

पानवी
पानवी

Original Duplicate

पानवी-1235-2024
पानवी-1235-2024
पानवी-1235-2024

₹ 30000.00
₹ 30000.00
₹ 30900.00

S.P. Thakur
S.P. THAKUR

सह दुय्यम निबंधक, पनवेल-१

पानवी मंडळ, पनवेल, पनवेल
1:37 PM मंडळ मिळव

पानवी-1235-2024
₹ 2348760
₹ 4100000
₹ 142000

DHC-148-00
0224203919419 मिनत 21/02/2024
eChallan-148-30000
MHG13929379202324E मिनत 21/02/2024

हस्ता परत मिळव

S.P. Thakur

पानवीची सही
हस्ता परत दिला

लिपिक,
सह दुय्यम निबंधक, पनवेल-१

86 1235
Wednesday, February 21, 2024
1:17 PM

पावती

Original/Duplicate
नोंदणी क्र. 39F
Regn. 39M

पावती क्र. 1825 दिनांक 21/02/2024

पावतीचे नाव करंजाडे
पावतीचे प्रकार अनुक्रमक पत्रावली-1-1235-2024
पावतीचे प्रकार अॅग्रीमेंट टू मेल ऑफ फॅक्ट
पावतीचे नाव संविता प्रभाकर ठाकूर - -

पावतीचे मूल्य ₹. 30000.00
दस्तबंदीचे मूल्य ₹. 900.00
एकूण: ₹. 30900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
1:37 PM ह्या वेळेस मिळेल.

JOINT S R PANVEL T

सह दुय्यम निबंधक, पनवेल-१

वाजारा मूल्य: ₹. 2348760 /-
मालवदला: ₹. 4100000 /-
भरलेले मुद्रांक शुल्क: ₹. 142000 /-

- देयकाचा प्रकार: DHC रकम: ₹. 900/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: 0224203919419 दिनांक: 21/02/2024
पावतीचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH015929379202324E दिनांक: 21/02/2024
पावतीचे नाव व पत्ता:

दस्त परत मिळवून
S.P. Thakur
पावतीची सही
मूळ दस्त परत दिला

लिपिक,
सह निबंधक, पनवेल-१

सूची क्र 2

दुय्यम निबंधक : दु.नि. पनवेल 1

दग्न क्रमांक : 1235/2024

नोदणी

Regn:63m

गावाचे नाव : करंजाडे

अॅगमेंट टू मेल ऑफ प्लॉट

4100000

याच्या

प्लॉट देतो की पट्टेबांधणे

2348760

घर क्रमांक(असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्रभावक्षेत्र, विभाग क्रमांक 27/1, दर 69000 प्रती चौरस मीटर, मदनिका क्रमांक 303, तिमरा मजला, महारा संकल्प रेसिडेन्सी, प्लॉट नंबर 16, मेक्टर 2 ए, करंजाडे, तालुका पनवेल, जिल्हा रायगड, नवी मुंबई (क्षेत्रफळ 27.856 चौरस मीटर कारपेट + 3.400 चौरस मीटर वाल्कनी) (मुबई मुद्राक अधिनियम 1958 चे अनुच्छेद 5(जी-ए) 2 ची मधलत दिली आहे पुर्वीचा दस्त दस्त क्र. 2287/2021 पवल क्र. 1 दिनांक 02/03/2021 या मध्ये मुद्रांक शुल्क रक्कम रुपये 100/- मात्र शिल्लक ठेवून रक्कम रुपये 104500/- समायोजित केले (दस्ताव लावलेली मु.शु. - 142000/-) (Plot Number : 16 ; SECTOR NUMBER : 2 ए ;)

1) 27.856 चौ.मीटर

न अमेल देव्हा.

वहून ठेवणा-या

न्यायालयाचा

स, प्रतिवादिचे

1): नाव:-हरिष कुंदन सिंह -- वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नंबर 402, बालाजी दर्शन अपार्टमेंट, प्लॉट नंबर 28, सेक्टर नंबर 11, कामोडे, तालुका पनवेल, जिल्हा रायगड, नवी मुंबई, ब्लॉक नं: -, रोड नं: -. महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-DCWPK3891L

तागाचे व किंवा
किंवा आदेश

1): नाव:-संचिता प्रभाकर ठाकूर -- वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: घर नंबर 507, चिंचपाडा रोड, तुळजाभवानी मंदिर जवळ, वडगाव, पेण, जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार: (०). पिन कोड:-402107 पॅन नं:-AZJPT1901D

2): नाव:-हरीश वाळाराम पाटील -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: घर नंबर 131 ए, शंकर मंदिर जवळ, अंबिवली, पोस्ट बलवली, तालुका पेण, जिल्हा रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार: (०). पिन कोड:-402107 पॅन नं:-CZTPP5263Q

21/02/2024

21/02/2024

1235/2024

142000

30000

सह दुय्यम निबंधक, पनवेल-१

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(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.



CHALLAN
MTR Form Number-6

CHALLAN NO: MH015929079202324E

BARCODE



Date 20/02/2024-18:11:53

Form ID 25.2

Department Inspector General Of Registration

Mode of Payment Stamp Duty
Registration Fee

Registration Name PNL1_PANVEL NO 1 SUB REGISTRAR

Location RAIGAD

2023-2024 One Time

Payer Details

TAX ID / TAN (If Any)

PAN No.(If Applicable) AZJPT1901D

Full Name

SANCHITA PRABHAKAR THAKUR AND
HARESH BALARAM PATIL

Flat/Block No.

FLAT NO 303, 3 RD FLOOR, SAHARA SANKAP

Premises/Building

RESIDENCY

Account Head Details

640: Stamp Duty

Amount In Rs.

142000.00

3301 Registration Fee

30000.00

Road/Street

PLOT NO 16, SECTOR NO 2A, KARANJADE,
TALUKA PANVEL,

Area/Locality

DIST RAIGAD, NAVI MUMBAI

Town/City/District

PIN

4 1 0 2 0 6

Remarks (If Any)

PAN2=DCWPK3891L~SecondPartyName=HARISH KUNDAN SINGH~

प व ल

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2024

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17

1,72,000.00

Amount In

One Lakh Seventy Two Thousand Rupees Only

Words

FOR USE IN RECEIVING BANK

Cheque-DD Details



Bank CIN

Ref. No.

69103332024022018902

2854664602

Bank Date

RBI Date

20/02/2024-18:14:53

Not Verified with RBI

Bank-Branch

IDBI BANK

Scroll No. , Date

Not Verified with Scroll

This document is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. :

9000000000

हेतुका लागून या दस्तऐवजाची नोंदणी न करता येईल. नोंदणी न करता येण्याच्या दस्तऐवजाच्या दस्तांसाठी सदर मलमल

Valuation ID

20240221716

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

21 February 2024, 10:40:10 AM

पवला

मूल्यांकनाचे वर्ष 2023
 जिल्हा रायगड
 तालुक्याचे नाव पनवेल
 गांवाचे नाव करंजाडे
 प्रमुख मूल्य विभाग 27
 उप मूल्य विभाग 27.1
 क्षेत्राचे नांव Influence Area

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
 मूल्यदर 69000

सर्व्हे नंबर / न. भू. क्रमांक :

बांधीव क्षेत्राची माहिती

गोजमापनाचे एकक
चौ मीटर

मिळकतीचे क्षेत्र 34.04 चौ मीटर
 बांधकामाचे वर्गीकरण - आर सी सी
 उद्भवान सविधा - आहे

मिळकतीचा वापर - निवासी रादनिका
 मिळकतीचे वय - 0 TO 2 वर्षे
 मजला - 1st To 4th Floor

मिळकतीचा प्रकार - बांधीव
 मूल्यदर/बांधकामाचा दर - Rs.69000/-

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)

=(69000 * (100 / 100))

= Rs 69000/-

मजलां निहाय घट/गट

= 100% of 69000 = Rs 69000/-

Rules Applicable

3, 19, 18

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 69000 * 34.04
 = Rs 2348760/-

इकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी +
 वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित
 वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 2348760 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs. 2348760/-

= ₹ तेवीस लाख अठ्ठ्याचाळीस हजार सात शें साठ -/-

Home

Print


 सह दुय्यम निबंधक पनवेल

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21/2/2024
राज्य दुर्योग निरोधक, बर्ग-१
(अध्याय-१)

AGREEMENT FOR SALE

(Part Payment)

This Agreement for Sale made and executed at Panvel this 21st day of the month of **February 2024**.

BETWEEN

MR. HARISH KUNDAN SINGH, Age 29 years, (PAN No. : DCWPK3891L) (Aadhaar No. : 2813 7720 0524) Indian Inhabitant, Residing at - Flat No. 402, Balaji Darshan Apt., Plot No. 28, Sector 11, Kamothe, Tal. Panvel, Dist. Raigad, Navi Mumbai - 410209; hereinafter called and referred to as **"THE SELLER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the FIRST PART.

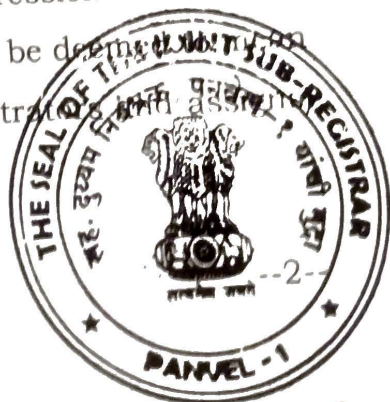
AND

1) **MISS. SANCHITA PRAHAKAR THAKUR**, Age 26 years, (PAN No. : AZJPT1901D) (Aadhaar No. : 3105 0824 1964) Indian Inhabitant, Residing at- House No. 507, Chinchpada Road, Near Tuljabhavani Mandir, Vadgaon, Pen, Dist. Raigad-402107 & 21

MR. HARESH BALARAM PATIL, Age 33 years, (PAN No. : CZTPP5263Q) (Aadhaar No. : 6233 6759 8858) Indian Inhabitant, Residing at- House No. 131/A, Near Shankar Temple, At Ambivali, Post- Balavali, Tal. Pen, Dist. Raigad-402107; hereinafter called and referred to as **"THE PURCHASER/S"** (which expression shall unless

it be repugnant to the context or meaning thereof be deemed to mean and include his / their heirs, executors, administrators and assigns) of the SECOND PART.

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H. B. Patil

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DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	PLOT NO.	SECTOR
303	3 rd	16	2A

Building Name : "SAHARA SANKALP RESIDENCY"
 Node : Karanjde, Tal. Panvel, Dist. Raigad
 RERA Carpet area : 27.856 sq.mtr.
 Balcony area : 3.400 sq.mtr.

BUILDING CONSISTS : Ground + 11 UPPER FLOORS

SALE PRICE : Rs. 41,00,000/-
 (Rupee Forty One Lakh Only)

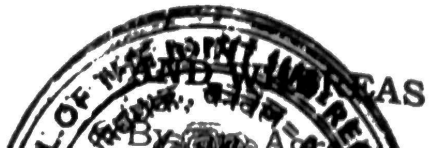
Hereinafter referred to as "THE SAID FLAT"

WHEREAS

The City & Industrial Development Corporation of Maharashtra Limited a Govt. company within the meaning of the Companies Act, 1956 (hereinafter referred to as "the Corporation") having its Registered Office at Nirmal 2nd Floor, Nariman Point, Mumbai 400021 is the New Town Development Authority, under the provisions of sub-sec. (3-a) of Section 11 3 of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. xxxviii of 1966) hereinafter referred to as the said Act.

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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.



Commencement Certificate
CIDCO/BP/17158/
TPO/ (NM & K)/ 2019/6285, dt. 19/12/2019 granted
permission to develop the said plot and to construct a building
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

The Building constructed on the said plot known as **SAHARA SANKALP RESIDENCY**". The CIDCO Ltd. has issued a Certificate of the said building on dated **19/01/2024** bearing Ref. No. **CIDCO/BP-17158/ TPO/(NM & K) /2019/11860**

AND WHEREAS by an Agreement for Sale dated 02/03/2021 executed between Developers- **M/S. SAHARA GROUP BUILDERS & DEVELOPERS** a partnership firm, through its authorized Party **MR. VISHWAS TRIMBAK PATIL** having address at- 01, The Darshan, Plot No. 132, Sector 10, New Panvel-410206 have sold Flat No. 303, on 3rd Floor, admeasuring about RERA Carpet area 27.856 sq.mtr. and Balcony area of 3.400 sq.mtr. in the building

प व ल	SAHARA SANKALP RESIDENCY", constructed on Plot No. 16, in Sector No. 2A, being situated and lying being
9237	Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. in the Jurisdiction of Registration Sub District Panvel District Raigad (hereinafter referred to as "the said Flat")
e	

MR. HARISH KUNDAN SINGH vide AGREEMENT FOR SALE in the Office of Sub-Registrar, Panvel under Serial No. 2021 on dated 02/03/2021.



AND WHEREAS Seller/s **MR. HARISH KUNDAN SINGH** and present Seller/s, are the owner and is absolutely seized and possessed of and entitles to the said **Flat No. 303, on 3rd Floor** measuring about RERA Carpet area of **27.856 sq.mtr.** and

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Balcony area of 3.400 sq.mtr. in the building known as "SAHARA SANKALP RESIDENCY", constructed on Plot No. 16, in Sector No. 2A, being situated and lying being at Karanjade, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd

AND WHEREAS the SELLER/S is not in need of the said Flat, he has decided to sell and dispose it off

AND WHEREAS the Purchaser/s are interested in purchasing the said flat, they approached to the SELLER/S and a talk regarding Sale and purchase of the flat took place between the parties.

AND WHEREAS on discussion, the SELLER/S agreed to sell and the Purchaser/s have agreed to purchase the said flat for a total consideration of **Rs. 41,00,000/- (Rupees Forty One Lakh Only)**.

AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to sell/diposed off and transfer all his/her right, title and interest in the said flat as his/her self-acquired property.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties as appearing herein below:-

NOW THEREFORE THIS AGREEMENT WITNESSETH / AS FOLLOWS:

1. The SELLER/S hereby agree to sell and the Purchaser/s hereby agree to purchase said Flat No. 303, measuring about RERA Carpet area of 27.85 sq.mtr. and Balcony area of 3.400 sq.mtr. in the building known as "SAHARA SANKALP RESIDENCY", constructed on Plot No. 16, in Sector No. 2A, being situated and lying being at Karanjade, Navi Mumbai,

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Balcony area of 3.400 sq.mtr. in the building known as "SAHARA SANKALP RESIDENCY", constructed on Plot No. 16, in Sector No. 2A, being situated and lying being at Karanjade, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd.

AND WHEREAS the SELLER/S is not in need of the said Flat, he has decided to sell and dispose it off.

AND WHEREAS the Purchaser/s are interested in purchasing the said flat, they approached to the SELLER/S and a talk regarding Sale and purchase of the flat took place between the parties.

AND WHEREAS on discussion, the SELLER/S agreed to sell and the Purchaser/s have agreed to purchase the said flat for a total consideration of Rs. 41,00,000/- (Rupees Forty One Lakh Only).

AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to sell/diposed off and transfer all his/her right, title and interest in the said flat as his/her self-acquired property.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties as appearing herein below:-

NOW THEREFORE THIS AGREEMENT WITNESSETH / AS FOLLOWS:

1. The SELLER/S hereby agree to sell and the Purchaser/s hereby agree to purchase said Flat No. 303, measuring about RERA Carpet area of 27.85 sq.mtr. and Balcony area of 3.400 sq.mtr. in the building known as "SAHARA SANKALP RESIDENCY", constructed on Plot No. 16, in Sector No. 2A, being situated and lying being at Karanjade, Navi Mumbai,

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H.B. 11

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Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd. and more particularly described in the Schedule written hereunder.

2. The area of the flat hereby agreed to be sold is having RERA Carpet area of **27.856 sq.mtr.** and Balcony area of **3.400 sq.mtr.** and it is shown by red boundary line on the plan attached herewith.

3. The consideration for the said transfer as settled and agreed between the parties is **Rs. 41,00,000/- (Rupees Forty One Lakh Only)**. The said amount of consideration is paid /will be paid as under :

Rs. 1,00,000/- Paid by Cheque No. 248965, dt. 05/01/2024 drawn on Bank Of Maharashtra Bank, Pen Branch.

Rs. 3,00,000/- Paid by Cheque No. 739783, dt. 15/02/2024 drawn on State Bank of India Bank, Takka Panvel Branch.

Rs. 37,00,000/- Will be paid after passing the loan from any financial institution or bank within 45 days from the date of Agreement for Sale.

Rs. 41,00,000/-

(Rupees Forty One Lakh Only)

4. The SELLER/S and the Purchaser/s declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.

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The Seller/s will give the possession of the said Flat to the Purchaser/s after receiving balance payment i.e. full and final

The Seller/s hereby declare that till today he has not sold, gifted or otherwise parted, with possession of the said



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land known as Plot No. 16 (under 12.5% Gaothan Expansion Scheme) admeasuring about 1999.97 sq.mtr. or thereabouts in Sector No. 2A of the layout of land situate, lying, and being at- Karanjade, Tal. Panvel, Dist. Raigad, within the jurisdiction of Registration Tal. Panvel & Dist. Raigad and bounded as follows :-

On or towards the North by : Plot No. 18

On or towards the South by : 20.00 mtr. Wide Road

On or towards the East by : Plot No. 15

On or towards the West by : Plot No. 17

THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No. 303, on 3rd Floor, admeasuring about RERA Carpet area of 27.856 sq.mtr. and Balcony area of 3.400 sq.mtr. in the building known as "SAHARA SANKALP RESIDENCY", constructed on Plot No. 16, in Sector No. 2A, being situated and lying being at Karanjade, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd.

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S. P. Trakur

Reddy



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IN WITNESS WHEREOF the parties hereto have set
subscribed their respective hands and seals the day and year
herein above written.

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED "SELLER/S"

MR. HARISH KUNDAN SINGH

Harish

IN THE PRESENCE OF.....

1. Ninas P. mali
Ninas P. mali

2. માણિક પ્રભાકર ઠાકુર - મા ય ઠાકુર

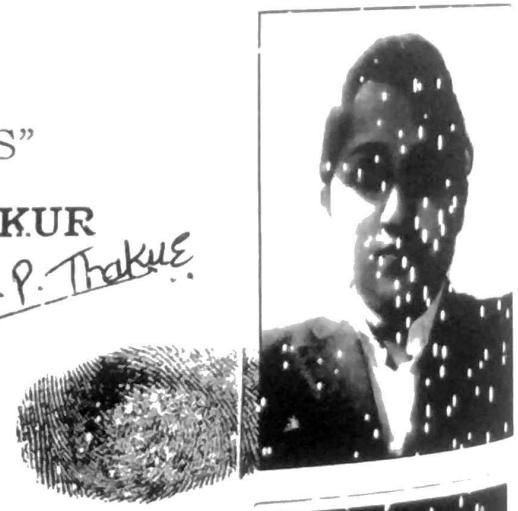


SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED "PURCHASER/S"

1) MISS. SANCHITA PRABHAKAR THAKUR

S.P. Thakur



2) MR. HARESH BALARAM PATIL

H.B. Patil

IN THE PRESENCE OF.....

1. Ninas P. mali
Ninas P. mali

2. માણિક પ્રભાકર ઠાકુર
મા ય ઠાકુર



:: RECEIPT ::

Received from Purchaser a sum of **Rs. 4,00,000/- (Rupees Four Lakh Only)** paid as Part Payment against the sale of Flat No. 303, on 3rd Floor, admeasuring about PEPA Carpet area of 27.888 sq.mtr. and Balcony area of 3.400 sq.mtr in the building known as "SAHARA SANKALP RESIDENCY", constructed on Plot No. 16 in Sector No. 2A, being situated and lying being at Karanjade Near Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd.

I SAY RECEIVED.

Rs. 4,00,000/-



MR. HARISH KUNDAN SINGH
Seller/s

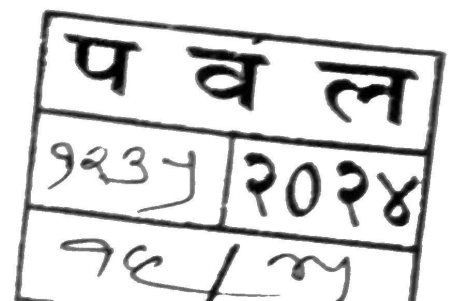
Witness:-

1. Nixal Badmiker mal;



2. माहेजरी यशकर ठाकरे

या या ठाकरे




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:: RECEIPT ::

Received from Purchaser/s a sum of **Rs. 4,00,000/- (Rupees Four Lakh Only)** paid as Part Payment against the sale of **Flat No. 303**, on 3rd Floor, admeasuring about RERA Carpet area of 27.856 sq.mtr. and Balcony area of 3.400 sq.mtr. in the building known as "SAHARA SANKALP RESIDENCY", constructed on Plot No. 16, in Sector No. 2A, being situated and lying being at Karanjade, Navi Mumbai, Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd.

I SAY RECEIVED.

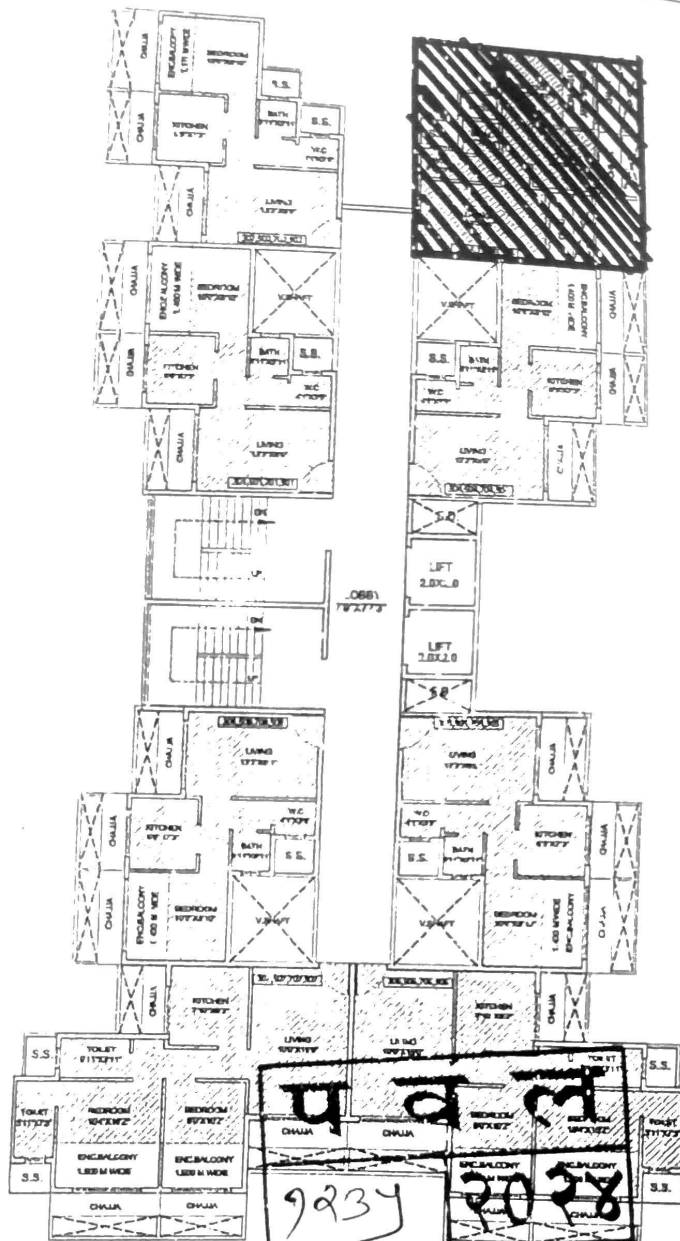
Rs. 4,00,000/-



MR. HARISH KUNDAN SINGH
Seller/s

Witness:-

1. Nixal Badmaker mal;
Rajendra
2. माहेसुरी यशवन्त ठाकरे



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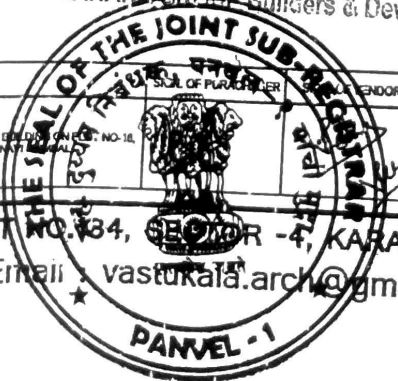
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3rd, 5th, 7th & 9th TYPICAL FLOOR PLAN

SAHARA GROUP Builders & Developers



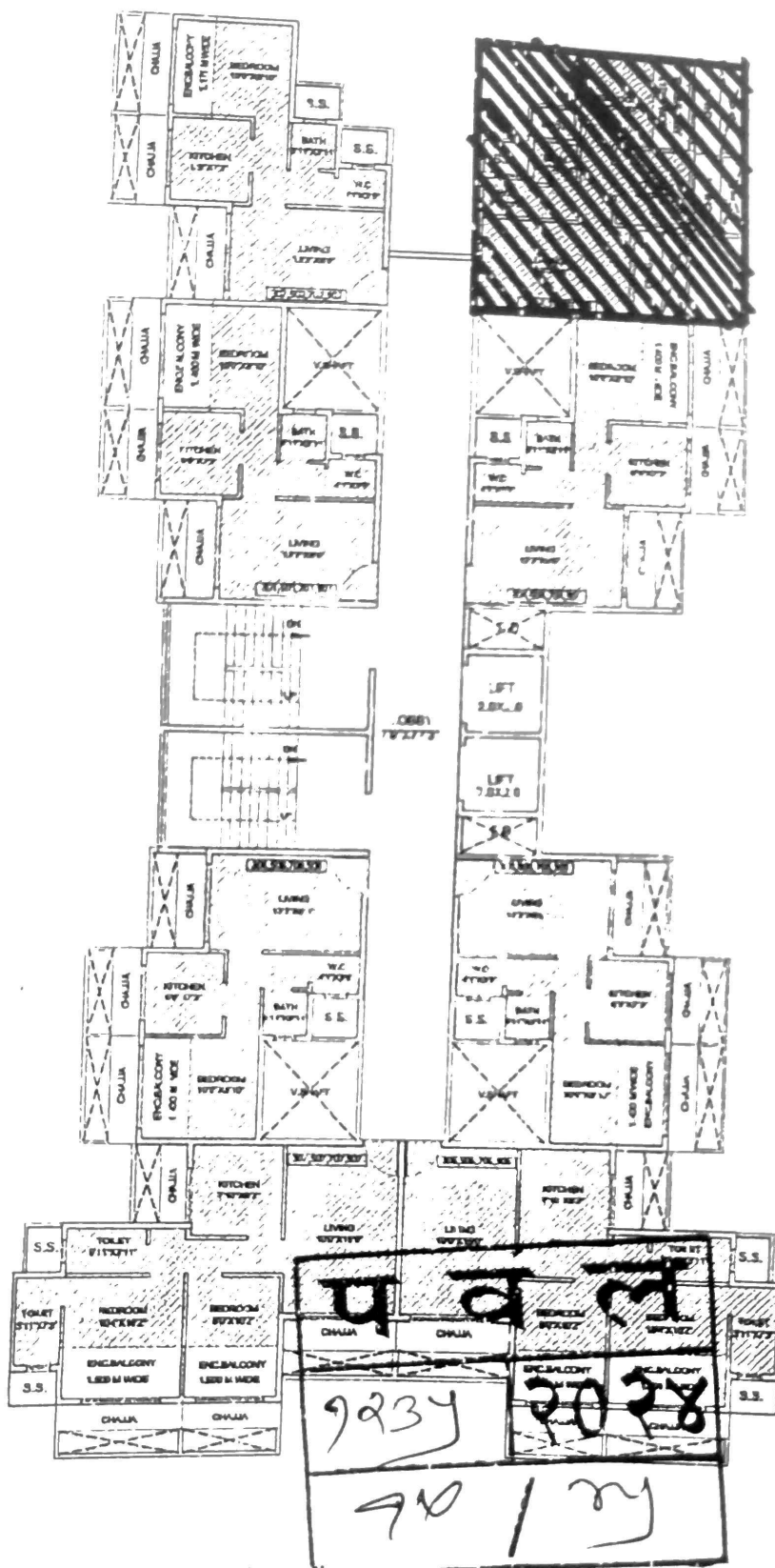
FLAT NO.	FLOOR	PROJECT - SAHARA SANKALI	ENDOR	SIGN. OF ARCHITECT
		PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT, NO-18, SECTOR-4, KARANJADE, PANVEL-1		A. VISHAL V. PATIL



ADD: TODAY BLISS , ROOM NO.103, PLOT NO. 134, SECTOR -4, KARANJADE, PANVEL
 Mob. : +91 9930923663 | Email : vastukala.arch@gmail.com

Arish

S.P. THAKUR
 B. BHAI

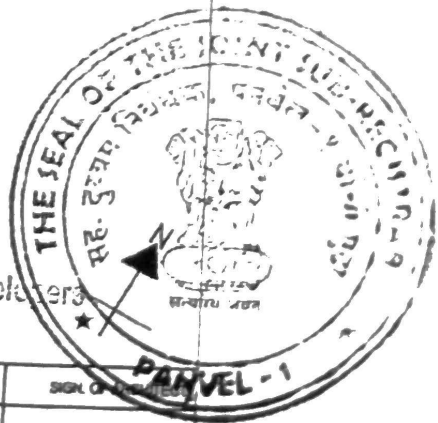


3rd, 5th, 7th & 9th TYPICAL FLOOR PLAN

SAHARA GROUP Builders & Developers

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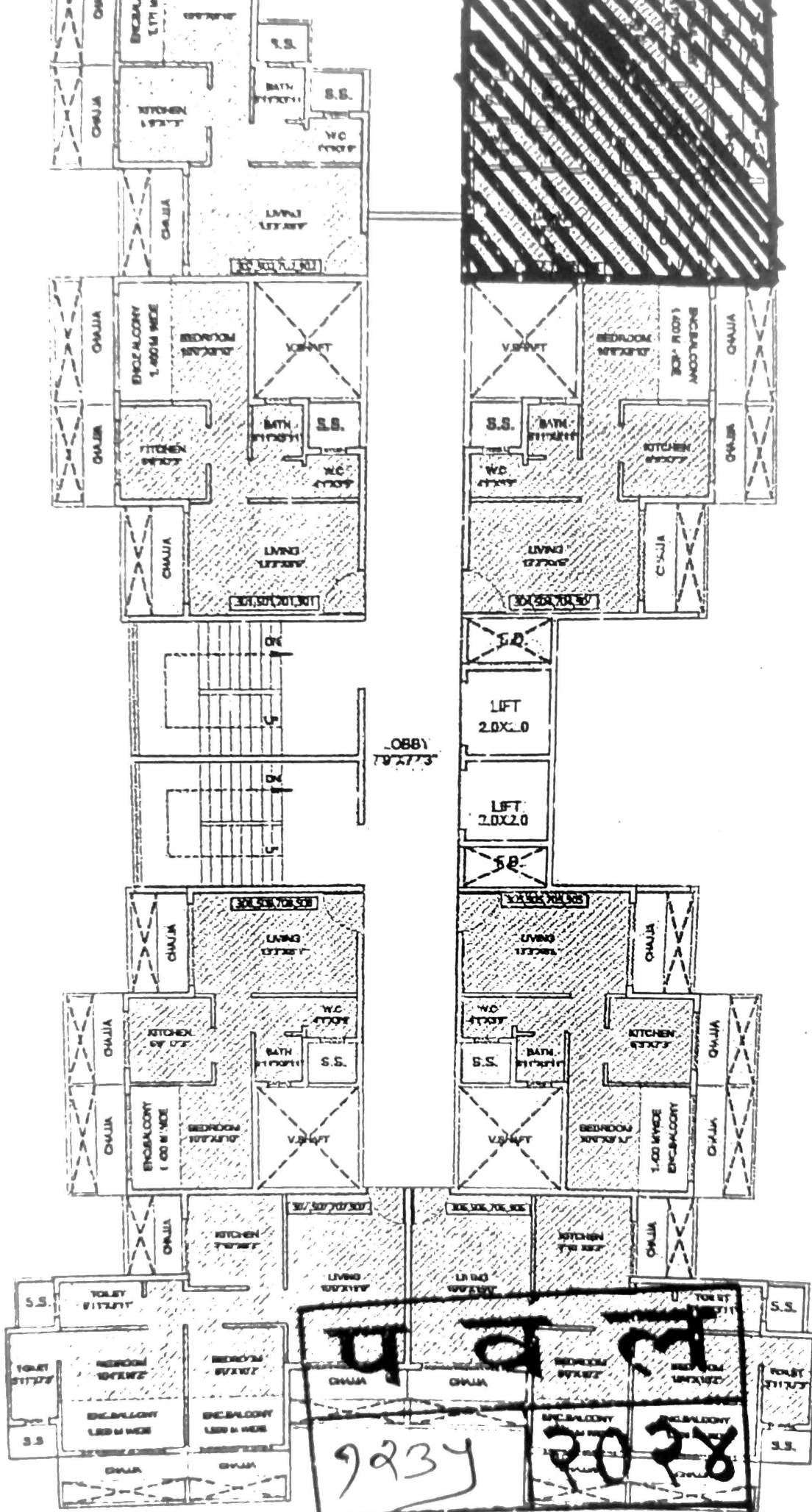
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FLAT NO	FLOOR	PROJECT: SAHARA SANKALP	OWNER	SIGNATURE
		PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING PLAN NO-11, SECTOR-ZAUKARAWADI, HOPE, NAVI MUMBAI		



A: VISHAL V. PATIL



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 P. JAGANNATH

 **CIDCO** OCCUPANCY COMPLETION CERTIFICATE
WE MAKE CITIES

CIDCO/BP-17158/TPO(NM & K)/2019/11860

Unique Code : 20190402102252401

Date: 19 January, 2024

To,

**M/s.Sahara Group Builders and Developers
Through its Partners Mr. Ashok Namdeo Shelke
and Others Eight
at- 01,Tirth Darshan,Plot No.132, Sector-10,New
Panvel (E)
PIN - 410206**

Sub : Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on Plot
No. **16**, Sector **2A** at **Karanjade 12.5 % Scheme Plot**, Navi Mumbai.

Ref : 1. Your architect online application dated 19/12/2023.
2. Final Fire NOC dated 13/09/2023.

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

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

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

Signature Not Verified

Digitally signed by 84-39-88
DN: cn=84-39-88
Date: 2024.01.19 14:00:07
C=IN, o=84-39-88
Occupation: Architect
Plumber

CIDCO/BP-17158/TPO(NM & K)/2019/11860
Unique Code : 20190402102252401

Date : 19 January, 2024

OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of **Residential [Residential Bldg/Apartment] Building G+11 [Total BUA = 2997Sq.mtrs , Residential BUA = 2706.33 Sq.mtrs , Commercial BUA = 290.18 Sq.mtrs , Any Other BUA = 0.49 Sq.mtrs Number of units = 94No. , No. of Residential Units = 80No. , No.of Commercial Units = 14No. , Any Other Units = NANO. Ground+No. Of Floors = G+11] Plot No. 16 ,] , Sector - 2A at Karanjade 12.5 % Scheme Plot** of Navi Mumbai completed under the supervision of **VISHAL VISHWAS PATIL** Architect has been inspected on **29 December, 2023** and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated **12 December, 2019** and that the development is fit for the use for which it has been carried out. This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation. The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM C

This registration is granted under section 4 of the Act to the following project, namely:-
P52000024486
Project SAHARA SANKALP RESIDENCE Plot Bearing / CTS / Survey No. 9234 of Maharashtra Revenue
Raigarh, 410206.

1 Sahara Group Builders & Developers having its registered office principal place of business at Raigarh
District: Raigarh, Pin 410206

- 2 This registration is granted subject to the following conditions, namely:-
- The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules 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 (I) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 18/02/2020 and ending with 20/06/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- 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

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for 924

Signature valid
Digitally Signed by
Dr. Vasu Ramchand Prabh
(Secretary, MahaRERA)
Date: 20/06/2020 14:02:29

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

Dated 18/06/2020

Maharashtra Pea

REGISTRATION

This registration is granted under section 5 of the
P52000024486

Project: **SAHARA SANKALP RESIDENCE** Plot
Raigarh, 410206;

1. Sahara Group Builders & Developers having

District: Raigarh, Pin: 410206.

2. This registration is granted subject to the following

◦ The promoter shall enter into an agreement

◦ The promoter shall execute and register a

allottees, as the case may be, of the apart

(Regulation and Development) (Registration

of Interest and Disclosures on Website) Rule

◦ The promoter shall deposit seventy percent

maintained in a schedule bank to cover the c



CIDCO
WE MAKE CITIES

OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-17158/TPO(NM & K)/2019/11860

Unique Code : 20190402102252401

Date : 19 January, 2024

To,

**M/s.Sahara Group Builders and Developers
Through its Partners Mr. Ashok Namdeo Shelke
and Others Eight
at- 01, Tirth Darshan, Plot No.132, Sector-10, New
Panvel (E)
PIN - 410206**

Sub : Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on Plot
No. 16, Sector 2A at **Karanjade 12.5 % Scheme Plot**, Navi Mumbai.
Ref : 1. Your architect online application dated 19/12/2023.
2. Final Fire NOC dated 13/09/2023.

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for **Residential [Residential Bldg/Apartment]** Building on above mentioned plot along with as built drawing duly approved.

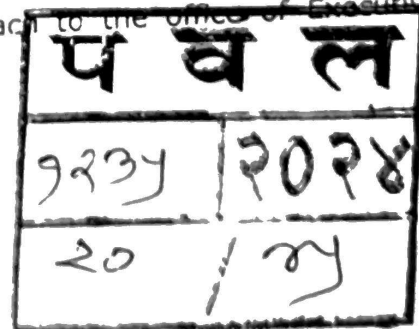
You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

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

Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S

-I) to get the water supply connection to your plot.

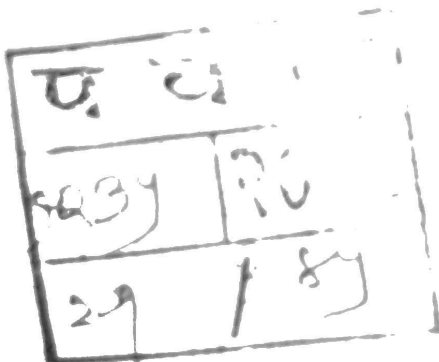


Date : 19 January, 2024

CIDCO/RP-17158/TPO(NM & K)/2019/11860
Unique Code : 20190402102252401

OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [Residential Bldg/Apartment Building G+11 [Total BUA = 2997Sq.mtrs , Residential BUA = 2706.33 Sq.mtr Commercial BUA = 290.18 Sq.mtrs , Any Other BUA = 0.49 Sq.mtrs Number of units = 94No. , No. of Residential Units = 80No. , No.of Commercial Units = 14No. , Any Other Units = NANo. Ground+No. Of Floors = G+11] Plot No. 16 ,] , Sector - 2A at Karanjgaon 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of VISHAL VISHWAS PATIL Architect has been inspected on 29 December, 2023 and I declare that the development has been carried out in accordance with the General Development Control Regulations and conditions stipulated in the Commencement Certificate dated 12 December, 2019 and that the development is fit for the use for which it has been carried out. This permission is issued subject to the Order that may be passed under Section 28A/18/28A, 30 of the Land Acquisition Act, 1894 for payment of enhanced compensation. The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.



Thanking you



Yours faithfully,



Reference No. : CIDCO/BP-17158/TPO(NM & K)/2019/5285

Date 19/12/2019

To,
M/s.Sahara Group Builders and Developers
Through I...

ASSESSMENT ORDER NO. 2019/6131

Sub : Payment of New development charges for Residential + Mercantile / Business
(Commercial), Building on Plot No. 16, Sector 2A at Karanjade(New) 12.5 % Scheme
Plot, Navi Mumbai.

Ref : 1) Your Architect application, dtd: 11.10.2019
2) Provisional Fire NOC issued by CFO CIDCO vide letter no. CIDCO/FIRE/HQ/2019/SAP-644,
dtd:12.12.2019

Your Proposal No. .CIDCO/BP-17158/TPO(NM & K)/2019 dated 18 October, 2019

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

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

- 1) Name of Assessee : M/s.Sahara Group Builders and Developers Through its Partners Mr. Ashok Namdeo Shelke and Others Eight
- 2) Location : Plot No. 16, Sector 2A at Karanjade(New) , Navi Mumbai.
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 1999.97
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 11800

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Stamp Duty Fees	Total Built up Area * Rate	Resi:2999.955 * 8	24000
Total Assessed Charges				24000

7) Date of Assessment : 19 December, 2019,

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2019/2347	10/17/2019	24000	CIDCO/BP/2019/2347	17/10/2019	Net Banking
2	CIDCO/BP/2019/2753	12/13/2019	2394000	CIDCO/BP/2019/2753	13/12/2019	Net Banking

Unique Code No. 2019 04 021 02 2524 01 is for this New Development Permission for

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Reference No. : CIDCO/BP-17158/TPO(NM & K)/2019/6285

Date 19/12/2019

To,
M/s.Sahara Group Builders and Developers
Through i...

ASSESSMENT ORDER NO. 2019/6131

Unique Code No.	2	0	1	9	0	4	0	2	1	0	2	2	5	2	4	5	1
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Sub : Payment of Construction & Other Workers Welfare Cess charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 16, Sector 2A at Karanjade(New) 12.5 % Scheme Plot, Navi Mumbai.

Ref : 1)Your Proposal No. .CIDCO/BP-17158/TPO(NM & K)/2019 dated 18 October, 2019

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

- Name : PATEL MITHALESH
JANARDAN
Designation : Associate
Planner
Organization : CIDCO OF
- 1) Name of Assessee : M/s.Sahara Group Builders and Developers Through its Partners Mr. Ashok Namdeo Shelke and Others Eight
 - 2) Location : Plot No. 16, Sector 2A at Karanjade(New) , Navi Mumbai.
 - 3) Plot Use : Residential + Mercantile / Business (Commercial)
 - 4) Plot Area : 1999.97
 - 5) Permissible FSI : 1.5
 - 6) GROSS BUA FOR ASSESSEMENT : 6000.63 Sq.mtrs.
 - A) ESTIMATED COST OF CONSTN. : Rs. 19360
 - B) AMQUNT OF CESS : Rs. 1161721.97

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20190402102252401	13/12/2019	1161722	20190402102252401	13/12/2019	New Feeing

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THE JOINT SUPERVISOR
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Reference No. : CIDCO/BP-17158/TPO(NM & K)/2019/6285

Date 19/12/2019



COMMENCEMENT CERTIFICATE

To,
M/s.Sahara Group Builders and Developers
Through its Partners Mr. Ashok Namdeo Shelke
and Others Eight
at- 01,Tirth Darshan,Plot No.132, Sector-10,New
Panvel (E)
PIN - 410206

Sub : Development Permission for Residential [Resi+Comm] + Mercantile
(Commercial) [Resi+Comm] Building on Plot No. 16 , Sector 2A at Karanjape

12.5 % Scheme Plot, Navi Mumbai.

Ref : 1) Your Architect application, dtd: 11.10.2019

2) Provisional Fire NOC issued by CFO CIDCO vide letter no. CIDCO/FIRE/HQ/2019/SAP-64
dtd:12.12.2019

Dear Sir / Madam,

Name : PATEL MITHALESH
JANARDHAN
Designation : Associate
Planner
Organization : CIDCO OF

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Reference No. CIDCO BP-17158/TPO(NM & K) 2019 6285

Please refer to your application Development No. [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] No. 16 Sector 2A at Karanjade (New) 12.5 % Scheme Plot No. [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] - The Development Permission is hereby granted to construct Residential plot mentioned above.

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

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

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

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

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Reference No. : CIDCO/BP-17158/TPO(NM & K)/2019/6285

Date : 19/12/2019

Please refer to your application for Development Permission for Residential
[Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] Building on Plot
No. 16, Sector 2A at Karanjade(New) 12.5 % Scheme Plot, 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 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
proposed finished road edge level. In case, the building is having stilt, the finished stilt level
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.

NAME: PATEL MITHALESH
DESIGNATION: ASST. COMMISSIONER
OFFICE: CIDCO

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

Reference No. : CIDCO/BP-17158/TPO(NM & K)/2019/6285

Date : 19/12/2019

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s M/s.Sahara Group Builders and Developers Through its Partners Mr. Ashok Namdeo Shelke and Others Eight , at- 01,Tirth Darshan,Plot No.132, Sector-10,New Panvel (E) for Plot No. 16 , Sector 2A , Node Karanjade(New) . As per the approved plans and subject to the following conditions for the development work of the proposed Residential [Resi+Comm] + Mercantile / Business (Commercial) [Resi+Comm] in 12.5 % Scheme Plot 1Ground Floor + 11Floor Net Builtup Area [Residential [Resi+Comm] = 4,706.33,Mercantile / Business (Commercial) [Resi+Comm] =290.18 Other [Others] =00.49 Total BUA = 2997 Total BUA = 2997] Sq m .

Nos. Of Residential Units :- 80, Nos. Of Mercantile / Business (Commercial) Units :- 14

A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

B.Applicant Should Construct Hutments for labors at site.

C.Applicant should provide drinking water and toilet facility for labors at site.

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

1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966

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Reference No. : CIDCO/BP-17158/TPO(NM & K)/2019/G285

Date: 19/12/2019

SCHEDULE

RAIN WATER HARVESTING

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

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

NAME: PATE, VITALESH
ADDRESS: ...
PHONE: ...
ORGANIZATION: ...

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9234	2028
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019/6285

Regulation No. CIDCO BP-17155 (TPO(NM & K)/2019/6285

Date : 19/12/2019

SCHEDULE

RAIN WATER HARVESTING

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

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

a) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

b) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.

c) An impervious surface underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

d) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

a) 40 mm stone aggregate as bottom layer up to 50% of the depth.

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आयकर विभाग

TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ANCHITA PRABHAKAR THAKUR

PRABHAKAR JAGANNATH THAKUR

01/1908

Permanent Account Number

UP 1908

INCOME TAX



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