

Pavati Goytal

V

529/6491

पावती

Original/Duplicate

Saturday, September 27, 2014

नोंदणी क्र.: 39M

12:23 PM

Regn.: 39M

पावती क्र.: 6680

दिनांक: 27/09/2014

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल5-6491-2014

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मनोहर बाबू देवखकर

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 व सीडी अंदाजे 12:36 PM ला बॅकमिळेल.

Sub Registrar Panvel 5

बाजार मूल्य: रु. 3548000 /-

मोबदला: रु. 4800000/-

भरलेले मुद्रांक शुल्क: रु. 240000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003067377201415R दिनांक: 26/09/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 800/-

पावती काराची स्ताशरी

मुळदस्तावेज परत मिळाला.

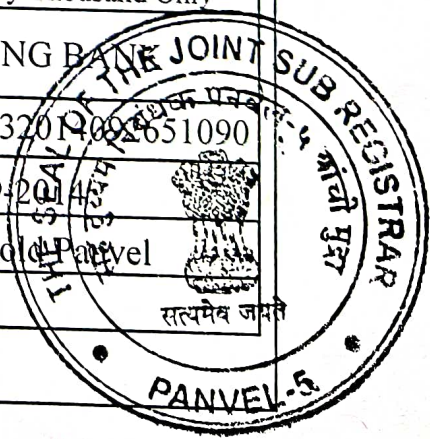
लिपीक

सहदुय्यम निबंधक, पनवेल-५ (वर्ग-२)

Hot Payment Successful. Your Payment Confirmation Number is 49150903

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH003067377201415R	Form ID :	Date: 26-09-2014
Department	IGR	BARCODE	
Receipt Type	RM	Payee Details	
Office Name	IGR148-PNL3_PANVEL 3 JOINT SUB REGISTRAR	Dept. ID (If Any)	
Year	Period: From : 25/09/2014 To : 31/03/2099	PAN No. (If Applicable)	PAN-AGKPD5108N
Object	Amount in Rs.	Full Name	MANSI MANOHAR DEVRUHKAR AND OTHER
0030046401-75	240000.00	Flat/Block No, Premises/ Bldg	FLAT NO 1005 10 TH FLOOR PRAGATI
0030063301-70	30000.00	Road/Street, Area /Locality	CRYSTAL PLOT NO 17 SEC 21
	0.00	Town/ City/ District	ULWE PANVEL RAIGAD Maharashtra
	0.00	PIN	4 1 0 2 0 6
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	270000.00	Amount in words	Rupees . . . Two Lakhs Seventy Thousand Only
Payment Details: IDBI NetBanking	Payment ID : 49150903	FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 691033320	
Cheque- DD No.		Date	26-09-2014
Name of Bank	IDBI BANK	Bank-Branch	189 old Panvel
Name of Branch		Scroll No.	

प व ल - ५
६४९२०९४
१ / ००



Singh

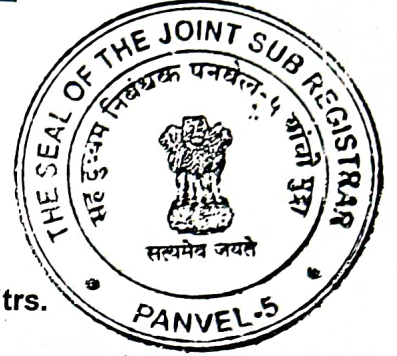
Mansi Devruhkar

Mansi

प व ल-५	
Case	२०१४
३ / १०	

AGREEMENT FOR SALE

FLAT NO. 1005 on TENTH FLOOR,
BLDG. KNOWN AS "PRAGATI CRYSTAL"
(Agreement Value: Rs.48,00,000/-)
PLOT NO. 17, SECTOR-21, ULWE,
TAL. PANVEL, DIST. RAIGAD-410206.
Carpet Area 40.585 Sq. Mtrs., C.B. Area 5.105 Sq. Mtrs.
& Terrace Area 6.675 Sq. Mtrs.



This Agreement for sale is made and entered at Panvel on this 26th day of September 2014 between M/s. PRAGATI INFRA a Partnership Firm (PAN NO. AAPFP0939C), duly registered under the provision of the Indian Partnership Act 1932, having its office at Shop No-4, Nandanvan, Plot No-191, Sector-19, Ulwe Node, Post. Vahal, Tal. Panvel, Dist. Raigad-410206, hereinafter called "THE BUILDERS" (which expression shall unless it be repugnant to the context of meaning thereof, be deemed to mean and include the present and future partner or partners for the time being of the said firm, of M/s. PRAGATI INFRA, the survivor or the survivors of them the heirs, executors and administrator of the last surviving partner and/or their or his assigns) of the ONE PART.

AND

Mrs. MANASI MANOHAR DEVRUKHKAR (PAN NO. AGKPD5108N), Aged about 44 Years & Mr. MANOHAR BABOO DEVRUKHKAR (PAN NO. AATPD3426A), Aged about 51 Years., Indian Inhabitant Residing At: C/34, New Gitanjali CHS LTD, Raheja Township, Malad (E), Mumbai-400097., hereinafter called and referred to as the PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and/or assigns) of the OTHER PART.

(Signature)
1

(Signature)
(Signature)

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. A Company incorporated under the Companies Act 1956 (hereinafter referred to as 'THE CORPORATION') having its Registered office at Nirmal Building, 2nd floor, Nariman Point, Bombay 400021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-section (i) & (3-a) of Section 113 of Maharashtra Regional and Town Planning Act.1956, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as 'the said Act'), for the New Town of New Bombay. The area designated as site for New Town Under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.

AND WHEREAS The State Government has acquired lands within the designated area of Ulwe of Navi Mumbai and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 (A) of the said Act.

AND WHEREAS By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it's or vested into it's in accordance with the proposal approved by the State Government under the said Act.

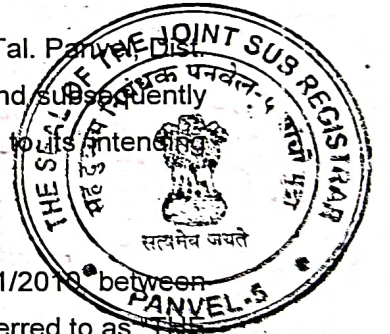
AND WHEREAS the State Government has acquired lands and vested such lands in the Corporation for development and disposal.

AND WHEREAS the Corporation laid down Plots in Ulwe Node, Tal. Panvel, Dist. Raigad, on such piece of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessee.

AND WHEREAS an Agreement to Lease was executed on 11/11/2019 between the Corporation and 1) **Mr. BALARAM DHARMA PATIL**, hereinafter referred to as "THE ORIGINAL LICENSEE", therein called "THE LICENSEE" as per the terms and conditions mentioned in the said Agreement to Lease.

AND WHEREAS as per the said Agreement to Lease, the Corporation under 12.5% Gaothan Expansion Scheme had granted to the said Original Licensee a Lease of all that piece or parcel of land admeasuring 1449.97 Sq. Mtrs bearing Plot No-17, Sector-21, Ulwe Node, Tal. Panvel, Dist. Raigad-410206, hereinafter referred to as 'THE SAID LAND' more particularly described in the Schedule hereunder written.

पंचल-५	
२०१४	
१	४०



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

AND WHEREAS the said Original Licensee before execution of the said Agreement to Lease had effected the payment of Rs.18,125/- (Rupees Eighteen Thousand One Hundred Twenty Five Only) to the Corporation being the premium agreed to be paid by the said Original Licensees to the Corporation whereas the same is duly stamped & registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 11889 & Registration Serial No. URAN-11420-2010 on 12th November, 2010.

AND WHEREAS on payment of the entire lease premium & execution of Lease Agreement, the Corporation handed over the possession of the said plot to the Original Licensee.

AND WHEREAS the said Original Licensee by virtue of Tripartite Agreement dated 19/11/2010 have sold, transferred and assigned 50 % share i.e. 724.985 Sq. Mtrs. of the said plot of land in favour of the New Licensee i.e. **M/s. GIRISH ENTERPRISES, a proprietary firm through its proprietor Mr. GIRISH SHEKHAR KHANDAGALE** and the same is duly stamped and registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 11788 & Registration Serial No. PVL3-11469-2010, Dated 19/11/2010 and CIDCO vide its letter Dated 30/11/2010 has substituted the New Licensee, i.e. **M/s. GIRISH ENTERPRISES, a proprietary firm through its proprietor Mr. GIRISH SHEKHAR KHANDAGALE, as a 50% Lawful Owner.**

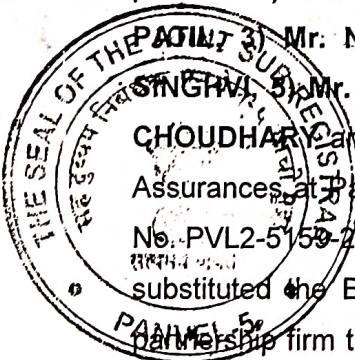
प व ल-५	
६९९	२०१४
६/१९	

AND WHEREAS the said Original & New Licensee by virtue of Tripartite Agreement dated 14/08/2013 have sold, transferred and assigned all their rights, title, interest and benefits of the said plot of land (i.e. 100% Share) in favour of the Builders i.e. Party of First Part herein i.e. **M/s. PRAGATI INFRA, a partnership firm through its partners 1) Mr. GIRISH SHEKHAR KHANDAGALE, 2) Mr. BALARAM DHARMA**

3) Mr. NARENDRA MOOLCHAND KOTHARI, 4) Mr. NITESH LAXMILAL SINGHVI, 5) Mr. GIGARAM RAMAJI CHOWDHARI & 6) Mr. VALARAM NEMARAM

CHOUDHARY and the same is duly stamped and registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 5274, and Registration Serial No. PVL2-5159-2013, dated 14/08/2013 and CIDCO vide its letter Dated 22/08/2013 has substituted the Builders i.e. Party of First Part herein i.e. **M/s. PRAGATI INFRA, a**

partnership firm through its partners 1) Mr. GIRISH SHEKHAR KHANDAGALE, 2) Mr. BALARAM DHARMA PATIL, 3) Mr. NARENDRA MOOLCHAND KOTHARI, 4) Mr. NITESH LAXMILAL SINGHVI, 5) Mr. GIGARAM RAMAJI CHOWDHARI & 6) Mr. VALARAM NEMARAM CHOUDHARY instead and in place of the aforesaid New Licensee.



(Handwritten signature)

(Handwritten signature)

AND WHEREAS the Builders obtained the Commencement Certificate No. CIDCO/BP-1(407/ATPO(NM&K)/2013/010 Dated 01/01/2014 from CIDCO and Commenced the construction of the Residential cum Commercial Building thereon namely "PRAGATI CRYSTAL" consisting Stilt + 11 Storied Upper Floors as per the plans and specification duly approved by the Town Planning Department of CIDCO Ltd. Hereto annexed and marked as annexure "1" is the copy of said Commencement Certificate.

AND WHEREAS the Section 4 of the Maharashtra Ownership flats (Regulations of the promotion of construction, sale management and transfer) Act, 1963, the Builders are required to register the said Agreement under the Registration Act.

AND WHEREAS the Builders are entering into separate agreements in form similar to this agreement with such changes and alterations as they deem fit with several other persons and parties who may agree to take up and acquire Flats/Shops or other premises in the said buildings on Ownership basis on the same terms and conditions as are contained herein except and subject to such Modifications as may be necessary or considered desirable or proper by the Builders.

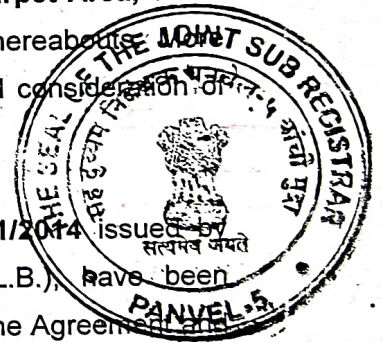
AND WHEREAS the Purchaser/s being interested in purchasing a Flat/Shop in the said building and approached the Builders and on perusal of the approval plans and specifications he/she/they has/have approved and booked Flat No. 1005 on Tenth Floor in the said Building admeasuring about 40.585 Sq. Mtrs. of Carpet Area, 5.105 Sq. Mtrs. of C.B. Area & 6.675 Sq. Mtrs. of Terrace Area or thereabouts particularly described in Second Schedule attached hereto for a total consideration of Rs.48,00,000/- (Rupees Forty Eight Lac Only).

AND WHEREAS the CERTIFICATE OF TITLE Dated 08/01/2014 issued by PRATIBHA M. JADHAV-PAWAR (Advocate High Court B.A. LL.B.) have been inspected by the Purchaser/s, a copy of which has been annexed to the Agreement marked as Annexure "2".

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

1. The builders shall construct the said building/s consisting of **Ground + Upper Eleven Floors** on the said Plot in accordance with the plans, designs, specifications which have been approved by the concerned local authority and so on and approved by the Purchaser/s with only such variations and modifications as the Builders concerned local authority/s the Government to be made in them of any of them.

प व ल-५	
८४९	२०१४
५/१०	



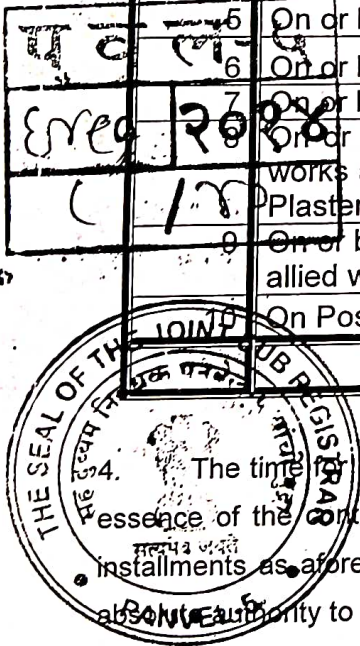
[Signature]

< *[Signature]*
< *[Signature]*

2. The Purchaser/s hereby agrees to purchase from the Builders Flat No. 1005 on Tenth Floor in the building to be known as "PRAGATI CRYSTAL" (hereinafter described as the said premises shown on the plan thereto annexed and seen and approved by the Purchaser/s at or for the lumpsum price of Rs.48,00,000/- (Rupees Forty Eight Lac Only).

3. The Purchaser/s shall pay to the Builders the sum of Rs.53,680 (Rupees Fifty Three Thousand Six Hundred Eighty Only) on or before the execution of this Agreement as deposit and the earnest money (the payment and receipt whereof the Builders doth hereby admit and acknowledge) and the balance of Rs.47,46,320/- (Rupees Forty Seven Lac Forty Six Thousand Three Hundred Twenty Only) shall be paid by the Purchaser/s to the Builder by way of Loan from any Housing Finance or in the manner and by installments as specified below:

SR. NO.	PARTICULARS	PERCENT
1	On Booking of flat.	20%
2	On or before Completion of Plinth Works	20%
3	On or before Completion of 1 st 2 nd 3 rd slab	10%
4	On or before Completion of 4 th 5 th 6 th slab	10%
5	On or before Completion of 7 th 8 th slab	8%
6	On or before Completion of 9 th 10 th slab	8%
7	On or before Completion of 11 th 12 th slab	8%
8	On or before Completion of Brick works, Misc. RCC works and Overhead Water Tank; Inside and Outside Plaster	7%
9	On or before Completion of flooring, Electrical & allied works	7%
	On Possession of flat	2%
TOTAL		100%



4. The time of payment of the aforesaid each and every installment shall be of the essence of the contract. If the Purchaser/s commits default in payment of any of the installments as aforesaid on the respective due dates, the Builders shall have full and absolute authority to terminate this agreement.

5. Provided always that the power of termination herein before contained shall not be exercised by the Builders unless and until the Builders shall have given to the Purchaser/s fifteen days prior notice in writing about their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

(Signature)

5

(Signature)
(Signature)

(g) Pay to the Builders within 15 days, demand by the Builders, his/her share of security deposit demanded by concerned local authority or Government for giving water, electricity or any service connected to the building in which the said premises is situated.

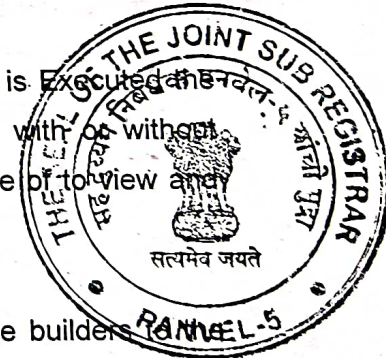
(h) To bear and pay increase in local taxes, water charges, insurances and other such levy's, if any, which are imposed by the concerned local authority, on account of change of the said premises by the Purchaser/s

(i) The Purchaser/s shall not let, sub-let, transfer, assign or part with the interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Purchaser/s to the Builders under this Agreement are fully paid by and only if the Purchaser/s had not been guilty of breach of or non-observation of any of the terms and conditions of this Agreement and until the Purchaser/s has intimated in writing to the Builders.

(j) The Purchaser/s shall observe and perform all the rules and regulations which the society has adopted in its inception and the additions alterations or amendments there of that may be made from time to time for protection and maintenance of the said building and the premises therein and for the observation and performances of the building Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms and conditions of this Agreement:

वचन-५
०९/०९/२०१४
१५/१०

(k) Till conveyance of the building in which said premises situated is Executed the Purchaser/s shall permit the Builders and their surveyors and agent with or without workmen and others, at all reasonable times, to enter in any part thereof to view and examine the state and condition thereof.



30. The notice referred in the preceding clause will be sent by the builders Purchaser/s under Certificate of posting as the address herein below given and the notice so sent shall be sufficient discharge to the Builders. For this purpose, the name

Address :- **Mrs. MANASI MANOHAR DEVRUKHKAR &**

Mr. MANOHAR BABOO DEVRUKHKAR

Residing At: **C/34, New Gitanjali CHS LTD, Raheja Township,
Malad (E), Mumbai-400097.**

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

31. Nothing contained in these present is intended to be nor shall be construed to be grant demise or assignment in law of the said premises or the said plot or any part thereof or the said building thereon or part thereof. Such grant demise or assignment as aforesaid shall take place only upon the transfer by the Deed of conveyance of the said plot and of the building to be constructed thereon to the said society as hereinabove sanctioned.

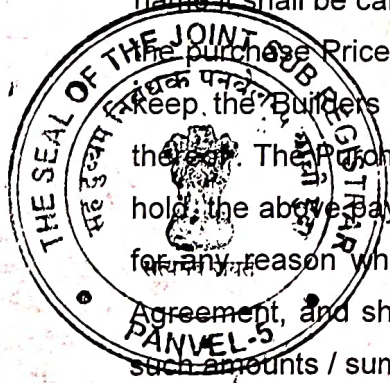
32. Any delay tolerated or indulgence shown by the promoter in enforcing the terms and conditions of this agreement or any forbearance or giving of time to Purchaser/s/s by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliances of any of the terms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

33. The Purchaser(s)/Unit Holder(s) undertakes that he/she/they shall pay Value Added Tax (VAT) immediately after the registration in builders favor & Service Tax in the Schedule as and when demanded by the builders. The Purchaser(s)/Unit Holder(s) undertakes that in the event of any Works Contract Tax, Goods and Service Tax etc., and any other imposts/impositions are levied or leviable in future by the Central

प व ल-६
६/११/२०१८
१/१/२०१८

Government or Semi Government or any statutory authorities or bodies in respect of the Agreement For Sale and/or the purchase price and consideration payable under the said Agreement and/or in respect of the said premises, then in such event, Flat/Shop Purchaser/s/Unit Holder(s), undertakes that within 10(Ten) days of a written demand made on them by Builders, he/she/they shall pay such amount of Works Contract Tax, Goods and Service Tax etc., and any other imposts/ impositions or tax by whatever

name it shall be called with interest (as the case may be) in addition to the installment of the purchase Price, without any delay or demur and further covenants to indemnify and keep the Builders fully indemnified in respect of the non-payment or delay payment thereof. The Purchaser (s) unit Holders further undertake that he/she/they shall not withhold the above payment of Service Tax, VAT, GST & Works Contract Tax or any taxes for any reason whatsoever. The terms of this clause shall be of the essence of this Agreement, and shall be essential term of this Agreement, and non-payment of any of such amounts / sums shall be treated as a serious breach of the agreement, undertaking and covenant by the Purchaser(s) / Unit Holder(s).



34. The Purchaser/s and Builders shall present this Agreement as well as the conveyance at the office of registrar of Assurances within the time prescribed by the Registration act, and the Builders will attend such office and admit the execution thereof.

Singh

< *M. S. D. K. K.*
< *M. S. D. K. K.*

SCHEDULE I

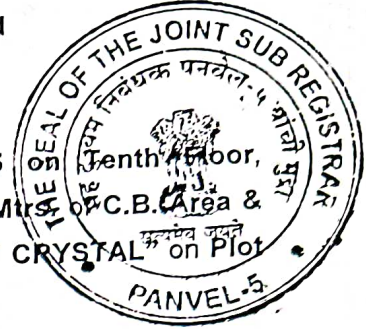
All that piece and parcel of land bearing Plot No. 17, Sector No. 21, Ulwe Node, Tal. Panvel, Dist. Raigad-410206 of 12.5% scheme containing by the measurement 1449.97 Sq. Mtrs. or thereabout bounded as follows:

- On or towards the North by : Plot No. 25, Plot No. 26, Plot No. 27
- On or towards the South by : 24.00 Mtrs. Wide Road
- On or towards the East by : Plot No. 18
- On or towards the West by : 11.00 Mtrs. Wide Road

प्रागति
२०१४
१६ / १०

SCHEDULE II

Right, title, interest and ownership of Flat No. 1005 on Tenth floor, admeasuring about 40.585 Sq. Mtrs. of Carpet Area, 5.105 Sq. Mtrs. of C.B. Area & 6.675 Sq. Mtrs. of Terrace Area of building known as "PRAGATI CRYSTAL" on Plot No. 17, Sector-21, Ulwe Node, Tal. Panvel, Dist. Raigad-410206.



IN WITNESS WHERE OF the parties hereunto set and subscribed their respective hands and seals the day year first hereinabove written.

SIGNED SEALED AND DELIVERED
By the within named "BUILDERS"
M/s. PRAGATI INFRA (Partnership Firm)
(PAN NO. AAPFP0939C)
Through its Partner
Mr. NITESH LAXMILAL SINGHVI
(PAN NO. CGTPS5783B)

N. Singhvi



In the presence of

1. Rahul Mehra *Rahul Mehra*
2. Nareesh Prajapati *Nareesh*

SIGNED SEALED AND DELIVERED
by the within named "PURCHASER/S"
Mrs. MANASI MANOHAR DEVRUKHKAR
(PAN NO. AGKPD5108N)
Mr. MANOHAR BABOO DEVRUKHKAR
(PAN NO. AATPD3426A)

Manasi

Manohar



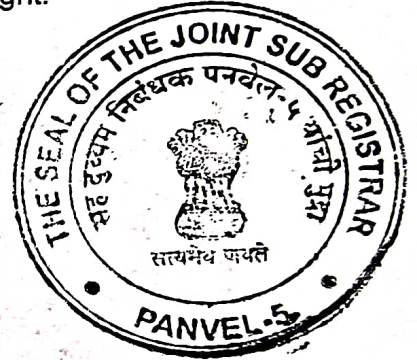
In the presence of

1. Rahul Mehra *Rahul Mehra*
2. Nareesh Prajapati *Nareesh*

ANNEXURE "C"
THE FIRST SCHEDULE ABOVE REFERRED TO
(LIST OF AMENITIES)

- Main Door - Decorative Shutter With Quality Fittings.
- Internal Door - Flush Door With CP Fittings.
- W.C. & Both - Bakelite Door Shutter With Marble Frame.
- Flooring - 24"*24" Joint Free Vitrified Tiles.
- Windows - Powder Coated Aluminum Sliding With Marble Frame ¾ Section 4 Mm Thick Glass.
- Kitchen - Granite Platform With S.S. Sink.
- Tiles - Ceramic Tiles In Bath & W.C. & Dado Upto 7" Height And In Kitchen Above Platform 4" Height.
- Wall - Internal Walls-4" & External Walls-6", External Sand Faced Plaster.
- Plumbing - Concealed Plumbing With Good Quality C.P. Fittings.
- Electric - Concealed Wiring With Good Quality Fittings.
- Paint - Oil Bound Distemper For Inside, Acrylic Paint For Outside.
- Others - Attractive Entrance Foyer, Lobby & Elevation.
- Parking - Ample Car Parking.

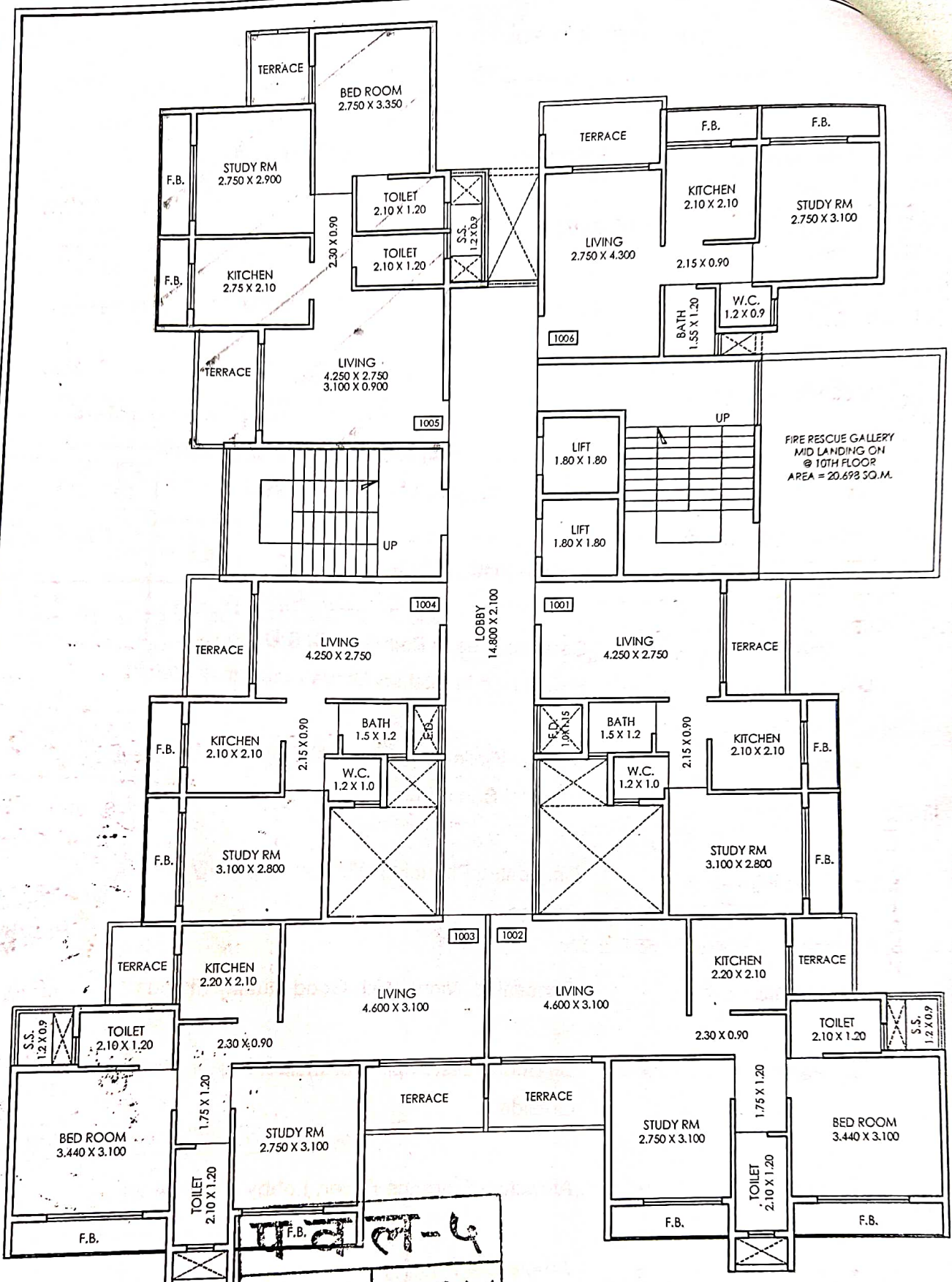
प व ल-५	
६४६९	२०१४
१२/१०	



(Signature)

(Signature)

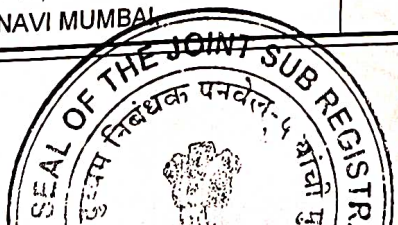
(Signature)



प्रकृति क्र-५
 ०१५२०२४

TENTH FLOOR PLAN

FLAT NO.	PROJECT	FOR	NAME AND SIGN. OF PURCHASER	NAME AND SIGN. OF DEVELOPER
1005	"PRAGATI CRYSTAL" RESIDENTIAL BUILDING ON PLOT NO 17, SECTOR - 21, ULWE, NAVI MUMBAI	M/S. PRAGATI INFRA	<i>[Signature]</i>	<i>[Signature]</i>



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

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

Ref. No. CIDCO/BP-10407/ATPO(NM & K)/2013-14 009 = --

Date : 1 JAN 2014

To,
M/s. Pragati Infra,
Through its Partners, Mr. Girish Shekhar Khandagale & Others Five,
Shop No.13, Astha Anand, Plot No.193, Sector-19, Ulwe, Navi Mumbai.

ASSESSMENT ORDER NO.731/2013-14 REGISTER NO.02 PAGE NO.731

Unique Code No.	2	0	1	3	0	3	0	2	1	0	2	3	0	9	6	0	1
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.17, Sector-21, Ulwe (12.5% Scheme) Navi Mumbai.

REF:- 1) Your architect's application dated 03/09/2013 & 27/12/2013

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

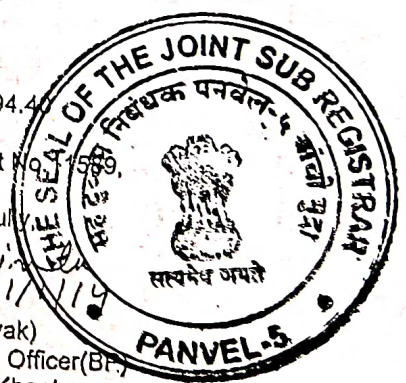
- | | |
|---|---|
| 1. Name of Assessee | :- M/s. Pragati Infra, Through its Partners, Mr. Girish Shekhar Khandagale & Others Five, |
| 2. Location | :- Plot No.17, Sector-21, Ulwe (12.5% Scheme) Navi Mumbai. |
| 3. Land use | :- Residential |
| 4. Plot area | :- 1449.97 Sq. mtrs |
| 5. Permissible FSI | :- 1.5 |
| 6. GROSS BUA FOR ASSESSEMENT | :- 4462.492 Sq.mtrs. |
| A) ESTIMATED COST OF CONSTN. | :- 4462.492 Sq.mtrs. X 13200 = Rs.58904894.40 |
| B) AMOUNT OF CESS | :- Rs.58904894.40 X 1% = Rs.589048.94 |
| 7) Construction & Other Workers Welfare Cess charges paid | Rs.6,00,000/- vide Receipt No. dated.27/12/2013 |

प व ल - ५
२०१४
१९/१०

Yours faithfully

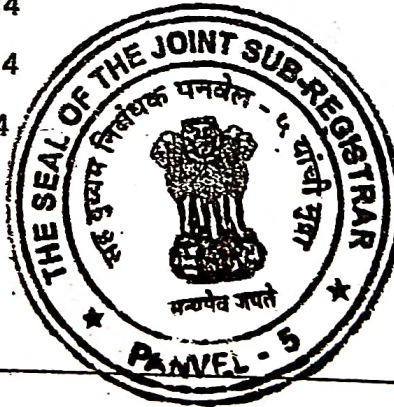
Manjula Nayak

(Manjula Nayak)
Addl. Town Planning Officer(BP)
Navi Mumbai & Khopta



गावाचे नाव : 1) उलवे

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	4800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3548000
(4) भू-मापन, पॉटहिन्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: सदनिका क्र-1005, दहावा मजला, प्रगती क्रिस्टल, प्लॉट क्र. 17, सेक्टर-21, उलवे नोड, ता. पनवेल, जि. रायगड. क्षेत्रफळ: 40.585 चौ.मी. कारपेट + 5.105 चौ.मी. सी.बी. + 6.675 चौ.मी. टेरस ((Plot Number : 17 ;))
(5) क्षेत्रफळ	1) 40.59 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दम्न एवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. प्रगती इन्फ्रा र्फे भागीदार नितेश लक्ष्मिलाल सिंघवी वय:-24; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप क्र. ४, नंदनवन, प्लॉट क्र. १९१, सेक्टर-१९, उलवे नोड, पो. वहाळ, ता. पनवेल, जि. रायगड, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410206 पॅन नं:-AAPFP0939C
(8) दम्न एवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मानसी मनोहर देवरुखकर वय:-44; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी/३४, न्यू गितांजली को.ओ.हा.सोसायटी, रहेजा टाऊनशिप, मालाड, मुंबई., महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AGKPD5108N 2): नाव:- मनोहर बाबू देवरुखकर वय:-51; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी/३४, न्यू गितांजली को.ओ.हा.सोसायटी, रहेजा टाऊनशिप, मालाड, मुंबई., पिन कोड:-400097 पॅन नं:-AATPD3426A
(9) दम्न एवज करून दिल्याचा दिनांक	26/09/2014
(10) दम्न नोंदणी केल्याचा दिनांक	27/09/2014
(11) अनुक्रमांक, खंड व पृष्ठ	6491/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक, पनवेल-५ (वर्ग)

मुल्यांकनानाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



PRAGATI INFRA

POSSESSION LETTER

I/We, **Mr. GIGARAM RAMAJI CHOUDHARY** Partner of **M/s. PRAGATI INFRA** do hereby certify and confirm that we have handed over the peaceful & vacant possession of the, **Flat No.1005, Tenth Floor**, in the building "**PRAGATI CRYSTAL**" on Plot No. 17, Sector- 21, Ulwe, Navi-Mumbai **Mrs. MANASI MANOHAR DEVRUKHKAR & Mr. MANOHAR BABOO DEVRUKHKAR** the purchaser upon receiving the agreed consideration.

Place : Navi Mumbai

For

Date : 15/04/2017

Witness : Aanchmesh Ray

M/s. PRAGATI INFRA



I, **Mrs. MANASI MANOHAR DEVRUKHKAR & Mr. MANOHAR BABOO DEVRUKHKAR** adult, Indian Inhabitant, do hereby certify and confirm that have received the peaceful & vacant possession of **Flat No. 1005, Tenth Floor**, in the building "**PRAGATI CRYSTAL**" on Plot No.- 17, Sector- 21, Ulwe, Navi-Mumbai from **Mr. GIGARAM RAMAJI CHOUDHARY** Partner of **M/s. PRAGATI INFRA**, the Vendors. I am satisfied with the work and I don't have any complaint against said flat.

Place : Navi Mumbai.

Date : 15/04/2017

Witness : Aanchmesh Ray


**Mrs. MANASI MANOHAR DEVRUKHKAR &
Mr. MANOHAR BABOO DEVRUKHKAR**

(Purchaser)