

SB

398/5531

पावती

Original/Duplicate

Friday, March 22, 2024

नोंदणी क्र.: 39M

1:10 PM

Regn.: 39M

पावती क्र.: 6090

दिनांक: 22/03/2024

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-5531-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अरुण कुमार सिंह - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे  
1:30 PM ह्या वेळेस मिळेल.

सर्व दस्तावेजांची पंजाल ३  
पनवेल क्र. ३.

बाजार मुल्य: रु. 9989658.24 /-

मोबदला रु. 14400000/-

भरलेले मुद्रांक शुल्क : रु. 1008000/-

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

डी. टी. घनादेश/पे ऑर्डर क्रमांक: 0324224909658 दिनांक: 22/03/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017883710202324E दिनांक: 22/03/2024

बँकेचे नाव व पत्ता:

Singh  
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CHALLAN  
MTR Form Number-6



GRN	MH017883710202324E	BARCODE	[Barcode]		Date	22/03/2024-11:29:49	Form ID	25.2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
			PAN No.(If Applicable)	BWXPS3996P				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name	ARUN KUMAR SINGH AND SNEHLATA SINGH				
Location	RAIGAD							
Year	2023-2024 One Time		Flat/Block No.	FLAT NO 1103 11TH FLOOR B WING				
			Premises/Building	GOODWILL PARADISE GOODWILL PARADISE				
Account Head Details	Amount In Rs.		CHSL					
0030046401 Stamp Duty	1008000.00		Road/Street	PLOT NO 24 SECTOR NO 15 KHARGHAR NAVI MUMBAI				
0030063301 Registration Fee	30000.00		Area/Locality	TAL-PANVEL DIST-RAIGAD				
			Town/City/District					
			PIN	4 1 0 2 1 0				
			Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>प व ल - ३</p> <p>4439 2028</p> <p>3 / 80</p> </div>				
			PAN2=BPKPK9043	Second Party Name= RUCHA S KHADKE AND SANDEEP S KHADKE - CA=U-400000				
Total	10,38,000.00		Amount In Words	Ten Lakh Thirty Eight Thousand Rupees Only				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No. 69103320240003855/286018392				
Cheque/DD No.			Bank Date	RBI Date 22/03/2024-11:30:48 Not Verified with RBI				
Name of Bank			Bank-Branch	IDBI BANK PANVEL-3				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Rechaser  
[Signature]

[Signature]  
Snehlata Singh

## AGREEMENT TO SELL

*Rucha*  
*S. Khadke*

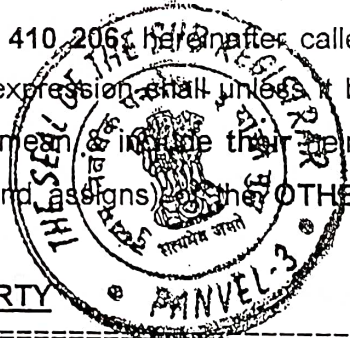
This **AGREEMENT TO SELL** of Flat is made and entered at KHARGHAR, on this 22<sup>nd</sup> day of MARCH, 2024 BETWEEN, (1) Mrs. RUCHA S. KHADKE, having PAN- BPKPK 9043 K, aged about- 38 years, (2) Mr. SANDEEP S. KHADKE, having PAN- ASPPK 7128 N, aged about- 38 years, both adult(s), Indian Inhabitants, residing at- A/701, AMBIKA PLAZA, 90 FEET ROAD, MULUND (EAST), MUMBAI- 400 081, hereinafter called the TRANSFEROR(S)/ VENDOR(S) (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include their heirs, executors, administrators, successors, attorney's and assigns) of the ONE PART.

*Dinku*  
*Snehlata Singh*

AND

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(1) Mr. ARUN KUMAR SINGH, having PAN- BWXPS 3996 P, aged about- 44 years, (2) Mrs. SNEHLATA SINGH, having PAN- EHFPS 0523 E, aged about- 40 years, both adult(s), Indian inhabitants, residing at- FLAT NO- 303, A- WING, JAINAM NX CHS LTD., PLOT NO- 64, SECTOR NO- 19, ULWE, NAVI MUMBAI, PANVEL, RAIGARH, MAHARASHTRA- 410 206, hereinafter called the TRANSFEREE(S)/ PURCHASER(S) (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include their heirs, executors, administrators, successors, attorney's and assigns) of the OTHER PART.



### DESCRIPTION OF PROPERTY

FLAT NO:	FLOOR:	WING:	PLOT NO:	SECTOR NO:
103	11 <sup>th</sup>	B	24	15

BUILDING KNOWN AS : "GOODWILL PARADISE"  
SOCIETY KNOWN AS : M/s. GOODWILL PARADISE CHS LTD.  
NODE : KHARGHAR, NAVI MUMBAI,  
TAL- PANVEL, DIST- RAIGAD.

FLAT AREA IN SQ. MTRS. : 69.597 SQ. MTRS. CARPET + 9.764 SQ. MTRS. TERRACE.

BUILDING STRUCTURE : GROUND + 13 UPPER FLOORS WITH LIFT.

SALE PRICE : Rs.1,44,00,000/- (Rupees. One Crore Forty Four Lakhs Only).

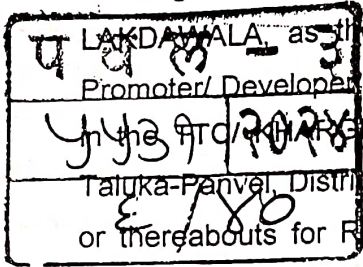
Hereinafter collectively referred to as "the said Flat".

*Rucha S. Khadke*

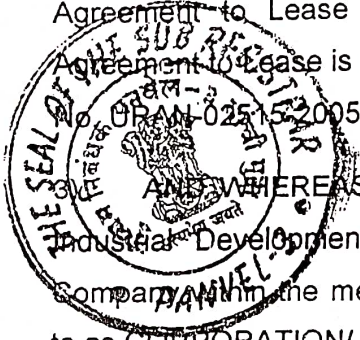
*Arunh*  
*Snehlata Singh*

1) AND WHEREAS, by an under offer letter, dated- 20<sup>th</sup> September, 2004, under reference no. MIDC/ ROMHP/ KHR/ 2004/ 01/ 00001/ 4419, Maharashtra Industrial Development Corporation (MIDC) allotted to Mr. SHABBIR A. LAKDAWALA, Proprietor of M/s. GOODWILL CONSTRUCTIONS, Plot No. R-1, Kharghar, Taluka Panvel, District Raigad, containing by admeasurement 12,686.00 Sq. Mtrs. or thereabouts for Residential Purpose.

2) AND WHEREAS by an Agreement To Lease, dated 11<sup>th</sup> March, 2005, MIDC granted and demised by way of lease onto the said Mr. SHABBIR A.



LAKDAWALA as the Proprietor of M/s. GOODWILL CONSTRUCTIONS the Promoter/ Developer herein all that piece and parcel of land bearing Plot No. R-1 in the MIDC/ROMHP/KHARGHAR Industrial Area, within the limits of village Kharghar, Taluka-Panvel, District Raigad containing by admeasurement 12,686.00 Sq. Mtrs or thereabouts for Residential Purpose and more particularly described in the schedule hereunder written on the terms and the conditions contained in the said Agreement to Lease (hereinafter referred to as the said Plot). The said Agreement to Lease is registered with the Sub Registrar at Panvel -2 Under Reg. No. UPAN-025152005, dated- 11/03/2005.



AND WHEREAS the Promoter/ Developer had applied to The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as CORPORATION/ CIDCO) for grant of development permission in respect of the said Plot. And whereas, the Corporation being the New Town Development Authority under Sub Section 3A of section 113 of Maharashtra Regional & Town Planning Act, 1966 for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its power under Sub Section (1) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "the-said "Act"). The state Government pursuant to mandatory provision of section 113-A of the said Act, acquiring lands within notified area and vesting thing with the Corporation for development and disposal.

4) AND WHEREAS the Promoter/ Developer has paid to the MIDC the sum of Rs.6,48,50,900/- (Rupees. Six Crore Forty Eight Lakhs Fifty Thousand Nine Hundred Only) being the amount of premium towards the Plot No. R-1, Sector No -15, Kharghar, Navi Mumbai admeasuring 12686.00 Sq. Mtrs. and whereas the MIDC has handed over the possession of the said land for Residential purpose to the Licensee on the 4<sup>th</sup> Day December, 2004.

TRANSFEROR(S)/ VENDOR(S)

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TRANSFeree(S)/ PURCHASER(S)

5) AND WHEREAS the licensee has applied to the Corporation for grant of development permission in respect of the said plot.

6) AND WHEREAS the Corporation being the NEW TOWN DEVELOPMENT AUTHORITY for New Town of Navi Mumbai, grants permission for development to the Licensee only as per the Statutory provisions under the said Act".

7) AND WHEREAS to enable the licensee of the MIDC to develop the said plot, MIDC, the Developer and the Corporation (CIDCO) mutually agreed to enter into Tripartite Agreement on the terms and condition specified hereafter

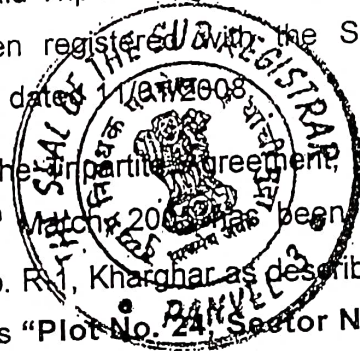
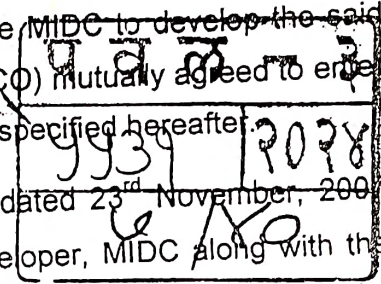
8) AND WHEREAS by a Tripartite Agreement dated 23<sup>rd</sup> November, 2007 between the CIDCO, MIDC and the Promoter/ Developer, MIDC along with the CIDCO granted the Promoter/ Developer the development rights for the said Plot on such terms and conditions as contained in the said Tripartite Agreement. And whereas, the said Tripartite Agreement has been registered with the Sub Registrar, Panvel-2 under Sr. No. Uran-00347-2008, dated 11<sup>th</sup> March 2008

9) AND WHEREAS, as per clause no. 11 of the Tripartite Agreement, the Plot allotted vide Agreement to Lease, dated 11<sup>th</sup> March 2008 has been re-demarcated in proper square shape and the Plot No. R-1, Kharghar as described in the said Agreement to Lease shall now be read as "Plot No. 24, Sector No - 15, Kharghar, Navi Mumbai, Tal- Panvel, Dist Raigad- 410 210 (hereinafter referred to as the said Plot).

10) AND WHEREAS The Promoter/ Developer have appointed the Architect M/s. HOMEWORK ARCHITECTS and have already got the plans sanctioned from CIDCO vide Commencement Certificate bearing No. CIDCO/ ATPO/ 588, dated 26/03/2008.

11) AND WHEREAS at the Promoter/ Developer request, MIDC as per clause 18 of Tripartite Agreement allowed the Promoter/ Developer to utilize the FSI 1.5 upon the Promoter paying to MIDC an additional Lease premium of Rs. 5,13,78,300/- (Rupees. Five Crore Thirteen Lakhs Seventy Eight Thousand Three Hundred Only).

12) AND WHEREAS by a modified Agreement dated 16<sup>th</sup> January, 2009 executed between MIDC, the Promoter/ Developer and CIDCO Ltd., the CIDCO Ltd and the MIDC collectively permitted the Promoter/ Developer to develop the said plot with F.S.I of 1.5 (additional FSI of 0.5) for Residential Cum Commercial purposes and subject to the provisions of GDCR for Navi Mumbai 1975 and on such terms and conditions as contained in the said modified Agreement.



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Amitabh Chhata Singh

13) AND WHEREAS the Promoter/ Developer have got the revised Building plans sanctioned from CIDCO vide Revised Commencement Certificate bearing No. CIDCO/ ATPO (BP)/ 938, dated- 16/07/2010.

14) AND WHEREAS The Promoter herein became entitled to develop the said Property on the terms and conditions set out in Agreement to Lease, dated 11<sup>th</sup> March, 2005 and Tripartite Agreement, dated 23<sup>rd</sup> November, 2007 and modified Agreement, dated 16<sup>th</sup> January, 2009.

15) AND WHEREAS pursuant to the TITLE REPORT issued by G. K. AGIASI & Co Advocates, the title of the said Plot is adjudged to be clear and

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(16)	
Promoter/ Developer	

marketable.  
AND WHEREAS as per the said Commencement Certificate the buildings.

17) AND WHEREAS-



The said Promoter/ Developer M/s. GOODWILL CONSTRUCTIONS has sold the said flat to (1) Mrs. RUCHA S KHADKE, (2) Mr. SANDEEP S KHADKE for proper consideration vide AGREEMENT TO SALE, duly executed on 02/07/2014 and the same was registered with the Sub- Registrar Of Assurances vide Panvel-2 Document bearing no- PVL2-4847-2014 and Receipt No - 4952, dated - 02/07/2014 and subsequently handed over peaceful Possession of the said Flat vide Possession letter, dated- 30/07/2014.

(ii) That the said society M/s. GOODWILL PARADISE Co-Operative Housing Society Ltd.; duly registered under no. N.B.O.M / CIDCO/ HSG (TC)/ 5299 / JTR/ YEAR 2013-2014, dated - 04/12/2013 under the Maharashtra Co -Operative Societies Act, 1960.

(iii) AND WHEREAS the said Corporation has granted Part Occupancy Certificate to the Project vide its Letter bearing no - CIDCO/ ATPO (BP) / 2010/ 2012, dated - 27/12/2010 & subsequently received full Occupancy Certificate bearing No. CIDCO/ BP-3091/ TPO/ (NM & K)/ 2015/ 167, dated- 13/02/2015.

(iv) The area of the said Flat is admeasuring of about- 69.597 SQ. MTRS. CARPET + 9.764 SQ. MTRS. TERRACE.

TRANSFEROR(S)/ VENDOR(S)

TRANSFEEE(S)/ PURCHASER(S)



**NOW THIS INDENTURE WITNESSTH AS FOLLOWS:**

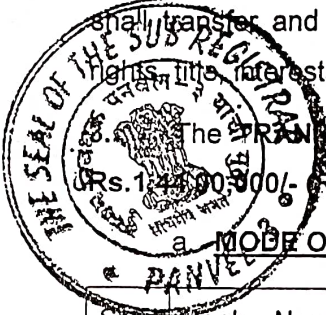
1. AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) have agreed to transfer/ sell and the TRANSFEREE(S)/ PURCHASER(S) have agreed to purchase the FLAT NO- 1103, 11<sup>th</sup> FLOOR, "B" WING, in building known as "GOODWILL PARADISE", M/s. GOODWILL PARADISE CHS. LTD., PLOT NO - 24, SECTOR NO - 15, KHARGHAR, TAL- PANVEL, DIST- RAIGAD- 410 210, admeasuring area of about- 69.597 SQ. MTRS. CARPET + 9.764 SQ.

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MTRS. TERRACE, (i.e. the said Flat) for valuable consideration of Rs.1,44,00,000/- (Rupees. One Crore Forty Four Lakhs Only) together with all rights, title interests and membership.

2. The TRANSFEREE(S)/ PURCHASER(S) have agreed to acquire all rights, title and interests of the TRANSFEROR(S)/ VENDOR(S) in respect of the said Flat with all its assets and deposits. The TRANSFEROR(S)/ VENDOR(S)

shall transfer and assign to the TRANSFEREE(S)/ PURCHASER(S) all their rights, title, interests, membership and benefit in respect of the said Flat.



The TRANSFEREE(S)/ PURCHASER(S) have agreed to pay a sum of Rs.1,44,00,000/- (Rupees. One Crore Forty Four Lakhs Only) as follows:

**a. MODE OF PAYMENT:**

Sr. No.	Bank Name & Branch	Cheque/ RTGS/NEFT . No.	D.D/ Dated	Amount (Rs.)
1.	STATE BANK OF INDIA	085907	12/03/2024	Rs.3,00,000/-
2.	STATE BANK OF INDIA	195968	16/03/2024	Rs.6,00,000/-
3.	STATE BANK OF INDIA	195969	16/03/2024	Rs.7,00,000/-
4.	STATE BANK OF INDIA	UTR NO- SBINR520 24032110379308	21/03/2024	Rs.21,56,000/-

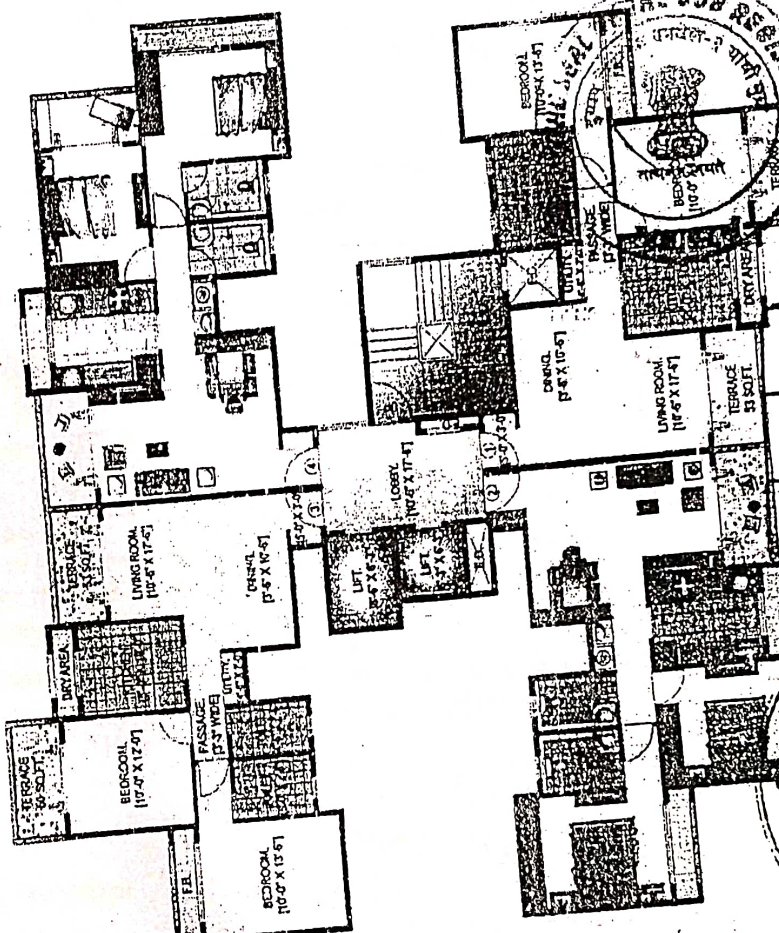
b. T.D.S. at the rate of 1% amounting to Rs.1,44,000/- (Rupees. One Lakhs Forty Four Thousand Only) as defined in the Income Tax Act, 1961 shall be deducted from the total sale consideration & will be deposited/paid to the Bank/ Tax Authority by the TRANSFEREE(S)/ PURCHASER(S) on account of TRANSFEROR(S)/ VENDOR(S) and the Original Challan shall be handed over to the TRANSFEROR(S)/ VENDOR(S). Further the said T.D.S. amount shall be adjusted against the total sale consideration.

*[Signature]*  
TRANSFEROR(S)/ VENDOR(S)

*[Signature]*  
TRANSFEREE(S)/ PURCHASER(S)



TYPICAL ODD FLOOR PLAN - WING B  
 (3", 5", 7", 9", 11" & 13")



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 ३०१-१/५४



पवल-३  
 ५५३९/२०१४  
 १२/४०



For GOODWILL CONSTRUCTIONS

*[Signature]*  
 Proprietor / Authorised Signatory

*[Signature]*  
 Purchase

*[Signature]*  
 Purchase

*[Signature]*  
 Purchase

*[Signature]*  
 Purchase

Goodwill Paradise  
 Flat NO: B-1103

*[Signature]*  
 Snehlata Singh

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

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

REGD. OFFICE:  
 2nd Floor Nariman Point,  
 Mumbai - 400 021.  
 PHONE : (Reception) +91-22-6650 0900 / 6650 0929  
 FAX : 91-22-2302 2508 / 6650 0933  
 CIDCO/ATPO(BP) 937 = -

Date 16 JUL 2010

To,  
 M/s Goodwill Constructions  
 Plot No. 180, F-Lane, Sector-8,  
 Vashi, Navi Mumbai

**ASSESSMENT ORDER NO. 343/2010-11 REGISTER NO. 02 PAGE NO. 341.**

SUB: Payment of amended development charges for Residential-Cum-Commercial Building on Plot No. 24, Sector -15 at Kharghar, Navi Mumbai

- REF: 1) Sub architects application dated.05/05/2009  
 2) Fire NOC issued by Fire Officer, CIDCO dtd.16/07/2010  
 3) EE (Pl) (U) division MS&ED has approved location size of electric sub station vide letter dtd.13/03/2008  
 4) Modified agreement has been executed dtd.16/01/2009

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**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**  
 (OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

- Name of Assessee - M/s Goodwill Constructions
- Location - Plot No.24, Sector-15 at Kharghar.
- Land use - Residential
- Plot area - 12686.00 Sq. mtrs
- Permissible FSI - 1.5

**AREA FOR ASSESSMENT:-**

- FOR COMMERCIAL**  
 Plot area : 1446.294 Sq.mtrs..  
 Built up area : 2169.441 Sq.mtrs.
- FOR RESIDENTIAL**  
 Plot area : 11239.706 Sq.mtrs..  
 Built up area : 16198.092 Sq.mtrs..

**DEVELOPMENT CHARGES:-**

- FOR COMMERCIAL**  
 On Plot area : 1446.294 Sq.mtrs. X Rs.60/- = Rs. 86777.64  
 On Built up area : 2169.441 Sq.mtrs. X Rs.80/- = Rs.173555.28  
**TOTAL = Rs.260332.92**
- FOR RESIDENTIAL**  
 On Plot area : 11239.706 Sq.mtrs. X Rs.30/- = Rs.337191.18  
 On Built up area : 16198.092 Sq.mtrs. X Rs.40/- = Rs.647923.68  
**Total Rs.985114.86**

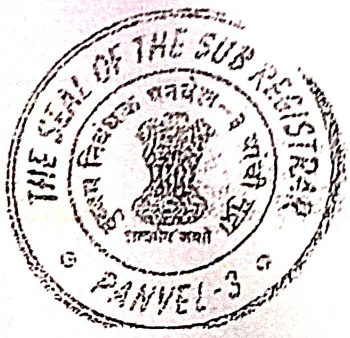
8) Total Assessed development charges - 7(A) + 7(B) = Rs.1245447.78, Say Rs. 1245448/-  
 Date of Assessment - 16/07/2010

- 10) Due date of completion - 23/11/2007 TO 22/11/2010  
 11) Development charges paid of Rs.12,58,000/- vide  
 i) Challan No.106492, dtd.17/03/2008, Amount of Rs.8,80,000/-  
 ii) Challan No.124960, dtd.13/07/2010, Amount of Rs.3,78,000/-

This assessment order supersedes earlier assessment order No.496/2008-09 issued by this office vide letter dtd.25/03/2008

Yours faithfully,

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



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

**REGD. OFFICE:**

"NORMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 071.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

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

Ref. No. CIDCO/ATPO(BP) 938 = - 7

Date: 6 JUL 2010

To,  
M/s Goodwill Constructions,  
Plot No. 180, F-Lane, Sector-8,  
Vashi, Navi Mumbai.

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Sub-Amended approval to revised plan for Residential-Cum-Commercial Building on Plot No. 24 Sector -15 at Kharghar, Navi Mumbai.

- REF:-
- 1) Your architects application dated.05/05/2009
  - 2) Fire NOC issued by Fire Officer, CIDCO dtd.16/07/2010
  - 3) EE(Pln) (U) division MSED has approved location size of electric sub station vide letter dtd.01/03/2008
  - 4) Modified agreement has been executed dtd.16/01/2009

Sir,

Please refer to your application for amended approval for Residential-Cum-Commercial Building on Plot No.24, Sector -15 at Kharghar, Navi Mumbai.

The amended approval is hereby granted to construct Residential-Cum-Commercial Building on the plot mentioned above.

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

The Developer / individual Plot Owner should obtain the proposed finished floor 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 still, the finished still 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, Kharghar, CIDCO prior to the commencement of the construction Work.

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.

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

This commencement certificate is issued subject to Environment clearance.

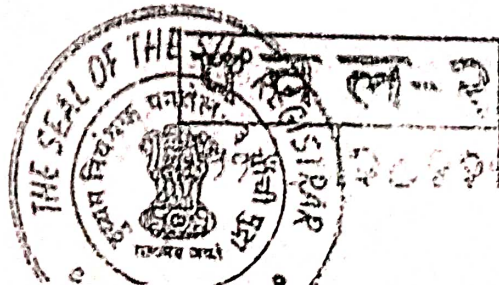
This set of approved plans supercedes all the plans approved earlier.

Thanking you,

Yours faithfully,

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

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to M/S GOODWILL

CONSTRUCTIONS

Plot No. 24 Road No. - Sector 15 Node KHARGHAR of Navi Mumbai. As per the approved plans and subject to the following conditions for the

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work of, the proposed RESIDENTIAL COM COMMERCIAL BLDG. (GR-13A)  
RES. BUA = 6193.92 M<sup>2</sup> COMM. BUA = 2169.44 M<sup>2</sup> TOTAL BUA = 18367.53 M<sup>2</sup>

Nos. of Residential Units 246 Nos. of Commercial units 30

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

1) 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.



2) Any of the conditions subject to which the same is granted or any of the conditions imposed upon by the Corporation is contravened.

3) If 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-1965.

The applicant shall:

प व ल - 3  
8902 / 2078  
20 / 82

(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.

(b) Give written notice to the Corporation regarding completion of the work.

(c) Obtain Occupancy Certificate from the Corporation.

(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.

4) 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 GDCR - 1975 in force.

5) The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter application of the same shall be done in accordance with provision of Section-45 of Act-1966 and as per regulation no.16.1(2) of the GDCR - 1975.



प व ल - 3  
8902 / 2078  
20 / 82

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

6. A certified copy of the approved plan shall be exhibited on site.

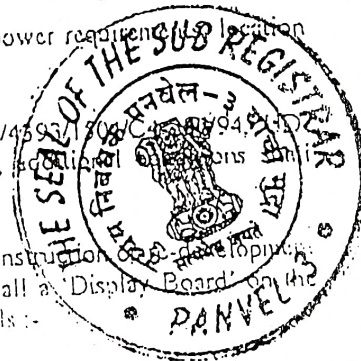
7. The amount of Rs. \_\_\_\_\_ deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without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

प व ल - ३	
११३१	२०२४

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

9. You shall approach Executive Engineer, M.S.E.B. for the power requirements and location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No.TBP/4593/708/104/94 dated 11/11/94 for all buildings following local municipal corporations apply.



i) As soon as the development permission for new construction is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details:-

a) Name and address of the owner/developer, Architect and Contractor.

b) Survey Number/City survey Number, Plot, Number/Sector & Nuclei of Land under reference alongwith description of its boundaries.

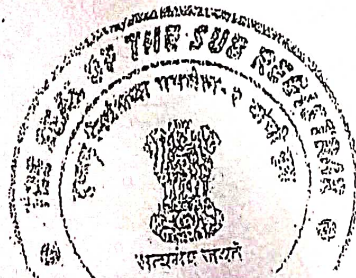
c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.

d) Number of Residential Flats/Commercial Units with areas.

e) Address where copies of detailed approved plans shall be available for inspection.

ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

प व ल - ३	
४९२	२०२४
२१/६२	



प व ल - २	
११६	२०२१
३४/५१	

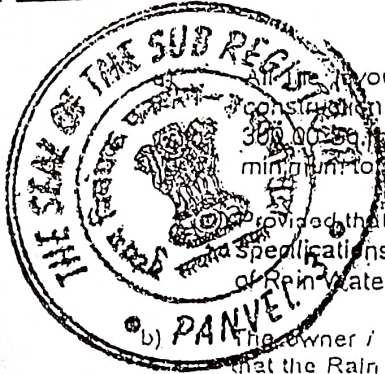


11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MCEF), Govt. of India and as per Circular issued by Ministry of Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20,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

प व ल  
 4439 2098  
 2E/80

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks 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 4320C1/2133/CR-280/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.



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.

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.

प व ल  
 8902 2098  
 2E/E2

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.

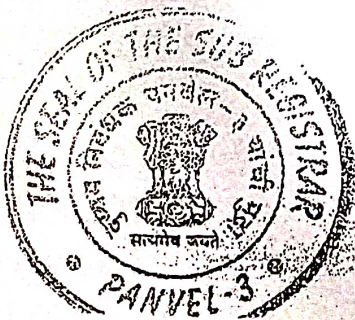
ADDL. TOWN PLANNING OFFICER  
 Navi Mumbai & Khopda

C.C. TO: ARCHITECT  
HOME WORK

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(CHR/PNL/KLM/DRON)
4. EE(WS)

प व ल  
 99E 2098  
 34 / 49





प व ल - ३  
 ५५३९ २०२४  
 ३९/४९



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

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

HEAD OFFICE:  
 CIDCO Bhavan, CBD Belapur,  
 Navi Mumbai - 400 614.  
 PHONE : +91-22-6791 8100  
 FAX : +91-22-6791 8165

Ref. No.

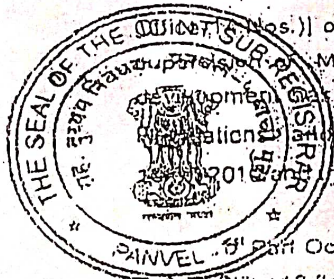
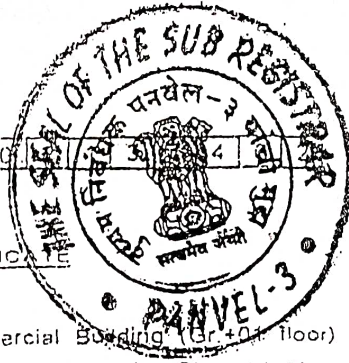
Date=13 FEB 2012

CIDCO/ATPO(BR)/2012/2141---

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

प व ल - ५  
 ६०६८ २०२३  
 २२ / ५९

**PART OCCUPANCY CERTIFICATE**



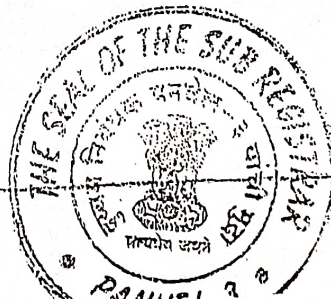
Hereby certify that, the development of Commercial Building (Gr.+01 floor) of BUA=1978.907 Sq.m. Total BUA=1978.907 Sq.mtrs. (No. of Units Shop-14 Nos. & (Res. 14 Nos.)) on Plot No.24; Sector-15 at Kharghar of Navi Mumbai completed under the M/s. Homework has been inspected on 09/01/2012 and I declare that the development has been carried out in accordance with the General Development Control Regulations, 2011 and the conditions stipulated in the commencement certificate dated 13/01/2011 and that the development is fit for the use for which it has been carried out.

Part Occupancy Certificate was granted for Residential Building of Wings (A, B, C, D & E) Silt +13 floors. (Res. BUA=12453.444 Sq.mtr.) (No. of Units.Res.196 Nos.)

Thus total BUA=14432.351 Sq.mtr. (Resi.BUA=12453.444 Sq.mtr.) Comm. BUA=1978.907) total no. of Units Resi=196 Nos, Comm=28 (Shop 14 nos. & Office 14 Nos.)

Addl. Town Planning Officer (SP)  
 (Navi Mumbai & Khopda)

४९०२ २०२४  
 ३४ / ६२

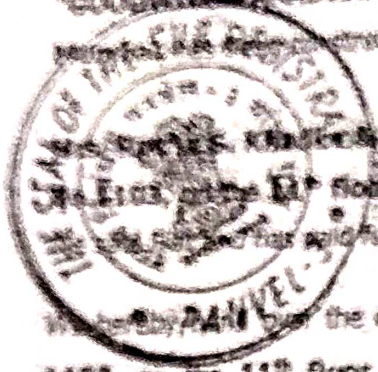




प व ल - ३
५५३९ / २०२४
३२/४०

POSSESSION CERTIFICATE

This is to certify that Flat No.1103, on the 11<sup>th</sup> floor "GOODWILL PARADISE" situated on Plot No.24, Sector-15, Kharghar, Navi Mumbai has been constructed as per the plans and terms.



Mr. Sandeep S. Khadke, the Proprietor of the said Flat No. 1103, on the 11<sup>th</sup> floor in 'B' Wing has satisfied himself that the said Flat has sold full consideration thereon.

He has taken possession of the said Flat No. 1103, on the 11<sup>th</sup> floor in 'B' Wing in the building situated on Plot No.24, Sector-15, Kharghar, Navi Mumbai.

30-07-2014

For Goodwill Constructions,

*[Signature]*  
Proprietor / Authorised Signatory

Possession Handed over by

In the presence of

Date:  
Place:

Possession taken Over by

*[Signature: Ruchika]*  
(Mrs. Ruchika S. Khadke)

*[Signature: Sandeep]*  
(Mr. Sandeep S. Khadke)

In the Presence of



सत्यमेव जयते

प व ल -

4439 2022

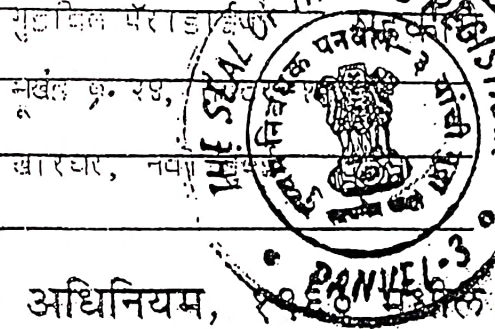
33/80

-: नोंदणीचे प्रमाणपत्र. 33/80

नोंदणी क्रमांक : एन. बी. ओ. एम/सिडको/एच एस जो (टी. सी.) / 4226 / जे टी आर/सन 2022 - 2023

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की

गृहनिर्माण संस्था मर्यादित



हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, (सन 1961 चा महाराष्ट्र अधिनियम क्रमांक 28) कलम 9 (1) अन्वये नोंदण्यात आलेली आहे.

उपरोक्त अधिनियमाच्या कलम 12 (1) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम 1961 मधील नियम क्रमांक 10 (1) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असे आहे. "भाडेकरु-सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर

नवी मुंबई



सही

[सहनिबंधक]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक: 04 / 12 / 2022



398/5531

शुक्रवार, 22 मार्च 2024 1:11 म.नं.

दस्त गोषवारा भाग-1

पवल3 36180

दस्त क्रमांक: 5531/2024

दस्त क्रमांक: पवल3 /5531/2024

बाजार मूल्य: ₹ 99,89,658/-

मोबदला: ₹. 1,44,00,000/-

भरलेले मुद्रांक शुल्क: ₹.10,08,000/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:6090

पावती दिनांक: 22/03/2024

अ. क्र. 5531 वर दि.22-03-2024

सादरकरणाराचे नाव: अरुण कुमार सिंह - -

रोजी 1:09 म.नं. वा. हजर केला.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub-Registrar Panvel 3

दस्ताचा प्रकार: फरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 22 / 03 / 2024 01 : 09 : 26 PM ची वेळ: (सादरीकरण)

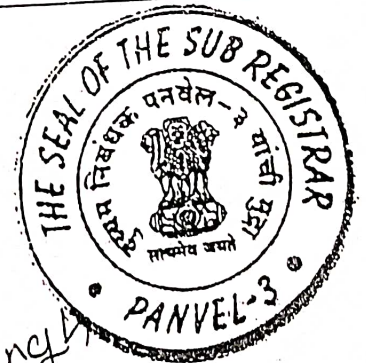
शिक्षा क्र. 2 22 / 03 / 2024 01 : 10 : 30 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल

Purchase  
लिहून देणार

लिहून घेणार

Smeh Jata Singh



03/2024 1 21:23 PM


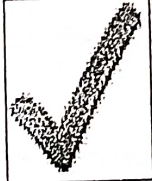

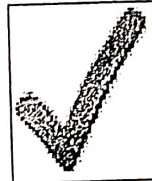

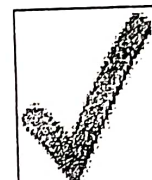

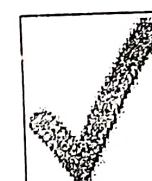
दस्त गोषवारा भाग-2

पवल3 3280.

दस्त क्रमांक:5531/2024


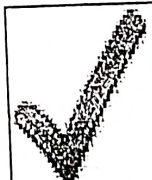


दस्त क्रमांक :पवल3/5531/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:ऋचा एस. खडके -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/७०१, अंबिका प्लाझा, ९० फूट रोड, मुलुंड ईस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:BP KPK9043K	लिहून देणार वय :-38 स्वाक्षरी:- <i>Ruchasa</i>		
2	नाव:संदीप एस. खडके -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/७०१, अंबिका प्लाझा, ९० फूट रोड, मुलुंड ईस्ट, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ASPPK7128N	लिहून देणार वय :-38 स्वाक्षरी:- <i>Sandeep</i>		
3	नाव:अरुण कुमार सिंह -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.३०३, ए विंग, जैनम एन.एक्स सी.एच.एस.लि., प्लॉट क्र.६४, से.१९, उलवे, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:BW XPS3996P	लिहून देणार वय :-44 स्वाक्षरी:- <i>Arun</i>		
4	नाव:स्नेहलता सिंह -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.३०३, ए विंग, जैनम एन.एक्स सी.एच.एस.लि., प्लॉट क्र.६४, से.१९, उलवे, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(०:). पॅन नंबर:EHFPS0523E	लिहून देणार वय :-40 स्वाक्षरी:- <i>Smeh Jata Singh</i>		

रील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शेका क्र.3 ची वेळ:22 / 03 / 2024 01 : 20 : 30 PM

गेळख:-  
गालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:भूपेश शिवधारी यादव -- वय:35 पत्ता:से 12 खारघर पिन कोड:410210	<i>Bhupesh</i> स्वाक्षरी		
2	नाव:अंकित मित्तल -- वय:28 पत्ता:से 12 खारघर पिन कोड:410210	<i>Ankit</i> स्वाक्षरी		

पवका क्र.4 ची वेळ:22 / 03 / 2024 01 : 21 : 15 PM

*Om h*  
ub Registrar Panvel 3



2/03/2024  
7:58 AM  
3/03/2024  
2024

Index-II

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 5531/2024

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

1)विलेखाचा प्रकार	करारनामा
2)मोबदला	14400000
3) बाजारभाव(भाडेपट्टयाच्या गाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मरुद करावे)	9989658.24
4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्र.1103,अकरावा मजला,बी विंग,गुडविल पॅराडाईज सी.एच.एस.लि.,प्लॉट क्र.24,सेक्टर 15,खारघर,ता.पनवेल जि.रायगड. क्षेत्र 69.597 चौ.मी.कारपेट + 9.764 चौ.मी.टेरेस( ( Plot Number : 24 ; SECTOR NUMBER : 15 ; ) )
5) क्षेत्रफळ	1) 69.597 चौ.मोटर
6)आकारणी किंवा जुडी दे यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव ना.	1): नाव:-ऋचा एस. खडके -- वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/७०१, अंबिका प्लाझा, ९० फूट रोड, मुलुंड ईस्ट, मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-BPKPK9043K 2): नाव:-संदीप एस. खडके -- वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/७०१, अंबिका प्लाझा, ९० फूट रोड, मुलुंड ईस्ट, मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-ASPCK7128N
8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरुण कुमार सिंह -- वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.३०३, ए विंग, जैनम एन.एक्स सी.एच.एस.लि., प्लॉट क्र.६४, से.१९, उलवे, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०.). पिन कोड:-410206 पॅन नं:-BWXPS3996P 2): नाव:-शेहलता सिंह -- वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.३०३, ए विंग, जैनम एन.एक्स सी.एच.एस.लि., प्लॉट क्र.६४, से.१९, उलवे, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०.). पिन कोड:-410206 पॅन नं:-EHFPS0523E
9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2024
10)दस्त नोंदणी केल्याचा दिनांक	22/03/2024
11)अनुक्रमांक,खंड व पृष्ठ	5531/2024
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1008000
13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14)शेरा	

[ल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.