

SBT PACPC Belapur - Pravin Gopal Khand (SSL)
(New) 7718840038

12/4/24
4:10pm

Vijay Ganesha
8082533278

Page 1 of 1

398/6752

पावती

Original/Duplicate

Friday, April 05, 2024

नोंदणी क्र.: 39M

12:58 PM

Regn.: 39M

पावती क्र.: 7432 दिनांक: 05/04/2024

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल3-6752-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विकास गणेश सन ऑफ गणेश बेकू - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पुढाची संख्या: 71

एकूण:

रु. 31420.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

1:17 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 4374996 /-

मोबदला रु. 4490000/-

भरलेले मुद्रांक शुल्क: रु. 269400/-

Sub Registrar Panvel 3

सह दुय्यम निलेधक वर्ग-२,

पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु. 1420/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424040124495 दिनांक: 05/04/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000234000202425E दिनांक: 05/04/2024

बँकेचे नाव व पत्ता:

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 6752/2024

नोंदणी :

Regn:63m

05/04/2024

गाबाचे नाव : उलवे

| | |
|---|--|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 4490000 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 4374996 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र.27/27.1,दर मूल्य रु.82,500/- प्रती चौरस मीटर,सदनिका क्र. 605,6 वा मजला,श्रीजी क्लाउड इमारत,प्लॉट नं. 78,जी. ई. एस.,सेक्टर - 21,उलवे,नवी मुंबई,तालुका - पनवेल आणि जिल्हा - रायगड,क्षेत्रफळ - 39.574 चौरस मीटर कारपेट क्षेत्रफळ(एक्सक्लुडिंग 6.974 चौरस मीटर बाल्कनी क्षेत्रफळ).((Plot Number : 78 ; SECTOR NUMBER : 21 ;)) |
| (5) क्षेत्रफळ | 1) 46.548 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. श्रीजी लाईफस्पेसेस इन्फ्रास्ट्रक्चर तर्फे भागीदार कमलेश वशरामभाई भानुशाली - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 103, बी - विंग, दि ग्रेट इस्टर्न समिट, प्लॉट नं. 66, सेक्टर - 15, सी बी डी बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AERFS0551F |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-विकास गणेश सन ऑफ गणेश वेळू - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रोम नं. 54, आर. सी मार्ग, चेंबूर, ऑप. नवजीवन सोसायटी, विजय नगर, एफ. सी. आय, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400074 पॅन नं:-BBKPG0079D |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 05/04/2024 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 05/04/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 6752/2024 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 269400 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |

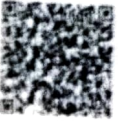
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

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

CHALLAN
MTR Form Number-4



| | | | | | | | |
|----|--------------------|---------|---|------|---------------------|---------|------|
| IN | MH000234000202425E | BARCODE | 0 1011 0 000000 0 000000 0000 0 1 00 00 | Date | 04/04/2024-19:38:17 | Form ID | 25.2 |
|----|--------------------|---------|---|------|---------------------|---------|------|

| | | | |
|-----------------|-----------------------------------|-------------------------|-------------------------------------|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | |
| Office Name | PNL3_PANVEL 3 JOINT SUB REGISTRAR | PAN No. (If Applicable) | |
| Location | RAIGAD | Full Name | VIKAS GANESH SON OF GANESH VELU |
| Year | 2024-2025 One Time | Flat/Block No. | FLAT NO 405 6TH FLOOR SHREEJI CLOUD |
| | | Premises/Building | BLDG |

| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN |
|-----------------------------|---------------|---------------------------------------|----------------------------|--------------------|-------------|
| 0030046401 Stamp Duty | 269400.00 | PLOT NO 78 SECTOR 21 ULWE NAVI MUMBAI | TAL PANVEL AND DIST RAIGAD | | 4 1 0 2 0 8 |
| 0030063301 Registration Fee | 30000.00 | | | | |

Remarks (If Any)
SecondPartyName=SHREEJI
INFRASTRUCTURE-CA=4490000

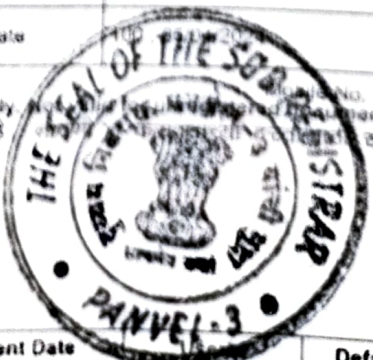


पवल - 3
04/04/2024
8/09

| | | | |
|-------|-------------|-----------------|---|
| Total | 2,99,400.00 | Amount In Words | Two Lakh Ninety Nine Thousand Four Hundred Rupees |
|-------|-------------|-----------------|---|

| | | | |
|-------------------|-----------|---------------------------|-----------------------|
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | |
| Cheque-DD Details | | Bank CIN | Ref. No. |
| Cheque/DD No | | 69103332024040420608 | 2862564060 |
| Name of Bank | | Bank Date | RBI Date |
| Name of Branch | | 04/04/2024-19:38:51 | Not Verified with RBI |
| | | Bank-Branch | IDBI BANK |
| | | Scroll No. , Date | |

Department ID: 8062533278
NOTE: This challan is valid for document to be registered in Sub Registrar office only
सदर चालन केवल दुरयम लिबरेशन कार्यालयाने नोंदणी करवावयाच्या दस्तऐवजी लागू आहे।



| Sr. No. | Remarks | Defacement No. | Defacement Date | Defacement Amount |
|---------|---------------|------------------|---------------------|-------------------|
| 1 | (IS)-396-6752 | 0000163614202425 | 05/04/2024-14 27:16 | 30000.00 |

AGREEMENT

THIS AGREEMENT made and entered into at Navi Mumbai on this 05 day of April, 2024, BETWEEN M/S. SHREEJI LIFESPACES INFRASTRUCTURE a Partnership Firm, registered under the provisions of Partnership Act, 1932, having its Office No.103, B-Wing, The Great Eastern Summit, Plot No.66, Sector -15, CBD-Belapur, Navi Mumbai -400 614, Through Its Partners, THROUGH ITS PARTNER MR. KAMLESH VASHARAMBHAI BHANUSHALI, herein after called "THE PROMOTER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assigns, including those of the respective partners) of the ONE PART AND MR. VIKAS GANESH S/O. GANESH VELU (having I. T. Pan No. BBKPG0079D), Adult/s, Indian Inhabitant/s, residing at Room No.54, R. C. Marg Chembur, Opp. Navjeevan Society, Vijay Nagar, F C I Mumbai-400074, herein after called "THE PURCHASER/S/ ALLOTTEES" (which expression shall unless repugnant to the context or meaning thereof shall mean and includes his/her/their heirs, executors, administrators and assigns of the OTHER PART.

9 7 7 3
2024



WHEREAS:

- 1) The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s.CIDCO LTD") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai -400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.
- 2) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provision of Sec.113 of the said Act.
- 3) 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

Kamlesh Vasharambhai Bhanushali

Vikas Ganesh S/O. Ganesh Velu

it or vested into it in accordance with the proposal approved by the State Government under the said Act.

4) An Agreement to Lease Dated -21.03.2022, duly registered with Joint Sub Registrar Panvel -2, on 21.03.2022 under Serial No PVL-4-3416-2022, M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., The Corporation has leased to 1) SMT. DROPAADI AMRUT NAIK, 2) SMT. SANGEETA ARVIND NAIK 3) MR. SOHAN ARVIND NAIK, 4) SMT. SONIYA ARVIND NAIK, 5) SMT. SMITA ARVIND NAIK, () MR. BHUPENDRA AMRUT NAIK, 7) MR. ASHVIN AMRUT NAIK, 8) MR. SAMADHAN AMRUT NAIK, 9) SMT. TULASA BHARAT NAIK, 10) MR. ROSHAN BHARAT NAIK 11) MR. PRASHANT BHARAT NAIK, 12) MRS. RATNADEEP BHARAT NAIK 13) SMT. SUGANDHA PADMAKAR PATIL, 14) MR. JEEVAN RAMLAL NAIK 15) MR. SHRIDHAR RAMLAL NAIK, 16) MRS. SARITA HEMANT THAKUR @ SARITA RAMLAL NAIK, 17) SMT. RUKMINI ANKUSH NAIK 18) MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR 19) MR. GHANSHYAM ANKUSH NAIK, 20) MR. SAI ANKUSH NAIK, 21) SMT. NIRMALA RAM THAKUR JR, 22) SMT. YAMUNA ANNA

प व न
६०२
६११९

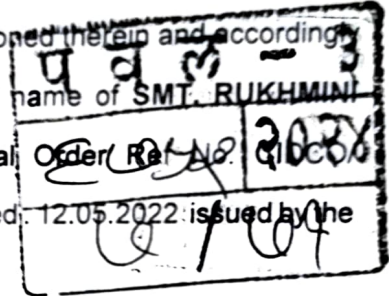


Original Licensee, one such Plot No.78, admeasuring about 1349.97 Sq.Mtrs. area, under 12.5% (Erstwhile Gaothan Expansion Scheme) Sector -21, Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad (herein after referred to as "THE SAID PLOT") for a period of 60 years computed from the date of Agreement to Lease.

5) SMT. NIRMALA RAM THAKUR AND SMT. YAMUNA ANNA PATIL, have assigned and relinquished their rights, title and interest in respect of the Plot No.78, admeasuring about 1349.97 Sq.Mtrs. area, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -21 at Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad in favour of 1) SMT. RUKHMINI ANKUSH NAIK, 2) MR. GHANSHYAM ANKUSH NAIK, 3) MS PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR, 4) MR. SAI ANKUSH NAIK, 5) SMT. TULASA BHARAT NAIK, 6) MR. ROSHAN BHARAT NAIK, 7) MR. PRASHANT BHARAT NAIK, 8) MRS. RATNADEEP BHARAT NAIK, 9) SMT. SUGANDHA PADMAKAR

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PATIL , 10) SMT. DROPADI AMRUT NAIK , 11) MR. BHUPENDRA AMRUT NAIK
 12) MR. ASHVIN AMRUT NAIK , 13) MR. SAMADHAN AMRUT NAIK, 14) SMT.
 SANGEETA ARVIND NAIK, 15) MR. SOHAN ARVIND NAIK, 16) SMT. SONIYA
 ARVIND NAIK, 17) SMT. SMITA ARVIND NAIK, 18) MR. JEEVAN RAMLAL NAIK,
 19) MR. SHRIDHAR RAMLAL NAIK, 20) MRS. SARITA HEMANT THAKUR @
 SARITA RAMLAL NAIK, (hereinafter referred to as the said SMT. RUKHMINI
 ANKUSH NAIK AND OTHERS 19) vide Release Deed Dated - 10.03.2022, duly
 registered with Joint Sub Registrar Panvel -4, on 10.03.2022, under Serial No.
 PVL4-3028-2022, for the terms and conditions mentioned therein and according
 the CIDCO Ltd has transferred the said plot in the name of SMT. RUKHMINI
 ANKUSH NAIK and OTHER 19 vide their Final Order Ref No. 2023/0
 ESTATE/12.5% SCHEME/ULWE/376/2022/497, Dated: 12.05.2022 issued by the
 CIDCO Ltd.



6) THAT, 1) SMT. DROPADI AMRUT NAIK , 2) SMT. SANGEETA ARVIND
 NAIK , 3) MR. SOHAN ARVIND NAIK , 4) SMT. SONIYA ARVIND NAIK , 5) SMT.
 SMITA ARVIND NAIK , 6) MR. BHUPENDRA AMRUT NAIK , 7) MR. ASHVIN
 AMRUT NAIK , 8) MR. SAMADHAN AMRUT NAIK , 9) SMT. SANGEETA ARVIND
 NAIK , 10) MR. ROSHAN BHARAT NAIK , 11) MR. PRASHANT BHARAT NAIK
 , 12) MRS. RATNADEEP BHARAT NAIK , 13) SMT. SUGANDHA PADMAKAR
 PATIL , 14) MR. JEEVAN RAMLAL NAIK , 15) MR. SHRIDHAR RAMLAL NAIK
 , 16) MRS. SARITA HEMANT THAKUR @ SARITA RAMLAL NAIK , 17) SMT.
 RUKHMINI ANKUSH NAIK , 18) MS. PRAMILA ANKUSH NAIK @ PRANALI
 RAMESH THAKUR , 19) MR. GHANSHYAM ANKUSH NAIK , 20) MR. SAI
 ANKUSH NAIK (hereinafter referred to as the said SMT. DROPADI AMRUT
 NAIK AND OTHERS 19), have assigned and transferred their undivided rights
 title, benefits and interest in respect of the Plot No.78, under 12.5% (Erstwhile
 Gaothan Expansion Scheme) Scheme, Sector -21, at Ulwe , Navi Mumbai, Taluka
 - Panvel and District- Raigad to A) M/S. SHREEJI LIFESPACES
 INFRASTRUCTURE THROUGH ITS PARTNERS 1) MR. LADHAVJI VASHRAM
 PATEL, 2) MR. KAMLESH VASHARAMBHAI BHANUSHALI, 3) MR. NARAYAN
 JIVA VAVIYA, AND B) 1) SMT. RUKHMINI ANKUSH NAIK , 2) MR.
 GHANSHYAM ANKUSH NAIK, 3) MS. PRAMILA ANKUSH NAIK @ PRANALI
 RAMESH THAKUR, 4) MR. SAI ANKUSH NAIK, 5) SMT. TULASA BHARAT



AN

NAIK , 6) MR. ROSHAN BHARAT NAIK, 7) MR. PRASHANT BHARAT NAIK, 8) MRS. RATNADEEP BHARAT NAIK, 9) SMT. SUGANDHA PADMAKAR PATIL , 10) SMT. DROPADI AMRUT NAIK , 11) MR. BHUPENDRA AMRUT NAIK , 12) MR. ASHVIN AMRUT NAIK , 13) MR. SAMADHAN AMRUT NAIK, 14) SMT. SANGEETA ARVIND NAIK, 15) MR. SOHAN ARVIND NAIK, 16) SMT. SONIYA ARVIND NAIK , 17) SMT. SMITA ARVIND NAIK, 18) MR. JEEVAN RAMLAL NAIK, 19) MR. SHRIDHAR RAMLAL NAIK, 20) MRS. SARITA HEMANT THAKUR @ SARITA RAMLAL NAIK , (hereinafter referred to as the said SMT. RUKHMINI

ANKUSH NAIK AND OTHERS 19) , Vide Tripartite Agreement Dated 07.06.2022, duly registered with Joint Sub Registrar Panvel -2, on 10.06.2022 under Serial No.

PVL-2-8230-2022
E 698 13038
RUKHMINI ANKUSH NAIK AND OTHERS 19

which is entered and executed between 1) CIDCO LTD., and 2) SMT. DROPADI AMRUT NAIK AND OTHERS 19 , the Original Licensees AND 3) A) M/S. SHREEJI LIFESPACES INFRASTRUCTURE AND B) SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19, the New Licensees and accordingly CIDCO LTD., has transferred the 50% lease hold rights , shares , title

and Interest in respect of the said Plot of Land bearing No.78, admeasuring about

674.985 Sq.Mtrs. area (50% Shares) out of 1349.97 Sq.Mtrs. area, under 12.5%

(Erstwhile Gaothan Expansion Scheme) Scheme, Sector -21, at Ulwe , Navi

Mumbai, Taluka - Haveli and District-Raigad in the name of A) M/S. SHREEJI

LIFESPACES INFRASTRUCTURE and remaining 50% lease hold rights, shares,

title and Interest in respect of the said Plot No.78 admeasuring about 674.985

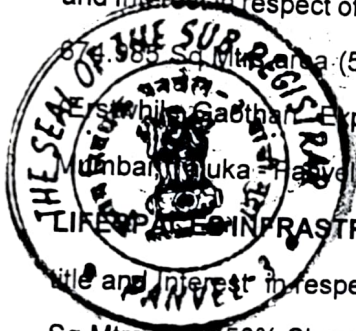
Sq.Mtrs area (50% Shares) out of 1349.97 Sq.Mtrs. area, under 12.5% (Erstwhile

Gaothan Expansion Scheme) Scheme, Sector -21, at Ulwe , Navi Mumbai, Taluka

- Panvel and District- Raigad in the name of B) SMT. RUKHMINI ANKUSH

NAIK AND OTHERS 19, Vide Final Transfer Order Dated -28.06.2022, bearing

Ref. No. CIDCO/ ESTATE /12.5% SCHEME/ULW E/376/ 2022/891 .



7) By virtue of Tripartite Agreement Dated - 07.06.2022, duly registered with Joint Sub Registrar Panvel -2, on 10.06.2022, under Serial No. PVL-2-8230-2022

A) M/S. SHREEJI LIFESPACES INFRASTRUCTURE have acquired 50% lease hold rights of Said Plot AND B) SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19, have acquired 50% lease hold rights of Said Plot .

8) Thereafter, the Said A) M/S. SHREEJI LIFESPACES INFRASTRUCTURE AND B) SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19 have prepared

(E)

[Signature]

Building Plans in respect of intending Building viz. " SHREEJI CLOUD", which is to be erected upon the Said Plot for Residential cum Commercial Purpose, through Architect and submitted the same to Additional Town Planning Officer of M/s. CIDCO LTD., for approval and sought approval to such plans and M/s. CIDCO Ltd., granted Development Permission in respect of Said Plot, vide Commencement Certificate Ref. No. CIDCO/BP-18321/TPO(NM & K)/2022/10430 , Dated - 10.04.2023 and subsequently, the promoter have prepared revised building Plans and obtained an Amended Commencement Certificate Dated - 15.03.2024, having reference No. CIDCO/BP-18321/TPO(NM & K)/2022/12210, from CIDCO LTD. on the terms and conditions set and prescribed therein in respect of the Project in and upon Said Plot and authenticated copy is attach in Annexure ' 12024

9) By virtue of the Tripartite Agreement Dated -07.06.2022 and Amended Commencement Certificate Dated -15.03.2024, The M/S. SHREEJI LIFESPACES INFRASTRUCTURE and SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19 are the Joint owners of the said plot and they have got rights to develop the said property .

10) AND WHEREAS the PROMOTERS M/S. SHREEJI LIFESPACES INFRASTRUCTURE along with SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19 are entitled and enjoyed upon to construct building/s on the aforesaid project land in accordance with the recitals herein above.



11) AND WHEREAS the PROMOTERS along with SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19, are in possession of the project land.

12) AND WHEREAS the PROMOTERS along with SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19 have proposed to construct on the project land building and thereof having 1 Ground Floor + 11 upper Floors , having 75 - Residential Flats and 13 - Commercial Shops on the said plot of land to be known as " SHREEJI CLOUD " and to sell the said flats and Shop in the said buildings to the prospective purchaser/s and accordingly as per the terms and condition as mutually decided between M/S. SHREEJI LIFESPACES INFRASTRUCTURE and SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19, both the have determined the ratio of 50 : 50 of above said 75 - Flats and 13- Shops in their respective share.

13) AND WHEREAS by Virtue of above said clause No . 13 as mentioned above THE PROMOTERS i.e. M/S. SHREEJI LIFESPACES INFRASTRUCTURE alone have sole and exclusive right to sell and dispose off the Flats and Shops on

ownership basis in the said building for their above said respective share and the OWNERS, SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19 have sole and exclusive right to sell and dispose off the Flats and Shops on ownership basis in the said building for their above said respective share, to be constructed by the PROMOTERS on the said Plot and to enter into Agreement with the Purchaser/s of the said Flats and Shops etc, and to receive the sale price in respect thereof.

14) AND WHEREAS the PROMOTERS have sole and exclusive right to sell flat and shop as per their respective shares in the building known as " SHREEJI CLOUD " to be constructed by the PROMOTERS on the project land and to enter into an Agreement/s with the purchaser/s of the flat, to receive the sale consideration in respect thereof and whereas SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19 hereby confirm that even though they are the joint owners of the said plot of land however they agrees and provide their will full and irrevocable consent to the prospective/intending purchaser/s for making the payment and issuing the Cheque of total agreed consideration solely in the name of M/S. SHREEJI LIFESPACES INFRASTRUCTURE , THE PROMOTERS for their respective shares .

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15) AND WHEREAS THE PURCHASER/S/ALL OTTEE/S is/are offered Flat bearing No. 305, on the Sixth Floor, (Hereinafter referred to as the said flat) in the building called "SHREEJI CLOUD" (Hereinafter referred to as the said building) being constructed on the aforesaid project land by the PROMOTER.



16) AND WHEREAS THE PROMOTER entered into standard agreement with an Architects registered with the council of Architects and such agreement is as per the agreement prescribed by the council of Architects

17) AND WHEREAS THE PROMOTER has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act 2016 with the Real Estate Regulatory Authority at Mumbai, registration No. P51700052841, Authenticated copy is attach in Annexure 'B'.

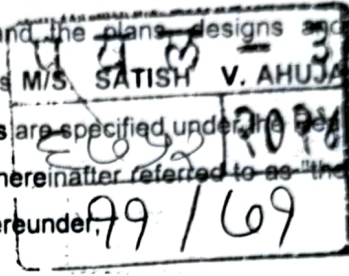
18) AND WHEREAS THE PROMOTER have appointed a structural Engineer for the preparation of the structural design and drawings of the building/s and THE PROMOTER accepts the professional supervision of the Architect and the Structural Engineer till the completion of the buildir g/s.

(D)

[Handwritten signature]

19) AND WHEREAS by virtue of the Amended Commencement Certificate Dated- 15.03.2024 , the PROMOTER have sole and exclusive right to sell the Flats and shops in the building known as "SHREEJI CLOUD " in their above said respective share and the said Building to be constructed by the PROMOTER on the project land and to enter into an Agreement/s with the PURCHASER/S/ALLOTTEE/S of the flats/Shops to receive the sale consideration in respect thereof.

20) AND WHEREAS on demand from the PURCHASER/S/ALLOTTEE/S , the Promoter has given inspection to the PURCHASER/S/ALLOTTEE/S of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/S. SATISH V. AHUJA AND ASSOCIATES and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.



21) AND WHEREAS the authenticated copies of Certificate of Title issued by the Mr . Sanket V . Dalvi , Advocate of the Promoter and authenticated copies of property or any other relevant record showing the Nature of the title of the promoter to the project land on which the Flats and Shop are constructed or are to be constructed have been annexed hereto and marked as Annexure "and Annexure " D "



22) The Authenticated Copies of the Plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure "E".

23) The Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure " F " .

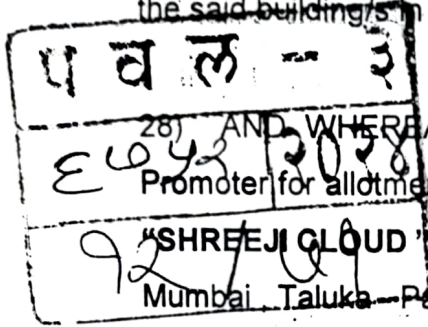
24) AND WHEREAS the authenticated copies of the plans and specifications of the Flats/Shops agreed to be purchased by the PURCHASER/S/ALLOTTEE/S, as sanctioned and approved by the local authority have been annexed and marked as Annexure " G " .

25) AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various

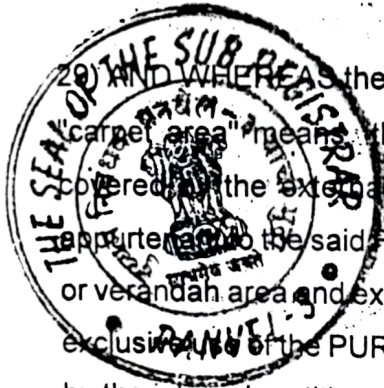
authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

26) AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

27) AND WHEREAS the Promoter have accordingly commenced construction of the said building/s in accordance with the said proposed plans.



28) AND WHEREAS the PURCHASER/S/ALLOTTEE/S has applied to the Promoter for allotment of a Flat No.605, on Sixth floor, in the building known as "SHREEJI GLOD" to be constructed on Plot No.78, Sector -21, at Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad.



29) AND WHEREAS the carpet area of the said Flat is 39.574 square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the PURCHASER/S/ALLOTTEE/S, but includes the area covered by the internal partition walls of the Flat.

30) AND WHEREAS the parties relying on the confirmations representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

31) AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY), being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

32) AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

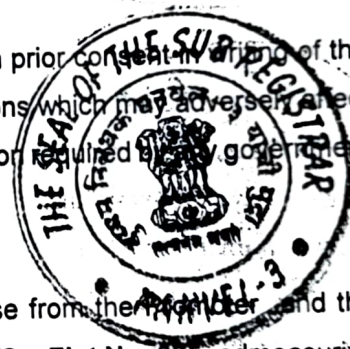
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat No. 605.

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

1. The PROMOTER along with SMT. RUKHMINI ANKUSH NAIK AND OTHERS shall construct building known as "SHREEJI CLOUD" on the aforesaid project land consisting of 1 Ground floor + 11 upper floors, on the aforesaid project land in accordance with plans, designs and specifications as approved by the concerned local authority from time to time.

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



1(a) The ALLOTTEE/S hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the ALLOTTEE/S a Flat No. 605, admeasuring about 39.574 Sq. Mtrs of Carpet area, (excluding 6.974 Sq. Mtrs. of Balcony Area), Sixth Floor, situated in the building known as "SHREEJI CLOUD", (hereinafter referred to as "the Flat ") as shown in the floor plan thereof hereto annexed and marked Annexure "E" , "F" and "G" for the consideration of **Rs.44,90,000/- (RUPEES FORTY FOUR LAKHS NINETY THOUSAND ONLY)** The purchase price of the Flat as mentioned above, is determined on the basis of above referred carpet area of the Flat which Allottee/s agree/s and confirm/s. Thus, the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are neither included in the carpet area nor are considered for determining the purchase price.

1(b) The ALLOTTEE/S has paid on or before execution of this agreement a sum of **Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY)** as advance payment or application fee and hereby agrees to pay to PROMOTER the balance amount of

SCHEDULE 'A'

DESCRIPTION OF PLOT:

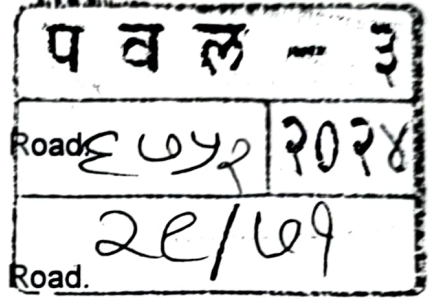
All that piece of Land bearing Plot of Land bearing No. 78, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -21, Village Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad, containing by measurement 1349.97 Sq. Mtrs., or thereabout and bounded as follows:-

On or towards the North by : Plot No.91

On or towards the South by : 15.00 Mtrs. Wide Road

On or towards the East by : 11.00 Mtrs. Wide Road.

On or towards the West by : Plot No.79



SCHEDULE "B"

DESCRIPTION OF FLAT

ALL THAT piece and parcel of premises bearing Flat No.605, admeasuring 39.574 Sq. Mtrs. of Carpet area (excluding 6.974 Sq. Mtrs. of Balcony Area), Sixth Floor, in the building known as "SHREEJI CLOUD", to be constructed on Plot No.78, Sector -21, at Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad.



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Reference No. : CIDCO/BP-18321/TPO(NM & K)/2022/12210

Date : 15/3/2024

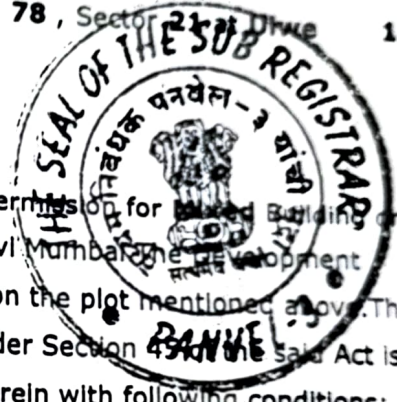


SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **78** , Sector **21** at **Ulwe** **12.5 %**
Scheme Plot, Navi Mumbai.
Ref :

Dear Sir / Madam,



With reference to your application for Development Permission for Building on Plot No. **78**, Sector **21** at **Ulwe** **12.5 %** **Scheme Plot**, Navi Mumbai, the development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 4 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

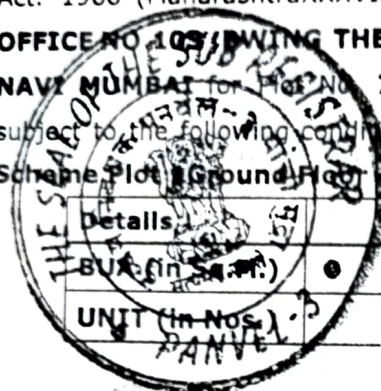
Thanking You

Yours faithfully,

Validity unknown
Digitally signed by [Signature]
DN: cn=[Name], o=[Organization], ou=[Department], email=[Email]
Date: 2024.03.15 15:33:33
Organization: CIDCO
Department: [Department]
Planner: [Planner]

**AMENDED COMMENCEMENT
CERTIFICATE**

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **SHREEJI LIFESPACES INFRASTRUCTURE , OFFICE NO 105, DWING THE GREAT Easternn Summit ,plot no 66, Sector 15, CBD Belapur NAVI MUMBAI** for Plot No. **78** , Sector **21** , Node **Ulve** . As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed** in **12.5 %** Scheme Plot Ground Floor - **11** Floor Net Bulltup Area **194.57** Sq m .



| Details | Resl. | Comm. | Other |
|----------------|---------|-------|-------|
| BUA (in Sq.M.) | 5817.81 | 36.8 | 0 |
| UNIT (In Nos.) | 75 | 13 | 0 |

- A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.
- B. Applicant Should Construct Hutments for labours at site.
- C. Applicant should provide drinking water and toilet facility for labours at site.

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

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such

Thanking You

Yours faithfully,



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Reference No. : **CIDCO/BP-18321/TPO(NM & K)/2022/12210** Date : **15/3/2024**

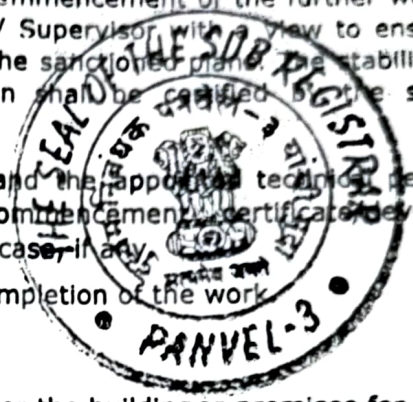
an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give Intimation in the prescribed form in Appendix- F to CIDCO after the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plan and the stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate, development permission/agreement to lease, and pending court case, if any.

- (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.



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



- 4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
- 5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
- 6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

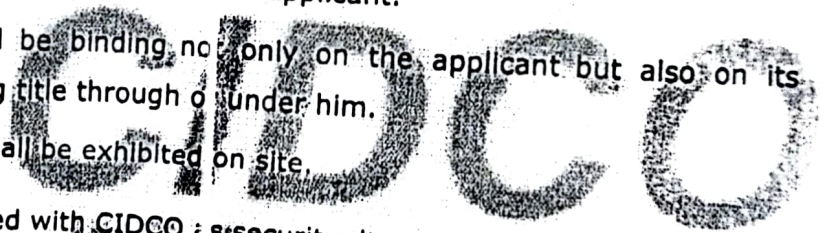
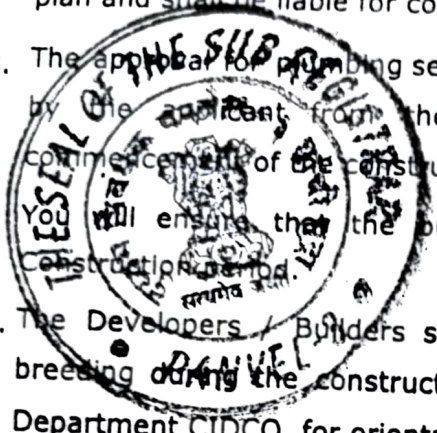
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Reference No. : CIDCO/BP-1832/TPO(NM & K)/202 /12210

Date : 15/3/2024

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising there of, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. 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.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 8,600.00/-** 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.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of



Thanking You

Yours faithfully,

Validity unknown
 Digitally signed by [Signature]
 DN: cn=Sub-Divisional Engineer, o=CIDCO, ou=CIDCO, email=Sub-Divisional Engineer@cidco.gov.in, c=IN

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Reference No. : **CIDCO/BP-18321/TPO(NM & K)/2022/12210** Date : **15/3/2024**
transformer, if any, etc.

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
- As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display' the conspicuous place on site indicating following details :-
 - Name and address of the owner/developer, Architect and Contractor
 - Survey Number/City survey Number, Plot Number/Sector & Node of land under reference along with description of its boundaries.
 - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
 - 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.
18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted/ being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by



Thanking You

Yours faithfully,

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Reference No. : CIDCO/BP-18321/TPO(NM & K)/2022/12210

Date : 15/3/2024

them from time to time.

20. The proposed railings over opening for protection from sun and rain and architectural features for decoration/aesthetic purpose shall not be used for any habitable purpose.

21. The project proponent shall ensure that the metal sheets around construction sites are erected to sufficient height to ensure that dust from the construction sites shall not be spread over.

22. To separate dust generated on construction sites, ensure that regular and continuous water sprinkling is done by the project proponent.

23. The project proponent shall also ensure that storage piles at the construction site are properly covered and cleared in terms of the guidelines issued by the State Government and CPCB.

24. The project proponent shall ensure that no construction debris is carried or transported to or out of the construction site. It shall also be ensured that all construction material being taken to the construction site including the ready-mix concrete is transported to the construction site in fully covered trucks or mixer plants.

Additional Conditions:

1. This permission is issued subject to the Order that may be passed under Section 28A/18/28A(3), if any of the Land Acquisition Act, 1894 for payment of enhanced compensation.
2. The earlier commencement certificate issued along with accompanying drawings by CIDCO vide ref. No. CIDCO/BP-18321/TPO(NM&K)/2022/10430 dated 10/04/2022 stands SUPERCEDED by this permission, except for the buildings/part of buildings which are proposed to be retained as per earlier approved commencement certificate in accordance with provisions of regulation No. 1.5 of UDCPRs, if any.
3. All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide No. CIDCO/MTS-II/ULwe/376/2023/2331/E-258174 dated 08.11.2023 shall be binding on the on you and shall be scrupulously followed.
4. The terms and conditions mentioned in Provisional Fire NOC issued vide letter no. CIDCO/FIRE/HQ/2024/E-283735 dated 13.02.2024 shall be binding on you.

Thanking You

Yours faithfully,

Validity
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Digitally signed by Shri. Pradeep
Sharma, DN: cn=Shri. Pradeep
Sharma, o=CIDCO, ou=City
Engineering Department,
c=IN, email=pradeep.sharma@cidco.gov.in

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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 **P51700052841**

Project: **SHREEJI CLOUD**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 78, SECTOR 7A, BLWE at Navf Mumbai (M Corp.), Thane, Thane, 410206;**

1. **Shreeji Lifespaces Infrastructure** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400614**.
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 (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.

 - The Registration shall be valid for a period commencing from **06/10/2023** and ending with **30/06/2026** 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
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
 Digitally Signed by
 Dr. Vasant Premchand Prabhu
 (Secretary, MahaRERA)
 Date: 05-10-2023 15:26:32



Annexure "C" पत्र - 3

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Mr. Sanket Vijay Dalvi
B. Com, LL.B.

ADVOCATE

Office No. 163, First Floor, Central Facility
Building No. 02, Above Punjab National
Bank, Opp. Viswa Hotel & Jalaram Market,
Sector 19, Apna Market 2, Phase 2, Vashi,
Navi Mumbai 400703.
Mobile : +91 98338 11855
Email : sanketdalvi63@gmail.com

Date: 24 APR 2023

To,
MAHARERA
House fin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E) Mumbai -400051 .

LEGAL TITLE REPORT

Sub-Title Certificate with respect to Plot No.78, admeasuring about 1349.97
Sq. Mtrs. Area , under 12.5% (Erstwhile Gaothan Expansion Scheme)
Scheme , Sector -21 , at Ulwe , Navi Mumbai, Taluka - Panvel and District
Raigad, (herein referred to the said Property/Plot) .



I have investigated the Title of the Said Plot on the request of the Promoters -
A) **M/S. SHREEJI LIFESPACES INFRASTRUCTURE THROUGH ITS PARTNERS 1) MR. LADHAVJI VASHRAM PATEL , 2) MR. KAMLESH VASHARAMBHAJ BHANUSHALI, 3) MR. NARAYAN JIVA VAVIYA (Owned 50% shares i.e. 674.985 area out of 1349.97 Sq. Mtrs. area in Plot No.78 ,Sector -21, at Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad) ,(hereinafter referred to as "THE PROMOTERS") having office address at The Office No.103, Grat Eastern Summit, Plot No.66, Sector -15, CBD-Belapur, Navi Mumbai- 400614 AND B) 1) SMT. RUKHMINI ANKUSH NAIK , 2) MR. GHANSHYAM ANKUSH NAIK , 3) MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR, 4) MR. SAI ANKUSH NAIK, 5) SMT. TULASA BHARAT NAIK, 6) MR. ROSHAN BHARAT NAIK,**



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Continuation Sheet

7) MR. PRASHANT BHARAT NAIK, 8) MRS. RATNA DEEP BHARAT NAIK,
9) SMT. SUGANDHA PADMAKAR PATIL, 10) SMT. DROPADI AMRUT
NAIK, 11) MR. BHUPENDRA AMRUT NAIK, 12) MR. ASHVIN AMRUT
NAIK, 13) MR. SAMADHAN AMRUT NAIK, 14) SMT. SANGEETA ARVIND
NAIK, 15) MR. SOHAN ARVIND NAIK, 16) SMT. SONIYA ARVIND NAIK, 17)
SMT. SARITA ARVIND NAIK, 18) MR. JEEVAN RAMLAL NAIK, 19) MR.
SHRIDHAR RAMLAL NAIK, 20) MRS. SARITA HEMANT THAKUR @ SARITA
RAMLAL NAIK, (Owned 50% shares i.e. 674.985 area out of 1349.97 Sq.
Mtrs. area in Plot No.78, Sector -21, at Ulwe, Navi Mumbai, Taluka - Panvel
and District- Raigad) (hereinafter referred to as the said SMT. RUKHMINI
ANKUSH NAIK AND OTHERS 19) having address at Bamandongri, Taluka-
Panvel and District-Raigad, on the basis of following documents i.e.:-

1) Description of the Property :-

All that Piece And Parcel of Land known as Plot No.78, under 12.5%
(Erstwhile Gaothan Expansion Scheme) Scheme, Sector -21, at Ulwe,
Navi Mumbai, Taluka - Panvel and District- Raigad, containing by
measurement 1349.97 Sq. Mtrs., or thereabout and bounded as follows:-

On or towards the North by : Plot No.91
On or towards the South by : 15.00 Mtrs. Wide Road.
On or towards the East by : 11.00 Mtrs. Wide Road.
On or towards the West by : Plot No.79

Falling within the Sub-registrar of assurances of Taluka-Panvel & District-
Raigad.

2) The Documents of Said Plot :-

a) Allotment Letter Dated- 17.02.2022, issued by C DCO LTD.



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b) An Agreement to Lease Dated -21.03.2022, duly registered with Joint Sub Registrar Panvel -4, on 21.03.2022 under Serial No. PVL-4-3418-2022 which is entered and executed between M/S. City and Industrial Development Corporation of Maharashtra Limited (herein after referred to as "M/s. CIDCO LTD/ THE CORPORATION ") therein referred to as Corporation as the Other Part and 1) SMT. DROPADI AMRUT NAIK, 2) SMT. SANGEETA ARVIND NAIK, 3) MR. SOHAN ARVIND NAIK, 4) SMT. SONIYA ARVIND NAIK, 5) SMT. SMITA ARVIND NAIK, 6) MR. BHUPENDRA AMRUT NAIK, 7) MR. ASHVIN AMRUT NAIK, 8) MR. SAMADHAN AMRUT NAIK, 9) SMT. TULASA BHARAT NAIK, 10) MR. ROSHAN BHARAT NAIK, 11) MR. PRASHANT BHARAT NAIK, 12) MRS. RATNADEEP BHARAT NAIK, 13) SMT. SUGANDHA PADMAKAR PATIL, 14) MR. JEEVAN RAMLAL NAIK, 15) MR. SHRIDHAR RAMLAL NAIK, 16) MRS. SARITA HEMANT THAKUR @ SARITA RAMLAL NAIK, 17) SMT. RUKHMINI ANKUSH NAIK, 18) MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR, 19) MR. GHANSHYAM ANKUSH NAIK, 20) MR. SAI ANKUSH NAIK, 21) SMT. NIRMALA RAM THAKUR, 22) SMT. YAMUNA ANNA PATIL, as the Original Licensees as the Other Part therein.



c) Release Deed Dated- 10.03.2022, duly registered with Joint Sub Registrar Panvel -4, on 10.03.2022, under Serial No. PVL4-3028-2022, which is entered and executed by SMT. NIRMALA RAM THAKUR & SMT. YAMUNA ANNA PATIL in favour of 1) SMT. RUKHMINI ANKUSH NAIK, 2) MR. GHANSHYAM ANKUSH NAIK, 3) MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR, 4) MR. SAI ANKUSH NAIK, 5) SMT. TULASA BHARAT NAIK, 6) MR. ROSHAN BHARAT NAIK, 7) MR. PRASHANT BHARAT NAIK, 8) MRS. RATNADEEP BHARAT NAIK,



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Continuation Sheet

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9) SMT. SUGANDHA PADMAKAR PATIL , 10) S MT. DROPADI AMRUT
NAIK, 11) MR. BHUPENDRA AMRUT NAIK , 12) MF. ASHVIN AMRUT NAIK
, 13) MR. SAMADHAN AMRUT NAIK, 14) SMT. SANGEETA ARVIND NAIK,
15) MR. SOHAN ARVIND NAIK, 16) SMT. SONIYA ARVIND NAIK, 17) SMT.
SMITA ARVIND NAIK, 18) MR. JEEVAN RAMLAL NAIK, 19) MR. SHRIDHAR
RAMLAL NAIK, 20) MRS. SARITA HEMANT THAKUR @ SARITA RAMLAL



d) Final Transfer Order Dated . 12.05.2022, bearing Ref. No. CIDCO/ESTATE
/12.5%SCHEME/ULWE/376/2022/497, Issued by the CIDCO Ltd.

e) Tripartite Agreement Dated - 07.06.2022, duly registered with Joint Sub
Registrar Panvel -2, on 10.06.2022 under Serial No. PVL-2-8230-2022, which
is entered and executed between 1) CIDCO LTD., and 2) SMT. DROPADI
AMRUT NAIK AND OTHERS 19, the Original Licensees AND 3) A) M/S.
SHREEJI LIFESPACES INFRASTRUCTURE AND B) SMT. RUKHMINI
ANKUSH NAIK AND OTHERS 19, the New Licensees .

f) Final Transfer Order Dated . 28.06.2022, bearing Ref. No. CIDCO/ESTATE
/12.5%SCHEME/ULWE/376/2022/891, issued by the CIDCO Ltd.

g) Development Permission vide Commencement Certificate Ref. No. CIDCO/
BP-18321/TPO(NM & K)/2022/10430, Dated - 10.04.2023 , issued by the M/s.
CIDCO LTD.

3) Search Report for 12 years from 2012 till 2023 at the office of Sub-Registrar,
Panvel (Office No.1,2,3,4 and 5).



4) Owner/s of the Said Plot :-

i) By virtue of an Agreement to Lease Dated -21.03.2022, duly registered with Joint Sub Registrar Panvel -4, on 21.03.2022 under Serial No. PVL-4-3449-2022, The Original Licensees of the Said Plot of Land is 1) SMT. AMRUT NAIK , 2) SMT. SANGEETA ARVIND NAIK , 3) MR. AMRUT NAIK , 4) SMT. SONIYA ARVIND NAIK , 5) SMT. SMITA ARVIND NAIK , 6) MR. BHUPENDRA AMRUT NAIK , 7) MR. ASHVIN AMRUT NAIK , 8) MR. SAMADHAN AMRUT NAIK , 9) SMT. TULASA BHARAT NAIK , 10) MR. ROSHAN BHARAT NAIK , 11) MR. PRASHANT BHARAT NAIK , 12) MRS. RATNADEEP BHARAT NAIK , 13) SMT. SUGANDHA PADMAKAR PATIL , 14) MR. JEEVAN RAMLAL NAIK , 15) MR. SHRIDHAR RAMLAL NAIK , 16) MRS. SARITA HEMANT THAKUR @ SARITA RAMLAL NAIK , 17) SMT. RUKHMINI ANKUSH NAIK , 18) MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR , 19) MR. GHANSHYAM ANKUSH NAIK , 20) MR. SAI ANKUSH NAIK , 21) SMT. NIRMALA RAM THAKUR , 22) SMT. YAMUNA ANNA PATIL (hereinafter referred to as * THE ORIGINAL LICENSEE*).



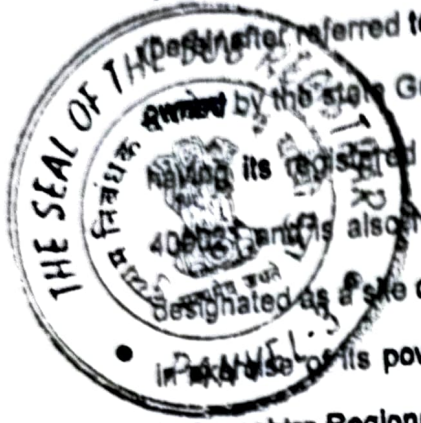
ii) By virtue of Tripartite Agreement Dated - 07.06.2022, duly registered with Joint Sub Registrar Panvel -2, on 10.06.2022 under Serial No. PVL-2-8230-2022, the New Licensees A) M/S. SHREEJI LIFESPACES INFRASTRUCTURE is owned 50% shares i.e. 674.985 area out of 1349.97 Sq. Mtrs. Area in Plot No. 78 ,Sector -21, at Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad and the New Licensees B) SMT. RUKHMINI ANKUSHI NAIK AND OTHERS 19 is owned 50% shares i.e. 674.985 area out of 1349.97 Sq. Mtrs. Area in Plot No.78 ,Sector -21, at Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad .



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5) Qualifying Comments/ Remarks-

a) The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s.CIDCO LTD") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai - 400025 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.



b) An Agreement to Lease Dated - 21.03.2022, duly registered with Joint Sub Registrar Panvel -4, on 21.03.2022 under Serial No. PVL-4-3416-2022 M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., The Corporation has leased to 1) SMT. DROPADI AMRUT NAIK, 2) SMT. SANGEETA ARVIND NAIK, 3) MR. SOHAN ARVIND NAIK, 4) SMT. SONIYA ARVIND NAIK, 5) SMT. SHIITA ARVIND NAIK, 6) MR. BHUPENDRA AMRUT NAIK, 7) MR. ASHVIN AMRUT NAIK, 8) MR. SAMADHAN AMRUT NAIK, 9) SMT. TULASA BHARAT NAIK, 10) MR. ROSHAN BHARAT NAIK, 11) MR. PRASHANT BHARAT NAIK, 12) MRS. RATNADEEP BHARAT NAIK, 13) SMT. SUGANDHIA PADMAKAR PATIL, 14) MR. JEEVAN RAMLAL NAIK, 15) MR. SHRIDIAR RAMLAL NAIK, 16) MRS. SARITA HEMANT THAKUR @ SARITA RAMLAL NAIK, 17) SMT. RUKHMINI ANKUSH NAIK, 18) MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR, 19) MR. GHANSHYAM ANKUSH NAIK, 20) MR. SAI ANKUSH NAIK, 21) SMT. NIRMALA RAM THAKUR, 22) SMT. YAMUNA ANNA PATIL (hereinafter referred to as the said "THE ORIGINAL LICENSEES"), one such Plot No.78, admeasuring about 1349.97 Sq.Mtrs.



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Continuation Sheet

area, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector - 21, at Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad (hereinafter referred to as "THE SAID PLOT") for a period of 99 years computed from the date of Agreement to Lease .

c) THAT, SMT. NIRMALA RAM THAKUR and SMT. YAMUNA ANHA PATIL have assigned and relinquished their rights, title and interest in the Plot No.78, admeasuring about 1349.97 Sq.Mtrs. area, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -21, at Ulwe, Navi Mumbai, Taluka- Panvel and District- Raigad in favour of 1) SMT. RUKHMINI



ANKUSH NAIK , 2) MR. GHANSHYAM ANKUSH NAIK , 3) MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR, 4) MR. SAI ANKUSH NAIK, 5) SMT. TULASA BHARAT NAIK , 6) MR. ROSHAN BHARAT NAIK, 7) MR. PRASHANT BHARAT NAIK, 8) MRS. RATNADEEP BHARAT NAIK, 9) SMT. SUGANDHA PADMAKAR PATIL , 10) SMT. DROPADI AMRUT NAIK , 11) MR. BHUPENDRA AMRUT NAIK, 12) MR. ASHVIN AMRUT NAIK , 13) MR. SAMADHAN AMRUT NAIK, 14) SMT. SANGEETA ARVIND NAIK, 15) MR. SOHAN ARVIND NAIK, 16) SMT. SONIYA ARVIND NAIK, 17) SMT. SMITA ARVIND NAIK, 18) MR. JEEVAN RAMLAL NAIK, 19) MR. SHRIDHAR RAMLAL NAIK, 20) MRS. SARITA HEMANT THAKUR @ SARITA RAMLAL NAIK , vide Release Deed Dated - 10.03.2022, duly registered with Joint Sub Registrar Panvel -4, on 10.03.2022, under Serial No. PVL4-3028-2022, for the terms and conditions mentioned therein and accordingly the CIDCO Ltd has transferred the said plot in the name of SMT. RUKHMINI ANKUSH NAIK and OTHER 19 vide their Final Order Ref No. CIDCO/ ESTATE/12.5% SCHEME/ ULWE/376/2022/497, Dated . 12.05.2022 issued by the CIDCO Ltd.

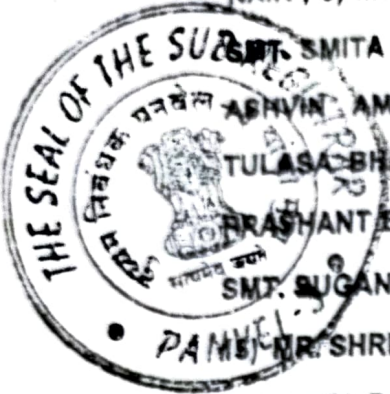


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d) THAT, 1) SMT. DROPADI AMRUT NAIK, 2) SMT. SANGEETA ARVIND NAIK, 3) MR. SOHAN ARVIND NAIK, 4) SMT. SONIYA ARVIND NAIK, 5) SMT. SMITA ARVIND NAIK, 6) MR. BHUPENDRA AMRUT NAIK, 7) MR. ASHVIN AMRUT NAIK, 8) MR. SAMADHAN AMRUT NAIK, 9) SMT. TULASA BHARAT NAIK, 10) MR. ROSHAN BHARAT NAIK, 11) MR. PRASHANT BHARAT NAIK, 12) MRS. RATNADEE P BHARAT NAIK, 13) SMT. SUGANDHA PADMAKAR PATIL, 14) MR. JEEVAN RAMLAL NAIK, 15) MR. SHRIDHAR RAMLAL NAIK, 16) MRS. SARITA HEMANT THAKUR @ SARITA RAMLAL NAIK, 17) SMT. RUKHMINI ANKUSH NAIK, 18) MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR, 19) MR. GHANSHYAM ANKUSH NAIK, 20) MR. SAI ANKUSH NAIK (hereinafter referred to as the said SMT. DROPADI AMRUT NAIK AND OTHERS 19), have assigned and transferred their undivided rights title, benefits and interest in respect of the Plot No.78, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -21, at Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad to A) M/S. SHREEJI LIFESPACES INFRASTRUCTURE THROUGH ITS PARTNERS-1) MR. LADHAVJI VASHRAM PATEL, 2) MR. KAMLESH VASHARAMBHA BHANUSHALI, 3) MR. NARAYAN JIVA VAVIYA, AND B) 1) SMT. RUKHMINI ANKUSH NAIK, 2) MR. GHANSHYAM ANKUSH NAIK, 3) MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR, 4) MR. SAI ANKUSH NAIK, 5) SMT. TULASA BHARAT NAIK, 6) MR. ROSHAN BHARAT NAIK, 7) MR. PRASHANT BHARAT NAIK, 8) MRS. RATNADEEP BHARAT NAIK, 9) SMT. SUGANDHA PADMAKAR PATIL, 10) SMT. DROPADI AMRUT NAIK, 11) MR. BHUPENDRA AMRUT NAIK, 12) MR. ASHVIN AMRUT NAIK, 13) MR. SAMADHAN AMRUT NAIK, 14) SMT. SANGEETA ARVIND NAIK, 15) MR. SOHAN ARVIND NAIK, 16) SMT. SONIYA ARVIND NAIK, 17) SMT. SMITA ARVIND NAIK, 18) MR. JEEVAN RAMLAL NAIK, 19) MR. SHRIDHAR RAMLAL NAIK, 20) MRS. SARITA HEMANT

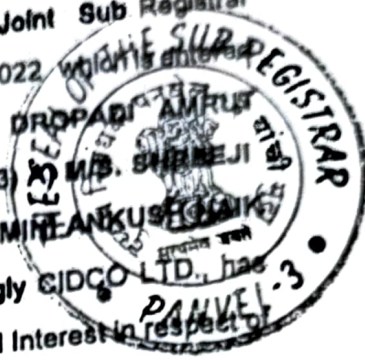


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THAKUR @ SARITA RAMLAL NAIK, (hereinafter referred to as the said **SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19**), Vide Tripartite Agreement Dated 07.06.2022, duly registered with Joint Sub Registrar Panvel-2, on 10.06.2022 under Serial No. PVL-2-8230-2022 and executed between 1) CIDCO LTD., and 2) **SMT. DRIPADI AMRUTJI NAIK AND OTHERS 19**, the Original Licensees AND 3) **M/S. SHREEJI LIFESPACES INFRASTRUCTURE AND B) SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19**, the New Licensees and accordingly CIDCO LTD. has transferred the 50% lease hold rights, shares, title and Interest in respect of the said Plot of Land bearing No.78, admeasuring about 674.985 Sq.Mtrs area (50% Shares) out of 1349.97 Sq.Mtrs. area, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -21, at Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad in the name of A) **M/S. SHREEJI LIFESPACES INFRASTRUCTURE** and remaining 50% lease hold rights, shares, title and Interest in respect of the said Plot No.78, admeasuring about 674.985 Sq.Mtrs area (50% Shares) out of 1349.97 Sq.Mtrs. area, under 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Sector -21, at Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad in the name of B) **SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19**, Vide Final Transfer Order Dated -28.06.2022, bearing Ref. No. CIDCO/ ESTATE /12.5% SCHEME/ ULWE/376/ 2022/891 .



e) By virtue of Tripartite Agreement Dated - 07.06.2022, duly registered with Joint Sub Registrar Panvel -2, on 10.06.2022, under Serial No. PVL-2-8230- 2022 A) **M/S. SHREEJI LIFESPACES INFRASTRUCTURE** have acquired 50% lease hold rights of Said Plot AND B) **SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19**, have acquired 50% lease hold rights of Said Plot.



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AND B) SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19 has prepared Building Plans in respect of Intending Building viz. "SHREEJI CLOUD", which

is to be erected upon the Said Plot for Residential cum Commercial Purpose,

through Architect and submitted the same to Additional Town Planning Officer

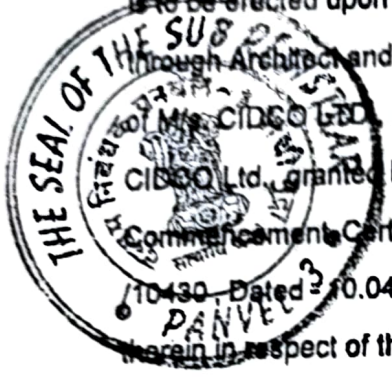
for approval and sought approval to such plans and M/s.

CIDCO Ltd. granted Development Permission in respect of Said Plot, vide

Commencement Certificate Ref. No. CIDCO/BP-13321/TPO(NM & K)/2022

10430 Dated 30.04.2023 on the terms and conditions set and prescribed

therein in respect of the Project in and upon Said Plot.



On perusal of the above mentioned documents and all other relevant documents relating to Title of the said Property/Plot, I hereby certify that the title of the A) M/S. SHREEJI LIFESPACES INFRASTRUCTURE THROUGH ITS PARTNERS 1) MR. LADHAVJI VASHRAM FATEL, 2) MR. KAMLESH VASHARAMBHA BHANUSHALI, 3) MR. NARAYAN JIVA VAVIYA AND B) 1) SMT. RUKHMINI ANKUSH NAIK, 2) MR. GHANSHYAM ANKUSH NAIK, 3) MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR, 4) MR. SAI ANKUSH NAIK, 5) SMT. TULASA BHARAT NAIK, 6) MR. ROSHAN BHARAT NAIK, 7) MR. PRASHANT BHARAT NAIK, 8) MRS. RATNADEEP BHARAT NAIK, 9) SMT. SUGANDHA PADMAKAR PATIL, 10) SMT. DROPADI AMRUT NAIK, 11) MR. BHUPENDRA AMRUT NAIK, 12) MR. ASHVIN AMRUT NAIK, 13) MR. SAMADHAN AMRUT NAIK, 14) SMT. SANGEETA ARVIND NAIK, 15) MR. SOHAN ARVIND NAIK, 16) SMT. SONIYA ARVIND NAIK, 17) SMT. SMITA ARVIND NAIK, 18) MR. JEEVAN RAMLAL NAIK, 19) MR. SHRIDHAR RAMLAL NAIK, 20) MRS. SARITA HEMANT THAKUR @ SARITA RAMLAL NAIK, to the said Plot of Land bearing No. 78 is clear and marketable & free from all encumbrances and I am of the

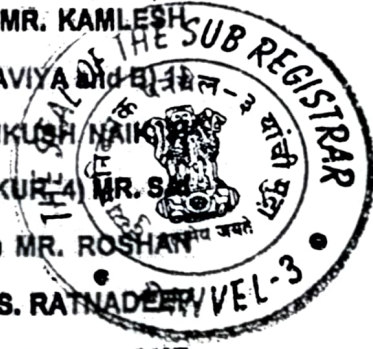


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Continuation Sheet

opinion that A) M/S. SHREEJI LIFESPACES INFRASTRUCTURE THROUGH
ITS PARTNERS 1) MR. LADHAVJI VASHRAM PATEL, 2) MR. KAMLESH
VASHARAMBHA BHANUSHALI, 3) MR. NARAYAN JIVA VAVIYA and
SMT. RUKHMINI ANKUSH NAIK, 2) MR. GHANSHYAM ANKUSH NAIK
MS. PRAMILA ANKUSH NAIK @ PRANALI RAMESH THAKUR, 4) MR. SA
ANKUSH NAIK, 5) SMT. TULASA BHARAT NAIK, 6) MR. ROSHAN
BHARAT NAIK, 7) MR. PRASHANT BHARAT NAIK, 8) MRS. RATNAD
BHARAT NAIK, 9) SMT. SUGANDHA PADMAKAR PATIL, 10) SMT.
DROPADI AMRUT NAIK, 11) MR. BHUPENDRA AMRUT NAIK, 12) MR.
ASHVIN AMRUT NAIK, 13) MR. SAMADHAN AMRUT NAIK, 14) SMT.
SANGEETA ARVIND NAIK, 15) MR. SOHAN ARVIND NAIK, 16) SMT.
SONIYA ARVIND NAIK, 17) SMT. SMITA ARVIND NAIK, 18) MR. JEEVAN
RAMLAL NAIK, 19) MR. SHRIDHAR RAMLAL NAIK, 20) MRS. SARITA
HEMANT THAKUR @ SARITA RAMLAL NAIK, is hereby legally authorized to
carry out the development activity in and upon Said Plot.



The report reflecting the Flow of the Title of the Promoters on the Said Plot is enclosed herewith as annexure.

Encl : Annexure

Date :- 24.04.2023



Yours Faithfully

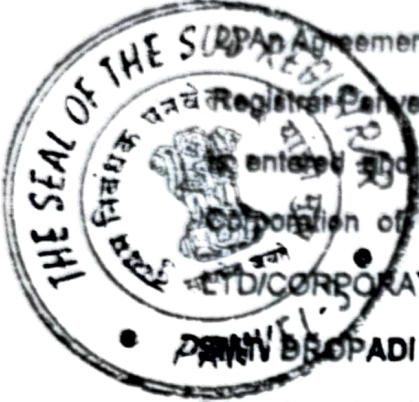
Sanket Dalvi
Mr. Sanket Vijay Dalvi
B Com, LL.B
ADVOCATE
32 SS-III Type, Sector-2 Vashi
Navi Mumbai-400 703

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ANNEXURE

FLOW OF THE TITLE OF THE SAID PLOT :-

1) Allotment Letter Dated- 17.02.2022, issued by the CIDCO LTD .



2) Agreement to Lease Dated -21.03.2022 , duly registered with Joint Sub Registrar Panvel -4, on 21.03.2022 under Serial No PVL-4-3416-2022 which is entered and executed between M/S. City and Industrial Development Corporation of Maharashtra Limited (herein after referred to as "M/s. CIDCO LTD/CORPORATION ") therein referred to as Corporation as the First Part and **DROPADI AMRUT NAIK AND OTHERS 21** as the Licensee as the Other Part therein.

3) Release Deed Dated-10.03.2022, duly registered with Joint Sub Registrar Panvel -4, on 10.03.2022, under Serial No. PVL4-3028-2022, which is entered and executed by **SMT. NIRMALA RAM THAKUR & SMT. YAMUNA ANNA PATIL** in favour of **SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19** .

4) Final Transfer Order Dated 12.05.2022, bearing Ref. No.CIDCO/ ESTATE /12.5% SCHEME /ULWE/376/2022/497, issued by the CIDCO Ltd.

5) Tripartite Agreement Dated. 07.06.2022, duly registered with Joint Sub Registrar Panvel -2, on 10.06.2022 under Serial No. PVL-2-8230-2022 which is entered and executed between 1) CIDCO LTD., and 2) **SMT. DROPADI AMRUT NAIK AND OTHERS 19**, the Original Licensee AND 3) **M/S. SHREEJI LIFESPACES INFRASTRUCTURE AND B) SMT. RUKHMINI ANKUSH NAIK AND OTHERS 19** the New Licensees .

6) Final Transfer Order Dated . 28.06.2022, bearing Ref. No. CIDCO/ ESTATE /12.5% SCHEME /ULWE/376/2022/891, issued by the CIDCO Ltd.



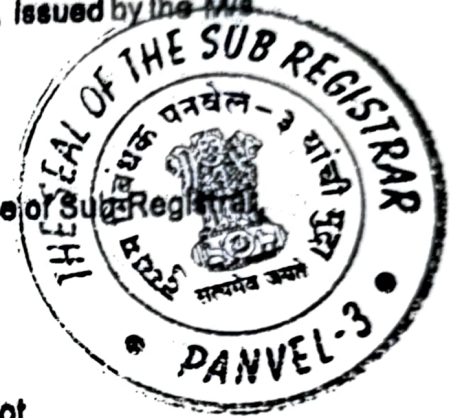
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Continuation Sheet

7) Development Permission vide Commencement Certificate Ref. No. CIDCO /BP-18321/TPO(NM & K)/2022/10430, Dated - 10.04.2023, Issued by the M/s CIDCO LTD.

8) Search Report for 12 years from 2012 till 2023 at the office of Sub Registrar Panvel (Office No.1,2,3,4 and 5).



9) 7/12 Extract or Property Card is not applicable for this Plot


10) Mutation Entry is not applicable for this Plot .

11) No Litigation is pending against the said Plot No .78



Date - 24.04.2023

Yours Faithfully


Mr. Sanket Vijay Dalvi
B Com, LL.B
ADVOCATE
32 SS-III Type, Sector-2 Vashi
Navi Mumbai-400 703



महाराष्ट्राचा अमृत महोत्सव

सिडको
राज्याचे विकासकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(बीआयएन - बु ११११११ एमएच ११७० एकमीसी - ०१४५७४)

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : ००-९९-२२-६६५० ०९००

फैक्स : ००-९९-२२-२२०२ २५०९

मुख्या कार्यालय :

सिडको मदन, सी.बी.डी. बेलापूर,

नवी मुंबई - १४.

दूरध्वनी : ०२२-६७९९ ८९००

फैक्स : ०२२-६७९९ ८९६६

संदर्भ क्र.

सिडको/वसाहत/साटयो/उलवे/३७६/२०२२/१९९

प्रति,

अ] मे. श्रीजी लाईफस्पेसेस इन्फ्रास्ट्रक्चर तर्फे भागीदार
श्री. लायवजी वशराम पटेल व इतर २पत्ता : ऑफीस नं. १०३, ग्रेट इस्टन सुमीत, प्लॉट नं. ६६,
सेक्टर-१५, सी.बी.डी.-बेलापूर, नवी मुंबई - ४०० ६१४.

ब] श्रीमती रुक्मीनी अंकूश नाईक व इतर १९ (५०% अविभाज्य भाग)

पत्ता : बामणडोंगरी, ता. पनवेल, जि. रायगड - ४१० २०६.

विषय :

साडेबारा टक्के योजनेनुसार मोजे उलवे येथे पावती भूखंड क्र. ७८, सेक्टर-२१,

क्षेत्र १३४९.९७ चौ.मी. चे अंतिम आवेदनपत्र केवळ्याकडे

संदर्भ :

- श्रीमती रुक्मीनी अंकूश नाईक व इतर १९ यांचा दि. २४/०५/२०२२ रोजीचा हस्तांतरण अर्ज.
- या कार्यालयाचे दि. १९/०५/२०२२ रोजीचे हस्तांतरण शुल्क प्रमाणपत्र.
- पावती क्र. ३२००००३५३७/२०२२ दि. २०/०५/२०२२ रोजीचे हस्तांतरण शुल्क भरणा पावती.
- या कार्यालयाचे पत्र क्र. CIDCO/ESTATE-२/२०२२/८०००१५४५२७ दि. २६/०५/२०२२ रोजीचे नाहरकत पत्र.
- दि. ०७/०६/२०२२ रोजी निष्पादीत केलेला त्रिपक्षीय करारनामा.
- सह. दुय्यम निबंधक पनवेल-२ यांच्याकडे नोंदणीकृत केलेली त्रिपक्षीय करारनाम्याची प्रमाणित प्रत (पवेल-२-२३०-२०२२, पावती क्र. ९१८८, दि. ०८/०६/२०२२).

महोदय,

साडेबारा टक्के योजने अंतर्गत मोजे उलवे येथे वाटप करण्यात आलेला भूखंड क्र. ७८, सेक्टर -२१, क्षेत्र १३४९.९७ चौ.मी. चे सद्यस्थितीतील परवानाधारक १) श्रीमती रुक्मीनी अंकूश नाईक २) श्री. घनश्याम अंकूश नाईक ३) सौ. प्रमिला अंकूश नाईक ऊर्फ प्रणाली रमेश ठाकूर ४) श्री. साई अंकूश नाईक ५) सौ. तुळसा भरत नाईक ६) श्री. रोशन भरत नाईक ७) श्री. प्रशांत भरत नाईक ८) सौ. रत्नदिप भरत नाईक ९) सौ. सुगंधा पद्माकर पाटील १०) सौ. द्रोपदी अमृत नाईक ११) श्री. भुपेंद्र अमृत नाईक १२) श्री. अश्विन अमृत नाईक १३) श्री. समाधान अमृत नाईक १४) सौ. संगिता अमृत नाईक १५) श्री. सोहन अमृत नाईक १६) सौ. सोनीया अमृत नाईक १७) सौ. स्मिता अमृत नाईक १८) श्री. जिवन रामलाल नाईक १९) श्री. श्रीधर रामलाल नाईक २०) सौ. सरिता रामलाल नाईक ऊर्फ सरिता हेमंत ठाकूर हे आहेत. सदर परवानाधारकांचे विषयांकित भूखंड मे. श्रीजी लाईफस्पेसेस इन्फ्रास्ट्रक्चर तर्फे भागीदार १) श्री. लायवजी वशराम पटेल २) श्री. कमलेश वशरामभाई भागुशाली ३) श्री. नारायण जिवा बावीया (५०% अविभाज्य भाग) यांच्या नावे हस्तांतरीत करण्यासाठी महामंडळास संदर्भ क्र. १ अन्वये अर्ज केला होता.

कृ.मा.प

६७५२ २०२४

५५/७९

त्यानुसार त्यांना सदर हस्तांतरणासाठी आवश्यक असणारे शुल्क रक्कम रूपये ११,०५,३००/- भरण्यासाठी संदर्भ क्र. २ अन्वये पत्र देण्यात आले होते. सदर रक्कम संदर्भ क्र. ३ अन्वये महामंडळास प्राप्त झाली असल्याने विषयांकित भूखंड अ] श्रीमती रुक्मीनी अंकूश नाईक व इतर १९ (५०% अविभाज्य भाग) व ब] मे. श्रीजी लाईफ्‌स्येसेस इन्क्रास्ट्रक्चर तर्फे भागीदार १) श्री. लाधवजी वशराम पटे २) श्री. कमलेश वशरामभाई भानुशाली ३) श्री. नारायण जिवा वावीया (५०% अविभाज्य भाग) यांच्या नावे हस्तांतरण करण्यासाठी संदर्भ पत्र क्र. ४ अन्वये परवानगी देण्यात आली होती.

त्याप्रमाणे उपरोक्त भूखंडाचा त्रिपक्षीय करारनामा संदर्भ क्र. ५ अन्वये (१) सिडको, (२) श्रीमती रुक्मीनी अंकूश नाईक व इतर १९ आणि (३) अ] श्रीमती रुक्मीनी अंकूश नाईक व इतर १९ (५०% अविभाज्य भाग) व ब] मे. श्रीजी लाईफ्‌स्येसेस इन्क्रास्ट्रक्चर तर्फे भागीदार १) श्री. लाधवजी वशराम पटेल २) श्री. कमलेश वशरामभाई भानुशाली ३) श्री. नारायण जिवा वावीया (५०% अविभाज्य भाग) यांच्यामध्ये निष्पादित करण्यात आले असून या त्रिपक्षीय करारनाम्याची नोंदणी संदर्भ क्र. ६ अन्वये सह. दुय्यम निबंधक पनवेल-२ यांचेकडे करण्यात आलेली असल्याने व सदर त्रिपक्षीय करारनाम्याची प्रमाणात प्रत या कार्यालयास सादर केली असल्याने उपरोक्त भूखंडास परवानाधारक म्हणून अ] श्री. श्रीजी लाईफ्‌स्येसेस इन्क्रास्ट्रक्चर तर्फे भागीदार १) श्री. लाधवजी वशराम पटेल २) श्री. कमलेश वशरामभाई भानुशाली ३) श्री. नारायण जिवा वावीया (५०% अविभाज्य भाग) व ब] श्रीमती रुक्मीनी अंकूश नाईक व इतर १९ (५०% अविभाज्य भाग) यांच्या नावाची नोंद रिडकोच्या दफ्तरी घेण्यात येत आहे.

तसेच आपणांस असेही कळविण्यात येते की, मौजे उलवे येथील भूखंड क्र. ७८, सेक्टर -२१, क्षेत्र १३४९.९७ चौ.मी. बाबत भूसंपादन अधिनियम, १८९४ च्या कलम १८, कलम २८अ व कलम २८अ(३) खाली वाढीव मावेजा विषयक दावा प्रलंबित असल्यास व त्याप्रमाणे वाढीव मावेजा मंजूर झाल्यास त्यानुसार वाढीव भाडेपट्ट्याची रक्कम भरणे परवानाधारकास बंधनकारक असल्याचे अटीवर सदरचे अंतिम आदेशपत्र देण्यात येत आहे.

कळावे,

प्रत :

- १) श्रीमती रुक्मीनी अंकूश नाईक व इतर १९
मु. वामणढोंगरी, ता. पनवेल, जि. रायगड - ४१० २०६.
- २) सहा. लेखा अधिकारी (वसाहत)

व्यवस्थापक (शहर सेवा-२)

व्यवस्थापक शहरसेवा

वसाहत विभाग, १ ला मजला,

सिडको एम. सी.पी.डी. येथे सादर,

नवी मुंबई - ४००६१४.

[Handwritten signature]

दस्त गोश्वारा भाग-1

पवेल 3

E 169

दस्त क्रमांक: 6752/2024

398/6752

शुक्रवार, 05 एप्रिल 2024 12:59 म.नं.

दस्त क्रमांक: पवेल 3 /6752/2024

बाजार मूल्य: रु. 43,74,996/-

मोबदला: रु. 44,90,000/-

भरलेले मुद्रांक शुल्क: रु. 2,69,400/-

दु. नि. सह. दु. नि. पवेल 3 यांचे कार्यालयात

अ. क्र. 6752 वर दि. 05-04-2024

तेजी 12:54 म.नं. वा. हजर केला.

पावती: 7432

पावती दिनांक: 05/04/2024

सादरकरणाराचे नाव: विकास गणेश मन अश्वि गणेश केवु -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

एकुण: 31420.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 05/04/2024 12:54:46 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 05/04/2024 12:57:05 PM ची वेळ: (फी)

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

लिहून घेणार

लिहून घेणार



05/04/2024 1 24:04 PM

दस्त क्रमांक : पवेल 3/6752/2024
दस्ताचा प्रकार :- करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार
- 1 नाव: मे. श्रीजी लाईफ टायमिमेस इन्फ्राम्युचर तर्फे भागीदार कमलेश बशरामभाई भानुशाली - -
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: ऑफिस नं. 103, बी - विंग, दि ग्रेट इस्टर्न समिट, प्लॉट नं. 66, सेक्टर - 15, सी बी डी बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे
पिन नंबर: AERFS0551F
लिहून देणार वय :- 45
स्वाक्षरी:
 - 2 नाव: विकास गणेश सन ऑफ गणेश वेळू - -
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रोम नं. 54, आर. सी मार्ग, चेबूर, ऑप. नवजीवन सोसायटी, विजय नगर, एफ. सी. आय, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर: BBKPG0079D
लिहून घेणार वय :- 30
स्वाक्षरी:



रील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ: 05 / 04 / 2024 01 : 23 : 01 PM

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

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: गुनाशेकर मुलायन - -
वय: 54
पत्ता: रूम नं. 1/12, चिंता केम्प, सेक्टर - ए, एन लाईन, ट्रोम्बे, टी. एफ. देवनार, मुंबई
पिन कोड: 400088
स्वाक्षरी:
 - 2 नाव: रोहन व्ही. चव्हाण - -
वय: 33
पत्ता: सेक्टर - 19, वाशी, नवी मुंबई
पिन कोड: 400703
स्वाक्षरी:

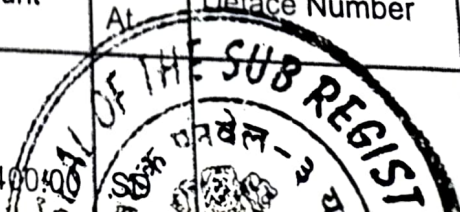


क्र.4 ची वेळ: 05 / 04 / 2024 01 : 23 : 41 PM

Registrar Panvel 3

ment Details.

| Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|---------------------------------|----------|------------------------|--------------------|----------|---------|---------------|-------------|
| VIKAS GANESH SON OF GANESH YELU | eChallan | 69103332024040420608 | MH000234000202425E | 26940040 | | | 05/04/2 |



2ND, 3RD, 4TH, 5TH,
6TH, 7TH & 9TH
FLOOR PLAN

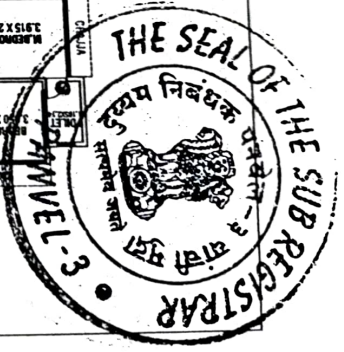
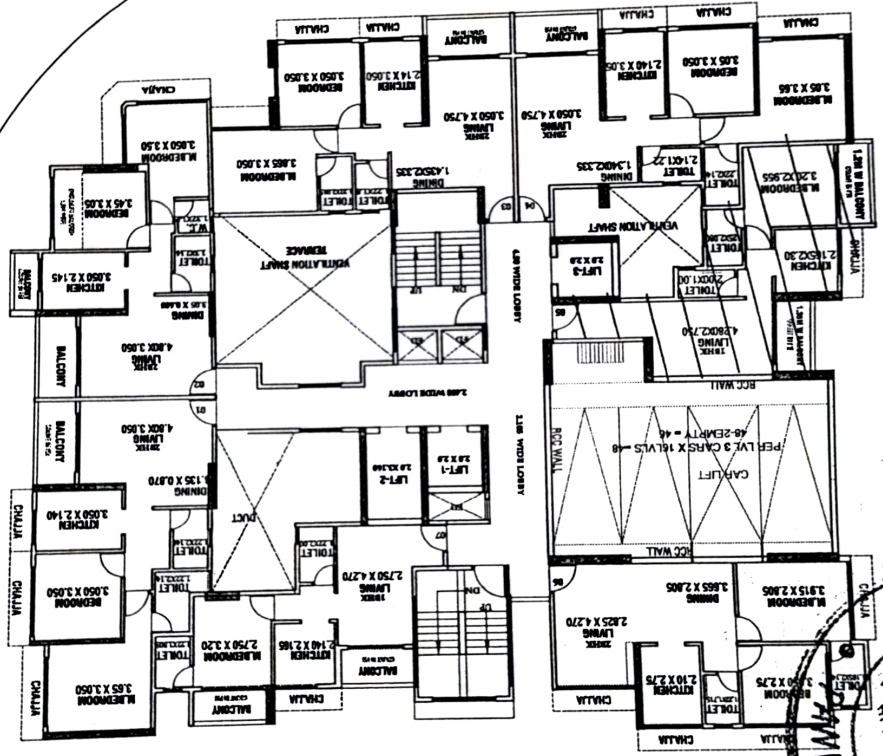
SIGNATURE OF VENDOR

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON
PLOT NO.78, SECTOR - 21, ULWE, NAVI MUMBAI.
DEVELOPERS : M/s. Shreeji Urspaces Infrastructure
along with Smt. Rudhimi Ankush Nalk and 18 others.

FLAT NO. 605
FLOOR 6th Floor

15M WIDE ROAD

11M WIDE ROAD



DRG : 15/02/2024