

Tuesday, June 25, 2002

11:40:08 AM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 3529

गावाचे नाव खारघर

दिनांक 25/06/2002

दस्तऐवजाचा अनुक्रमांक उरण - 04386 - 2002

दस्ता ऐवजाचा प्रकार करारनामा
करारनामा

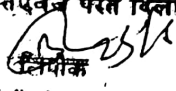

सादर करणाराचे नाव श्री जयराज बी.अमिन

नोंदणी फी	:-	4780.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (40)	:-	800.00
एकूण		5580.00

आपणास हा दस्त अंदाजे 11:54AM ह्या वेळेस मिळेल


दुय्यम निबंधक
दुय्यम निबंधक, उरण.

मुद्रांक शुल्क :- 12850

मुळ दस्तऐवज परत घेता.

दुय्यम निबंधक, उरण
मुळ दस्तऐवज परत मिळाला

प्रसिद्धीसाठी

DOR REGISTRATION VERSION 3.0.0



Scanned with OKEN Scanner

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 24th day of JUNE in the Christian Year Two Thousand Two (2002).



OFFICE OF THE SUB-REGISTRAR
VASHI, DIST:- THANE
MAHICCRAJI 02 YEAR - 2000

BETWEEN

Handwritten notes:
C.No 87. dt. 24/6/02
P. Anuram Chandraji



PROPER OFFICER
SUB - REGISTRAR
THANE - III (VASHI)

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8302	2002
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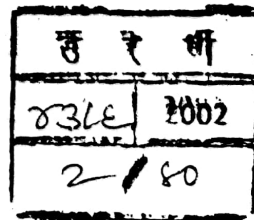
भारत 4 8 8 1 SPECIAL METRE
1 0 3 4 5 7 ADHESIVE JUN 24 2002
INDIA R.S. 0013000 PB 0102
STAMP DUTY MAHARASHTRA

M/s. ADITYA ENTERPRISES, a Registered Partnership Firm, doing business as Builders and Developers and having its Office at : 205, Sheetal Apartments, Overy Pada, Dahisar (E), Mumbai - 400 069, hereinafter referred to as the "PROMOTERS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include the partners or partner for the time being constituting the said Firm M/s. ADITYA ENTERPRISES, their or his survivors or survivor and the heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART.

AND

SHRI/SMT. JAIRAJ G. AMIN Adult,
Occupation SERVICE having address at Khemji Compound, A/No-2/3, K.A. Road, Safed Pool, Mumbai - 400 072, hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her heirs, executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS the Govt. of Maharashtra has established under the provisions of Maharashtra Regional And Town Planning Act, 1966, a new Town Development Authority under the name and style of the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (for short "CIDCO") which is duly



FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Plot adm. 2299.90 Sq. Mtrs., bearing GES Plot No. 6 situated at Village Kharghar, Taluka Panvel, District Raigad, within Sub-Registration District of Panvel.

SECOND SCHEDULE ABOVE REFERRED TO

super i.e. 440 sq.ft. Built Up.

ALL THAT premises being Flat No. A - 303 adm. 550 Sq. Ft. built up equivalent

to _____ Sq. Mtrs., on 3rd Floor A Wing of the building


'SAJSRUSHTI' to be constructed on the abovesaid property.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED AND DELIVERED by the _____ }

withnamed the "PROMOTERS" _____ }

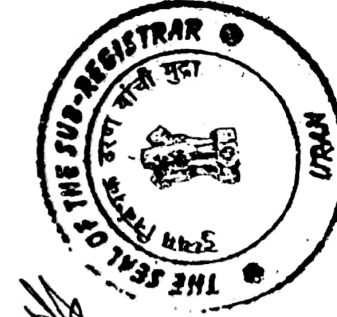
M/s. ADITYA ENTERPRISES, _____ }

a Partnership Firm, 
SHRI. B.B. PATIL

in the presence of }

1.

2



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M/S. ADITYA ENTERPRISES.

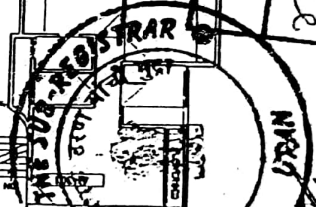
SAI SHRUSHTI

RESIDENTIAL CUM COMMERCIAL COMPLEX
PLOT NO.6, SECTOR-20, AT KHARGHAR, NAVI MUMBAI.

M/S. S.D. BHALERAO CONSTRUCTIONS PVT. LTD.
TEL. 7579602, 5448662

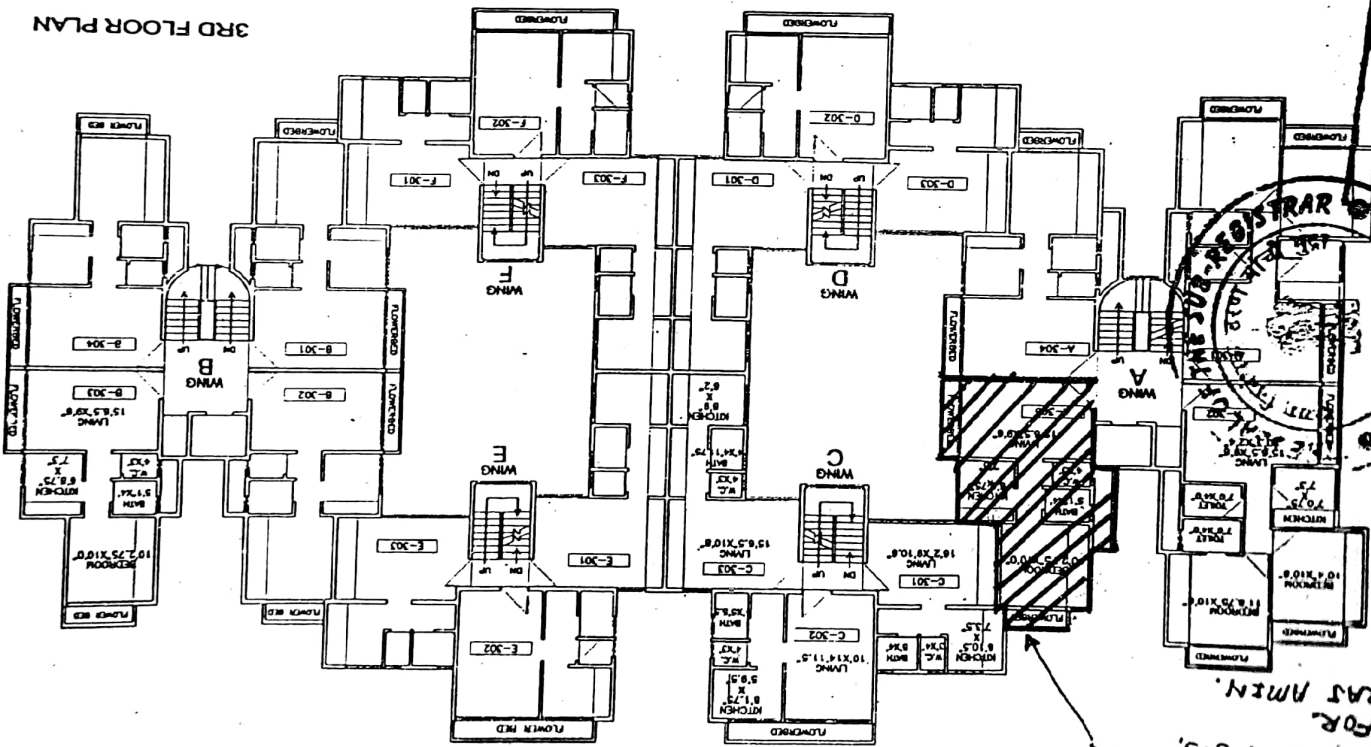
CONTRACTORS

30/68
372
2002
Ld
SEB OPERS.



THIS FLAT NO-A-803,
3rd FLOOR, FOR
MR. JAIKAS AMIN.

3RD FLOOR PLAN



FLAT NO	AREA IN SFT	A-301	A-302	A-303	A-304	B-301	B-302	B-303	B-304	C-301	C-302	C-303	D-301	D-302	D-303	E-301	E-302	E-303	F-301	F-302	F-303	
820.00	820.00	820.00	820.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	421.00	421.00	390.00	421.00	415.00	390.00	390.00	415.00	390.00	421.00

शुद्ध औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

कृत कार्यालय :

दुसरा मजल, नरिमन पॉइंट,

४०० ०२१,

: २०२ २४८१ / २०१ २४२० / २०२ २५७९

: ००-९१-२२-२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलपूर,

नवी मुंबई - ४०० ६१४.

दुरध्वनी : ७५७ ९२४९ (९ लाईन्स)

फॅक्स : ००-९१-२२-७५७ ९०६६

CIDCO/EE(BP)/ATPO/2327

१

To,

Shri.Baburao J.Mhatre & Smt.Sundarabai M.Patil
Post-Kharghar, Tal-Panvel,
Dist-Raigad

दिनांक: २.२.२००

Sub:-Development permission for Residential cum Commercial building on Plot No.06 Sector No.20 at Kharghar Navi Mumbai.

Ref:-Your application dated.22/2/2000

Sir,

Please refer to your application for development permission for Residential cum Commercial Building on Plot No.06 Sector No.20 at Kharghar Navi Mumbai.

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

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

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

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

Thanking you,

Yours faithfully,


(S.V. JADHAV)
EXECUTIVE ENGINEER(BUILDING PER.)
ADDL.TOWN PLANNING OFFICER







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७३६	२००२	
३३	६०	

REF NO. 2377
7.8.2002

DATE:
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

COMPLETION CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to Smt. Baburao J. Chhetre & Smt. Sunderbhai M. Patil of Unit Plot No. 06 Phase _____ Road No. _____ sector No. 20 at Kharaghar at Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential - Cum - Commercial Bldg. (G+7), Net BUA → Comm = 516.206 m², Resid. = 2932.275 m²
Total = 3448.481 m²

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

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

2. The applicant shall:

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

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

Contd.



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18 FEB 2014

CIDCO/BP-6611/ATPO(NM & K)/2013/235 = - 3

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	4	7	6	0
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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building ('A', 'B' & 'C' Wing of Gr.+07 floors & Wing 'D' & 'E' of Gr.+4 floors) [Res. BUA=2886.255 Sq.mtrs. Comm BUA=517.471 Sq. mtrs. Total BUA=3403.726 Sq.mtrs. (No. of Units R-89, C-22)] or Plot No.15, Sector-20 at Kharghar (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Concept has been inspected on 15/09/2010 & 12/03/2012 and 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 07/07/2000 and that the development is fit for the use for which it has been carried out.


 (R. B. Patil)
 Add. Town Planning Officer (BF)
 (Navi Mumbai & Khopta)

TRUE - COPY




 Additional Town Planning Officer (BF)
 CIDCO, Kharghar, Sector-20, Navi Mumbai
 Plot No. 15, Sector - 20, C.B.D.

Sai Srushti Co-Operative Housing Society Ltd

(Reg. No. NBOM/CIDCO/HSG(TC)5860/JTRYEAR 2017-2015)
Plot No. 15, Sector-20, Near Shilp Chowk, Kharghar, Navi Mumbai - 4102

Share Certificate

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Share Certificate No. 011 Member's Regn. No. 011 No. of Shares 10

AUTHORISED SHARE CAPITAL Rs. 77,600/-
DIVIDED INTO 1552 SHARES EACH OF Rs. 50/- ONLY

Flat / Shop No. A-303

THIS IS TO CERTIFY that Mr./Mrs./Ms. MR. JAIRAJ B AMIN

is / are the Registered Holder of 10 fully paid up Shares of Rs. FIFTY each
Numbered from No. 0101 to 0110 (both inclusive) in SAI

SRUSHTI CO-OPERATIVE HOUSING SOCIETY LTD. Plot No. 15

Sector - 20, Shilp Chowk, Kharghar, Navi Mumbai Subject to the Bye-laws of the said
Society Given under the Common Seal of the said Society at KHARGHAR this _____
day of _____ 20____



[Signature]
Chairman

[Signature]
Secretary

[Signature]
Member