



29/10/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 13623/2021

नोंदणी :

Regn:63m

गावाचे नाव : वडघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1214293.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्रमांक. 6,दर 39500 /- प्रति चौ.मी. येथील सदनिका क्रमांक. 205,दुसरा मजला,"श्री रामकृष्णा रेसिडेन्सी",प्लॉट नं. 254,सेक्टर नं.आर 3,पुष्पक नोड,वडघर,तालुका पनवेल,जिल्हा रायगड/क्षेत्रफळ 24.456 चौ.मी.कारपेट एरिया + 3.84 चौ.मी. एनक्लोज बाल्कनी एरिया)((Plot Number : 254 ;))
(5) क्षेत्रफळ	1) 24.456 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. अंबिका गुप तर्फे भागीदार श्री छोगाराम लुम्बारामजी चौधरी -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम न. 22, जनता हॉटेल जवळ , बी सेक्टर ए लाईन , चित्ता कॅम्प , ट्रोम्बे, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-ABRFA3846N 2): नाव:-मान्यता देणार 1) अनिल कृष्णा नाईक 2) बाळाराम कृष्णा नाईक 3) हिराबाई राम नाईक 4) मीना भरत नाईक 5) सुकेश श्याम नाईक 6)पद्माकर कृष्णा नाईक यांच्या वतीने कु.मु. म्हणून मे. अंबिका गुप तर्फे भागीदार श्री छोगाराम लुम्बारामजी चौधरी वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मु. कोल्ही (कोपर) पोस्ट पारगाव तालुका पनवेल जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार:(००). पिन कोड:-410206 पॅन नं:-AMDPN4610J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नंदाजी हृणमंत शिंदे -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मु.पोस्ट. तमकाणे, तालुका पाटण, जिल्हा सातारा , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, सातारा. पिन कोड:-415206 पॅन नं:-GPLPS1355J 2): नाव:-सुनिता नंदाजी शिंदे -- वय:-34; पत्ता:-प्लॉट नं: -. माळा नं: -, इमारतीचे नाव: मु.पोस्ट. तमकाणे, तालुका पाटण, जिल्हा सातारा , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, सातारा. पिन कोड:-415206 पॅन नं:-OPIPS5782C
(9) दस्तऐवज करून दिल्याचा दिनांक	29/10/2021
(10) दस्त नोंदणी केल्याचा दिनांक	29/10/2021
(11) अनुक्रमांक, खंड व पृष्ठ	13623/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

M. D. M. Patre
सह दुय्यम निबंधक
(पनवेल-५)

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Location ID

202110295792

29 October 2021 04:08:16 PM

पवेल 5

मूल्यांकनाचे वर्ष	2021
जिल्हा	रायगड
तालुक्याचे नांव :	पनवेल
गांवाचे नांव :	वडघर
क्षेत्राचे नांव	Kural
सर्व्हे नंबर /न. भू. क्रमांक :	

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

बुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मजलापन्नाचे एकक
180	-	-	-	-	चौ. मीटर

बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र -	30.7416 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचे दर -	Rs. 4180/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
	= (39500 * (100 / 100)) * 1
	= Rs.39500/-

मजला निहाय घट/वाढ	= 100% of 39500 = Rs.39500/-
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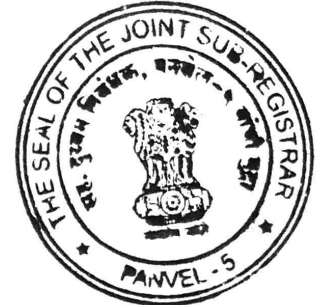
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 39500 * 30.7416
	= Rs.1214293.2/-

Applicable Rules : 3,18,19

एकत्रित अंतिम मूल्य

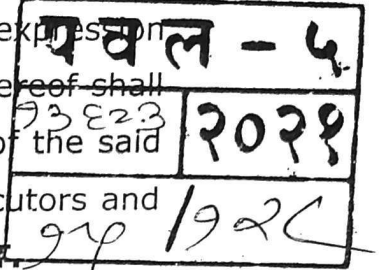
= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या शाळीचे मूल्य - वन लक्ष्मीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित शाहूतळ
 = A + B + C + D + E + F + G + H + I + J
 = 1214293.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.1214293.2/-
 = ₹ बारा लाख चौदा हजार दोन शें त्र्याण्णव /-

पवेल - 5
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Navi Mumbai on this 29th day of **OCTOBER 2021** between **M/s. Ambika Group** a Partnership Firm duly registered under the provisions of Partnership Act, 1932 having (1) **Shri Lumbaram Modaram Patel** (2) **Shri Chhogaram Lumbaramji Chaudhary** as the partners and having its office at **Room no 22, Near Janta Hotel, B Sector, A Line, Cheeta Camp, Trombay, Mumbai-400088** and represented through its authorised signatory hereinafter called "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partner or partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) **OF THE FIRST PART.**



AND

MR. NANDAJI HANMANT SHINDE having **P.A.N. NO. GPLPS1355J** **AADHAR NO. 7467 6531 7378**, Age 43 years
MRS. SUNITA NANDAJI SHINDE having **P.A.N. NO. OPIPS5782C**, **AADHAR NO. 4878 1787 6802** Age 34 years
residing at **MU.POST TAMKANE TA.PATAN VTC: TAMKANE PO: TAMKANE SUB DISTRICT :PATAN DISTRICT SATARA 415206**
hereinafter called "**THE ALLOTTEE/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) **OF THE SECOND PART;**

AND

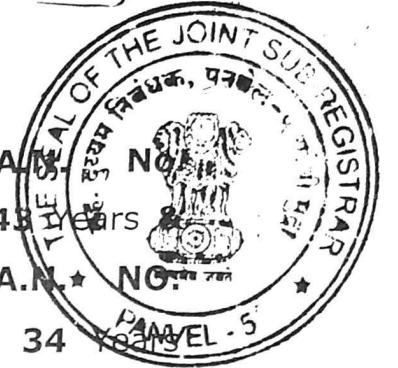
(1) **Shri Anil Krishna Naik** having address at **House No 236A, AT-Kolhi, Post Pargaon, Tal. Panvel, Dist. Raigad 410206** (2) **Shri Balaram Krushna Naik** having address at **House No 616, AT-Kolhi (Kopar), Post Pargaon, Tal. Panvel, Dist. Raigad 410206** (3) **Smt.Hirabai Ram Naik** having address at **AT-Kolhi (Kopar), Post Pargaon, Tal. Panvel, Dist. Raigad 410206** (4) **Smt. Mina Bharat Naik** having address at **AT-Kolhi (Kopar), Post Pargaon, Tal. Panvel, Dist. Raigad 410206** (5) **Shri Mukesh Shyam Naik** having address at **House No 518, AT-Kolhi**

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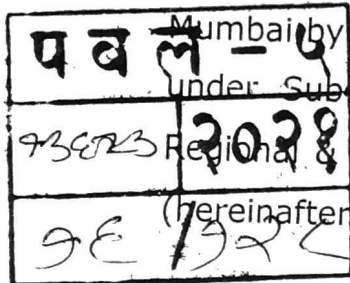
Handwritten initials: 'N.H.S.'

Handwritten signature: 'N. H. Shinde'

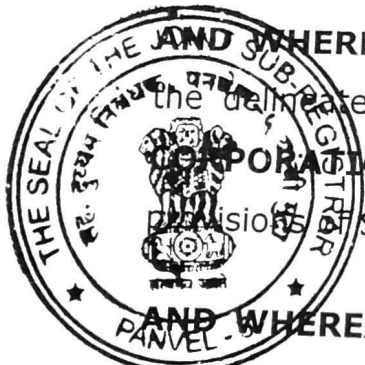


(Kopar), Post Pargaon, Tal. Panvel, Dist. Raigad 410206 (6) Shri Padmakr Krishna Naik having address at House No 236A, AT-Kolhi (Kopar), Post Pargaon, Tal. Panvel, Dist. Raigad 410206 hereinafter referred to as "THE OWNERS" and thereafter called "THE CONFIRMING PARTY" acting through their **Power of Attorney Holder** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) **OF THE THIRD PART;**

AND WHEREAS the **City and Industrial Development Corporation of Maharashtra Limited**, a company incorporated under the Companies Act, 1956 (1 of 1956) hereinafter referred to as "**THE CORPORATION**" is the New Town Development Authority declared for the area designated as a site for the New Town of Navi



the Government of Maharashtra in exercise of its powers under Sub Sections (1) & (3A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "THE SAID ACT").



AND WHEREAS the **State Government** has acquired land within the designated area of Navi Mumbai and vested the same in the **CORPORATION** by an order duly made in that behalf as per the provisions of Section 113 of the said Act;

AND WHEREAS by virtue of being the Development Authority the **CORPORATION** has been empowered under Section 118 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 Government** under the said Act;

AND WHEREAS the **CORPORATION** as a part of the development of Navi Mumbai has decided to establish an International Airport namely "**Navi Mumbai International Airport**" with the approval of the State and Central Government (hereinafter referred to as the

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N. M. Shinde



"Project" which includes development of land for the purpose allied thereto).

AND WHEREAS except for land(s) already in possession of the **CORPORATION**, the remaining private land(s) required for the **Project**, were notified for acquisition before **01.01.2014** under the erstwhile **Land Acquisition Act 1894** (hereinafter referred to as the "**LA ACT**",1894") by the **State Government**.

AND WHEREAS The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "**LARR ACT,2013**") came into force w.e.f. **01.01.2014** replacing the **Act 1894**, awards under **section 11** of the **LA Act,1894** have not been declared for certain lands as on **01.01.2014**. therefore as per S.24 of the **LARR Act 2013** the determination of compensation for such lands shall be in conformity with the **LARR Act 2013**

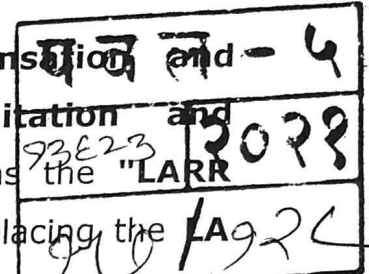
AND WHEREAS pursuant to **section 108 (1) and 108 (2)** of the **LARR Act 2013** the **State Government** vide **Govt. Resolution Urban Development Dept.No.cid-1812/CR-274/UD-10** dtd **1st March 2014** (hereinafter referred to as the "**G.R. dated 01.03.2014**") has, in lieu of monetary compensation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

AND WHEREAS there are some structures erected on the land already acquired and in possession of the **CORPORATION**. These structures are also required to be shifted due to the **Project**. The **State Govt.** vide **Govt. Resolution of Urban Development Dept.No.CID-1812/CR-274/UD-10** dtd **28th May 2014** (hereinafter referred to as the "**G.R. dated 28.05.2014**") has taken the decision to grant plots and other benefits to the concerned

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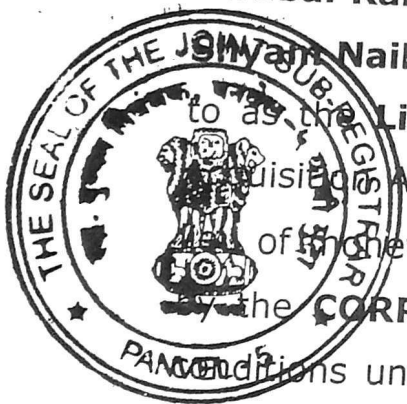
N. H. Shinde



structure owners for their resettlement as a **Special Case** in accordance with the **Govt. Resolution Revenue and Forest Dept. No RPA-2014/CR-52/R-3 dtd 25th June 2014** (hereinafter referred to as the "**G.R. dated 25.06.2014**") the **District Rehabilitation Officer** has been authorised to determine the eligibility of the structure owners whose structures are situated on the land possessed by the **CORPORATION** and required to be shifted as stated hereinabove, with the approval of the **Collector-Raigad**. As per **G.R. dtd 25.06.2014**, the plots are to be allotted by the **CORPORATION** as per the applicable provisions of **G.R. dated 01.03.2014. G.R. dtd 28.05.2014** and as per circular issued by the **Corporation** bearing no "**CIDCO/Vya.Sa./Aa.Vi.Ta./2014**" dated **19.09.2014** and determined by the **District Rehabilitation Officer Raigad** with the approval of the **Collector Raigad**, on as per the award declared by the **Deputy Collector (Land Acquisition)** as the case may be.

पवल-५	
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AND WHEREAS the land hereinafter mentioned, owned by (1) **Shri Anil Krishna Naik** (2) **Shri Balaram Krushna Naik** (3) **Smt. Hirabai Ram Naik** (4) **Smt. Mina Bharat Naik** (5) **Shri Mukesh Shivaji Naik** (6) **Shri Padmakr Krishna Naik** (hereinafter referred to as the **LICENSEES**), was notified for acquisition under the Land Acquisition Act. the **LICENSEES** have opted for a developed plot in lieu of monetary compensation. This developed plot will be allotted by the **CORPORATION** on lease as per the provisions terms and conditions under the **Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons** by the **Corporation**, on lease as per the terms and conditions under the **Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purposes allied thereto) (Amendment) Regulations, 2015** and **Navi Mumbai Disposal of Land Regulations 2008**. Accordingly, the **Dy. Collector (Land Acquisition) metro Center no 1**, who is an officer delegated with the powers under the Land acquisition Act 1894 by the State Government, declared Award under the LA Act 1894, specifying



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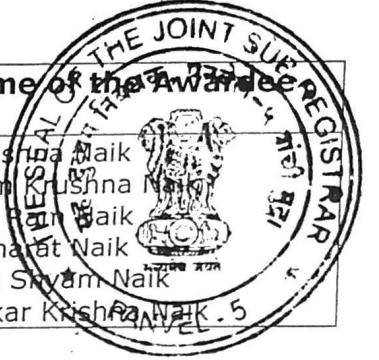
therein the area of the plot to be allotted to the Licensee in lieu of monetary compensation as per the option and consent given by them.

AND WHEREAS the **CORPORATION** had acquired the land of (1) **Shri Anil Krishna Naik** (2) **Shri Balaram Krushna Naik** (3) **Smt. Hirabai Ram Naik** (4) **Smt. Mina Bharat Naik** (5) **Shri Mukesh Shyam Naik** (6) **Shri Padmakr Krishna Naik** the mentioned herein below.

पवेल - ५	
७३६२३	२०२१
१६/१२८	

Details of land acquired along with structures standing thereon.

Village	Tal.& Dist	Award No	S.No/H.No	Area acqd	Name of the Awardee
Kolhi	Panvel Raigad	KOL-ICIG-5	Un-numbered land in Gaathan along with structure	282.12	Anil Krishna Naik Balaram Krushna Naik Hirabai Ram Naik Mina Bharat Naik Mukesh Shyam Naik Padmakr Krishna Naik



Relevant Details of the Structures

Award No	Name of the Structure Owner	Bldg no.as per survey.	Structure no as per survey	Use of structure	Area admissible for determining eligibility	Area of the plot to be allotted
KOL-ICIG-5	Anil Krishna Naik Balaram Krushna Naik Hirabai Ram Naik Mina Bharat Naik Mukesh Shyam Naik Padmakr Krishna Naik	5	KL-102, KL-103, KL-104, KL-97, KL-98, KL-99	Residentia	264.38	700

AND WHEREAS (1) **Shri Anil Krishna Naik** (2) **Shri Balaram Krushna Naik** (3) **Smt. Hirabai Ram Naik** (4) **Smt. Mina Bharat Naik** (5) **Shri Mukesh Shyam Naik** (6) **Shri Padmakar Krishna Naik** the "**LICENSEES**" herein was therefore entitled to the allotment of a plot from the **CORPORATION** in lieu of the acquisition of their properties.

AND WHEREAS as per the directions of the State Government referred to hereinabove and as per the order declared by the **Dy. Collector (Land Acquisition)** concerned, the **Corporation** has

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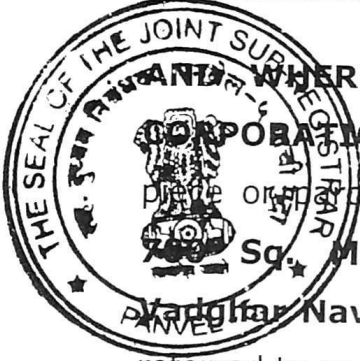
N.H. Shinde

allotted to the **Licensees** vide its allotment letter No **2015/3114** as dtd **05/08/2015**, which is annexed to the **Agreement to Lease** as **Annexure 1** in Original and which shall form a part of the **Agreement to Lease**, a piece and parcel of land which is mentioned in the **Agreement to Lease** and more particularly delineated by a red colour boundary on the plan annexed to the **Agreement to Lease** as **Annexure 2** for the purpose of constructing a building or buildings on the terms and conditions contained in the **Agreement to Lease**.

AND WHEREAS the **CORPORATION** laid down plots in **node-Pushpak Vadghar, Navi Mumbai, Tal.Panvel & Dist.-Raigad**, on such piece of land so acquired by the **State Government** and subsequently vested by the **State Government** in the

CORPORATION for being leased to its intending Lessee.

पवर्ल - ५		Description of Land Allotted			
93623	2028 Node	Plot No	Sector No	Area in sq mtr	Admissible FSI
20	1/2028 Pushpak Vadghar	254	R3	700	1.5



AND WHEREAS as per the said **Agreement to Lease**, the **CORPORATION** granted to the said **LICENSEE**, a lease of all that piece or parcel of land being **Plot No 254**, totally admeasuring **700 Sq. Mts.**, situated at **Sector No.-R3, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad.**, hereinafter referred to as the "**SAID PLOT**".

AND WHEREAS an **Agreement to Lease** was executed on **15th day of June 2018** between the "**CORPORATION**" and (1) **Shri Anil Krishna Naik** (2) **Shri Balaram Krushna Naik** (3) **Smt. Hirabai Ram Naik** (4) **Smt. Mina Bharat Naik** (5) **Shri Mukesh Shyam Naik** (6) **Shri Padmakar Krishna Naik** for all that piece or parcel of land being **plot no 254**, totally admeasuring **700 Sq. Mts.**, situated at **Sector No.-R3, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad.**

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AND WHEREAS the **LICENSEE** has before the execution of the said **Agreement to Lease** paid to the **CORPORATION** on **15/06/2018** a sum of **Rs 60/- (Rupees Sixty Only)** being **'Lease Rent'** for the period of **60 (Sixty) years** at the rate of **Re 1/- per annum** as per the letters from the **Urban Development Dept. bearing No. CID-1812/CR-274/UD-10 dtd. 18th August 2014** and **No. CID-1812/CR-274/UD-10 dtd 06/10/2015.**

AND WHEREAS on payment of the entire lease premium, the **CORPORATION** has executed the **Agreement to Lease** on **15/06/2018** and registered the said **Agreement to Lease** at the **Sub Registrar of Assurances at Panvel** vide **Doc. no PVL 6429-2018** and **receipt no 7718** dtd **20/06/2018.**

AND WHEREAS on payment of the entire lease premium, the execution of **Agreement to Lease** the **CORPORATION** has handed over the possession of the **SAID PLOT** to the **LICENSEES** (hereinafter referred to as the **OWNERS**).

AND WHEREAS pursuant to the above, the **LICENSEES** as the **OWNERS** are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the **SAID PLOT** of land and shall have authority to enter upon the **SAID PLOT** of land for the purpose of erecting building for Residential use within a period of **6 (Six) years** from the date of **Agreement to Lease** and/or any extended period as may be permitted by **CIDCO Ltd.**

AND WHEREAS the **OWNERS** propose to construct the residential building(s) as per the plans sanctioned and the development permission granted by the **CORPORATION** including such additions, modifications, revisions, alterations, therein if any, from time to time as may be approved by the Planning Authorities.

AND WHEREAS not having the technical knowhow and the financial capability to develop the **SAID PLOT**, the **OWNERS** are not in a position to develop the **SAID PLOT** of land.

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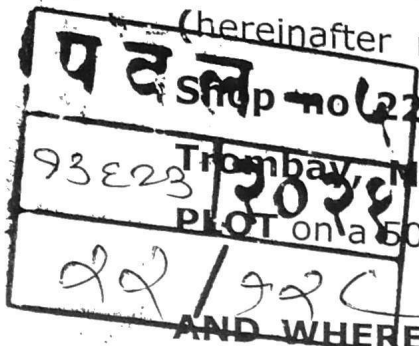
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AND WHEREAS and after construction of the building/s on the **SAID PLOT**, the **CORPORATION** shall execute the Lease Deed in favour of the respective **LICENSEES** granting the lease of the **SAID PLOT** to the **LICENCEES** (hereinafter referred to as the **OWNERS** and therein after referred to as the **Confirming Party**) for a period of 60 (Sixty) years from the date of said **Agreement to Lease**.

AND WHEREAS the said **OWNERS** not having the technical knowledge nor the finance required for construction of the building on the **SAID PLOT** thereon approached the firm **M/s. Ambika Group** a Partnership Firm duly registered under the provisions of Partnership Act, 1932 through its partners (1) **Shri Lumbaram Modaram Patel** (2) **Shri Chhogaram Lumbaramji Chaudhary** (hereinafter referred to as the **DEVELOPER**) having address at Shop no 62, Janta hotel 'B', Sector A-Line, Cheeta Camp, Trombay, Mumbai-400088 with an offer to develop the **SAID PLOT** on a 50:50 area sharing basis.



AND WHEREAS the **DEVELOPER** being in the field of developing movable properties agreed to develop the **SAID PLOT** of land on a 50:50 area sharing basis.



AND WHEREAS during the course of negotiation, the **OWNERS** have shown the relevant documents regarding the **SAID PLOT** of land to the **DEVELOPER**.

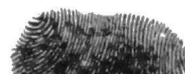
AND WHEREAS the **DEVELOPER** has become fully satisfied about the title of the **OWNERS** to the **SAID PLOT** of land.

AND WHEREAS the **OWNERS** have requested the **DEVELOPER** herein to develop the **SAID PLOT** of land and construct the building on it as per the terms and conditions of the **Commencement Certificate** being issued by the **CORPORATION** on submission of the Plans.

AND WHEREAS the **OWNERS** have agreed to grant to the **DEVELOPER** and the **DEVELOPER** has agreed to accept from the

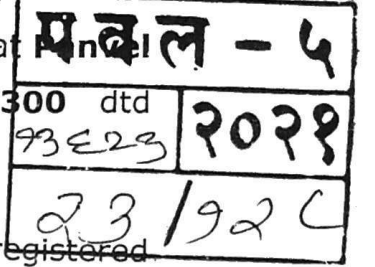
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OWNERS the **exclusive rights** of **development** of the **SAID PLOT** of land on area sharing basis in the ratio of **50 : 50**.

AND WHEREAS the **OWNERS** have executed a **Development Agreement** with the **DEVELOPER** on **27/02/2021** (hereinafter referred to as the **PROMOTER**) and the **Development Agreement** is duly registered with the **Sub Registrar of Assurances** at **Panvel** under **Doc.No.PVL5-3077-2021** vide receipt no **3300** dtd **27/02/2021**.



AND WHEREAS the **OWNERS** have also executed and registered an **Irrevocable General Power of Attorney** in favor of **M/s Ambika Group** the **DEVELOPER** herein through its partners **Shri Lumbaram Modaram Patel (2) Shri Chhaganji Lumbaramji Chaudhary** dtd **27/02/2021** at the office of the **Sub Registrar of Assurances** at **Panvel** under **Doc.No PVL5-3078-2021** vide receipt no **3205** dtd **27/02/2021**.



AND WHEREAS pursuant to the above, the aforesaid **OWNER** have handed over the peaceful and vacant possession of the **SAID PLOT** of land to the **DEVELOPER M/s Ambika Group** (hereinafter referred to as the **PROMOTER**)

AND WHEREAS pursuant to the above, the **PROMOTER** is absolutely seized and possessed of and is well and sufficiently entitled to the **SAID PLOT** of land (hereinafter referred to as the **PROJECT LAND**).

AND WHEREAS the **PROMOTER** is in possession of the **PROJECT LAND**

AND WHEREAS the **PROMOTER** is entitled and enjoined upon to construct building/s on the **PROJECT LAND** in accordance with the recitals hereinabove.

AND WHEREAS the **PROMOTER** has entered into a standard Agreement with an Architect registered with the Council of Architects

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and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the **PROMOTER** has appointed **M/s Precision Architects & Interior Designers**, having office at **Shop No. 3 Ground Floor, Shubharambh Complex, Plot No. 19, Sector-20 Kharghar, Navi Mumbai** as the **Architect** for designing and planning of the building to be constructed on the **PROJECT LAND**.

AND WHEREAS the **PROMOTER** has appointed a **Structural Engineer M/s Aadhar Engineers** having office at **102, MOhan Apartment, Ghoropade Chowk, Katrap, Badlapur(E) 421503** for the preparation of the structural design and drawings of the

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building and the **PROMOTER** accepts the professional supervision of the **Architect** and the **Structural Engineer** till the completion of the building/s.

AND WHEREAS on submission of plans by the Architect **M/s Precision Architects & Interior Designers** the **CORPORATION**



has approved and sanctioned the building plans and issued a **Commencement Certificate** in the name of the **OWNERS** 1) **Shri Anil Krishna Naik** (2) **Shri Balaram Krushna Naik** (3) **Smt. Minabai Ram Naik** (4) **Smt. Mina Bharat Naik** (5) **Shri Mukesh Shyam Naik** (6) **Shri Padmakar Krishna Naik** bearing Reference No **CIDCO/BP-17574/TPO (NM&K)/2020/7543** dated **16/10/2020** to construct the building on the **PROJECT LAND**.

AND WHEREAS as per the terms of the Agreement to lease entered into with the **CORPORATION** the **PROJECT LAND** has to be developed within the stipulated period failing which the **CORPORATION** would have the right to repossess the land unless and until applied for extension of development period.

AND WHEREAS the **PROMOTER** proposes to construct the building having residential units as per the plans sanctioned and the

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development permission granted by the **CORPORATION** including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities.

AND WHEREAS the **PROMOTER** has proposed to construct on the **PROJECT LAND** a single building comprising of ground plus six floors.

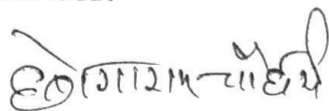
AND WHEREAS by virtue of the **DEVELOPMENT AGREEMENT** the **PROMOTER** has the right to sell the Apartments pertaining to its share in the said building to be constructed by the **PROMOTER** on the **PROJECT LAND** and to enter into Agreement/s for Sale with the Allottees' of the Apartments and to receive the sale consideration in respect thereof.

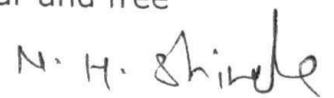
AND WHEREAS on demand from the **ALLOTTEES** the **PROMOTER** has given inspection to the **ALLOTTEE/S** of all the documents of title relating to the **PROJECT LAND** and the plans, designs and specifications prepared by the **PROMOTER'S** Architects **M/s Precision Architects & Interior Designers** and of such other documents as are specified under the Real estate (regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the rules and regulations made there under;

AND WHEREAS the copies of Title Clearance cum search report, copies of the said Agreements showing the nature of the title of the **PROMOTER** to the **PROJECT LAND** on which the **BUILDING** is to be constructed and the copies of the plans and specifications of the **APARTMENT** agreed to be purchased by the **ALLOTTEE/S** has/have been inspected by the **ALLOTTEE/S**.

AND WHEREAS the **ALLOTTEE/S** has/have become fully satisfied about the title of the **PROMOTER** to the **PROJECT LAND**.

AND WHEREAS the **OWNERS** as the **CONFIRMING PARTY** herein confirm and declare that the title to the **SAID PLOT** is clear and free from all encumbrances.







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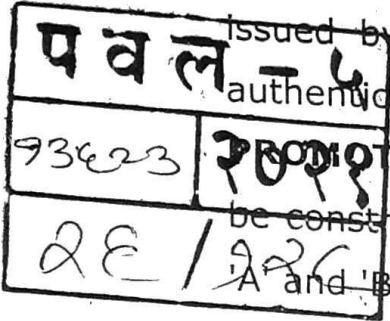
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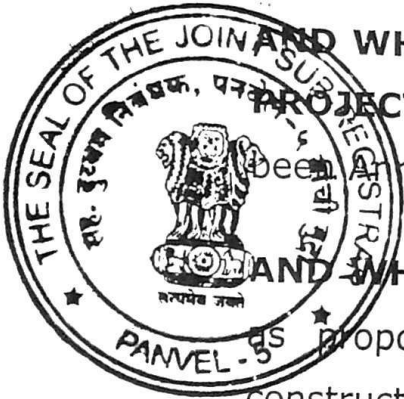
AND WHEREAS the **OWNERS** as the **CONFIRMING PARTY** confirms that it has granted the development rights to the **PROMOTER** for development of the **SAID PLOT** by construction of residential building and has executed a **Development Agreement** dtd **27/02/2021**.

AND WHEREAS the **PROMOTER** has registered the Project under the provisions of the act with the **Real Estate Regulatory Authority** at **Mumbai** having **Registration no. P52000027300** authenticated copy is attached in Annexure 'F'

AND WHEREAS the authenticated copies of Certificate of Title issued by the Attorney at Law or Advocate of the **PROMOTER**, authenticated copies showing the nature of the title of the **PROMOTER** to the **Project Land** on which the Apartments are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B' respectively.



AND WHEREAS the authenticated copies of the demarcation of the **PROJECT LAND** as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.



AND WHEREAS the authenticated copies of the plans of the layout proposed by the **PROMOTER** and according to which the construction of the buildings and open spaces are proposed to be provided for on the said **PROJECT LAND** have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the **APARTMENT** agreed to be purchased by the **ALLOTTEE/S** as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the **PROMOTER** has got some of the approvals from the concerned local authority(s) to the plans the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as

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to obtain Building Completion Certificate or Occupancy Certificate of the said building on completion of the work of the building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the **PROMOTER** while developing the **PROJECT LAND** and the said **BUILDING** and upon the observance and performance of which only the completion or occupancy certificate in respect of the said **BUILDING** shall be granted by the concerned local authority.

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AND WHEREAS the **PROMOTER** has accordingly commenced construction of the said **BUILDING** in accordance with the approved plans and has named the building to be constructed as "**SHREE RAMKRISHNA RESIDENCY**" (hereinafter referred to as the said "**BUILDING**")



AND WHEREAS the **ALLOTTEE/S** has/have applied to the **PROMOTER** for allotment of an **Apartment No 205** on **2nd floor** situated in the building "**SHREE RAMKRISHNA RESIDENCY**" being constructed on the said **PROJECT LAND**.

AND WHEREAS the **ALLOTTEE/S** are offered an apartment bearing number **205** on the **2nd floor** (hereinafter referred to as the said "**APARTMENT**") in the building called "**SHREE RAMKRISHNA RESIDENCY**" by the **PROMOTER**.

AND WHEREAS the carpet area of the said **APARTMENT** is **24.456** square meters and "carpet area" means the net usable floor area of an apartment. enclosed balcony area of **3.84 sq mtrs** and covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said **APARTMENT** for exclusive use of the **ALLOTTEE/S**, but includes the area covered by the internal partition walls of the **Apartment**.

AND WHEREAS the **Parties** relying on the confirmations, representation and assurances of each other to faithfully abide by all

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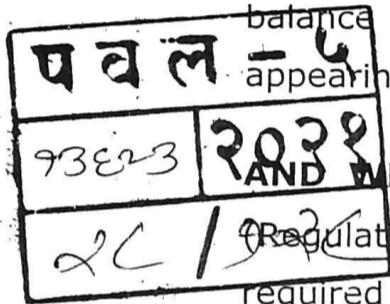
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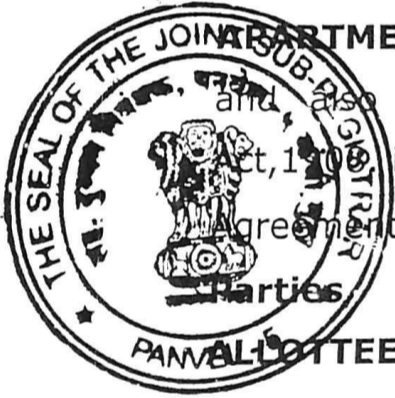
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the terms conditions and stipulations contained in this Agreement and all applicable laws are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS prior to the execution of these presents the **ALLOTTEE/S** has/have paid to the **PROMOTER** a sum of **Rs.3,00,000/- (Rupees Three Lakh Only)** as booking amount out of the total consideration of **Rs.30,00,000 /- (Rupees Thirty Lakh Only)** of the **APARTMENT** agreed to be sold by the **PROMOTER** to the **ALLOTTEE/S** (the payment and receipt whereof the **PROMOTER** hereby admit and acknowledges herein) and the **ALLOTTEE/S** has/have agreed to pay to the **PROMOTER** the balance of the sale consideration in the manner hereinafter appearing.



AND WHEREAS, under section 13 of the said Act [(Real Estate Regulation & Redevelopment) Act 2016] the **PROMOTER** is required to execute a written **Agreement for Sale** of said **APARTMENT** with the **ALLOTTEE/S**, being in fact these presents and also to register said **Agreement** under the Registration Act, 1908 in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the **Parties** the **PROMOTER** hereby agrees to sell and the **ALLOTTEE/S** hereby agree/s to purchase the **APARTMENT**.



The **Parties** hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations notifications etc applicable to this project,

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

1. The **PROMOTER** shall construct the said **BUILDING** consisting of ground plus six upper floors on the **PROJECT LAND** in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

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2. Provided that the **PROMOTER** shall have to obtain prior consent in writing of the **ALLOTTEE/S** in respect of variations or modifications which may be adversely affect the **Apartment** of the **ALLOTTEE/S** except any alteration or addition required by any Government authorities or due to change in law.

3. (i) The **ALLOTTEE/S** hereby agree/s to purchase from the **PROMOTER** and the **PROMOTER** hereby agrees to sell to the **ALLOTTEE/S APARTMENT No.205** (hereinafter referred to as "the **APARTMENT**") of carpet Area admeasuring **24.456 sq mtrs** on **2nd floor** enclosed balcony area of **3.84 sq mtrs**, in the building known as **SHREE RAMKRISHNA RESIDENCY** as shown in the floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of **Rs.30,00,000/ (Rupees Thirty Lakh Only)** including the proportionate price of the common areas and facilities appurtenant to the premises the nature extent and description of the common areas and facilities which are more particularly described in the Third schedule annexed herewith.

- (ii) The **ALLOTTEE/S** hereby agree/s that the parking space under the stilt will be sold by the **PROMOTER** and the open parking space will be allotted on a "First Come First Serve basis" and the **ALLOTTEE/S** will not have any objection to the same. The **ALLOTTEE/S** also hereby agree/s that the Society or Limited Company or Association of Allottees' that may be formed of which the **ALLOTTEE/S** will also be a member will recognize the parking space given to an **ALLOTTEE/S** and won't disturb the same. As there is no provision for two wheeler parking by the authorities the **ALLOTTEE/S** hereby agree/s that the **ALLOTTEE/S** if having a two wheeler will not insist on the same.

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Indian Arbitration and Reconciliation Act 1996 or any other statutory modification or reenactment thereof for the time being in force and the Parties shall appoint a local Advocate as the arbitrator and decisions of the said Arbitrator shall be final and binding upon the parties.

62. **GOVERNING LAW:**

That the Rights and obligations of the **Parties** under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement.

63. This Agreement shall always be subject to the terms and conditions of the **Agreement to Lease** and also the lease to be granted by the **CORPORATION** and the rules and regulations, if any made by the **CORPORATION** and/or the Government of Maharashtra and/or any other authority.

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FIRST SCHEDULE

Schedule of the Property

All that piece and parcel of land being **Plot No 254**, totally admeasuring **700 Sq. Mts.**, situated at **Sector No.-R3, node- Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad.**

And bounded as follows:

On or towards the **East** by : **15.00 mtr Wide Road.**

On or towards the **West** by : **Plot No 268 & 267.**

On or towards the **North** by : **15.00 mtr Wide Road.**

On or towards the **South** by : **Plot No 255.**



SECOND SCHEDULE

Schedule of Flat.

All that **Residential/Commercial premises** bearing **Flat No. 205** admeasuring about **24.456 sq. mtr Carpet Area**, enclosed balcony area of **3.84 sq mtrs**, on the **2nd Floor** in the building known as **SHREE RAMKRISHNA RESIDENCY** being constructed on **plot no 254, sector R3, PUSHPAK (VADGHAR), Navi Mumbai.**

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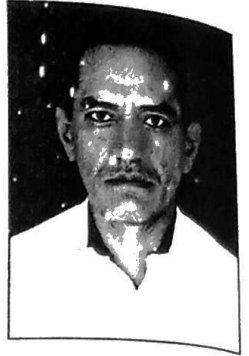
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IN WITNESS WHEREOF **Parties** hereinabove named have set their respective hands and signed this Agreement for sale at Kamothe Navi Mumbai in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED **PROMOTER:**

M/s Ambika Group
through its Partner

Shri Chhogaram Lumbaramji Chaudhary



Chhogaram Lumbaramji



in the presence of WITNESSES.

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	Signature <u>[Signature]</u>
२०२४	2. Name <u>Asiam Patel</u>
	Signature <u>[Signature]</u>



SIGNED AND DELIVERED BY THE WITHIN NAMED **ALLOTTEE/S**

MR. NANDAJI HANMANT SHINDE

N. H. Shinde



2) MRS. SUNITA NANDAJI SHINDE

in the presence of WITNESSES.

१	1. Name <u>Sanjay Tarjaram</u>
	Signature <u>[Signature]</u>
२	2. Name <u>Asiam Patel</u>
	Signature <u>[Signature]</u>



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SIGNED AND DELIVERED BY THE WITHIN NAMED
CONFIRMING PARTY

- (1) Shri Anil Krishna Naik
 - (2) Shri Balaram Krushna
 - (3) Smt. Hirabai Ram Naik
 - (4) Smt. Mina Bharat Naik
 - (5) Shri Mukesh Shyam Naik
 - (6) Shri Padmakr Krishna Naik
- THROUGH ITS POA HOLDER

M/s Ambika Group

through its Partner

Shri Chhogaram Lumbaramji Chaudhary



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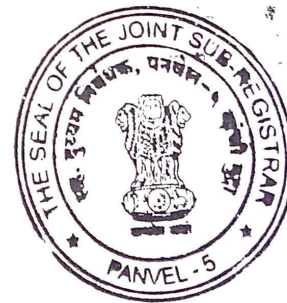
(1) _____
in the presence of WITNESSES.

1. Name Garjay Bhu Jangam

Signature *Garjay Bhu Jangam*

2. Name *[Signature]*

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RECEIPT

Received of and from the within named **ALLOTTEE/S** the sum of **Rs.3,00,000/- (Rupees Three Lakh Only)** being the part payment of the consideration towards the sale of **Flat no-205**, on the **2nd Floor** in the building known as **SHREE RAMKRISHNA RESIDENCY** being constructed on **plot no 254, sector R3, PUSHPAK (VADGHAR) Navi Mumbai, Tal. Panvel & Dist.-Raigad.** on execution of this Agreement.

DATE	CHEQUE NO	BANK NAME	AMOUNT
08.07.2021	100037	THE SATARA SAHAKARI BANK	1,00,000/-
03.08.2021	100041	THE SATARA SAHAKARI BANK	1,00,000/-
31.08.2021	100040	THE SATARA SAHAKARI BANK	1,00,000/-
TOTAL			3,00,000/-

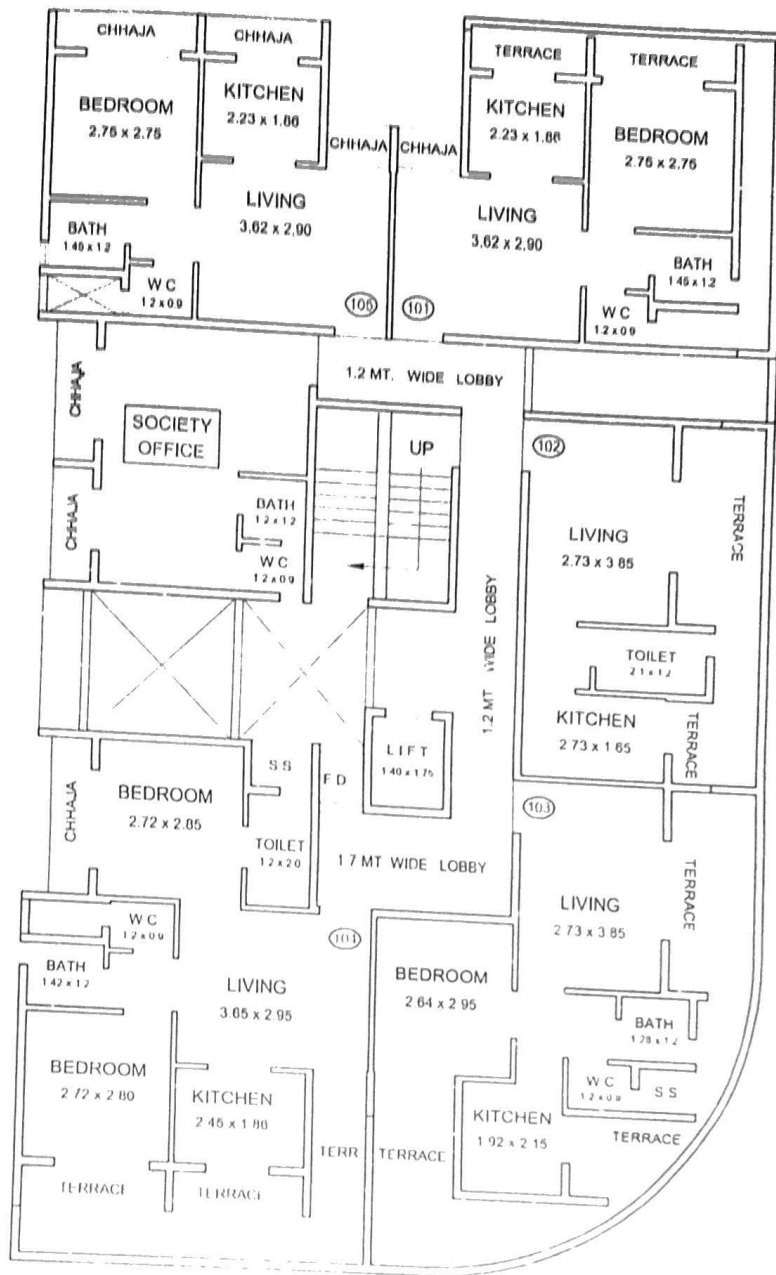
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I SAY RECEIVED
Rs.3,00,000/- (Rupees Three Lakh Only)

Shri Chhogaram Lumbaramji Chaudhary

M/s Ambika Group
through its Partner
Shri Chhogaram Lumbaramji Chaudhary



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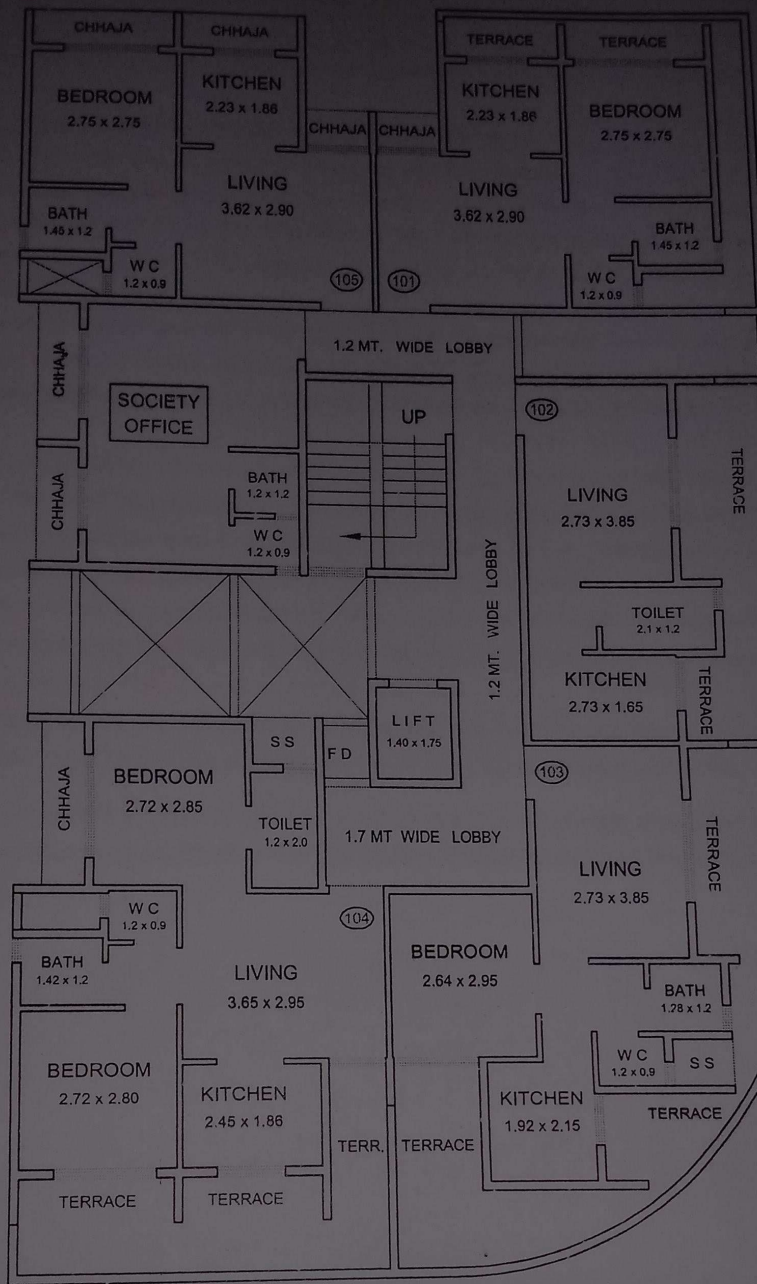
CARPET AREA		TERRACE AREA		
FLAT NO.	FLOOR	PROJECT	SIGN. OF PURCHASER	SIGN. OF DEVELOPER
205	FIRST	"SHREE RAMKRISHNA RESIDENCY" PLOT NO. 254, SECTOR - R3, PUSHPAK NODE.	N.H. Shinde	[Signature]

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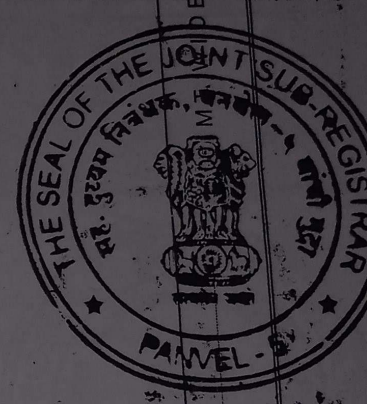
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15.00 MT. WIDE ROAD

CARPET AREA		TERRACE AREA		
FLAT NO.	FLOOR	PROJECT	SIGN. OF PURCHASER	SIGN. OF DEVELOPER
205	FIRST	"SHREE RAMKRISHNA RESIDENCY" PLOT NO. 254, SECTOR - R3, PUSHPAK NODE.	N. H. Shinde	[Signature]



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 :
P52000027300
Project: **SHREE RAMKRISHNA RESIDENCY**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO -254at Vadghar (CT), Panvel, Raigarh, 410206;**

1. **Ambika Group** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400088.**

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, Fees 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;

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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 01/12/2020 and ending with 31/12/2020 and shall be 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. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 01-12-2020 14:38:10

Dated: 01/12/2020
Place: Mumbai

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



27/02/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 3077/2021
नोंदणी :
Regn:63m

गावाचे नाव : वडघर

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

विकसनकरारनामा
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11557100

1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: प्लॉट नं. 254, सेक्टर नं. आर-3, पुष्पक वडघर, नवी मुंबई तालुका - पनवेल, जिल्हा - रायगड (क्षेत्रफळ - 700 चौ.मी.) अभिनिर्णय प्रकरण क्र- ADJ/1300900/471/2020 ((Plot Number : 254 ; SECTOR NUMBER : R 3 ;))
1) 700 चौ.मीटर

पवल - ५

इमारतीचे नाव: मुंबई, महाराष्ट्र, रायघर
23/2/21
2021
28/1/21

- 1): नाव:- अनिल कृष्णा नाईक - वय:- 38; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मुंबई, महाराष्ट्र, रायघर कोल्ही, पोस्ट पारगाव तालुका पनवेल जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, (एमएच). पिन कोड:- 410206 पॅन नं:- AMDPN4610J
- 2): नाव:- बाळाराम कृष्णा नाईक - वय:- 49; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मुंबई, महाराष्ट्र, रायघर कोल्ही, पोस्ट पारगाव तालुका पनवेल जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, (एमएच). पिन कोड:- 410206 पॅन नं:- AJPPN7404B
- 3): नाव:- हिशाबी राम नाईक - वय:- 41; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मुंबई, महाराष्ट्र, रायघर कोल्ही, पोस्ट पारगाव तालुका पनवेल जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, (एमएच). पिन कोड:- 410206 पॅन नं:- ANHPN1991K
- 4): नाव:- मीना भारत नाईक - वय:- 41; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मुंबई, महाराष्ट्र, रायघर कोल्ही, पोस्ट पारगाव तालुका पनवेल जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, (एमएच). पिन कोड:- 410206 पॅन नं:- AZOPN9274A
- 5): नाव:- मुकेश श्याम नाईक - वय:- 32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मुंबई, महाराष्ट्र, रायघर कोल्ही, पोस्ट पारगाव तालुका पनवेल जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, (एमएच). पिन कोड:- 410206 पॅन नं:- AHXPN9776G
- 6): नाव:- पद्माकर कृष्णा नाईक - वय:- 42; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मुंबई, महाराष्ट्र, रायघर कोल्ही, पोस्ट पारगाव तालुका पनवेल जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, (एमएच). पिन कोड:- 410206 पॅन नं:- AKTPN3640A



(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

- 1): नाव:- मे. अंबिका ग्रुप तर्फे भागीदार लुम्बाराम मोडाराम पटेल - वय:- 47; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. 22, जनता हॉटेल जवळ, बी सेक्टर, ए लाईन, चिंता टॉम्बे मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 400088 पॅन नं: -
- 2): नाव:- मे. अंबिका ग्रुप तर्फे भागीदार छोगाराम लुम्बारामजी चौधरी - वय:- 42; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. 22, जनता हॉटेल जवळ, बी सेक्टर, ए लाईन, चिंता कॅम्प, टॉम्बे मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 400088 पॅन नं: -

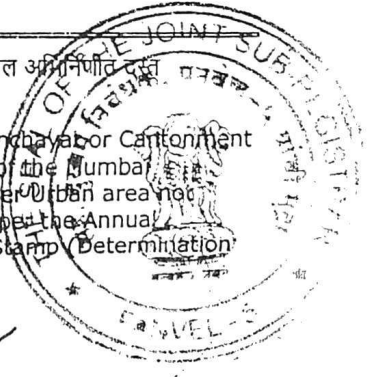
पवल - ५

2021
28/1/21

- (9) दस्तऐवज करून दिल्याचा दिनांक 27/02/2021
- (10) दस्त नोंदणी केल्याचा दिनांक 27/02/2021
- (11) अनुक्रमांक, खंड व पृष्ठ 3077/2021
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 577900
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शोरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त (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 (i), 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.



Handwritten signature

To,
SHRI ANIL KRISHNA NAIK AND OTHER FIVE
HOUSE NO.- ...

ASSESSMENT ORDER NO. 2020/7390

Sub : Payment of New development charges for Residential + Mercantile / Business
(Commercial) Building on Plot No. 254, Sector R3 at Pushpak, Navi Mumbai.

Ref : 1. Your Architects online application dated 17.09.2020, Prov. FireNOC dt. 05.10.2020
2. CIDCO/IA/REHAB/Kolhi/2015/3114 dtd. 05.08.2015 and Agreement to lease on 15.06.2018
3. CIDCO/ACL&SO(NMIA)/ 2018/ dtd. 14.08.2018 and CIDCO/(NMIA)/ 2019/2111 dtd. 15.07.2019.
Your Proposal No. .CIDCO/BP-17574/TPO(NM & K)/2020 dated 11 August, 2020

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

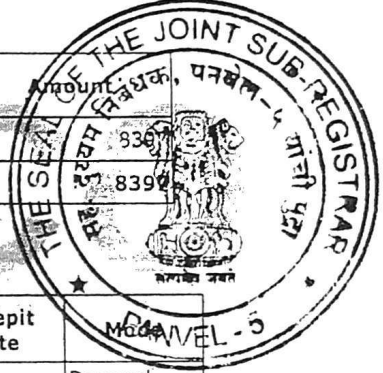
- 1) Name of Assessee : SHRI ANIL KRISHNA NAIK AND OTHER FIVE
- 2) Location : Plot No. 254, Sector R3 at Pushpak, Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 699.77
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 13600

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Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	Total Built up Area * Rate	Resl:1049.655 * 8	8397
Total Assessed Charges				8397

- 7) Date of Assessment : 16 October, 2020
- 8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2020/0973	09/17/2020	8397	00313/TPO/Account/7609/2020	12/10/2020	Demand Draft
2	CIDCO/BP/2020/1468	10/16/2020 10:59:06 AM	5000	CIDCO/BP/2020/1468	16/10/2020	Net Banking



Unique Code No. 2020 04 021 02 2896 02 is for this New Development Permission for Residential + Mercantile / Business (Commercial) Building on Plot No. 254, Sector R3 at

Document certified by PATIL
MITHILESH JANARDHAN.
Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

Reference No. : CIDCO/BP-17574/TPO(NM & K)/2020/7543

Date : 16/10/2020

To,
SHRI ANIL KRISHNA NAIK AND OTHER FIVE
HOUSE NO.- ...

Date : 16/10/2020

ASSESSMENT ORDER NO. 2020/7390

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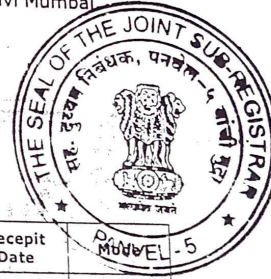
Sub : Payment of Construction & Other Workers Welfare Cess charges for Residential +
Mercantile / Business (Commercial) Building on Plot No. 254, Sector R3 at Pushpak
, Navi Mumbai.

Ref : 1) Your Proposal No. .CIDCO/BP-17574/TPO(NM & K)/2020 dated 11 August, 2020

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

पवल - ५
93523 2028
00/924

- 1) Name of Assessee : SHRI ANIL KRISHNA NAIK AND OTHER FIVE
- 2) Location : Plot No. 254, Sector R3 at Pushpak , Navi Mumbai
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 699.77
- 5) Permissible FSI : 1.5
- 6) GROSS BUA FOR ASSESSMENT : 1715.38 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 23958
- B) AMOUNT OF CESS : Rs. 410970.74



7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	
1	20200402102289602	16/10/2020	414864	20200402102289602	16/10/2020	Net Banking

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MITHILESH JANARDHAN.

Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

Reference No. : CIDCO/BP-17574/TPO(NM & K)/2020/7543

Date : 16/10/2020



COMMENCEMENT CERTIFICATE

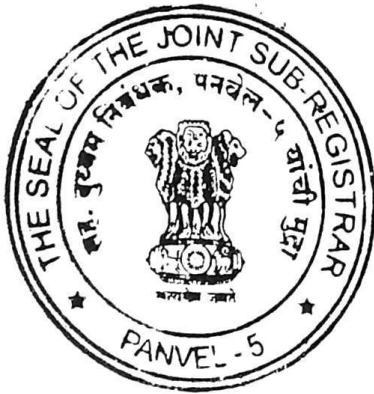
To,
SHRI ANIL KRISHNA NAIK AND OTHER FIVE
HOUSE NO.- 236A, AT- KOLHI, PO- PARGAON, TA-
PANVEL, DIST- RAIGAD.
PIN - 410210

Sub : Development Permission for Residential [Resi+Comm] + Mercantile / Business
(Commercial) [Resi+Comm] Building on Plot No. 254 , Sector R3 at Pushpak , Nav
Mumbai.

Ref : 1. Your Architects online application dated 17.09.2020, Prov. FireNOC dt. 05.10.2020
2. CIDCO/IA/REHAB/Kolhi/2015/3114 dtd. 05.08.2015 and Agreement to lease on 15.06.2018
3. CIDCO/ACL&SO(NMIA)/ 2018/ dtd. 14.08.2018 and CIDCO/(NMIA)/ 2019/2111 dtd. 15.07.2019.

Dear Sir / Madam,

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Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

Reference No. : CIDCO/BP-17574/TPO(NM & K)/2020/7543

Date : 16/10/2020

Please refer to your application for Development Permission for Residential

[Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on Plot No. 254, Sector R3 at Pushpak , Navi Mumbai.

The Development Permission is hereby granted to construct Residential

[Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on the plot mentioned above.

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

The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner should ensure

that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt , the finished stilt level to be minimum 300 mm. above the road edge level.

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

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

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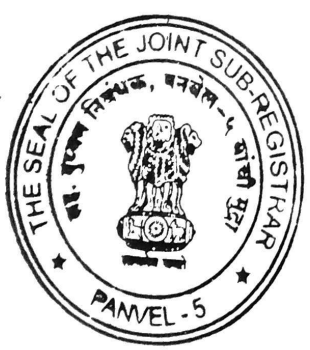
Reference No. : CIDCO/BP-17574/TPO(NM & K)/2020/7543

Date : 16/10/2020

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

पदल - ५	
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Name : PATIL MITHILESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

Reference No. :
Permission is her
Act. 1966 (Mah
HOUSE NO.- 23
254 , Sector R
conditions for t
Mercantile / B
Builtup Area [R
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B.Applicant SH
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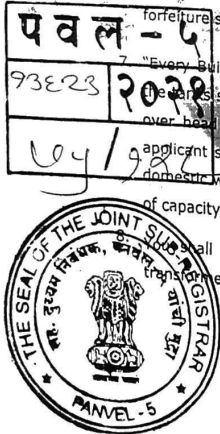
Reference No. : CIDCO/BP-17574/TPO(NM & K)/2020/7543 Date : 16/10/2020

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
4. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
5. A certified copy of the approved plan shall be exhibited on site.

6. The amount of Rs. _____/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

"Every Building shall be provided with underground and over head water tank. The capacity of water tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".

7. The applicant shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.



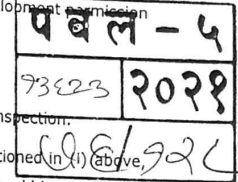
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Designation : Associate
Planner
Organization : CIDCO OF

Reference No. : CIDCO/BP-17574/TPO(NM & K)/2020/7543

Date : 16/10/2020

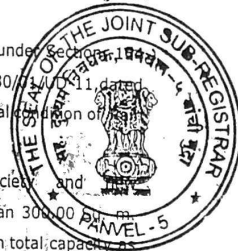
9 As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

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



11. As directed by the Urban Development Deptt. Government of Maharashtra, under Section 18 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/10/03/2005, for all buildings, greater than 300.00-Sq. m. following additional condition of Water Harvesting shall apply.

- a) All the layout open spaces/amenities spaces of Housing Society and construction /reconstruction/ additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).
- Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.



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MITHILESH JANARDHAN.
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Planner
Organization : CIDCO OF

Reference No. : **CIDCO/BP-17574/TPO(NM & K)/2020/7543**

Date : **16/10/2020**

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.
15. This DP is granted subject to terms and conditions mentioned in Provisional Fire NOC issued letter no. CIDCO/FIRE/HQ/2020/987 dtd. 05.10.2020.

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