

Please Tick

Saving A/C No	Branch FILE No
CIF NO. :	Tie up no (if applicable)
LOS Reference No	PAL/Take Over/NEW/Resale/Top up

Applicant Name: DEVLINA MANDAL
 Co-Applciant Name: PRANAV MADHUKAR CHAVAN

Contract (Resi.): _____ Mobile: _____

Loan Amount: 72,00,000 Tenure: 360 MONTH

Interest Rate: 8.40 EMI: _____

Loan Type: HOME LOAN SBI LIFE .

Hsg. Loan Resale Maxgain _____

Realty _____ Home Top up _____

Property Location: ULWE

Property Cost: SUHAS MODAK 1.20 CR.

Name of Developer / Vendor: _____

RBO - ZONE - Branch: ULWE (Code No) 18108

Contact Person: SUHAS MODAK Mobile No. 9137836491

Name of RACPC Co-ordinator along with Mob No: _____

	DATE	Caller = VB 24/02	DATE
SEARCH - 1	<u>Demala</u>	RESIDENCE VERIFICATION	<u>1-3 23/02</u>
SEARCH - 2		OFFICE VERIFICATION	<u>VB 23/02</u>
VALUATION - 1	<u>?</u>	SITE INSPECTION	<u>23/02</u>
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. _____



RASMECCC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

S MODAK
-5787

Resale

Please Tick

Saving A/C No :

Branch FILE No.:

CIF NO. :

Tie up no.
(if applicable)

LOS Reference No. :

PAL/Take Over/NEW/Resale/Top

Applicant Name : DEVLINA MANDAL

Co-Applicant Name : PRANAV MADHUKAR CHAVAN

Contract (Resi.) :

Mobile :

Loan Amount : 72,00,000

Tenure : 360 MONTH

Interest Rate : 8.40

EMI :

Loan Type : HOME LOAN

SBI LIFE :

Orig. Loan Resale

Maxgain

Realty

Home Top up

Property Location : ULWE

Property Cost : ~~SUHAS MODAK~~ 1.20 CR.

Name of Developer / Vendor :

Zone - Branch : ULWE (Code No)

Contact Person : SUHAS MODAK Mobile No. 9137

Name of RACPC Co-ordinator along with Mob No:

011-10000110

Primary Applicant (Applicable for Co-applicant/ Guarantor)
 First Name: **TAPAS** Middle Name: **KUMAR** Last Name: **CHAVAN**
 PAN No. **CQLPM3360A**
 Driving License No. **INDIAN**
 MGNREGA Job Card No.
 Citizenship **INDIAN**
 Resident NRI/CIO
 Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 SC ST OBC General

Address

Address: Years at current address **03** Months at current address **08** Residence Type Owned Rented
FLAT NO 1102 SAPPHIRE BLDG
PLOT NO C2 SECTOR-8
ULWE GAVHAN
410206 Village **ULWE** City **NAVI MU**
RAIGARH State **MAHARASHTRA** Country **INDIA**
8806417825 Email ID **DEVLINAMANDAL@GMAIL.COM**

Permanent Address Same as Present Address? Yes No

Address: (If no, fill below)
 Village City
 State Country
 Email ID

Co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Chairman Managing Director Other Director
 Chairman/ MD or other director

Director of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor
 Spouse (Independent)
 Daughter (including step daughter) (Independent)
 Mother (including step mother)
 Brother (including step brother)
 Son (including step-son) (Independent)
 Sister (including step-sister)
 Brother (including step brother) of spouse
 Daughter (including step daughter) (Dependent)
 Sister

GUARANTOR



Handwritten signature of the guarantor.

PRAMAV MADHUKAR CHAVAN Last Name

Mrs Ms Dr. Other Gender M F Transgender

DEULIMA TAPAS MANDAL First Name Middle Name Last Name

MADHUKAR TAMAJI First Name Middle Name Last Name

498371282113 PAN No. CHAVAN

Driving License No. CEUPC7474M

MGNREGA Job Card No.

Citizenship INDIA

Resident NRI / CIO Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others SC ST OBC General

Residential Address

Address: Years at current address 09 Months at current address 09 Residence Type Owned Rented Company Lease

FLAT NO 01102 SAPPHIRE BLDG PLOT NO C2 SECTOR-8 ULWE GAUHAN

910206 Village ULWE BARBERA City NAVI MUMBAI

RAIGARH State MAHARASHTRA Country INDIA

7972843998 Email ID PRAMAVCHAVAN9595@GMAIL.COM

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

41302 JASSMINIUM MAGARPATTA CITY

HADAPSAR PUNE

411028 Village HADAPSAR City PUNE

State MAHARASHTRA Country INDIA

7972843998 Email ID

Co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Chairman Managing Director Other Director

Chairman/ MD or other director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's

Brother (including step brother) Mother (including step mother) Brother's

Sister (including step-sister) Son (including step-son) (Independent) Sister's

Daughter (including step daughter) (Dependent) Sister (including step-sister)

CUSTOMER NAME - MRS. MANDAL DEVLINA
MR PRANAV CHAVAN

SS2 - SBI - Subas. mandal
9137836491

398/7924

पावती

Original/Duplicate

Thursday, April 29, 2021

नोंदणी क्र. 398

3:49 PM

Regn. 398A

पावती क्र.: 8877

दिनांक: 29/04/2021

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल3-7924-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: करण सी. पंजाबी - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1200.00

पृष्ठांची संख्या: 60

एकूण:

₹. 31200.00

Sub Registrar Panel 3

बाजार मुल्य: ₹.3138960 /-

मोबदला ₹.4900000/-

भरलेले मुद्रांक शुल्क : ₹. 196000/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2904202104935 दिनांक: 29/04/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009426073202021E दिनांक: 29/04/2021

बँकेचे नाव व पत्ता:

दस्तावेजाची खात्री
मुळ दस्तऐवज पत्त मिळाला

लिपीक



30/04/2021

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.पनवेल 3

दस्त क्रमांक : 7924/2021

नोंदणी :

Regn 63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4900000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3138960
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्रभाव क्षेत्र 27.1, दर-66000/- प्रती चौ.मी. सदनिका क्र. 106, पहिला मजला, बी विंग, तुळसा नामदेव रेसिडेन्सी, प्लॉट क्र. 67, सेक्टर 17, उलवे, ता. पनवेल, जि. रायगड. क्षेत्र 43.24 चौ.मी. कारपेट. ((Plot Number : 67 ; SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 43.24 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. व्ही. एम. डेव्हलपर्स तर्फे प्रो. प्रा. राम व्ही. भतिजा -- वय:- 52; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: दुसरा मजला, बरार हाऊस, २३७/२४३, अब्दुल रेहमान स्ट्रीट, मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:- 400008 पॅन नं:- AACPB2056P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- करण सी. पंजाबी -- वय:- 42; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. ३०१, तिसरा मजला, गार्डन व्ह्यू, प्लॉट क्र. १३६, आर.एस.सी-२, बालाजी मेडिकल, से. २, चारकोप, कांदिवली वेस्ट, मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:- 400067 पॅन नं:- AKSPP3539M
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	29/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7924/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	196000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३



न्यांकनासाठी विचारात घेतलेला तपशील :-

शुल्क आकारताना निवडलेला
व्येद :-

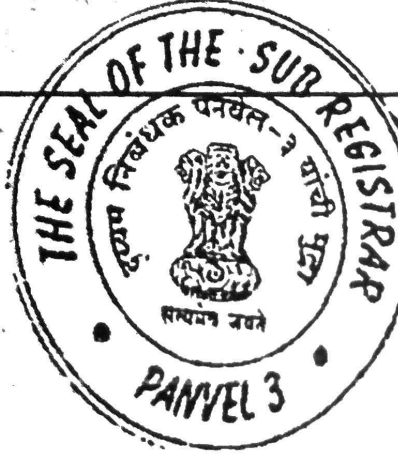
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

-3/3022/
2514

Valuation ID	मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)		29 April 2021 01:49:00 PM
	202104292545		पृष्ठ १
मूल्यांकनाचे वर्ष	2020		
जिल्हा	रायगड		
तालुक्याचे नांव	पनवेल		
गावाचे नांव	उलवे, गव्हाण, खारकोपर		
प्रमुख मूल्य विभाग	27		
उप मूल्य विभाग	27.1		
क्षेत्राचे नांव	Influence Area		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		सर्व्हे नंबर न भू क्रमांक	
मूल्यदर	66000	मोजमापनाचे एकक	चौ मीटर
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र -	47.56 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0.10 2वर्षे
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor
		मिळकतीचा प्रकार -	बांधीव
		मूल्यदर बांधकामाचा दर -	Rs.66000/-
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)	
		= (66000 * (100 / 100))	
		= Rs 66000/-	
मजला निहाय घट/वाढ		= 100% of 66000 = Rs 66000/-	
Rules Applicable	3		
A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 66000 * 47.56	
		= Rs 3138960/-	
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य * खुल्या जमिनीवरील वाहन तळाचे मूल्य * बंदिस्त वाहन तळाचे मूल्य * लगतच्या गच्चीचे मूल्य खुली बात्कनी * वरील गच्चीचे मूल्य * इमारती भोवतीच्या खुल्या जागेचे मूल्य * तळघराचे मूल्य * मेझनाईन मजला क्षेत्र मूल्य * बंदिस्त बात्कनी = A + B + C + D + E + F + G + H + I = 3138960 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3138960/-		

पबल-3
 10.02.2021
 1/100

Home Print



Valuation ID		202104292545		मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)		29 April 2021 11:49 AM	
मूल्यांकनाचे वर्ष	2020	जिल्हा	रायगड	गावाचे नांव	पनवेल	उलवे, गव्हाण, खारकोपर	
प्रमुख मूल्य विभाग	27	उप मूल्य विभाग	27.1	क्षेत्राचे नांव	Influence Area		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	66000	मोजमापनाचे एकक	चौ मीटर	सर्व्हे नंबर न भू क्रमांक			
बांधीव क्षेत्राची माहिती		मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव		
मिळकतीचे क्षेत्र -	47.56 चौ मीटर	मिळकतीचे वय -	0102 वर्षे	मूल्यदर बांधकामाचा दर -	Rs.66000/-		
बांधकामाचे वर्गीकरण -	1-आर सी सी	मजला -	1st To 4th Floor				
उद्दवाहन सुविधा -	आहे						
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)					
		=(66000 * (100 / 100))					
		= Rs 66000/-					
मजला निहाय घट/वाढ		= 100%a of 66000 = Rs 66000/-					
Rules Applicable	3						
मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
		= 66000 * 47.56					
		= Rs 3138960/-					

पब्लिक -
02/01/2018
9/1/18

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - बदिस्त वाहन तळाचे मूल्य - लगतच्या गच्चीचे मूल्य खुली बात्कनी - वरील गच्चीचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य - बदिस्त बात्कनी

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

= 3138960 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.3138960/-

Home Print



602.28/2028
73/50



AGREEMENT FOR SALE

FLAT NO: B-wing 106 FIRST FLOOR

"TULSA NAMDEV RESIDENCY"

PLOT NO: 67, SECTOR - 17,

ULWE, NAVI MUMBAI.

=====

BUILDING CONSISTS : FIRST + 7 FLOOR

=====

CARPET AREA IN SQ.MTRS. : 43.24 SQ.MTRS

=====

MARKET VALUE : Rs. 31,39,000 /-

=====

STAMP DUTY : Rs. 1,96,000/-

REGISTRATION FEES : Rs. 30000/-

=====

SALE PRICE : **Rs. 49,00,000/-**

=====

IS AGREEMENT is made and entered into at Navi Mumbai, on this 31ST day
MAR 2021.

[Handwritten signature]

[Handwritten signature]

BETWEEN

M/S. V.M. DEVELOPERS Through its Proprietor MR. RAM VASUDEV BATHIJA, aged 53 years, [P.A.N. AACPB2056P], an adult, Indian Inhabitant, having address at 2ND FLOOR, BARAR HOUSE, 237/243, ABDUL REHMAN STREET, MUMBAI-400 008., hereinafter referred to as 'THE BUILDER' (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the **ONE**

BUILDER
PART 1
98/100

AND

MR. KARAN C PUNJABI aged 42 years, [PAN NO. AKSPP3539M] an/ adult, Indian Inhabitant/s, residing at 301, 3RD FLOOR, GARDEN VIEW, PLOT NO 136 RSC-2, BALAJI MEDICAL, SECTOR NO.2 CHARKOP KANDIVLI WEST MUMBAI , MUMBAI, MAHARASHTRA- 400067. Hereinafter for brevity's sake called and referred to as 'THE PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executor, administrators, legal representatives and assigns) of the **OTHER** PART.



DESCRIPTION OF PROPERTY

FLAT NO	B-106	FLOOR	PLOT NO:
SECTOR	17	: FIRST	67
BUILDING	B WING	: "TULSA NAMDEV RESIDENCY"	
NODE		: ULWE, NAVI MUMBAI	
CARPET AREA IN SQ.MTRS.		: 43.24 SQ.MTRS	

=====

BUILDING CONSISTS : FIRST + 7th FLOOR

=====

SALE PRICE: Rs.49,00,000/- (FORTY NINE LACS ONLY)

=====

Hereinafter referred to as 'THE SAID FLAT'.

RAM VASDE
adult, India
7/243, ABDUL
as 'THE
context of
the ONE

AND WHEREAS :

THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, a Company incorporated under the Companies Act, 1956, (1 of 1956) Hereinafter referred to as "Corporation") having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021 is a New Town Development Authority, under the Sub-Sections (ii) and (3A) of section - 113 of the Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No: xxxviii of 1966,) hereinafter referred to as the said Act.

Mumbai-400021
93/180

AND WHEREAS :

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



AND WHEREAS:

By an Agreement to Lease dated 01ST day of NOVEMBER, 2011 made at CBD, Belapur, Navi Mumbai, and entered in to between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO) therein and herein referred to as 'THE LESSOR' and **1) SHRI. NAMDEO KANA PATIL**, residing AT MORAVE, TAL. PANVEL & DIST. RAIGAD, therein referred to as the LESSEE, hereinafter referred to as the ORIGINAL ALLOTEE, the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being PLOT NO: 67, SECTOR-17, admeasuring about 1699.61 Sq.Mtrs. under the 12.5% Expansion Scheme at village ULWE, Taluka- Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT') duly Registered vide Registration Receipt No: 10947, dated 02/11/2011 and Document No: 10763/2011 obtained the Physical possession of the same has handed over to the Original Allottee for Development and Construction thereof Building for Residential cum Commercial purpose.

AND WHEREAS:

THE ORIGINAL Allottee paid the premium of Rs.21,250/- (RUPEESS TWENTY ONE THOUSAND TWO HUNDRED FIFTY ONLY) in full to the Corporation and on payment of the said premium in full, Corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for the purpose of erecting a building/s.

[Handwritten signatures]

AND WHEREAS:

By Tripartite Agreement dated 17TH NOVEMBER, 2011 between the CIDCO on the SECOND PART and the Original Allottee : **SHRI. NAMDEO KANA PATIL**, the SECOND PART & the **M/S. V.M. DEVELOPERS** Through its Proprietor **MR. RAM VASDEV BATHIJA**, the THIRD PART. The said original Allottee have assigned all the rights and Interest in and upon the said Plot to the Developers herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement stamped and registered as per the Document No: 11231/2011 Registration Receipt No. 11419, dated 18/11/2011, Registrar of assurances Panvel-3.

AND WHEREAS:

CIDCO has Issued Final Order vide letter Ref: CIDCO/ VASAHAH/ SATYO/ ULWE/ 1646/ 2011 dated 24/11/2011 for the transfer of the plot in the name of **M/S. V.M. DEVELOPERS** Through its Proprietor **MR. RAM VASDEV BATHIJA**.

CIDCO has sanctioned vide letter dated 11/07/2014. CIDCO has issued development permission and Commencement Certificate to **M/S. V. M. DEVELOPERS** to construct Residential Building of FIRST + 7 (WING A & B) Floors vide CIDCO/BP-11454/ATPO(NM & K)/2014/686 dated 11/07/2014.

AND WHEREAS

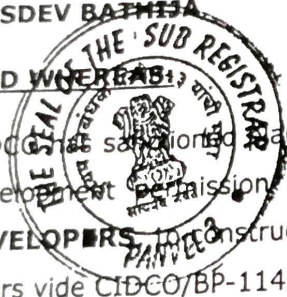
The Builder has entrusted the architect works to **STAPL [Soyuz Talib Architects]** (hereinafter called "The said Architect") to develop, design and lay down specifications for construction of the building on the said plot and for RCC **M/S. A.G Gokhale & Associates**.

AND WHEREAS:

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

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And whereas the Builder have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at NAVI MUMBAI No. P52000005472; the authenticated copy of the certificate is annexed herewith as "Annexure-E".

And whereas under Section 13 of the said Act the Builder ~~are~~ required to execute a written Agreement for sale of said Flat with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Builder hereby agree to sell and the Allottee(s) hereby agree(s) to purchase the said Flat.

AND WHEREAS

The Building being constructed on the Plot shall be known as "NAMDEV RESIDENCY"



AND WHEREAS

The PURCHASER/S have requested the BUILDER to allot a Flat bearing No.106, B-WING on the FIRST FLOOR, admeasuring 43.24 SQ.MTRS CARPET Area. and also an undivided interest in common areas and facilities in the said building constructed on the PLOT NO:67, SECTOR-17, ULWE, Navi Mumbai, on ownership basis as agreed to by and between them which is hereinafter referred to as the said Flat, as per the Floor plan, annexed hereto and marked as ANNEXURE "A"

AND WHERE AS:

THE PURCHASER/S agree to pay Price / Consideration in respect of the said Flat in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale management and Transfer) Act 1963 and in accordance with the progress of the Construction work of the said new building.

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AND WHERE AS :

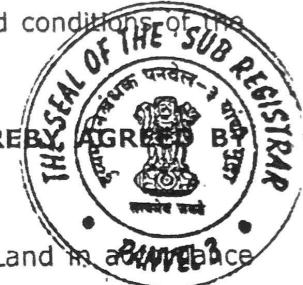
The Purchasers have become fully satisfied about the title of the BUILDER to the said property and the Purchasers shall not be entitled to the further investigate or to raise any requisition or to raise any objection with regards to any other matter relating thereto.

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AND WHERE AS :

THE PURCHASER/S have examined and approved of the building and floor plan. The nature and quality of Construction and fittings, fixtures, facilities and amenities provided to be provided thereto as per the general specifications stated in the Second Schedule hereunder written agreed to purchase the said FLAT NO.B-106 on the FIRST FLOOR, and the parties hereto have hereunder recorded in writing the terms and conditions of the Agreement between them as under:

NOW THIS AGREEMENT WITNESED AND IT IS HEREBY AGREED BETWEEN AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



1. The BUILDER shall construct a Building on the said Land in accordance with the plans, designs, specifications approved and sanctioned by the CIDCO and which have been seen and approved by the purchasers with only such variations and modifications as the BUILDER may consider necessary or as may be required by the CIDCO provided that the BUILDER shall have to obtain prior permission or can sent in writing of the Purchasers in respect of such variations or modifications which may adversely affect the FLAT tenements of the Purchasers. The BUILDER have informed the Purchasers and the Purchasers are aware that as per the scheme envisaged by the BUILDER:

a) The BUILDER shall be entitled to consume the entire F.S.I. available in respect of the said property and/or additional F.S.I. OR T.D.R. of any available in any manner whatsoever as provided for in this Agreement.

b) The society or any other organization or limited company shall be formed and the Conveyance / Lease shall be executed by the BUILDER in favor of the society or organization or limited company only upon the completion of all the building and completion of the entire property more particularly described in the schedule hereunder written and Purchaser/s shall not insist upon the conveyance/ Lease prior to the

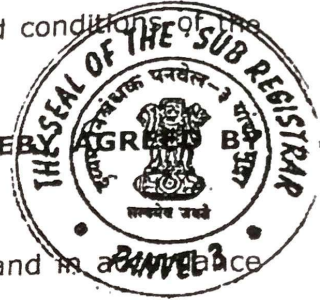
AND WHERE AS :

The Purchasers have become fully satisfied about the title of the BUILDER in respect of the said property and the Purchasers shall not be entitled to the further investigate or to raise any requisition or to raise any objection with regard to any other matter relating thereto.

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AND WHERE AS :

THE PURCHASER/S have examined and approved of the building and floor plan. The nature and quality of Construction and fittings, fixtures, facilities and amenities provided to be provided thereto as per the general specifications stated in the Second Schedule hereunder written agreed to purchase the said FLAT NO.B-106 on the FIRST FLOOR, and the parties hereto have hereunder recorded in writing the terms and conditions of the Agreement between them as under:



NOW THIS AGREEMENT WITNESED AND IT IS HEREBY AGREED AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The BUILDER shall construct a Building on the said Land in accordance with the plans, designs, specifications approved and sanctioned by the CIDCO and which have been seen and approved by the purchasers with only such variations and modifications as the BUILDER may consider necessary or as may be required by the CIDCO provided that the BUILDER shall have to obtain prior permission or can sent in writing of the Purchasers in respect of such variations or modifications which may adversely affect the FLAT tenements of the Purchasers. The BUILDER have informed the Purchasers and the Purchasers are aware that as per the scheme envisaged by the BUILDER:

a) The BUILDER shall be entitled to consume the entire F.S.I. available in respect of the said property and/or additional F.S.I. OR T.D.R. of any available in any manner whatsoever as provided for in this Agreement.

b) The society or any other organization or limited company shall be formed and the Conveyance / Lease shall be executed by the BUILDER in favor of the society or organization or limited company only upon the completion of all the building and completion of the entire property more particularly described in the schedule hereunder written and Purchaser/s shall not insist upon the conveyance/ Lease prior to the

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completion of the entire development of the said property more properly described in the schedule hereunder written. Aforesaid conditions are of the essence of this Agreement and only upon the Purchaser/s agreeing to the said conditions, the BUILDER has agreed to sell the said Flat to the Purchaser/s.

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Purchaser/s hereby agrees that he has satisfied himself about the title of the BUILDER to the said Property and declares that they shall not be entitled to raise any matter relating to the title or otherwise whatsoever.

3. The Purchaser/s agrees to Purchase and the BUILDER agrees to sell FLAT No-106 B Wing, CARPET Area 43.24 SQ.MTR First Floor, Plot no-67, Sector-17, Ulwe, Navi Mumbai in building known as "TULSA NAMDEV RESIDENCY" being constructed on the said property, for a total consideration of Rs.49,00,000/- (RUPEES FORTY NINE LACS ONLY)

4. The Purchaser/s hereby agrees to confirm about the area of the said premises as mentioned hereinabove and hereafter shall not raise an objection with regard to the same. However, the Car Parking/ Still/ Open Space whatever, shall be kept open to sky by the Purchaser/s, failing which, the Purchaser/s shall be liable for the consequences arising there from, and the Purchasers hereby indemnify and keep the Developers indemnified of and against said liability and consequences thereof.

5. Prior to execution of this presents the Purchaser/s have paid a sum of RS. 0/- (Rs.zero) as Earnest Money Deposit/Booking amount adjustable towards the sale price of the Flat agreed to be sold by the BUILDER to the Purchaser/s. The Purchaser/s shall pay to the BUILDER

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22. The Purchaser/s along with other Purchaser/s of Flat in the said building shall join in forming and Apartment Owners /Co-Operative registering the Association of Housing Society/Private Limited Company as the case may be and for this purpose also form time to time sign and execute the application for registration and/or membership and/or other papers and registration of the Company/Society as the case may be and for becoming a member including the bye-laws, Rules and Regulations of the Proposed Association and duly fill in and sign and return to the BUILDER so as to enable the BUILDER to register the Organisation of the Purchaser/s under the said Act and Rules made there under.

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After the building is complete and fit for occupation and after the condominium of Apartments is registered and only after all the said premises in the said building have been sold and disposed off by the BUILDER and after all the BUILDER have received dues payable to them under the terms of the Agreement with various premises holders etc. and completion of the buildings as developments of the entire BUILDER will execute a Deed of Lease and/or any other documents in favour of a Co-operative society (ies) Limited Company or Incorporated Body or condominium of Apartments by MR. PRAKASH THAKKAR M.COM., LLB., C.S., Advocate High Court, having his office at SHUBHANGAN COMPLEX, FLAT NO:21, PLOT NO25A, SECTOR:7 KAMOTHE, NAVI MUMBAI. shall prepare the Conveyance and all other documents to be executed in connection with the Co-operative Society or Limited Company Incorporated Body and all the costs, charges and expenses including stamp duty, registration fees and other expenses in connection with preparation of the execution of the Lease Deed and other documents and formation or registration incorporation of the Co-Operative Society or Limited Company or Incorporated Body or condominium of Apartments or other corporate body shall be borne and paid by the Purchaser/s.



24. The BUILDER shall get a Deed of Lease/ conveyance to be executed by the said Corporation in favor of the Company/Association/Society as the case may be in respect of the said property and the building erected thereon within the prescribed time from the formation and registration of the Association /Society or from the date on which the BUILDER has sold and received payment for all the premise and sold handed over

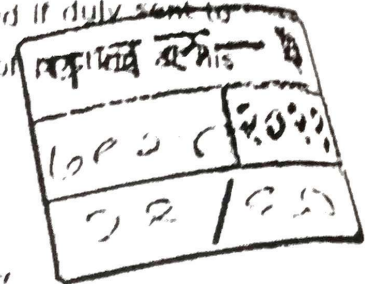
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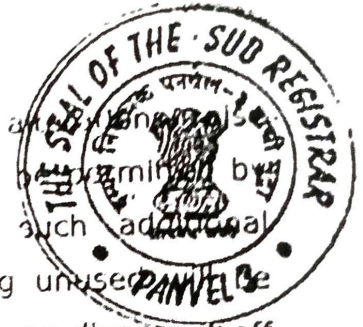
possession of the premises to the respective Purchasers whichever is later
PROVIDED THAT the BUILDER have been paid and have received full
consideration amount payable by all the Premises Holders.

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

MR. KARAN C PUNJABI
301, 3RD FLOOR, GARDEN VIEW,
PLOT NO 136 RSC-2, BALAJI MEDICAL,
SECTOR NO.2 CHARKOP KANDIVLI
WEST MUMBAI, MUMBAI,
MAHARASHTRA- 400067..



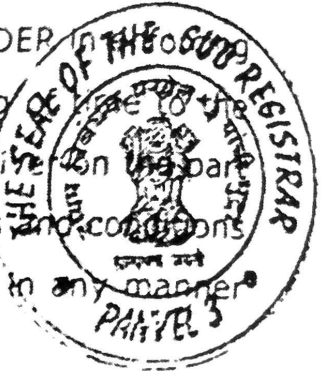
26. The BUILDER shall have the right to make additions, alterations, and
stories or put additional structures at any time as may be permitted by
the Corporation and other Competent Authorities, such additional
alterations, structures and stories and F.S.I. remaining unused shall be the
sole property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



27. Provided that the BUILDER do not, in any way affect or prejudice the
right hereby granted in favor of the Purchasers in respect of said
Premises agreed to be Purchased by the Purchasers, the BUILDER shall
be at liberty to sell, mortgage or otherwise deal with or dispose of their
right, title and interest in the said land, hereditaments and the premises
and the building construction/s and hereafter to be constructed thereon.

28. Commencing a week after the notice in writing is given by the
BUILDER to the Purchaser/s that the said premises is ready for use and
occupation, the Purchaser/s shall pay on or before the 5th day of every
month to the BUILDER until the said property together with the building
constructed thereon is transferred to the proposed Society/ Association as
provided herein, a provisional monthly contribution as decided by the

31. Nothing contained in this Agreement is intended to be nor shall be construed as grant, demand of assignment in law or the said agreement of the said plot and building or any part thereof, the Purchaser/s shall have no claim save and except in respect of the said plot and building agreed to be sold to him and all open spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the BUILDER until the said land and building is transferred to the Society/ Limited Company as herein mentioned.



32. Any delay tolerated or indulgence shown by the BUILDER in the terms of this Agreement of any forbearance of giving the Purchaser/s by Developers shall not be construed as a waiver on the part of the BUILDER of any breach or non-compliance of terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the BUILDER.

33. It is agreed that this Agreement shall be registered with Sub-Registrar of Assurances as required under Maharashtra Ownership Flats Act. The Purchaser/s shall lodge this agreement for registration with the Sub-Registrar of Assurances and inform the Developers the serial No. under which it has been lodged to enable the Developers to appear before the Sub-Registrar and admit the execution thereof.

34. If there is any increase in F.S.I. or any other benefits then such increased FSI or such benefits shall go to the BUILDER and the Purchaser/s or the members of the Society shall not raise any objections to the Developers utilizing such increased F.S.I and/or/using/appropriating such benefits.

35. The members shall form and constitute a Co-Operative Housing Society on their own cost, however the developer shall in getting society formed by obtaining the signature of all the members

SCHEDULE

All that piece and parcel of Land known as PLOT NO: 67, SECTOR-17, in village/ site ULWE, of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 1699.61 Sq. Mtrs or thereabout and bounded as follows that is to say :

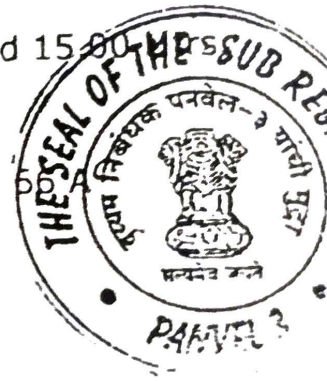
On or towards the North by Wide Road : Proposed 30.00 Mtrs

On or towards the South by Channel : 35.00 Mtrs. Proposed

On or towards the East by Wide Road : Proposed 15.00

On or towards the West by : Plot No. 67

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सेक्टर 17
30.00/50



SCHEDULE II

FLAT NO	B-WING 106	FIRST FLOOR	PLOT NO: 67
SECTOR	17		
BUILDING		:	"TULSA NAMDEV RESIDENCY"
NODE		:	ULWE, NAVI MUMBAI
CARPET AREA IN SQ.MTRS.		:	43.24 SQ MTR
BUILDING CONSISTS		:	FIRST + 7 FLOOR

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subscribed their respective hands and seal the day and the year SECOND
hereinabove written:

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SIGNED AND DELIVERED by the
Within named DEVELOPERS

M/S. V. M. H. DEVELOPERS,
Through its Proprietor
MR. VASDEV BATHIJA
(P.A.N. AA6RB2056P)



Vasdev Bathija



In presence of

1. *[Signature]*
2. *[Signature]*

SIGNED AND DELIVERED by the

Within named 'PURCHASER/S'

1. MR. KARAN C PUNJABI

[PAN NO. AKSPP3539M]

• In presence of

1. *[Signature]*

Karan



RECEIPT

1) Received of and From the within named Purchaser **MR.KARAN C PUNJABI** has paid a sum of Rs. 0/- (**RUPEES ZERO ONLY**) are being the EMD Booking amount of Sale Price of Flat.

BANK NAME	DATE	CHEQUE NO.	AMOUNT
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		622	2022
		22/10	

FLAT NO B-WING 106

SECTOR 17

First FLOOR

PLOT NO: 67

BUILDING

: "TULSA NAMDEV RESIDENCY"

NODE

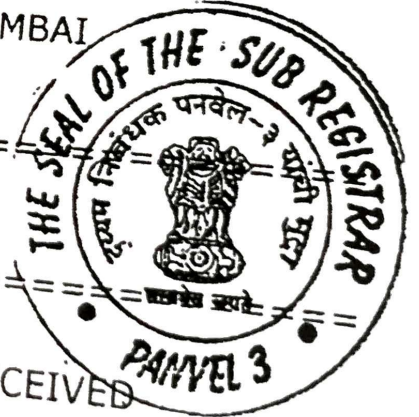
: ULWE, NAVI MUMBAI

CARPET AREA IN SQ.MTRS.

: 43.24 SQ MTR

BUILDING CONSISTS

: FIRST + 7 FLOOR



I SAY RECEIVED

[Handwritten Signature]



M/S. V.M. DEVELOPERS

Through its Proprietor

MR. RAM VASDEV BATHIJA

se Tick

Top up

Mob.: 8369862683

M. DEVELOPERS

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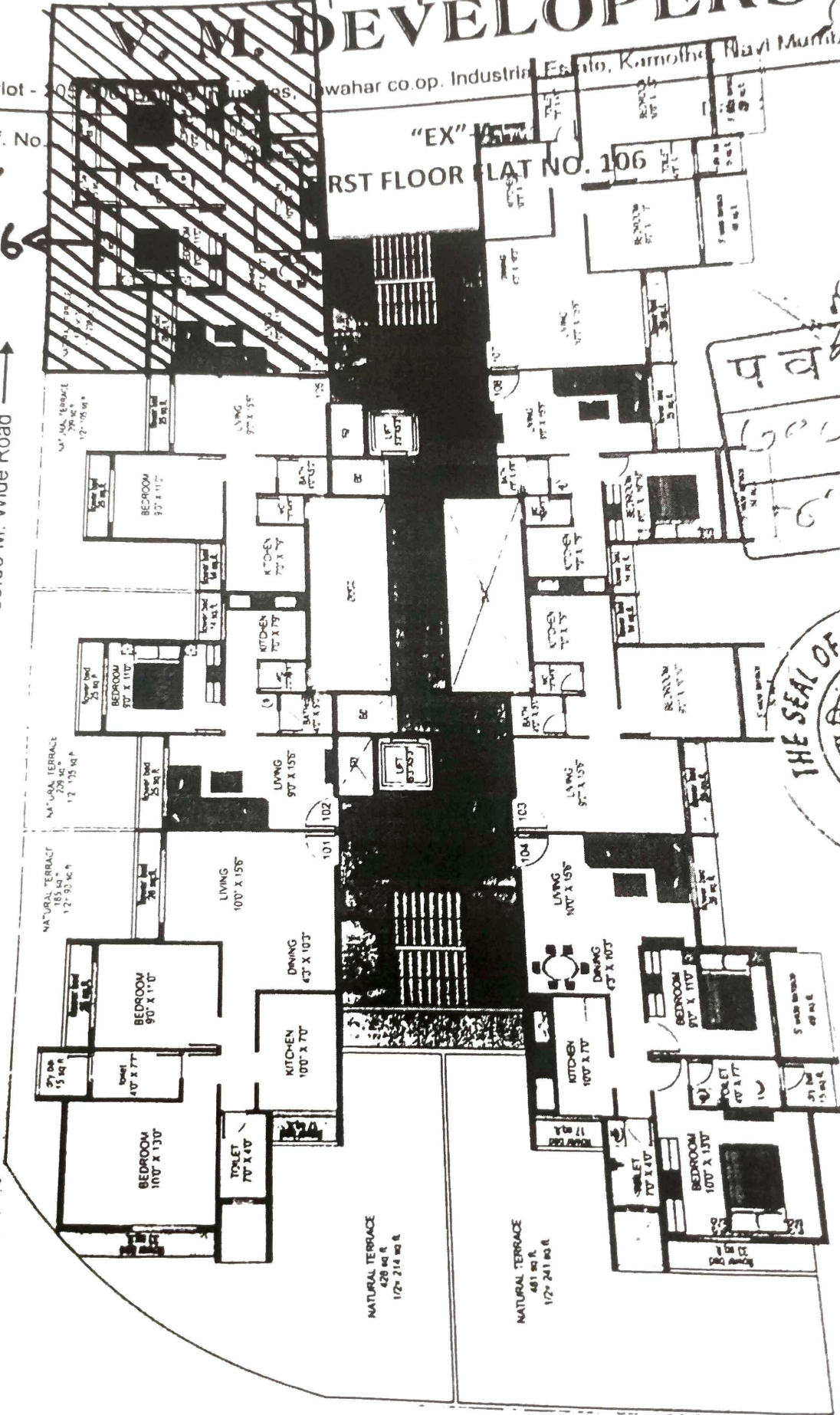
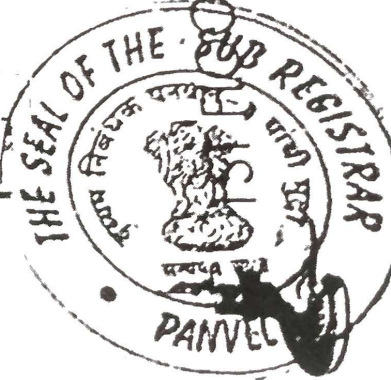
"EX" FIRST FLOOR FLAT NO. 106

106

30.00 M. Wide Road

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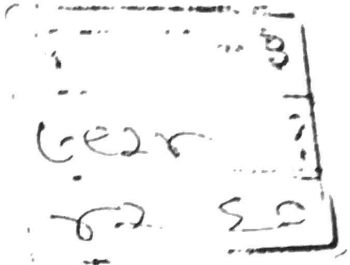


Maharashtra Real Estate Regulatory Authority

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 **P52000005472**

Project: **Tulsa Namdeo Residency, Plot Bearing / CTS / Survey / Final Plot No 17/67 at Ulawa 410206;**



1. Mr./Ms. Ram Vasdev Bathija son/daughter of Mr./Ms. Vasdev Mulchand Bathija Tensil **Mumbai City, Pin: 400071, situated in State of Maharashtra.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- o The Registration shall be valid for a period commencing from 11/08/2017 and ending with 30/06/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- o That the promoter shall take all the pending approvals from the competent authorities

If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prashu
(Secretary, MahaRERA)
Date: 2/6/2019 11:42:41 AM



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 P52000005472

Project: *Tulsa Namdeo Residency, Plot Bearing / CTS / Survey / Final Plot No.: 17/67 at Ulawa, Mumbai City, District*
410206;

1. Mr./Ms. Ram Vasdev Bathija son/daughter of Mr./Ms. Vasdev Mulchand Bathija Tehsil: *Mumbai City, District*
Mumbai City, Pin: 400071, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (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 11/08/2017 and ending with 30/06/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



PRAKASH THAKKAR

M.COM., LL.B., C.S.

ADVOCATE HIGH COURT

OFFICE : Shubhangan Complex,
Shop No:21, Plot No.25-A,
Sector-7, Kamothe,
Navi Mumbai.

OFFICE : B-105, Shankar Tower,
Plot- 14, Sector- 14,
Palm Beach Road,
Navi Mumbai.

Date : 18/07/2014



TITLE CUM SEARCH CERTIFICATE

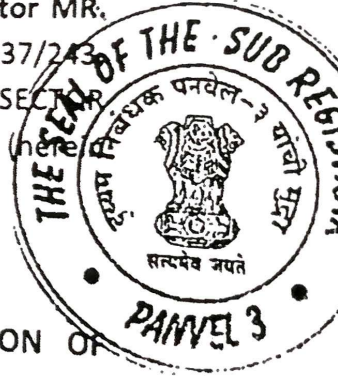
OF PLOT NO: 67, SECTOR -17

FILE NO: 1646, AREA : 1699.61 SQ.MT,

ULWE 1 J, NAVI MUMBAI

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62/1022
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I have pursued the title of M/S. V.M. DEVELOPERS Through its Proprietor MR. RAM VASDEV BATHIJA, having its office at 2ND FLOOR, BARAR HOUSE, 237/243 ABDUL REHMAN STREET, MUMBAI-400 008., in respect of PLOT NO: 67, SECTOR -17, ULWE, TAL. PANVEL, DIST RAIGAD., admeasuring 1699.61 Sq. Mtrs (here referred to as the PLOT) (PERIOD COVERED 01/01/2010 TO 18/07/2014)



AND WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956, (1 of 1956) Hereinafter referred to as "Corporation") having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the Sub-Sections (i) and (3-A) of section - 113 of the Maharashtra Regional & Town Planning Act, 1966.

By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act of 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.

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PRAKASH THAKKAR

M.COM, U.B.C.S.

ADVOCATE HIGH COURT

OFFICE : Shubhangan Complex,
Shop No-21, Plot No 25 A,
Sector-7, Vashi
Navi Mumbai

OFFICE : B 105, Shankar Tower,
Plot- 14, Sector- 14,
Palm Beach Road
Navi Mumbai



Agreement to Lease dated 01st day of NOVEMBER, 2011, made at CBD, Mumbai, and entered in to between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO) therein and herein referred to as 'THE LESSOR' and 1) SHRI. NAMDEO KANA PATIL, residing PANVEL, TAL. PANVEL & DIST. RAIGAD, therein referred to as the LESSEE, hereinafter referred to as the ORIGINAL ALLOTTEE, the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being PLOT NO: 67, SECTOR-17, admeasuring about 1699.61 Sq.Mtrs. under the 12.5% Expansion Scheme at village ULWE, Taluka- Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT') duly Registered vide Registration Receipt No: 10947, dated 02/11/2011 and Document No: 10763/2011 obtained the Physical possession of the same has handed over to the Original Allottee for Development and Construction thereof Building for Residential cum Commercial purpose.

THE ORIGINAL Allottee paid the premium of Rs.21,250/- (RUPEES TWENTY ONE THOUSAND TWO HUNDRED FIFTY ONLY) in full to the Corporation and on payment of the said premium in full, Corporation granted permission or license to the Original Allottee to enter upon the said Plot of land for the purpose of erecting a building/s.

By Tripartite Agreement dated 17th NOVEMBER, 2011 between the CIDCO on the FIRST PART and the Original Allottee : SHRI. NAMDEO KANA PATIL, the SECOND PART & the M/S. V.M. DEVELOPERS Through its Proprietor MR. RAM VASDEV BATHIJA , the THIRD PART. The said original Allottee have assigned all the rights and interest in and upon the said Plot to the Developers herein and also Tripartite Agreement on the terms and conditions more particularly set out in the said Agreement stamped and registered as per the Document No: 11231/2011 Registration Receipt No.11419, dated 18/11/2011, Registrar of assurances Panvel-3.

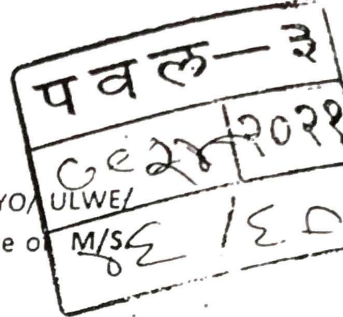
PRAKASH THAKKAR

M.COM., LL.B., C.S.,

ADVOCATE HIGH COURT

OFFICE : Shubhangan Complex,
Shop No-21, Plot No.25-A,
Sector-7, Kamothe,
Navi Mumbai.

OFFICE : B-105, Shankar Tower,
Plot- 14, Sector- 14,
Palm Beach Road,
Navi Mumbai.



CIDCO has issued Final Order vide letter Ref: CIDCO/ VASAHA/ SATYO/ 1646/ 2011 dated 24/11/2011 for the transfer of the plot in the name of V.M. DEVELOPERS Through its Proprietor MR. RAM VASDEV BATHIJA.

CIDCO has sanctioned plan vide letter dated 11/07/2014. CIDCO has issued development permission and Commencement Certificate to M/S. V. M. DEVELOPERS, to construct Residential Building of GROUND + 7 (WING A & B) Floors vide CIDCO/BP-11454/ATPO(NM & K)/2014/686 dated 11/07/2014.

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



SCHEDULE

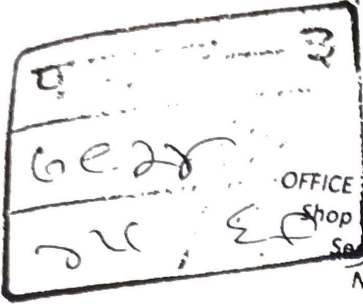
All that piece and parcel of Land known as PLOT NO: 67, SECTOR-17, in village/site ULWE, of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 1699.61 Sq. Mtrs or thereabout and bounded as follows that is to say :

- | | |
|----------------------------|----------------------------------|
| On or towards the North by | : Proposed 30.00 Mtrs. Wide Road |
| On or towards the South by | : 35.00 Mtrs. Proposed Channel |
| On or towards the East by | : Proposed 15.00 Mtrs. Wide Road |
| On or towards the West by | : Plot No. 66 A |

PRAKASH THAKKAR

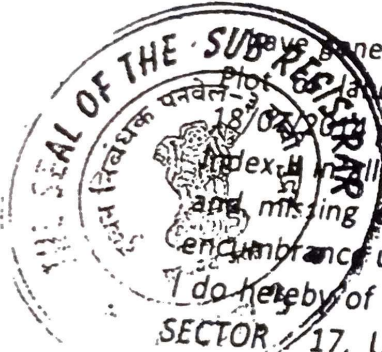
M.COM., LL.B., C.S.,

ADVOCATE HIGH COURT



OFFICE : Shubhangan Complex,
Shop No:21, Plot No.25-A,
Sector-7, Kamothe,
Navi Mumbai.

OFFICE : B-105, Shankar Tower,
Plot- 14, Sector- 14,
Palm Beach Road,
Navi Mumbai.



I have gone through the relevant papers submitted to me pertaining to the said Plot No. 67, Sector-17, Ulwe, Navi Mumbai, Admeasuring 1699.61 SQ.MTRS. more particularly described in the schedule hereunder written, stands in the name of M/S. V.M. DEVELOPERS Through its Proprietor MR. RAM VASDEV BATHIJA, is clear and marketable and is free from all encumbrances.

I have gone through all relevant papers from 01/01/2010 - 18/07/2012 pertaining to the said Property of land and also conducted a search of all the offices of Sub Registrar Panvel, some of the register were lost and missing except the entries mentioned above I found no existing charge, encumbrance upon the said property. In view of the documents furnished above, I do hereby of the opinion that there is no encumbrances on the PLOT NO: 67, SECTOR 17, ULWE, NAVI MUMBAI, ADMEASURING 1699.61 SQ.MTRS. more particularly described in the schedule hereunder written, stands in the name of M/S. V.M. DEVELOPERS Through its Proprietor MR. RAM VASDEV BATHIJA, is clear and marketable and is free from all encumbrances.



Prakash

MR. PRAKASH THAKKAR
ADVOCATE HIGH COURT

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

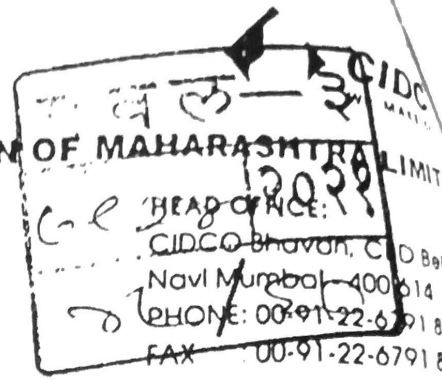
REGD. OFFICE:

"NIRMAL", 2nd Floor, Narlman Point,
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900

00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933



Ref. No. CIDCO/BP-11454/TPO(NM & K)/2014 **685 = --**

To,
M/s. V. M. Developers,
Through its Proprietor, Mr. Ram Vasdev Bhatija,
Office at Barar House, 237/243,
Abdul Rehman Street, Mumbai-400-008



ASSESSMENT ORDER NO.150/2014-15 REGISTER NO.01 PAGE NO.150

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	2	8	2	0
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.67, Sector - 17 at Ulwe (12.5% Scheme), Navi Mumbai.

REF:- 1) Your architect's application dated 13/09/2012, 15/05/2014 & 01/07/2014

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

1. Name of Assessee :- M/s. V. M. Developers,
Through its Proprietor, Mr. Ram Vasdev Bhatija.
 2. Location :- Plot No.67, Sector -17 at Ulwe (12.5% Scheme), Navi
 3. Land use :- Residential
 4. Plot area :- 1699.61 Sq. mtrs
 5. Permissible FSI :- 1.50
 6. GROSS BUA FOR ASSESSMENT :- 4199.410 Sq.mtrs.
 7. ESTIMATED COST OF CONSTN. :- 4199.410 Sq.mtrs. X 13200/- = Rs.55432212/-
 8. AMOUNT OF CESS :- Rs.55432212/- X 1% = Rs.554322.12
- Construction & Other Workers Welfare Cess charges paid Rs. 5,60,000/- vide Receipt No.12129,dtd. 19/05/2014.

Yours faithfully,

Manjula Nayak
11/17

(Manjula Nayak)
Town Planning Officer(B
Mumbai & Khopta

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



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

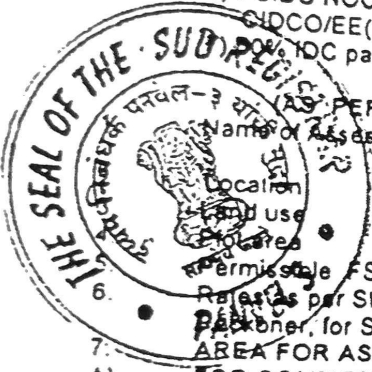
HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

Ref. N6/DCCO/BP-11454/TPO(NM & K)/2014/685 ---

Date: 1 JUL 2014

To:
 M/s. V. M. Developers,
 Through its Proprietor, Mr. Ram Vasdev Bhalija,
 Office at Barar House, 237/243,
 Abdul Rehman Street, Mumbai-400 008
 SUB: Payment of development charges for Residential Building on Plot No.87, Sector-17 at Ulwe, (12.5% Scheme),
 Navi Mumbai.
 REF: 1) Your architect's application dated 13/09/2012, 15/05/2014 & 01/07/2014
 2) Delay condonation NOC issued by AEO(12.5%) vide letter No. CIDCO/Estate/ 12.5% Scheme/Ulwe/1848/2013 dtd. 03/05/2013
 3) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Scheme/1848/Ulwe/2013 dtd. 02/05/2013
 4) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/12/NM/NOCAS/98/2529-2531, dtd.24/07/2012
 5) Fire NOC issued by Fire Officer, CIDCO vide letter No. CIDCO/Fire/Klm/ 4448/2013, dtd.05/04/2013
 6) PSIDC NOC issued by EE(Elect-II) vide letter No. CIDCO/EE(ELEC-II)/14/UL-0443/792, dtd. 13/05/2014.
 7) 10% TDC paid of Rs. 5,60,000/- vide Receipt No.12129, dtd. 19/05/2014

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



Name of Assessee	: M/s. V. M. Developers, Through its Proprietor, Mr. Ram Vasdev Bhalija, Plot No.87, Sector -17 at Ulwe (12.5% Scheme),Navi Mumbai
Location	: Residential
Plot area	: 1699.61 Sq. mtrs
Permissible FSI	: 1.50
Rates as per Stamp Duty Ready	: Rs.14560/-
Area for Assessment	: :-
A) FOR COMMERCIAL	: :-
i) Plot area	: - 245.704 Sq.mtrs..
ii) Built up area	: - 368.557 Sq.mtrs.
C) FOR RESIDENTIAL	: :-
i) Plot area	: 1453.908 Sq.mtrs.
ii) Built up area	: 2177.609 Sq.mtrs.
8. DEVELOPMENT CHARGES	: :-
A) FOR COMMERCIAL	: :-
i) On Plot area @ 1% of (6) above	: - 245.704 Sq.mtrs X 14560 X 1% = Rs 35774.502
ii) On Built up area @ 4% of (6) above	: - 368.557 Sq.mtrs X 14560 X 4% = Rs 214647.596
	TOTAL = Rs.250422.098
B) FOR RESIDENTIAL	: :-
i) On plot area @ 0.5% of (6) above	: - 1453.908 Sq.mtrs. X 14560 X 0.5% = Rs 105844.358
ii) On built up area @ 2% of (6) above	: - 2177.609 Sq.mtrs. X 14560 X 2% = Rs 634119.740
	TOTAL = Rs.739964.098
9. Total Assessed development charges	: - 8(A) & 8(B) = Rs.990386.194 Say Rs.990387/-
10. Date of Assessment	: - 01/07/2014
11. Due date of completion	: - 01/11/2011 to 31/10/2015
12. Development charges paid of Rs.9,95,000/- vide Receipt No.12129, dtd. 19/05/2014	

Unique Code No. 2014 03 021 02 3282 01 is for this Development Permission on Plot No. 67, Sector-17 at Ulwe (12.5% Scheme), Navi Mumbai.

Yours faithfully,

 (Manjula Nayak)
 Town Planning Officer(BP)
 Navi Mumbai & Khopla

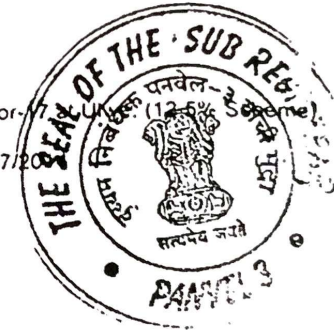
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

HEAD OFFICE
 2nd Floor, Nariman Point
 Mumbai - 400 021
 Telephone (Reception) - 00-91 22 6650 0900
 00-91 22-6650 0928
 00-91-22-2202 2509 / 6650 0933
 CIDCO/BP-11454/TPO(NM & K)/2014

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 HEAD OFFICE
 CIDCO Bhoyl
 Navi Mumbai
 PHONE 00-91 22 6791 8100
 FAX 90-91 22 6791 8100

Ref. No. Unique Code No. 2 0 1 4 0 3 0 2 1 0 2 3 2 8 2 0 1

To
 M/s V. M. Developers,
 Through its Proprietor, Mr. Ram Vasdev Bhatija
 Office at Barar House, 237/243,
 Abdul Rehman Street, Mumbai-400 008
 SLB - Development Permission for Residential Building on Plot No.67, Sector-17
 Navi Mumbai



- REF
- 1) Your architect's application dated 13/09/2012, 15/05/2014 & 01/07/2014
 - 2) Delay condonation NOC issued by AEO(12.5%) vide letter No. CIDCO/Estate/ 12.5% Scheme/Ulwe/1646/2013 dtd. 03/05/2013
 - 3) Maveja NOC issued by AEO vide letter No CIDCO/Estate/12.5% Scheme/1646/Ulwe/2013 dtd. 02/05/2013
 - 4) Height Clearance NOC issued by AAI vide letter No. BT-1/NOC/MUM/12/NM/NOCAS/96/2529-2531, did.24/07/2012
 - 5) Fire NOC issued by Fire Officer, CIDCO vide letter No CIDCO/Fire/Kim/ 4446/2013, dtd 05/04/2013
 - 6) PSIDC NOC issued by EE(Elect-II) vide letter No CIDCO/EE(ELEC-II)/14/UL-0443/792, did 13/05/2014
 - 7) 50% IDC paid of Rs 5.60.000/- vide Receipt No.12129, dtd. 19/05/2014

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No.67, Sector - 17 at Ulwe (12.5% Scheme), Navi Mumbai

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

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

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Municipal 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 silt, the finished silt level to be minimum 300 mm. above the road edge level.

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

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

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

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no for Dry and 1 No for Wet Garbage) will be provided at site before seeking occupancy certificate

Since, you have paid 50% IDC of Rs 5.60.000/- vide Receipt No 12129, did 19/05/2014, you may apply

REF.NO.CIDCO/BP-11454/ATPO(NM&K)/2014 686 ---

DATE 11 JUL 2014

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/s V. M. Developers Through Its Proprietor. Mr. Ram Vasdev Bhatija on Plot No.67, Sector-17 at Uhve(12.5% Scheme), Navi Mumbai, As per the approved plans and subject to the following conditions for the development work of the proposed Resl. Building (Gr. + 07 Floors) of (Wings A & B).
Resl. BUA = 2177.609 Sq.Mt., Comm. BUA = 368.557 Sq.Mt., Total BUA = 2546.166 Sq.Mt.

(Nos. of Residential Units - 56, Nos. of Commercial units - 16)

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.

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.

or any of the conditions subject to which the same is granted or any of the restrictions

imposed upon by the corporation is contravened.

The Managing Director is satisfied that the same is obtained by the applicant through

fraud or misrepresentation and the applicant and/or any person deriving title under

him, in such an event shall be deemed to have carried out the development work in

contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning

Act - 1966.

2. The applicant shall:-

2(a) Give a notice to the Corporation for completion of development work upto plinth level, 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 structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.



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CITY & INDUSTRIAL DEVELOPMENT CORPORATION
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The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

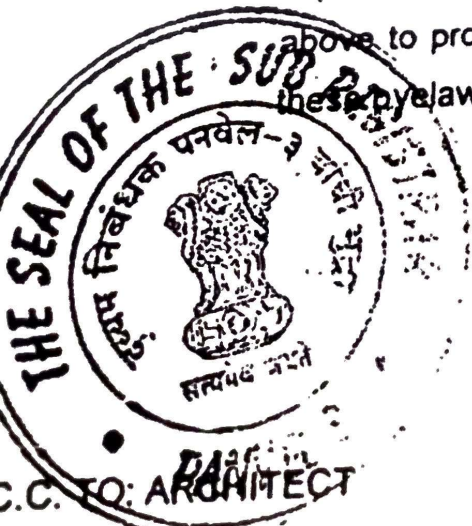
12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

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

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

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

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



Manjula
11/7/14

ADDL. TOWN PLANNING OFFICER

Navi Mumbai & Khopta

STAPL,

Sanpada, Navi Mumbai.

C. TO: Separately to:

पवल-३
०६/२०/१३
५४/६०

RAIN WATER HARVESTING

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

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

- (i) Open well of a minimum of 1.00 mt dia and 6 mt in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well shall 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 borewell around which a pit of one metre width may be excavated upto a depth of at least 1.00 mt and refilled with stone aggregate and sand. The filtered rain water shall be channeled to the refilled pit for recharging the borewell.
- (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 channeled 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 tank 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 1.20 mt width X 1.20 mt length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials



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भारत सरकार
Government of India



राम वसुदेव भट्टिया
Ram Vasdev Bhatija
जन्म तारीख / DOB: 20/08/1968
पुरुष / MALE

5248 1150 6863
VID: 9103 7535 8757 1802

माहिती साठी माहिती अधिकार

व्यायकर विभाग
INCOME TAX DEPARTMENT

राम वसुदेव भट्टिया
RAM VASDEV BHATIJA

वसुदेव भट्टिया
VASDEV BHATIJA

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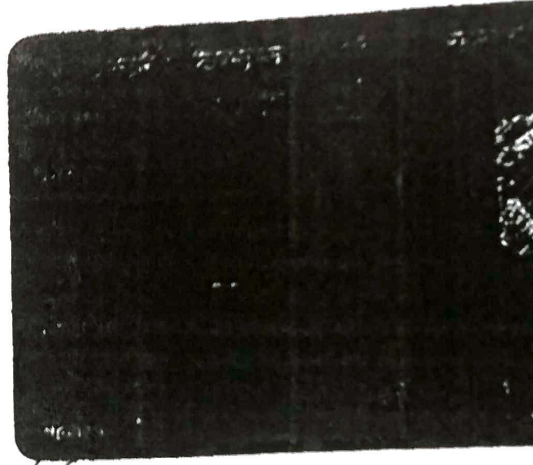
भारत सरकार
Government of India



करन चतुर्भुज पंजाबी
Karan Chaturbhuj Punjabi
जन्म तारीख / DOB: 18/03/1979
पुरुष / MALE


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आधार-सामान्य माणसाचा अधिकार



THE SEAL OF

भारत सरकार
GOVERNMENT OF INDIA



प्रशांत प्रविण देवळे
Prashant Pravin Devale
जन्म तारीख / DOB: 05/05/1991
पुरुष / Male

4972 5875 8043

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