागाशी संपर्क साधून आमच्या लेखा विभागात भरणा करावी. त्यानंतर पुढील कार्यवाही करण्यात येईल.

कळावे,

आपला विश्वासू

*(Signature)*

व्यवस्थापकीय (शहरी सेवा) शाखा  
महाराष्ट्र शासन, सीबीटी बंगलापूर,  
नवी मुंबई - ४००६१४.

4e/00



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

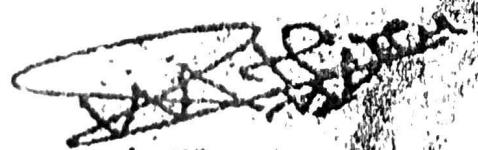
HIREN SHAMJI RAVARIYA

SHAMJI JAKHU PATEL

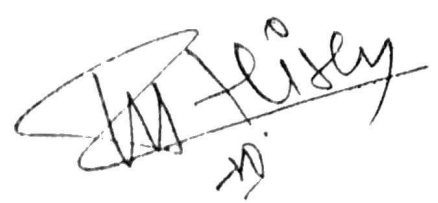
09/01/1988

Permanent Account Number

ALFPR2907P

  
Signature







# MAHAKALI ENTERPRISES

BUILDERS & DEVELOPERS

ROOM NO. 6, SURAJ APPARTMENT, NL-4, BLDG. NO. 10, SECTOR - 3, NERUL, NAVI MUMBAI - 400 706

## POSSESSION CERTIFICATE

WE, **M/s MAHAKALI ENTERPRISES**, hereby give Physical Possession of **FLAT No. B-802** in "**PATEL PARK**" situated at Plot No. 2 & 3, Sector- 21, Kamothe, Navi Mumbai, to **MR. HIRJI MAVJI PATEL & 2) MRS. JAYSHREE HIRJI PATEL** as per Agreement For Sale dated **13<sup>th</sup> day of September, 2019**. We certify that all work has been done satisfactorily and as per the agreed specifications all fixtures and fittings are in good working condition.

HANDED OVER

**M/s. MAHAKALI ENTERPRISES**

  
**PROPRIETOR**

I take this opportunity to record my satisfaction about the quality of the construction work carried out by you. I further record that there is no dues/claims outstanding from the either side.

**MR. HIRJI MAVJI PATEL**

\_\_\_\_\_  
**MRS. JAYSHREE HIRJI PATEL**

\_\_\_\_\_  
**Place: Kamothe, Navi Mumbai.**

**Date: 01.10.2019**